

TO: James L. App, City Manager
FROM: Doug Monn, Interim Public Works Director
SUBJECT: Tank Site Analysis – Vina Robles Property
DATE: October 18, 2005

NEEDS: For the City council to authorize staff to award a contract to evaluate and identify a potential tank site within property east of Chandler Ranch, owned by Vina Robles Winery.

FACTS:

1. The property immediately east of Chandler Ranch is owned by Vina Robles Winery.
2. Portions of the property have the right elevation to locate a City tank.
3. The property owners have offered to partner with the City to determine the feasibility of installing a water storage tank on their property at some time in the future.
4. Should it be determined that a tank could be constructed at this site that would be an asset to the City's water storage needs, staff would return to Council to report its findings and to seek specific direction with regards to possible acquisition of the site.

**ANALYSIS
AND**

CONCLUSION: The number of area tank sites with suitable elevation to accommodate a gravity-fed system is limited. Therefore, it would be prudent to evaluate the possible tank site within Vina Robles for future potential use. The attached Scope of Work and Fee Proposal in the amount of \$31,865 would allow the City to perform the necessary analysis to consider the proposal by the property owner.

POLICY

REFERENCE: General Plan; Water Master Plan

FISCAL

IMPACT: The City Council would need to appropriate \$33,000 from the Water Enterprise Fund to perform the study.

OPTIONS:

- a. Adopt Resolution No. 05-xx to
 - 1) Appropriate \$33,000 to Budget Account No. 600.310.5224.782.
 - 2) Authorize staff to enter a contract with Boyle Engineering in the amount of \$31,865 to evaluate and identify a tank site at Vina Robles.
- b. Amend, modify, or reject the above option.

Attachments (2)

- 1) Resolution
- 2) Scope of Work



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Ditas Esperanza, PE
Capital Projects Engineer
CITY OF PASO ROBLES
1000 Spring Street
Paso Robles, CA 93422

September 27, 2005

Reservoir Siting Study – Vina Robles Alternative Sites “E” and “F”

Dear Ditas:

As requested by the City, Boyle Engineering has prepared this letter proposal for additional work to be performed to expand the *Chandler Ranch Reservoir – Site Alternative Investigation* currently in progress. This letter outlines the scope of engineering services proposed for the investigation of two (2) additional potential reservoir sites¹ at the Vina Robles property, Sites E and F, capable of providing future water storage within the City's Main East pressure zone, or to serve as an alternative site for the planned Ladera Reservoir Project. The objective of this investigation is to assess the suitability of these additional sites within the Vina Robles Property², and to identify issues and site constraints that may prove prohibitive to their development. This “fatal flaw” analysis will include the characterization of subsurface soil conditions, identification of potential biological and cultural impacts, preliminary visual simulation of the proposed reservoirs, and a relative project cost opinion for the alternatives under consideration.

Scope of Engineering Services

Task 1 Reservoir Center Staking

Twin Cities Surveying of Templeton will provide preliminary staking of reservoir centers at both sites, for a total of four stakes.

Task 2 Geotechnical Exploration, Analysis, and Preliminary Report

Fugro West, Inc. of San Luis Obispo will provide geotechnical services for this alternative site evaluation to identify any potential fatal flaws that may exist. If the City wishes to pursue the design and construction of reservoirs at this location, a detailed “design level” soils evaluation will be required to augment this effort prior to preparation of construction plans and specifications. The geotechnical scope of work is summarized below:

- ☐ Two (2) exploratory borings (to a depth of 20 feet and 40 feet) at each site to characterize and evaluate the existing subsurface soil conditions

¹ Each site will be evaluated on the basis there will be two (2) 160-ft diameter x 42-ft tall reservoirs in place.

² The Vina Robles property (aka HuerHuero Ranch - Tract 2526) is owned and operated by Paso Robles Vinyards, Inc.

