

RESOLUTION NO. 2276**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLEDAD
APPROVING A PLAN FOR SERVICES FOR THE ANDALUCIA
PHASE FOUR SUBDIVISION VESTING TENTATIVE
SUBDIVISION MAP**

WHEREAS, Andalucia, Ltd. is the owner of property adjacent to the City of Soledad identified as Assessor's Parcel Number 22-301-07 and located north of Gabilan Drive and east of West Street; and,

WHEREAS, Andalucia, Ltd. has applied to the City of Soledad for a sphere-of-influence amendment, rezoning and zoning map amendment, annexation, and approval of a vesting tentative subdivision map to allow for the development of single-family residential, dual-family residential, and public land uses; and,

WHEREAS, the Monterey County Local Agency Formation Commission in their standards for the evaluation of proposals, requires that all annexation applications include a plan for services which indicate that the affected agencies have the capability to provide public services; and,

WHEREAS, the proposed project lies outside of the existing sphere-of-influence urban service area of the City of Soledad, and is required to be provided with adequate public services prior to annexation and ultimate approval of the proposed project; and,

WHEREAS, the City of Soledad has adopted a public facilities financing plan to pay for public facilities improvements as needed to serve the proposed project. The City of Soledad Public Facilities Financing Plan prepared by Crawford Multari & Starr was adopted August 9, 1993; and,

WHEREAS, the City Manager of the City of Soledad has commissioned the City's consulting engineer to prepare a site-specific plan for services for the proposed project, included as "Exhibit A" attached hereto and incorporated herein by reference; and,

WHEREAS, the plan for services presents information indicating that the proposed project will be adequately served by existing public services and proposed or required improvements to such public services; and,

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

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

NOW, THEREFORE, be it hereby resolved by the City Council of the City of Soledad as follows:

1. This resolution is hereby adopted by the City Council of the City of Soledad approving Andalucia Phase Four Subdivision Plan For Services included in "Exhibit A" attached hereto and incorporated herein by reference.

PASSED AND ADOPTED at the regular meeting of the City Council of the City of Soledad duly held on the 27th day of September, 1993, by the following vote:

AYES, and in favor thereof, Councilmembers: John Holguin, Ben Jimenez, Jr., Richard Ortiz, Mayor Pro Tem Fabian Barrera

NAYES, Councilmembers: None

ABSENT, Councilmember: Mayor Fred Ledesma



MAYOR PRO TEM OF THE CITY OF SOLEDAD

ATTEST:



CITY CLERK OF THE CITY OF SOLEDAD

Exhibit A
Plan for Services

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. 17186

DANIEL WEATHERLY
R.C.E. 14,266

December 11, 1992

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

Re: Public Works Infrastructure - Plan for Services
Andalucia 4 Subdivision

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. Although City wide Master Plans have not been completed, based upon our experience providing City Engineer services to the South County cities, the following facilities will be effected by future developments.

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 over 1,000,000 GPD and the current sewage volume is 540,000 GPD. The only limitation on WWTP capacity involves ground water separation of the existing ponds during very high ground water caused by lengthy, heavy rainfall and/or high flood water releases into the Salinas River from the San Antonio and Nacimiento Dams.

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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 addition of spray fields for use during the brief periods of high ground water. The City has received the new discharge permit from the SRWQCB and the project design is being undertaken by Kennedy/Jenks Engineers. 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 \$1976/dwelling unit or \$99.00/fixture unit 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.

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 three water storage tanks. The elevated 100,000 gallon tank, the oldest 100,000 gallon ground storage 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 continue to 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 has agreed with our recommendations. The recent La Cuesta Views Subdivision has elected to install a temporary booster station to serve their immediate needs and paid fees for the permanent water system improvements.

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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 service as the nitrate contamination in the Salinas Valley increases or as the static water level lowers. Prudent long term planning for the future would indicate a need for additional wells as the population increases and preliminary engineering for an additional well is under way at this time.

If all six wells were producing at this time, they would meet the water volume needs of the City for the near future. Water quality requirements (specifically nitrates) have shut down two wells and prudent short term planning indicates a need to replace these two wells immediately.

Significant development will increase the water storage requirement to over 2.0 million gallons and will 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. In 1992 the existing 1.0 MG tank was modified by adding a second outlet and piping/valves for connection to a second 1.0 MG tank and the future permanent pumping plant for the upper pressure zone. This was performed as a requirement for the construction of a temporary booster station for La Questa Views Subdivision, Phase 1. We are currently negotiating a purchase order for a portable 200 KV generator which will give the City a short term substitute for storage capacity while the second 1.0 MG tank is being design engineered and constructed.

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.

A City wide Water Impact Mitigation Fee Study has been completed, and water impact fees of \$3,095/du have been adopted for the upper pressure zone. The lower pressure zone does not require the pumping plant, but would contribute to the demand for additional wells and storage tank. The water impact fees for the lower pressure zone are \$2,920/du. Water impact fees of this magnitude are common in many jurisdictions.

STORM DRAIN SYSTEM

The storm drain system consists of three 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

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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 in the Caltrans Right of Way. 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 or construction of new facilities depending on the location of the proposed development. Recently the 24" storm drain in West Street was extended to the La Cuesta Views Subdivision as part of their improvement requirements in the northerly drainage system.

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.

Andalucia 4 Subdivision will, as a condition of approval, connect Gabilan Drive to West Street. This connection of two major collector streets will reduce impacts along other City residential streets, such as Benito Street. There will be some impact on Front Street between West Street and the northerly interchange at Highway 101, but some reduction on Front Street between West and East Streets and at the intersection of Andalucia Drive & Metz Road.

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.

PARK FACILITIES

Andalucia 4 Subdivision will, as a condition of approval, provide a four acre park which will bring the City closer to the suggested minimum 3 acre park per 1000 population.

Given the large properties that are proposed for development and the current stages of planning, it appears that the City has the opportunity to create additional needed new park facilities. By judicious use of land dedication and park-in-lieu fees, that are currently codified in State statutes and

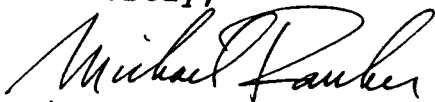
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City Code, the City has the opportunity to make significant park improvements.

Although we cannot respond with specific, design related answers without performing master plan studies for the various infrastructure components, we have provided City Engineer services to the City of Soledad for over eight years and we are familiar with the City's infrastructure. Future development projects do not, in our opinion, create any infrastructure problems for the City of Soledad that do not have engineered solutions. I strongly recommend that the City prepare master plans to develop documented infrastructure needs and the capital improvement programs used to generate impact fees. Once the impact fees are adopted on a City basis, there is a clear picture of the City's needs, and all new development pays for the infrastructure demands that the projects create. Initially, developers that must construct infrastructure are credited actual costs against impact fees and reimbursed by future developments for any costs in excess of fees via reimbursement agreements. As time passes, the City becomes able to construct many capital improvement projects with accumulated impact fee monies.

If there are any questions, please call me.

Sincerely,



Michael Ranker, P.E.
City Engineer

MR:mr

cc: Blair King
Chris Staedler