



Fair Oaks Water District Corporation Yard Redevelopment Project

**Vintage Oak Lane
Neighbor
Presentation
September 16, 2021**



**FAIR OAKS
WATER DISTRICT**

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Presentation Outline

1. Project Site History
2. Project Scope
3. Vintage Oak Lane Impacts
4. District Public Service Goals
5. Questions



Project Site History

FOWD purchased the 1.59 acre site in 1979 from the Diamond International Company, which previously used the facility as a lumberyard. The site's main building is a heavy timber structure reportedly built in the 1920s or 30s.

The current facility is nearly 100 years old!



Project Site History

Over the more than 40-plus years that FOWD has owned the site, the District has made minor renovations to the main building and property to accommodate changed conditions and to repair flood damage.



Project Scope

In general, the intended outcome of the project is to replace the existing site infrastructure with safer, more efficient, and aesthetically pleasing upgrades in a cost efficient manner.

- ❖ Existing site function will not change
- ❖ Employee count will not change
- ❖ Traffic impacts are estimated at zero



Vintage Oak Lane Impacts

Vintage Oak Lane Neighbor Concerns & Requests

- ❖ Visual Impacts
- ❖ Noise
- ❖ Dust
- ❖ Keep Existing Walnut Tree
- ❖ Home Value Impact
- ❖ Move Materials Storage to a Different Location Onsite



Vintage Oak Lane Impacts

Visual Impacts

In an attempt to mitigate visual impacts the following revisions were completed:

- *Proposed structure heights were increased from 18 Ft to 23 Ft in height.*
- *Screening panels were added to structures facing the northern property line.*
- *Trees are proposed to be planted in consultation with the neighbors on their property.*



Vintage Oak Lane Impacts

Noise Impacts

In an attempt to mitigate noise impacts the following revisions were completed:

- *All proposed structures were relocated to at least 10 Ft from the northern property line.*
- *All materials bins were redesigned with full walls on the back and sides.*
- *A partial rear wall was added to the parking structures along the northern property line.*



Vintage Oak Lane Impacts

Dust Impacts

In an attempt to mitigate dust impacts the following revisions were completed:

- *All proposed structures were relocated to at least 10 Ft from the northern property line.*
- *All materials bins were redesigned with full walls on the back and sides.*
- *Misters will be added to the material bins.*



Vintage Oak Lane Impacts

Keep Existing Walnut Tree

Due to the removal of existing utility infrastructure and installation of required drainage facilities, the existing walnut could not be saved.

In an attempt to mitigate removal of the existing walnut tree on FOWD property the following revisions were completed:

- *Proposed structure heights were increased from 18 Ft to 23 Ft in height.*
- *A large replacement tree is proposed to be planted in a neighbor's yard.*



Vintage Oak Lane Impacts

Home Value

Current operations by the FOWD at the Corporation Yard existed prior to the building of the homes on Vintage Oak Lane and therefore were always known and factored into Vintage Oak Lane home values.

It is our hope that completion of the FOWD Corporation Yard Redevelopment Project - and the proposed mitigation measures to reduce impacts to our neighbors - will result in a positive impact to the home values of our neighbors.



Vintage Oak Lane Impacts

Relocate Material Bins

The proposed design provides a positive impact to the maximum number of Fair Oaks community members by shielding the more industrial FOWD activities from Fair Oaks Boulevard – which then results in the concerns of the Vintage Oaks Lane neighbors.

In an effort to mitigate these concerns, it is our goal to provide a net result that improves upon FOWD's existing impacts on Vintage Oak Lane properties.



Vintage Oak Lane Impacts

Aerial View @ North Property Line





Vintage Oak Lane Impacts

Increase Material Bin Height from 18 Ft to 23 Ft





Vintage Oak Lane Impacts

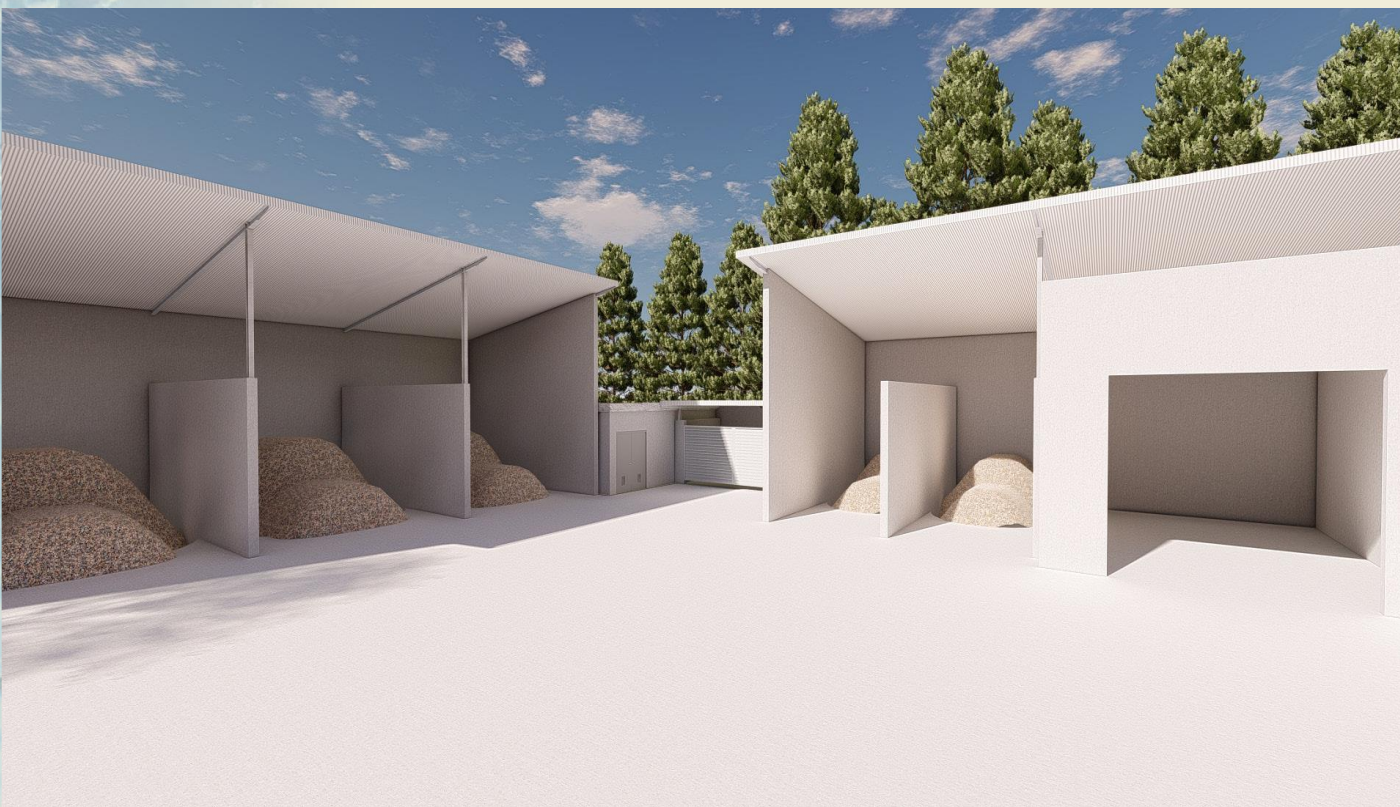
Add Partial Panel to Rear of Parking Structure





