

TO: James L. App, City Manager

FROM: Robert A. Lata, Community Development Director

SUBJECT: Reimbursement for Installation of Sewer, Water and Storm Drain Lines in South River Road; Tract 2422 (Harrod's Inc.)

DATE: August 2, 2005

Needs: That the City Council consider authorization of reimbursements to the developer of Tract 2422, Mike Harrod, for the installation of sewer, water and storm drain lines in South River Road.

- Facts:**
1. On May 14, 2002, the Planning Commission adopted Resolution 02-029 approving Tentative Tract 2422.
 2. As a Condition of Approval of Tract 2422 the subdivider was required to install a 27-inch sewer line and a 16-inch water main in South River Road along the property frontage and may request the City Council to authorize reimbursement for the installation costs.
 3. As a Condition of Approval of Tract 2422 the subdivider was required to widen and improve South River Road along the property frontage. In order to widen and improve South River Road, it was necessary for the subdivider to reconstruct and increase the size of an existing storm drain across South River Road. The new storm drain pipes are parallel 60-inch diameter culverts. The old culvert was 36-inches in diameter and in a deteriorated condition.
 4. The water, sewer and storm drain lines referenced above are complete and are currently operating. These improvements will be formally accepted by the City Council upon the subdivider's completion of all subdivision improvements in Tract 2422.
 5. The subdivider, Mike Harrod, has provided contracts and invoices demonstrating that the total cost of design and construction of the sewer and water lines is \$420,376 and the total cost of the storm drain lines is \$215,142.

**Analysis
and
Conclusion**

The contracts and invoices submitted by Mike Harrod have been reviewed by the City Engineer and the City Capital Projects Engineer. The cost of the 27-inch sewer line and the 16-inch water line installed in South River Road to Mike Harrod has been demonstrated to be \$420,376.

The cost of the storm drain lines constructed in South River Road to Mike Harrod has been demonstrated to be \$215,142.

Existing sewer and water mains were available in South River Road for the development of Tract 2422 at the time the subdivision was tentatively approved. Larger sewer and water lines were identified in the Water and Sewer Master Plans in South River Road as being necessary to serve the City as a whole. The City Public Works Department recognized that with the development of Tract 2422 South River Road would have to be reconstructed. The Department took the opportunity of the proposed development to recommend to the Planning Commission a Condition No. 34, that specifically states a new 27-inch sewer line and a new 16-inch water main must be constructed, and that reimbursements will be available to the subdivider for the installation of these lines.

The City water and sewer connection fees are based upon the infrastructure needs outlined in the Water and Sewer Master Plans. Therefore, water and sewer enterprise funds are available to satisfy the reimbursements outlined in the conditions of approval for Tract 2422.

There are no conditions of approval of Tract 2422 that identify the storm drain across South River Road as being a reimbursable expense to the subdivider. Since the existing culverts under South River Road were grossly undersized and were in poor conditions, the installation of the new dual 60-inch storm drain was a necessary appurtenance of the reconstruction of South River Road. The installation of the new storm drain provides a significant level of flood control protection for South River Road that previously did not exist.

There is no formal storm drain master plan currently in place (The City Public Works Department has recently accepted proposals for the development of such a plan). There has been a storm drain fee on subdivisions of property since 1979. This fee was superceded by the implementation of Development Impact Fees on building permits in May, 2003.

In the absence of a storm drain master plan, the Public Works Department did not identify the South River Road storm drain as a reimbursable expense in their recommendations to the Planning Commission at the time Tract 2422 was considered for approval. Accordingly, no funding has been identified for the requested reimbursement. Options available to the Council include denial of the request for reimbursement, full reimbursement when storm drain funds become available, or participation in the cost of the new storm drains by a waiver of storm drain development impact fees on the lots and apartment units in Tract 2422.

Permits have been pulled for the 80 apartment units in Tract 2422. The storm drain fees identified for these units are \$212 per unit or a total \$16,960. Storm drain fees on the 21 single family lots are \$644 per lot for a total of \$13,524. Therefore, waiver of storm drain fees in Tract 2242 would total \$30,484 in potential storm drain revenue directed to reimbursements for the development of Tract 2422.

Policy

Reference: Municipal Code Section 14.08.070M; 14.04.040A

Fiscal

Impact: The fiscal impact of the reimbursements requested by Harrod are as follows:

- a) Expenditure of \$245,078 from the sewer enterprise fund
- b) Expenditure of \$175,298 from the water enterprise fund.
- c) Expenditure of \$215,142 from the storm drain impact fee fund.

Options:

- a. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and deny the request for reimbursement of the cost of design and construction of storm drains in South River Road.
- b. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and authorize the waiver of storm drain fees in Tract 2422, the value of the fees being \$30,484.
- c. Adopt Resolution No. 05-xxx authorizing a reimbursement to Mike Harrod, subdivider of Tract 2422, the cost of design and installation of a 27-inch sewer line and a 16-inch water main in South River Road in the amount of \$420,376 and authorize a reimbursement of the cost of a dual 60-inch diameter storm drains across South River Road in the amount of \$215,142.
- d. That the City Council amend, modify or reject one of the above options.

