

TO: HONORABLE CHAIRMAN AND PLANNING COMMISSION

FROM: DOUG MONN, DIRECTOR OF PUBLIC WORKS

SUBJECT: PROPOSED CITY WATER TREATMENT PLANT LAYOUT
(APPLICANT: CITY OF PASO ROBLES PUBLIC WORKS DEPT.)

DATE: MARCH 11, 2008

NEEDS: For the Planning Commission to consider the proposed layout and architectural treatments for the City of El Paso de Robles Water Treatment Plant.

FACTS:

1. The City will take delivery of water from Nacimiento Lake in June of 2010.
2. To facilitate the use of water, the City will need to design and construct a six million gallon per day treatment facility at its Thunderbird well field. The Thunderbird site is located off of Ramada Drive, on the east side of the railroad tracks (see attached Vicinity Map, Exhibit 1).
3. Completing plant design, construction, and start-up in time to receive Lake Nacimiento water is imperative both from a water supply and financial perspective.
4. The treatment plant will consist of treatment processes (pretreatment and filtration facilities) in addition to a 1.0 million gallon water storage tank, chemical storage systems and a delivery pump station. It will also incorporate a structure to house a laboratory, control room, and staff work areas.
5. The City retained Black & Veatch to design the treatment plant. Taking into account geotechnical site conditions, the mapped 100-year flood plain, the location of existing well heads, and other factors, several alternative site layouts were submitted to the Public Works Dept. for review.
6. The site layout as included in the preliminary design report for the water treatment plant was presented to the Planning Commission's Design Review Committee (DRC) on February 25, 2008. Architectural renderings and photo renderings were also reviewed on that date.
7. The DRC was generally in favor of the site layout of the project, and the proposed design of the buildings. However, the plans did not have specific information such as colors, materials, architectural elements and site landscaping. The DRC requested that the additional information be provided for review at the Planning Commission meeting.

8. Attached is a booklet provided by Black & Veatch which provides the conceptual site plan and architectural renderings for the facility. Black & Veatch will be present at the Commission hearing to provide more specific information such as proposed colors and materials of the buildings.
9. The City expects to comply with CEQA via the mitigated negative declaration process and, at the time of the CEQA determination, will seek a Conditional Use Permit to proceed with plant construction.

ANALYSIS &
CONCLUSION:

The Nacimiento Water Project will be an important asset to the City. The continued growth and economic vitality of the City and its inhabitants is predicated upon adequate water resources. To ensure deliverability of higher quality Nacimiento water at the lowest cost construction, a properly functioning and easily maintained treatment facility will be essential.

Further, the proposed water treatment plant will be the first of its kind for the City, representing a significant investment of public funds. The Public Works Department recognizes, too, that the proposed plant reflects upon the City's pride in its planning and development guidelines and wishes to construct a facility in which the public can take pride.

The proposed water treatment plant is located at the City's existing Thunderbird well field property, zoned PM (Planned Industrial), situated between the Salinas River and the railroad tracks on the south end of town. It is primarily visible from the hillsides on the east side of the river.

The treatment plant will primarily meet community drinking water needs, of course, but presents opportunities in other areas as well. For example, an entry point for the future river path is proposed on the north end of the site. Landscaping around the proposed operations building would be a demonstration garden for "drought-tolerant", Mediterranean plantings, consistent with the City Council's water conservation goals. Also, the south end of the property would house solar panels to expand on the City's alternative energy sources.

The Planning Commission's input with regard to the proposed layout and architectural treatment is sought at this juncture so that the Black & Veatch design team may efficiently proceed into final design. This is particularly important when considering the project timeline.

It is important to point out that changes and building layout and design may grow out of the environmental review and use permit process in order to address environmental mitigation and land use issues. Significant changes will require further review by the Planning Commission.

POLICY

REFERENCE: Economic Strategy; Integrated Water Resource Plan; Nacimiento Water Project Entitlement Contract.