Vintage Oak Lane Impacts

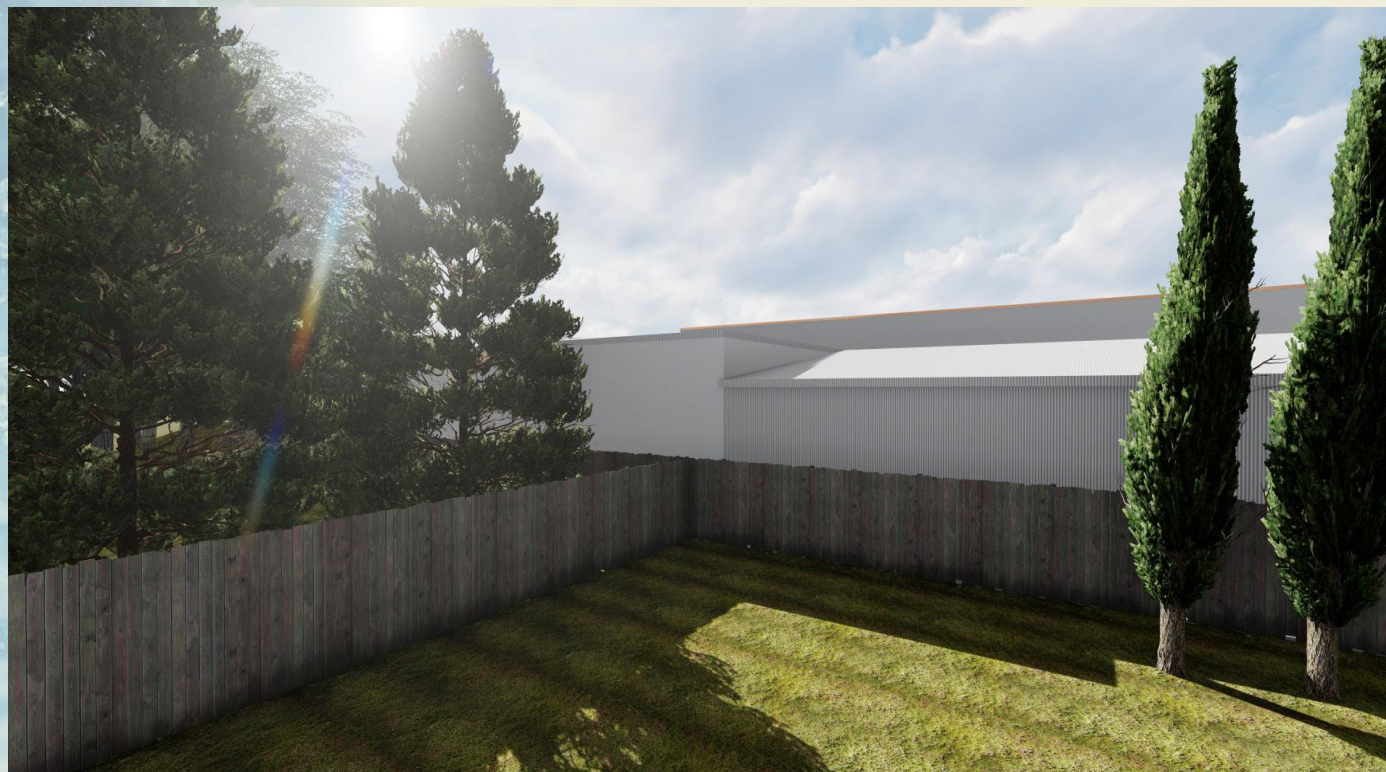
Enclose Material Bins & Add Misters





Vintage Oak Lane Impacts

Neighbor View with Walnut Tree Removed





Vintage Oak Lane Impacts

Neighbor View with New Tree Over Time





District Public Service Goals

The goal of the FOWD is to provide a high quality and reliable water supply to our customers while maintaining a reputation for outstanding customer service.

We will continually strive to work in our community's interest, modeling integrity, honesty, dependability, enthusiasm, and professionalism.

Proposed FO Village Investment





FAIR OAKS
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Questions?