Attachments: (2)

- 1. Letter from North Coast Engineering
- 2. Cost Breakdown
- 3. Resolutions & Exhibit A



RECEIVED
JUN 10 2005
Engineering Division

June 9, 2005

Mr. John Falkenstien
City of Paso Robles
1000 Spring Street
Paso Robles, California 93446

Subject: Harrod Subdivision
South River Road Reimbursements

Dear John:


As you know, a number of City improvements were incorporated into the construction of Mike Harrod's tract. Specifically, these improvements were City water, sewer and storm drain in South River Road. The conditions of approval clearly authorized the reimbursement for the construction of the upgraded City facilities in South River Road for water and sewer, but did not clearly address the construction of the storm drain.

Prior to the construction of Mike Harrod's tract, the storm drain system under South River Road was inadequate and commonly resulted in flooding in this area. In addition, there were no easements for this regional storm water to cross the Harrod property. As part of the tract construction, Mr. Harrod installed two 60" storm drain pipes through his project and across South River Road to accommodate the upstream flows through his site. While there is no issue with any of the costs of construction for the storm drain within his tract, we feel that it is appropriate to ask reimbursement for the construction of the storm drain under South River Road. This is clearly a regional drainage facility and is not of direct benefit to the tract itself. Over the years, all of the upstream projects were required to pay a storm drain fee. These fees were paid into a storm drain fund and collected and intended to be applied in situations such as this. We therefore ask that the City apply these fees to the cost of the storm drain across South River Road. The storm drain was installed in accordance with the normal requirements of a public works project, including paying the workers prevailing wage.

Mr. John Falkenstien
June 9, 2005
Page Two

We would appreciate your consideration and inclusion of our request in the reimbursement hearing for the City Council scheduled for July 5, 2005.

Respectfully yours,


Larry Werner

RLW/jms
Cc: Mike Harrod

Harrod Reimbursement- South River Road

SEWER AND WATER

Upgrades per City Water and Sewer Masterplan

ITEM	QUANTITY	UNIT	RATE	TOTAL	Notes
16" WATER	1100	LF	\$119.00	\$130,900.00	1
8" C-900	120	LF	\$45.00	\$5,400.00	1
TIE INS	LS	LS	\$22,500.00	\$22,500.00	1
27" SDR-35	1180	LF	\$131.00	\$154,580.00	1
SSMH #1	LS	LS	\$15,000.00	\$15,000.00	1
SSMH #2	LS	LS	\$11,500.00	\$11,500.00	1
SSMH #3	LS	LS	\$9,500.00	\$9,500.00	1
SSMH #4	LS	LS	\$3,500.00	\$3,500.00	1
TIE IN SSMH 1 AND 2	LS	LS	\$7,000.00	\$7,000.00	1
TIE IN SSMH 4	LS	LS	\$7,000.00	\$7,000.00	1
14" DIP	200	LF	\$102.50	\$20,500.00	1
NCE Design and Staking	LS	LS	\$23,341.25	\$23,341.25	2
Earth Systems Soils testing	LS	LS	\$3,136.50	\$3,136.50	3
City inspection and testing	LS	LS	\$6,518.66	\$6,518.66	4
Subtotal				\$420,376.41	

STORMDRAIN

Regional portion-from inlet to beyond S. River ROW

ITEM	QUANTITY	UNIT	RATE	TOTAL	
60" HDPE	560	LF	\$250.00	\$140,000.00	1
18" HDPE	50	LF	\$37.00	\$1,850.00	1
CATCH BASINS	3	EA	\$2,200.00	\$6,600.00	1
RIP RAP UPSTREAM	LS	LS	\$2,000.00	\$2,000.00	1
RIP RAP OUTFALL	LS	LS	\$3,500.00	\$3,500.00	1
Headwall backfill	LS	LS	\$15,500.00	\$15,500.00	1
Headwall inlet side	percentage	50.00%	\$91,385.00	\$45,692.50	5
Subtotal				\$215,142.50	

Grand Total

\$635,518.91

Notes

1. Work performed by Swift Techtonics- invoices attached
2. Work performed by North Coast Engineering - invoices attached
3. Work performed by Earth Systems - invoice attached
4. Work performed by City - see attached marked up invoices
5. Two headwalls constructed- City charged only for one-see bid from Pokrajac

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING REIMBURSEMENT FOR THE CONSTRUCTION OF SEWER AND
WATER LINES IN SOUTH RIVER ROAD (HARROD) Option A

WHEREAS, on May 14, 2002, the City Planning Commission adopted Resolution 02-029 approving Tentative Tract 2422 located on South River Road; and

WHEREAS, in accordance with Condition of Approval No. 34 of Tentative Tract 2422, Mike Harrod has constructed a 27-inch sewer line and a 16-inch water line as described in Exhibit "A" – Sewer and Water Line Improvements in accordance with City Sewer and Water Master Plans; and

WHEREAS, Harrod has requested reimbursements from the City pursuant to Title 14, Section 14.08.070 M1b and Section 14.04.040 A of the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1. Based on the staff report prepared by the City Engineer, the City Council finds that the amount of reimbursement to Mike Harrod is \$245,078 for the construction of sewer lines in accordance with the City's Sewer Master Plan based upon documentation provided by Harrod.