- ☐ Characterization of the subsurface materials and groundwater conditions at the proposed reservoir locations
- ☐ Preliminary evaluation regarding potential for tank sites to be impacted by geologic hazards such as seismic activity and liquefaction
- ☐ Preliminary design recommendations for reservoir foundation preparation and backfill requirements
- ☐ Preparation of a preliminary geotechnical report summarizing results and opinions regarding the subsurface soil conditions at each of the two sites

Task 3 Biological Resource Survey

David Wolff Environmental of Los Osos will survey and assess existing biological resources at the reservoir sites under consideration. The Task 3 scope of work is summarized below:

- ☐ Review of available background information and search of California Natural Diversity Data Base (CNDDB)
- ☐ Field reconnaissance of biological resources at project site to record and map existing conditions of habitats
- ☐ Recording of special-status species if observed during field reconnaissance (no protocol surveys will be performed at this time)
- ☐ Preparation of a letter report summarizing results

Task 4 Cultural/Archeological Review

Boyle Engineering will review the Final Huerhuero Ranch EIR to determine if significant archeological resources may exist within or around the general area. No field review or initial archeological/cultural study will be performed outside the review of this EIR.

Task 5 Visual Impact Analysis

FIRMA of San Luis Obispo will assess the visual impact of the proposed reservoirs in relation to the surrounding area. Digital photo techniques will be used to simulate the effect of the project on the visual setting. The effect of reservoir placement will be depicted and measures to mitigate impacts such as revegetation, screening, colors, etc. will be depicted graphically. The visual assessment and simulation will include two views, one for each reservoir site. Additional views can be performed at an additional cost.

Task 6 Letter Report Summarizing Results and Recommendations

Boyle will prepare a letter report summarizing the results from the geotechnical investigation, biological and cultural reviews, and the visual impact analysis. A relative costs opinion for both alternatives E and F will be prepared and will include the cost of transmission piping, reservoirs, site work, visual screening measures and access road. The results and recommendations from the *Chandler Ranch Reservoir – Site Alternative Investigation* (ongoing) will be considered and a recommendation for this alternative will be made for the City's consideration.

City's Responsibilities

The City will be responsible for facilitating property access for execution of all tasks described above in the Scope of Work.

Proposed Schedule

The following table outlines our anticipated schedule:

<u>Milestone Schedule</u> City of Paso Robles –Vina Robles Site Alternative Investigation		
Milestone		Schedule
1.	Notice to Proceed (NTP) Received	-----
2.	Task 1 – Reservoir Center Staking	2 weeks from NTP
3.	Task 2 – Geotechnical Exploration & report	8 weeks after Task 1
4.	Task 3 – Biological Resource Survey & report	5 weeks after Task 1
5.	Task 4 – Cultural/Archeological Review & report	4 weeks after Task 1
6.	Task 5 – Visual Impact Analysis	4 weeks after Task 1
7.	Task 6—Letter Report	10 weeks after Task 1

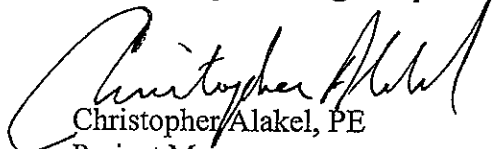
Sept. 27, 2005

Budget for Engineering Services

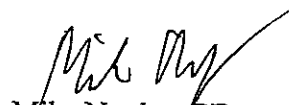
The attached Project Budget (Exhibit A) has been prepared based on Boyle's Standard Fees Schedule (Exhibit B) as attached. We propose to perform the scope of work outlined above on a time-and-materials basis with a not-to-exceed budget of \$31,865.

Thank you for the opportunity to provide this proposal to the City. If there are any questions, please don't hesitate to call.

