



REPORT TO MAYOR AND CITY COUNCIL

AGENDA ITEM

TO: THE HONORABLE MAYOR
AND CITY COUNCIL

DATE: March 18, 2008

SUBJECT: Water Well 25, Project No. 05-34; Approve
Plans and Specifications and Authorize Bid
Advertisement to Construct Monitoring Well

Report in Brief

Project No. 05-34 will construct a groundwater monitoring station at the storm drain detention pond located on the northwest corner of Gibson Road and Ashley Avenue. This project is included in the approved capital budget and is the initial phase of a potential three-phase project. Future test samples from this location will be used to evaluate the potential for constructing a new municipal groundwater well at or near this site. The Project Programming Summary Sheet (PPSS) dated February 7, 2006 identifies a project total of \$2,300,000. Approved funding for FY07/08 is \$541,450. The estimated cost for this portion of the project is \$104,000. Remaining FY07/08 budget authority will roll over to FY08/09 and the remaining amount of \$1,758,550 necessary to complete the project is anticipated to be included for approval in the FY08/09 Capital Budget.

Staff recommends City Council approve the plans and specifications for construction of the monitoring well (Phase I) for Water Well 25, Project No. 05-34, and authorize bid advertisement.

Background

The purpose of this project is to construct a monitoring well for groundwater monitoring and testing at this location. It will also serve to evaluate the potential for constructing a new municipal groundwater well located in the same vicinity. The need for additional water wells was identified in the 1999 Water System Master Plan and in analyses for the Spring Lake Specific Plan Area.

The well will be designed with an anticipated minimum capacity of 1,800 gallons per minute. The site is located within close proximity to two existing water wells, #11 and #13. If one of the existing wells were to fail or go down for extended maintenance, the new well will prevent an unsafe and unacceptable pressure reduction in the surrounding neighborhoods.

Phase I of the overall project is to identify and select a site, then drill and construct the monitoring well. The second phase is to design and construct the test and production hole. The third phase is to

design and construct the above ground portion or site facilities, including pump, motor, building, pipes and connection to the City's water system. Phase I is anticipated to start and finish in FY 07/08. Phases II and III are anticipated to commence and end in FY 08/09.

Discussion

Construction of the monitoring well (Phase I) is necessary for information gathering purposes that will lead to the design and construction of the test and production hole (Phase II) and site facility design and construction (Phase III). The California Environmental Quality Act (CEQA) determination for the construction of the monitoring well is Categorical Exemption: Article 19, Section 15303 because it is a necessary, complete and usable facility for groundwater monitoring whether a City well is approved to go in the same vicinity or not .

The project plans and specifications are complete and ready for bid upon Council authorization. A full set of Plans and Specifications are available for review at the Public Works counter. If one or more bids are responsive and within the project budget, the bid award will be scheduled for April 22, 2008 and construction could begin in May 2008.

The need for this new well is generated by City-wide development including growth in the Spring Lake Area. It is being located in the southwest area since this area has a slightly higher ground elevation than Spring Lake or the southeast area. The City water pipe system will deliver adequate flow to the southeast area while also providing for increased pressures in the southwest area.

Fiscal Impact

The design engineer's estimate for construction of the monitoring well (Phase I) is \$104,000 and is 100% funded from Fund 584, Water Development Fees. The project is fully funded in the current Capital Budget approved as part of the Mid-Year Adjustments on December 4, 2007. The total project budget as reflected on the approved PPSS dated February 7, 2006 is \$2,300,000. There is no impact to the General Fund. New water wells required as a result of development in the Spring Lake area are funded via the Water Development Fund (#584). They are identified as MPFP project WTR-130 (Construct Wells and Pipe Grid for South Service Area). Fund 584 was also used to pay for the new Water Well 24 on Meikle Avenue in the Spring Lake area.

Public Contact

Posting of the City Council agenda. Additionally, a public notification letter will be mailed to the local neighbors notifying them of the construction to take place in their proximity and the potential for further well development and construction if the site is determined viable.

Council Committee Recommendation

The City Council Infrastructure Subcommittee reviewed this project on March 4, 2008. Various issues were discussed, including the development process, public notification, conditions that may be required for the construction of the well facilities and fiscal impacts. The Subcommittee asked

staff to keep the neighborhood informed during all phases of the project and, if a well is constructed at the site, to include design elements and an exact location that would optimize placement to minimize noise, visual and other potential for impacts. In addition, the Subcommittee asked staff to explore whether the value of the land used for the well may be reimbursable to the City from Spring Lake and/or development fees since the need for the well is development driven. Staff will review this circumstance and provide feedback to the Infrastructure Committee including a plan for pursuing reimbursement if warranted.

Recommendation for Action

Staff recommends City Council approve the plans and specifications for the construction of the monitoring well (Phase I) for Water Well 25, Project No. 05-34, and authorize bid advertisement.

Prepared by: Miguel Chavez
Assistant Engineer

Reviewed by: Dick Donnelly
Acting Public Works Director

Mark G. Deven
City Manager

Attachment: Figure 1 Well 25 Preliminary Site Layout