SECTION 2. Based on the staff report prepared by the City Engineer, the City Council finds that the amount of reimbursement to Mike Harrod is \$175,298 for the construction of water lines in accordance with the City's Water Master Plan based upon documentation provided by Harrod.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of August, 2005 by the following vote:

AYES:

NOES:

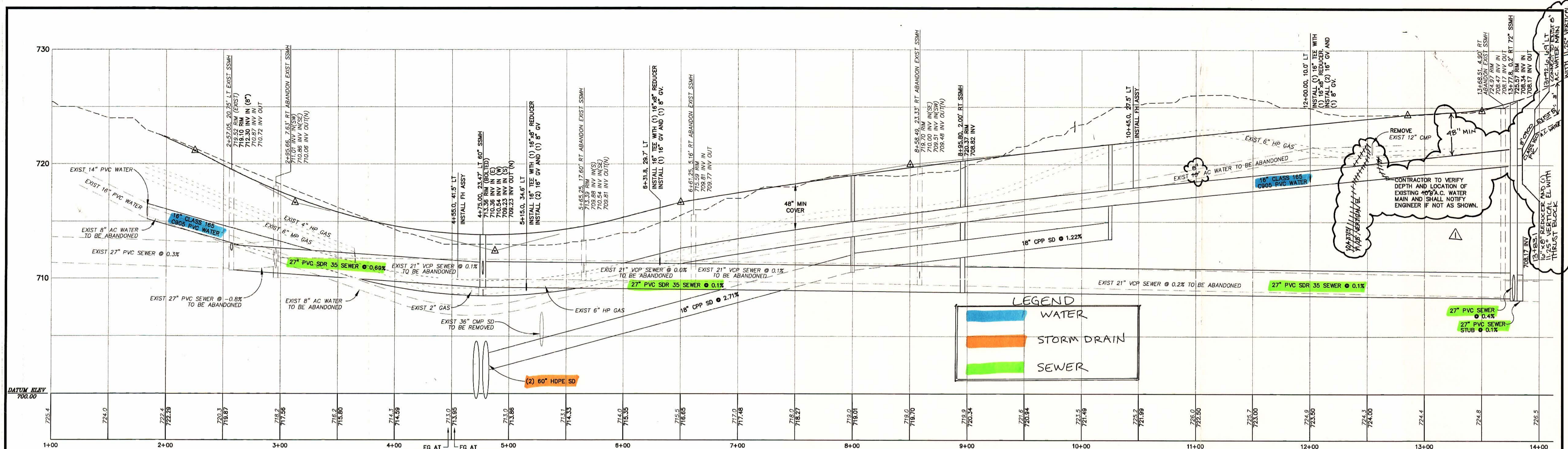
ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk



NOTE:

- INSTALL 3" PVC CONDUITS WITH 24" MINIMUM COVER FOR FUTURE STREET LIGHTS. SWEEP UP TO SURFACE WITH 90° ELBOW AND CAP BOTH ENDS 2' BEYOND TOP OF CURB.
- ALL STORM DRAINS ARE 18" CPP U.O.N.