Boyle Engineering Corporation



Christopher Alakel, PE
Project Manager



Mike Nunley, PE
Branch Manager

EXHIBIT A

Project Budget

Project Budget

Huerhuero Ranch Alternative Sites "E" and "F"
Reservoir Siting Study

City of Paso Robles

Task Description	Personnel Hours						Budget			
	Senior Engineer II	Associate Engineer	Assistant Engineer	Drafter	Clerical	Total Hours	Labor	Subconsultant	Other	Total
Task Group 1: Reservoir Center Staking										
Site Visit		5	5			10	\$ 1,000		\$ 80	\$ 1,080
Reservoir Center Staking		2				2	\$ 210	\$ 880	\$ 17	\$ 1,107
Subtotal		7	5	-	-	12	\$ 1,210	\$ 880	\$ 97	\$ 2,187
Task Group 2: Geotechnical Exploration										
Geotechnical exploration, analysis, and preliminary report		4	2			6	\$ 610	\$ 13,970	\$ 49	\$ 14,629
Subtotal	-	4	2	-	-	6	\$ 610	\$ 13,970	\$ 49	\$ 14,629
Task Group 3: Biological Resource Survey										
Biological resource survey and report		3	2			5	\$ 505	\$ 1,100	\$ 40	\$ 1,645
Subtotal	-	3	2	-	-	5	\$ 505	\$ 1,100	\$ 40	\$ 1,645
Task Group 4: Cultural/Archeological Review										
Literature search and review		8	4			12	\$ 1,220		\$ 98	\$ 1,318
Subtotal	-	8	4	-	-	12	\$ 1,220	\$ -	\$ 98	\$ 1,318
Task Group 5: Visual Impact Analysis										
Visual simulations (1 each per site)		4				4	\$ 420	\$ 4,620	\$ 34	\$ 5,074
Subtotal	-	4	-	-	-	4	\$ 420	\$ 4,620	\$ 34	\$ 5,074
Task Group 6: Letter Report										
Review results from Tasks 2, 3, 4, & 5		4	4			8	\$ 800		\$ 64	\$ 864
Prepare Report	1	8	16		4	29	\$ 2,748		\$ 220	\$ 2,968
Prepare plates/exhibits for preliminary tank site plans		2	8	10		20	\$ 1,870		\$ 150	\$ 2,020
Preliminary opinions of probable construction costs for sites		3	8			11	\$ 1,075		\$ 86	\$ 1,161
Subtotal	1	17	36	10	4	68	\$ 6,493	\$ -	\$ 519	\$ 7,012
Total	1	43	49	10	4	107	\$ 10,458	\$ 20,570	\$ 837	\$ 31,865

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
APPROPRIATING FUNDS AND AUTHORIZING AWARD OF A CONTRACT
FOR SERVICES TO INVESTIGATE ALTERNATIVE WATER TANK SITES
AT PROPERTY OWNED BY VINA ROBLES WINERY

WHEREAS, the City Council of the City of El Paso de Robles needs to continue its efforts to investigate and identify potential water storage tank sites to adequately meet existing and future fireflow and water service demands; and

WHEREAS, it is the City's policy to develop gravity-fed water supplies, which are more reliable in times of emergency and/or power loss; and

WHEREAS, topographic settings and elevation of water storage tanks are strategic considerations for gravity-fed water supplies; and

WHEREAS, the number of area tank sites with suitable elevation to accommodate a gravity-fed system is limited, and it would be prudent to evaluate a possible tank site within property owned by Vina Robles Winery for future potential use; and

WHEREAS, the property owners of Vina Robles Winery have requested that the City consider evaluating the possibility of placing a tank within their property; and

WHEREAS, at staff's request, Boyle Engineering has provided a Scope of Work and Fee Proposal, in the amount of \$31,865, to perform the necessary analysis;

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. The City Council of the City of El Paso de Robles does hereby appropriate \$33,000 to Budget No. 600.310.5224.782 from the Water Enterprise Fund, to perform the analysis of the property; and

SECTION 2. The City Council of the City of El Paso de Robles does hereby authorize the City Manager to engage the services of Boyle Engineering, in the amount of \$31,865, to investigate the Vina Robles Winery property as a possible tank site.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 18th day of October 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk