

RESOLUTION NO. 1985

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
APPROVING A PLAN FOR SERVICES FOR THE
ANDALUCIA PHASE III SUBDIVISION

WHEREAS, Jerry L. Whitney and Associates holds an option on a portion of certain property in the City of Soledad identified as Assessors Parcel Number 257-101-30 and located east of Highway 101, north of Bryant Canyon Road, and directly north of the existing Andalucia Phase II development; and,

WHEREAS, the Andalucia Phase III subdivision lies outside of the existing urban service area of the City of Soledad, and is required to be provided with adequate City services prior to annexation and ultimate approval of the proposed project; and,

WHEREAS, the City of Soledad City Manager has commissioned the City's consulting engineer to prepare a site specific plan for services for the Andalucia Phase III subdivision, attached hereto as "Exhibit A"; and,

WHEREAS, the plan for services is consistent with the City of Soledad General Plan; and,

WHEREAS, the plan for services presents information proving that the proposed project will be serviced adequately by existing City services and proposed improvements to such City services; and,

WHEREAS, the plan for services has been reviewed and approved by the City Manager and Planning Commission prior to this action.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOLEDAD AS FOLLOWS:


1. This resolution of application is hereby adopted by the City Council of the City of Soledad approving the plan for services for the Andalucia Phase III subdivision as described in this resolution and attached hereto as "Exhibit A".

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Soledad duly held on the 27th day of June, 1990, by the following vote:

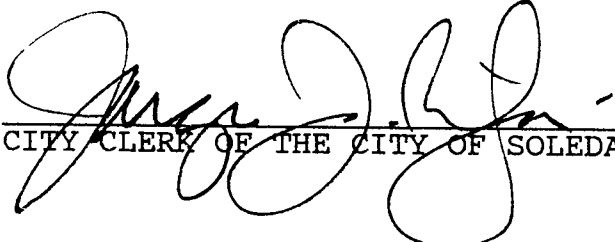
AYES, and in favor thereof Councilmembers: Manuel Campos, John Holguin, Fred Ledesma, Mayor Pro Tem Joe Ledesma, Mayor Richard Ortiz

NOES, Councilmembers: None

ABSENT, Councilmembers. None


MAYOR OF THE CITY OF SOLEDAD

ATTEST:


CITY CLERK OF THE CITY OF SOLEDAD

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ASSOCIATED ENGINEERING — SURVEYING SERVICES, INC.

HANNA AND BRUNETTI

WALTER J. HANNA, JR.
R.C.E. 10,621 L.L.S. 2550
ARNOLD BRUNETTI
R.C.E. 17,186

DANIEL WEATHERLY
R.C.E. 14,266

June 11, 1990

Mr. Joel Moses, Planning Director
City of Soledad
P.O. Box 156
Soledad, CA 93960

Re: Plan for Services - Andalucia 3 Subdivision &
Public Works Infrastructure

Dear Joel,

Proposed additions to existing urban areas of Soledad require the extension or construction of Public Works infrastructure such as water, sewer, storm drain, and transportation facilities. Based upon our experience providing City Engineer services to the South County cities, the following facilities will be effected by Andalucia 3 Subdivision.

Wastewater System

The Wastewater System can be separated into two categories.

1. Wastewater collection system
2. Wastewater Treatment Plant (WWTP)

The existing collection system must be extended to proposed developments and can be either adjacent to or require offsite construction. This is not unusual, and is in our opinion, a routine design consideration. A probable significant impact that effects the City wide system is the impact on the existing trunk pipeline from Front Street in the City to the WWTP. The existing "pipeline" consists of two pipes, a 10" and a 15" VCP, which may reach capacity with additional development. When capacity is reached, the existing pipes should be replaced with approximately 3000 LF of parallel 21" or 24" PE pipe. The existing pipes could then be abandoned and reserved for some future use, such as a separate industrial waste trunk facility.

The existing WWTP is capable of treating 650,000 GPD and the current sewage volume is 540,000 GPD. The existing WWTP is currently being upgraded to a capacity of 1,020,000 GPD by purchase of adjoining property to allow expansion of the ponds and spray fields and by modification two existing ponds for treatment. The City has received the new discharge permit

Exhibit "A"

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from the SRWQCB and the project design is being undertaken by Kennedy/Jenks/Chilton Engineers. The annexation request is currently before LAFCO. This upgrade to the WWTP is being financed by revenues collected from sewer impact fees and from a portion of the monthly sewer rate

The existing sewer impact fee of \$1812/dwelling unit or \$6 47/GPD was derived from the proposed WWTP expansion and upgrade, but does not include any trunk sewer replacement and should be increased to reflect the additional costs. The sewer impact may increase to approximately \$2000/du

Andalucia 3 Subdivision can connect to the existing sewer collection system adjoining the proposed development without impacting the existing system. Impact fees for future improvements to the trunk sewer and the WWTP shall be required

WATER SYSTEM

The water system can be separated into two categories

1. Water sources, pumping and storage
2. Water distribution

The first category includes six wells, and two water storage tanks. The elevated 100,000 gallon tank and the newer 1 0 million gallon ground storage tank, located higher up the hill, provide water pressure to the system below approximate elevation 220. At the present time, the Public Works Department operates 1 to 3 wells at the same time depending upon demand, and rotates use of the wells to minimize maintenance requirements. It is our opinion that the existing water sources are capable of meeting the demand from proposed developments with minor modifications and upgrading of the system as noted below.

Development of land above the 220 contour requires the construction of a separate upper pressure zone. This upper pressure system requires separate water mains, and a pumping station to provide water pressure. We have indicated that we will consider small hydro-pneumatic booster stations as a temporary solution to provide interim pressure to individual subdivisions in the upper pressure zone, but we strongly recommend that the City construct a single pumping plant as the permanent solution for operating pressure in the upper zone. Those subdivisions electing to provide a small booster station to allow their developments to occur should contribute the full impact fee for the permanent capital improvements to the water system.

The City's existing six wells are not large volume wells because of the characteristics of the underlying aquifers, and the older, shallower wells will eventually be removed from

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service as the nitrate contamination in the Salinas Valley increases. Prudent planning for the future would indicate a need for additional wells as the population increases

Significant development will increase the water storage requirement to over 20 million gallons, which would require a second 1.0 million gallon or larger tank. This tank would also be a ground storage tank, since elevated tanks are not economically feasible with today's seismic requirements

The lower pressure zone (the existing urban area) has many areas served with older, small diameter mains, that need replacement and upsizing as well as additional looping to improve system performance. Infill projects will create the need to upgrade these areas.

Our experience in other cities indicates that water impact fees of about \$2000/du are common and are being examined by the City.

Andalucia 3 Subdivision is in the lower pressure zone, and can connect to the adjoining water distribution system without impacting the existing system. Any required offsite system improvements are considered to be routine improvements that are associated with land development.

STORM DRAIN SYSTEM

The storm drain system consists of two separate systems. The northerly system serves the area north of Oak Street from Regina Street at the upper reach to Front Street and outfalls just north of the WWTP via a 60" RCP trunk facility. The southerly system serves the area south of Park Street from Palm Avenue at the upper reach to Nestles Road/S. Front Street and outfalls along Hwy. 101 at the Salinas River via an open channel. A third smaller system serves the Los Coches Industrial Park with an 42" RCP outfall along Nestles Road to the Salinas River

Increased development will require offsite storm drain trunk pipe to connect to the existing outfall facilities. Our experience in other cities indicates that storm drainage impact fees would be approximately \$1000/du and are being examined by the City

Andalucia 3 Subdivision can connect to the adjoining storm drainage system with mitigation measures such as the proposed detention basin. Construction of an offsite storm drain trunk facility at a future date will allow the Andalucia 3 detention pond outlet to be connected to the completed trunk facility

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TRANSPORTATION

Street improvements, including arterial streets, are typically required to be constructed as part of the conditions of approval for subdivisions. It should be noted that all City streets operate at the A level of service, and that increased traffic at considerably higher volumes will reduce the level of service to the B level at only worst case intersections.

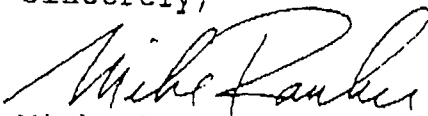
City wide impacts caused by increased trip generation could create a need for traffic signals at Front & East Streets (Hwy. 146), and modifications to the interchanges at the north and south ends of Front Street at Hwy 101. The above improvements to the interchanges relate more to public convenience than to traffic congestion problems. Even the Front & East Streets intersection does not have the warrants for signalization at this time. Our experience in other cities indicates that transportation impact fees of approximately \$800 to \$1000/du are typical and are being examined by the City.

Andalucia 3 Subdivision will not lower the level of service below the A level, and any incremental, cumulative impacts can be addressed by the proposed mitigation measures.

Although we cannot respond with specific, design related answers regarding the plan for services, we have provided City Engineer services to the City of Soledad for over five years and we are familiar with the City's infra-structure. Andalucia 3 Subdivision does not, in our opinion, create any infrastructure problems for the City of Soledad.

If there are any questions, please call me

Sincerely,



Michael Ranker, P.E.
City Engineer

MR mr

ATTACHMENT TO PLAN FOR SERVICES

The following are comments pertinent to the Plan for Services on the preceding pages of this Exhibit. The Plan for Services will be modified to incorporate these changes at a later date.

1. Wastewater System

Andalucia III, consisting of 95 dwelling units, will generate approximately 38,000 gallons per day of wastewater. This is equivalent to an average flow of 26.4 gallons per minutes and a peak hour flow of about 75 gallons per minute. It will absorb about 35% of the remaining 110,000 gpd capacity of the existing 650,000 gpd treatment plant.

The slopes of the 10' and 15' trunk mains are not known at this time, but they are most probably at 0.0002 to 0.0025, yielding capacities of 1600 to 2000 gpm. The reported current 540,000 gpd plant throughout is equivalent to 1000 to 1050 gpm peak flow. Andalucia III's 75 gpm peak will therefore use up less than 14% of the minimum probable reserve capacity, and less than 7% of the maximum probable reserve capacity.

2. Water System

Data provided in March 1989 by Clarence Nielsen has shown the static water pressure to be on a 321 foot gradient, indicating that 40 psi (93 feet of head) is available at elevation 228. Since Andalucia III will be served by looped lines connecting to the 16 inch transmission main, pressure fluctuations in normal domestic use should be virtually imperceptible, probably no more than two or three feet.

The highest house on Andalucia III will be on Lot 94 at elevation 232. Pressure will thus be 89 feet, or 38 psi. The lowest house will be on Lot 106, at elevation 208. Pressure will be 113 feet, or 49 psi.

All the discussion about a future higher pressure zone has nothing to do with Andalucia III. If it is to be included, I would revise paragraph 2 on page 3 to read:

"Significant future development will increase the water storage requirement to over 2.0 million gallons, which would require a second 1.0 million gallon or larger tank. This tank would also be a ground storage tank, since elevated tanks are not economically feasible with today's seismic requirements. The City current is examining possible system designs to provide for the system/tank."

The last sentence, last paragraph under water on page 3, should read:

"Required on-site system improvements---"

Any needed off-site improvements as a result of the proposed Andalucia Phase III will be charged and used for general operation and maintenance of project-related off-site improvements.

3. Storm Drain System

The detention pond system serves to reduce the peak flow downstream, thus allowing existing facilities to carry an unchanged load. these ponds can serve the dual purpose of groundwater recharge enhancement.

4. Transportation

Improvements to West Street and to Gabilan west of Benito Street are not warranted by Andalucia III.