CONSTRUCTION LEGEND

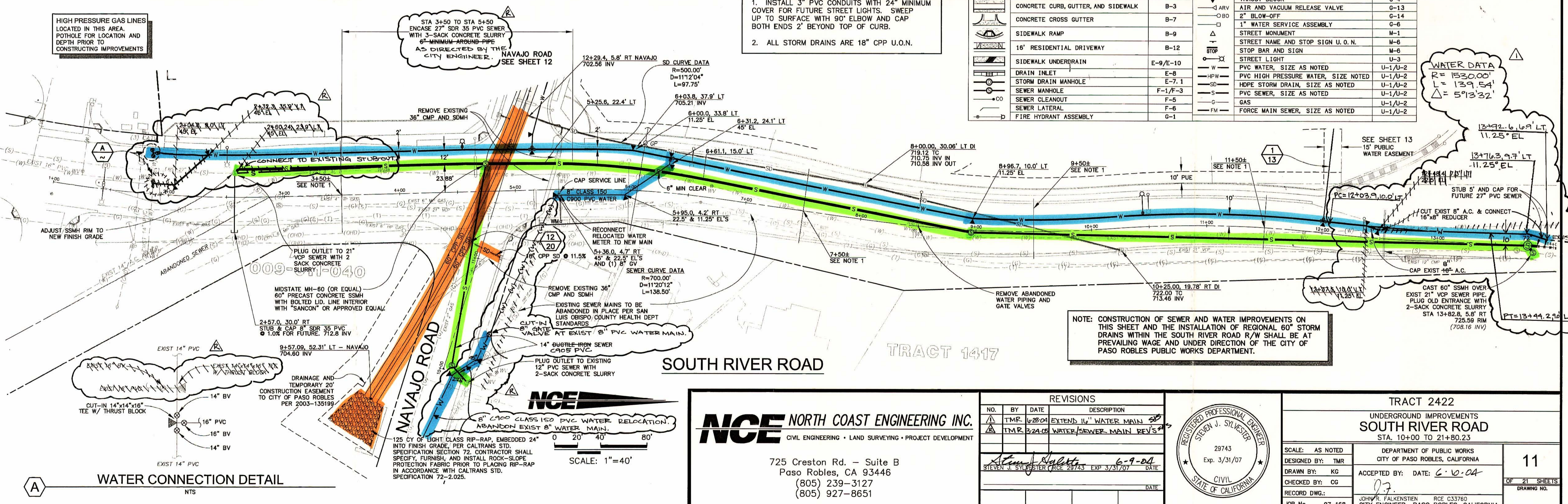
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[Symbol]	CONCRETE CURB, GUTTER, AND SIDEWALK	B-3	[Symbol]	THRUST BLOCK	G-4
[Symbol]	CONCRETE CROSS GUTTER	B-7	[Symbol]	AIR AND VACUUM RELEASE VALVE	G-13
[Symbol]	SIDEWALK RAMP	B-9	[Symbol]	2" BLOW-OFF	G-14
[Symbol]	18" RESIDENTIAL DRIVEWAY	B-12	[Symbol]	1" WATER SERVICE ASSEMBLY	G-6
[Symbol]	SIDEWALK UNDERDRAIN	E-9/E-10	[Symbol]	STREET MONUMENT	M-1
[Symbol]	DRAIN INLET	E-8	[Symbol]	STREET NAME AND STOP SIGN U.O.N.	M-6
[Symbol]	STORM DRAIN MANHOLE	E-7, 1	[Symbol]	STOP BAR AND SIGN	M-6
[Symbol]	SEWER MANHOLE	F-1/F-3	[Symbol]	STREET LIGHT	U-3
[Symbol]	SEWER CLEANOUT	F-5	[Symbol]	PVC WATER, SIZE AS NOTED	U-1/U-2
[Symbol]	SEWER LATERAL	F-6	[Symbol]	HPW PVC HIGH PRESSURE WATER, SIZE NOTED	U-1/U-2
[Symbol]	FIRE HYDRANT ASSEMBLY	G-1	[Symbol]	HDPE STORM DRAIN, SIZE AS NOTED	U-1/U-2
			[Symbol]	PVC SEWER, SIZE AS NOTED	U-1/U-2
			[Symbol]	GAS	U-1/U-2
			[Symbol]	FORCE MAIN SEWER, SIZE AS NOTED	U-1/U-2

HIGH PRESSURE GAS LINES LOCATED IN THIS AREA. POTHOLE FOR LOCATION AND DEPTH PRIOR TO CONSTRUCTING IMPROVEMENTS

STA 3+50 TO STA 5+50 ENCASE 27" SDR 35 PVC SEWER WITH 3-SACK CONCRETE SLURRY 6" MINIMUM AROUND-PIPE AS DIRECTED BY THE CITY ENGINEER.

WATER DATA
R = 1530.00'
L = 139.54'
Δ = 59°3'32"

NOTE: CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS ON THIS SHEET AND THE INSTALLATION OF REGIONAL 60" STORM DRAINS WITHIN THE SOUTH RIVER ROAD R/W SHALL BE AT PREVAILING WAGE AND UNDER DIRECTION OF THE CITY OF PASO ROBLES PUBLIC WORKS DEPARTMENT.



REVISIONS

NO.	BY	DATE	DESCRIPTION
1	TMR	6-28-04	EXTEND 14" WATER MAIN
2	TMR	3-24-05	WATER/SEWER MAIN REV'S



TRACT 2422
UNDERGROUND IMPROVEMENTS
SOUTH RIVER ROAD
STA. 10+00 TO 21+80.23

DEPARTMENT OF PUBLIC WORKS
CITY OF PASO ROBLES, CALIFORNIA

SCALE: AS NOTED

DESIGNED BY: TMR
DRAWN BY: KG
CHECKED BY: CG
RECORD DWG.:
JOB No. 97-168

ACCEPTED BY: DATE: 6-10-04

JOHN B. FALKENSTEN
CITY ENGINEER PASO ROBLES, CALIFORNIA

11
OF 21 SHEETS
DRAWING NO.

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RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING REIMBURSEMENT FOR THE CONSTRUCTION OF SEWER, WATER AND
STORM DRAIN LINES IN SOUTH RIVER ROAD (HARROD) Option B

WHEREAS, on May 14, 2002, the City Planning Commission adopted Resolution 02-029 approving Tentative Tract 2422 located on South River Road; and

WHEREAS, in accordance with Condition of Approval No. 34 of Tentative Tract 2422, Mike Harrod has constructed a 27-inch sewer line and a 16-inch water line as described in Exhibit "A" – Sewer, Water and Storm Drain Line Improvements in accordance with City Sewer and Water Master Plans; and

WHEREAS, in accordance with Condition of Approval No. 17 of Tentative Tract 2422, Mike Harrod has constructed dual 60-inch diameter storm drain lines across South River Road as described in said Exhibit "A", and

WHEREAS, Harrod has requested reimbursements from the City pursuant to Title 14, Section 14.08.070 M1b and Section 14.04.040 A of the Municipal Code.

NOW, THEREFORE, BE IT RESOLVED, AS FOLLOWS:

SECTION 1. Based on the staff report prepared by the City Engineer, the City Council finds that the amount of reimbursement to Mike Harrod is \$245,078 for the construction of sewer lines in accordance with the City's Sewer Master Plan based upon documentation provided by Harrod.

SECTION 2. Based on the staff report prepared by the City Engineer, the City Council finds that the amount of reimbursement to Mike Harrod is \$175,298 for the construction of water lines in accordance with the City's Water Master Plan based upon documentation provided by Harrod.

SECTION 3. Based on the staff report prepared by the City Engineer, the City Council finds that partial reimbursement to Mike Harrod is appropriate and hereby waives development impact fees in Tract 2422 for storm drainage facilities.

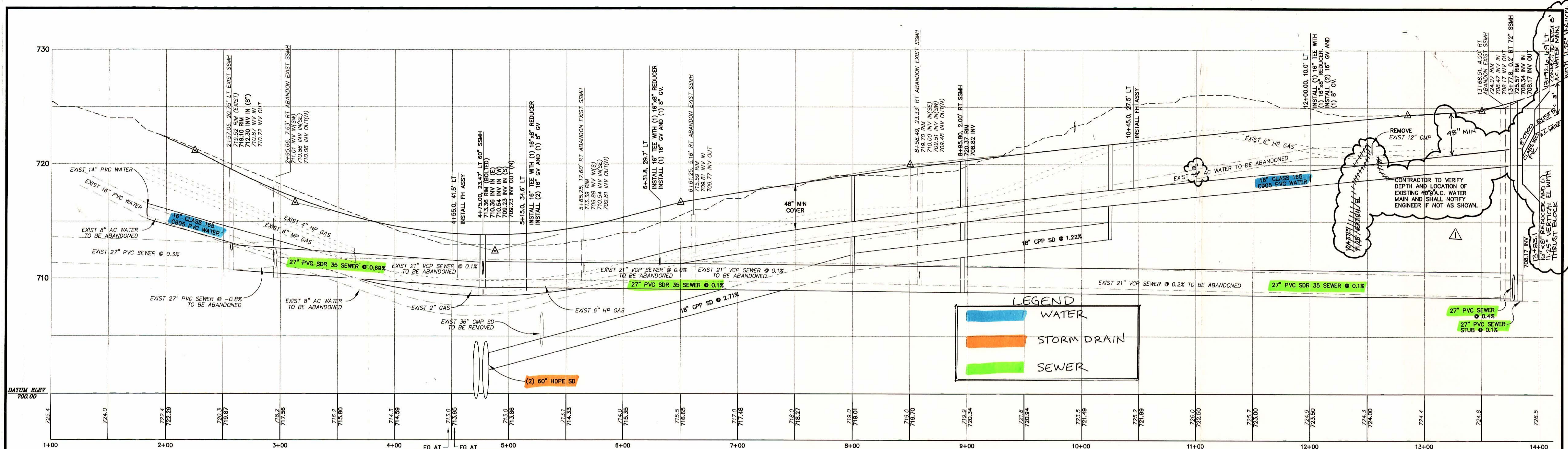
PASSED AND ADOPTED by the City Council of the City of Paso Robles this 2nd day of August, 2005 by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk



CONSTRUCTION LEGEND

SYMBOL	INSTALL	PASO STD. DWG. No.	SYMBOL	INSTALL	PASO STD. DWG. No.
[Symbol]	CONCRETE CURB AND GUTTER	B-1	[Symbol]	GATE VALVE	G-3
[Symbol]	CONCRETE CURB, GUTTER, AND SIDEWALK	B-3	[Symbol]	THRUST BLOCK	G-4
[Symbol]	CONCRETE CROSS GUTTER	B-7	[Symbol]	AIR AND VACUUM RELEASE VALVE	G-13
[Symbol]	SIDEWALK RAMP	B-9	[Symbol]	2" BLOW-OFF	G-14
[Symbol]	16' RESIDENTIAL DRIVEWAY	B-12	[Symbol]	1" WATER SERVICE ASSEMBLY	G-6
[Symbol]	SIDEWALK UNDERDRAIN	E-9/E-10	[Symbol]	STREET MONUMENT	M-1
[Symbol]	DRAIN INLET	E-8	[Symbol]	STREET NAME AND STOP SIGN U.O.N.	M-6
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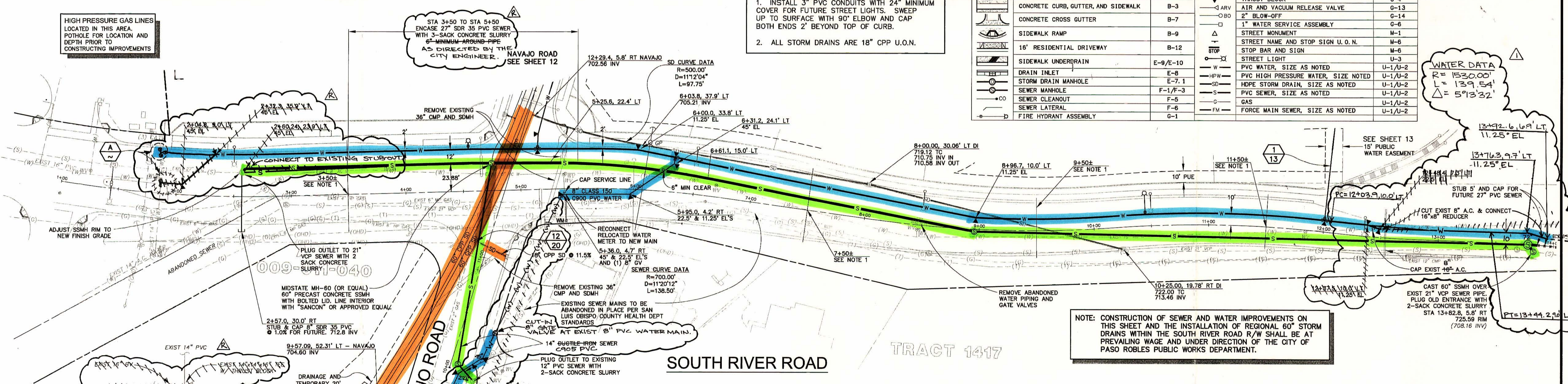
NOTE:

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- ALL STORM DRAINS ARE 18" CPP U.O.N.

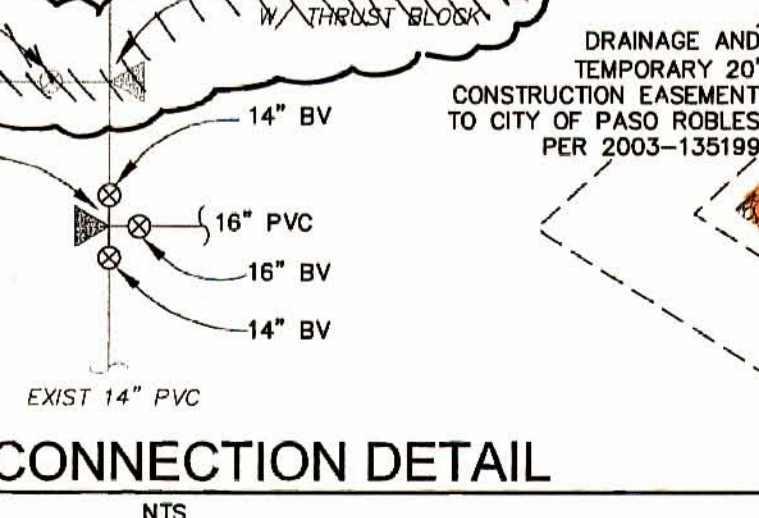
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STA 3+50 TO STA 5+50 ENCASE 27" SDR 35 PVC SEWER WITH 3-SACK CONCRETE SLURRY 6" MINIMUM AROUND-PIPE AS DIRECTED BY THE CITY ENGINEER.

WATER DATA
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L = 139.54'
Δ = 59°3'32"



WATER CONNECTION DETAIL



NCE NORTH COAST ENGINEERING INC.
CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT

725 Creston Rd. - Suite B
Paso Robles, CA 93446
(805) 239-3127
(805) 927-8651

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	TMR	6-28-04	EXTEND 14" WATER MAIN
2	TMR	3-24-05	WATER/SEWER MAIN REV'S



TRACT 2422
UNDERGROUND IMPROVEMENTS
SOUTH RIVER ROAD
STA. 10+00 TO 21+80.23

DEPARTMENT OF PUBLIC WORKS
CITY OF PASO ROBLES, CALIFORNIA

SCALE: AS NOTED
DESIGNED BY: TMR
DRAWN BY: KG
CHECKED BY: CG
RECORD DWG.:
JOB No. 97-168

ACCEPTED BY: DATE: 6-10-04

JOHN B. FALKENSTEN
CITY ENGINEER PASO ROBLES, CALIFORNIA

11 OF 21 SHEETS
DRAWING NO.

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RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING REIMBURSEMENT FOR THE CONSTRUCTION OF SEWER, WATER AND
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WHEREAS, on May 14, 2002, the City Planning Commission adopted Resolution 02-029 approving Tentative Tract 2422 located on South River Road; and

WHEREAS, in accordance with Condition of Approval No. 34 of Tentative Tract 2422, Mike Harrod has constructed a 27-inch sewer line and a 16-inch water line as described in Exhibit "A" – Sewer, Water and Storm Drain Line Improvements in accordance with City Sewer and Water Master Plans; and

WHEREAS, in accordance with Condition of Approval No. 17 of Tentative Tract 2422, Mike Harrod has constructed dual 60-inch diameter storm drain lines across South River Road as described in said Exhibit "A", and

WHEREAS, Harrod has requested reimbursements from the City pursuant to Title 14, Section 14.08.070 M1b and Section 14.04.040 A of the Municipal Code.

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SECTION 3. Based on the staff report prepared by the City Engineer, the City Council finds that the amount of reimbursement to Mike Harrod is \$215,142 based upon documentation provided by Harrod.

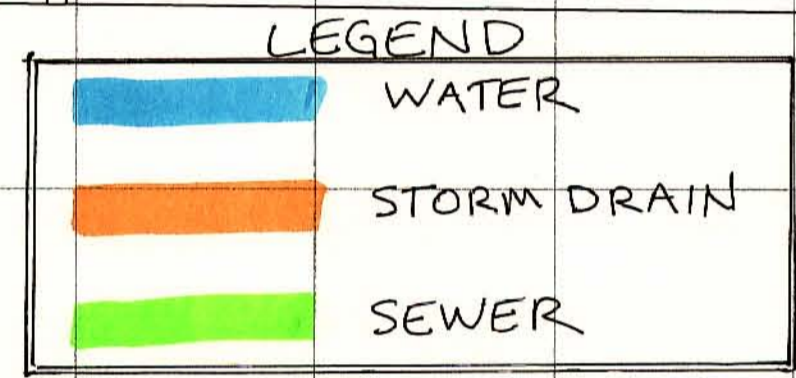
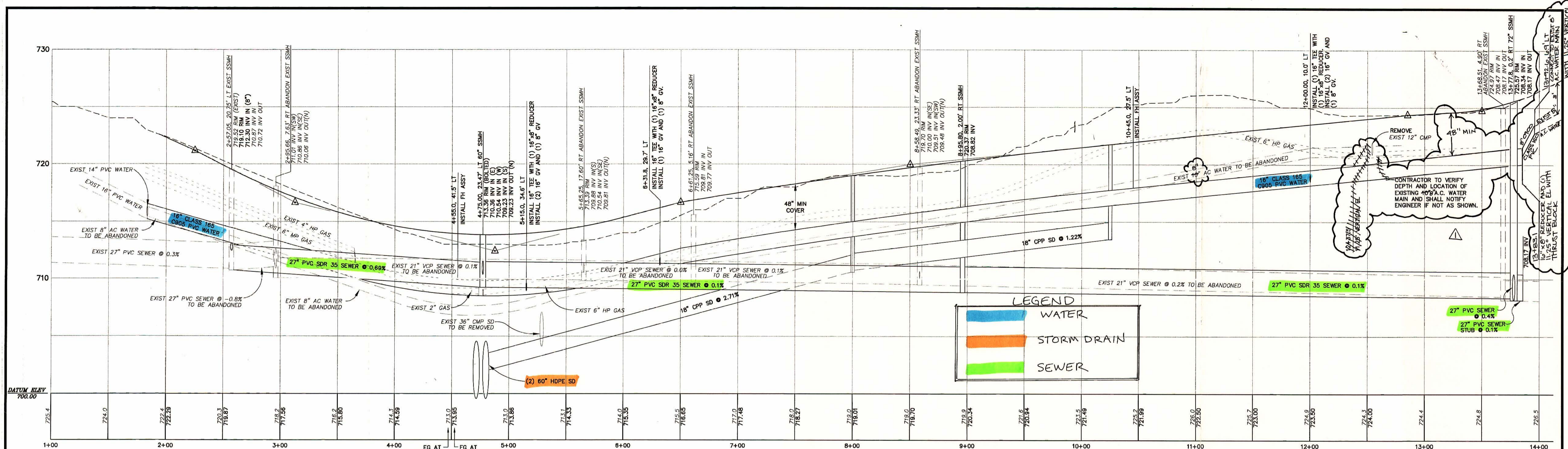
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AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

Frank R. Mecham, Mayor

Sharilyn M. Ryan, Deputy City Clerk



PROFILE
VERTICAL 1" = 4'
HORIZONTAL 1" = 40'

CONSTRUCTION LEGEND

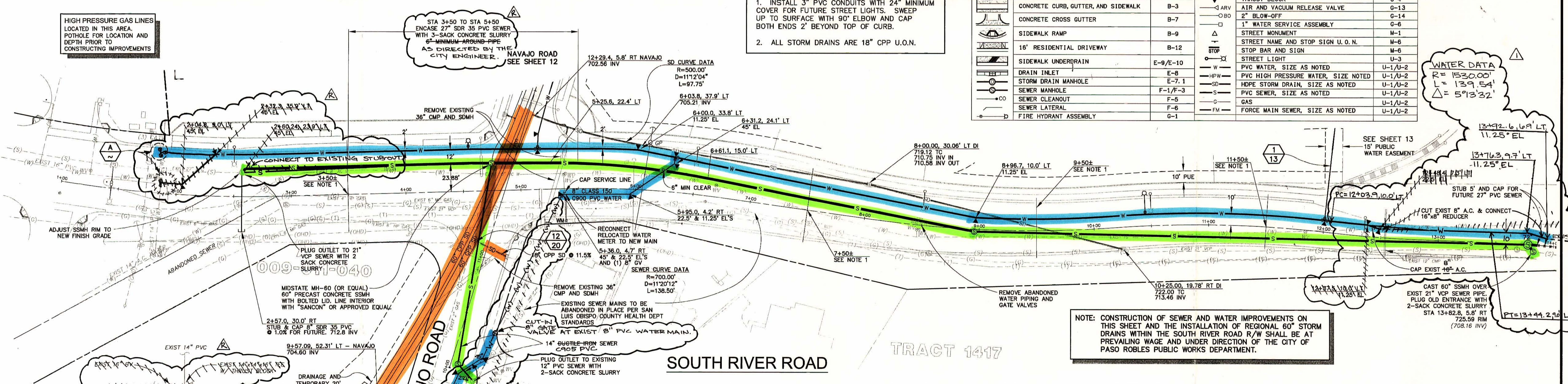
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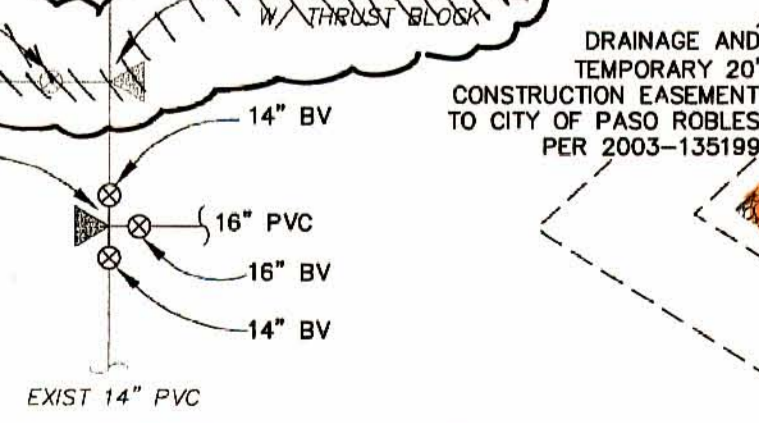
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NOTE: CONSTRUCTION OF SEWER AND WATER IMPROVEMENTS ON THIS SHEET AND THE INSTALLATION OF REGIONAL 60" STORM DRAINS WITHIN THE SOUTH RIVER ROAD R/W SHALL BE AT PREVAILING WAGE AND UNDER DIRECTION OF THE CITY OF PASO ROBLES PUBLIC WORKS DEPARTMENT.

WATER CONNECTION DETAIL



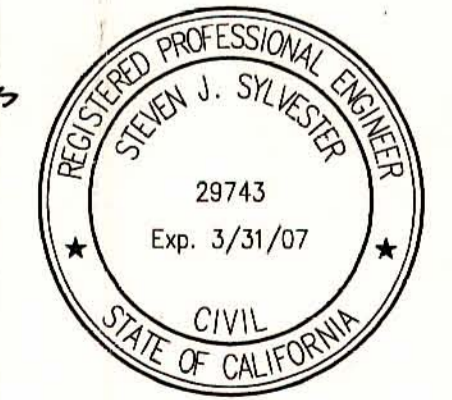
NCE NORTH COAST ENGINEERING INC.
CIVIL ENGINEERING • LAND SURVEYING • PROJECT DEVELOPMENT

725 Creston Rd. - Suite B
Paso Robles, CA 93446
(805) 239-3127
(805) 927-8651

REVISIONS

NO.	BY	DATE	DESCRIPTION
1	TMR	6-28-04	EXTEND 14" WATER MAIN
2	TMR	3-24-05	WATER/SEWER MAIN REV'S

DATE: 6-9-04
STEVEN J. SYLVESTER (P) 29743 EXP 3/31/07



TRACT 2422
UNDERGROUND IMPROVEMENTS
SOUTH RIVER ROAD
STA. 10+00 TO 21+80.23

DEPARTMENT OF PUBLIC WORKS
CITY OF PASO ROBLES, CALIFORNIA

SCALE: AS NOTED
DESIGNED BY: TMR
DRAWN BY: KG
CHECKED BY: CG
RECORD DWG.:
JOB No. 97-168

ACCEPTED BY: DATE: 6-10-04
JOHN B. FALKENSTEN
CITY ENGINEER PASO ROBLES, CALIFORNIA

11 OF 21 SHEETS
DRAWING NO.