OPTIONS: After consideration of public testimony, the Planning Commission should consider the following options:

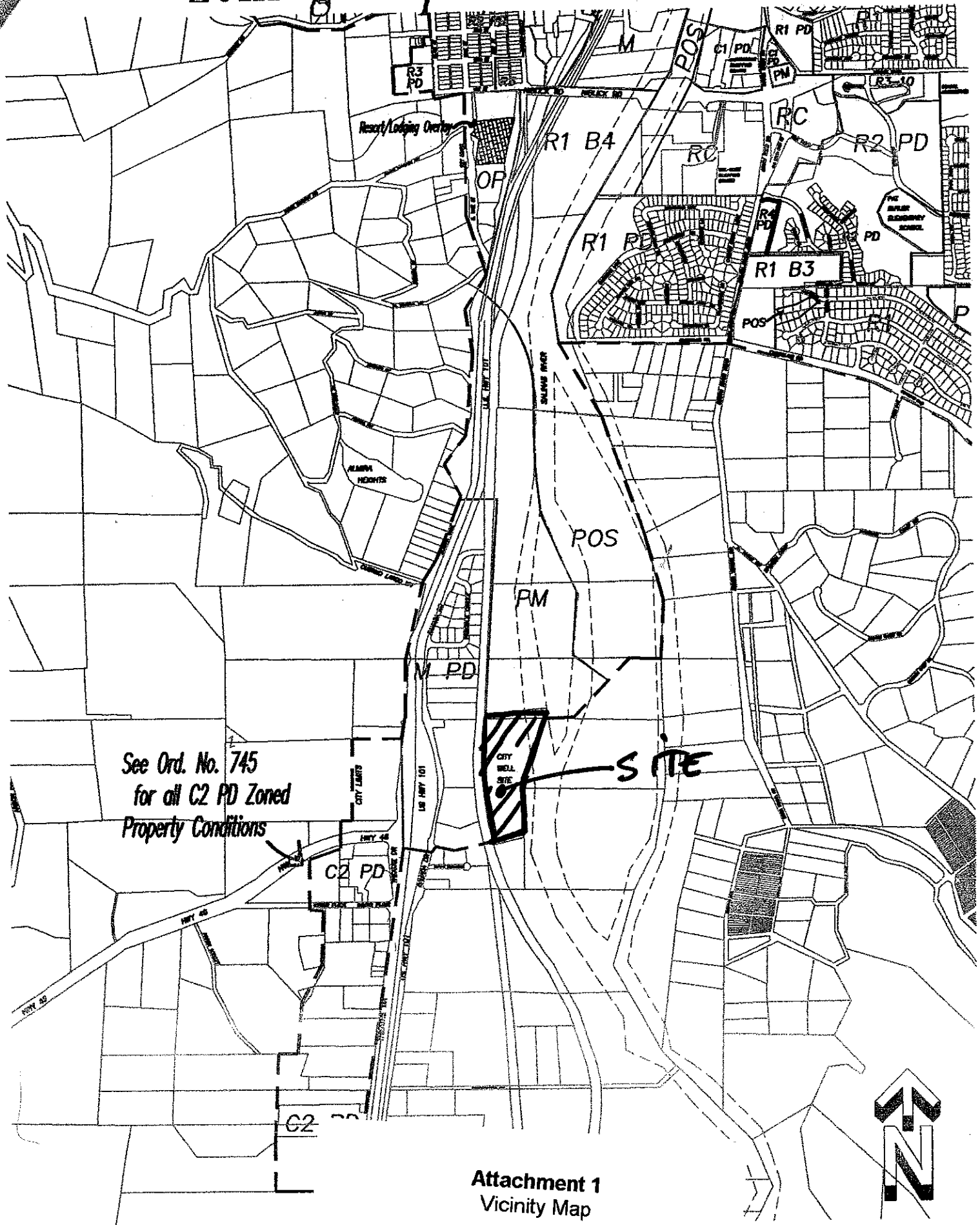
- A. Consider the proposed layout and architectural treatments for the City of el Paso de Robles Water Treatment Plant and indicate support for the facility as-planned, or
- B. Give direction to the Public Works Department to amend the layout/architecture prior to proceeding into final facility design.

Report prepared by: Christine Halley, PE, TJ Cross Engineers

Attachments:

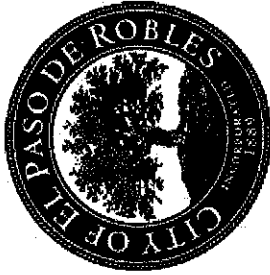
- Exhibit 1 - Vicinity Map
- Exhibit 2 – Conceptual Graphics Booklet

Zoning Map for Subarea 10



See Ord. No. 745
for all C2 PD Zoned
Property Conditions

Attachment 1
Vicinity Map



City of Paso Robles

Water Treatment Plant Project

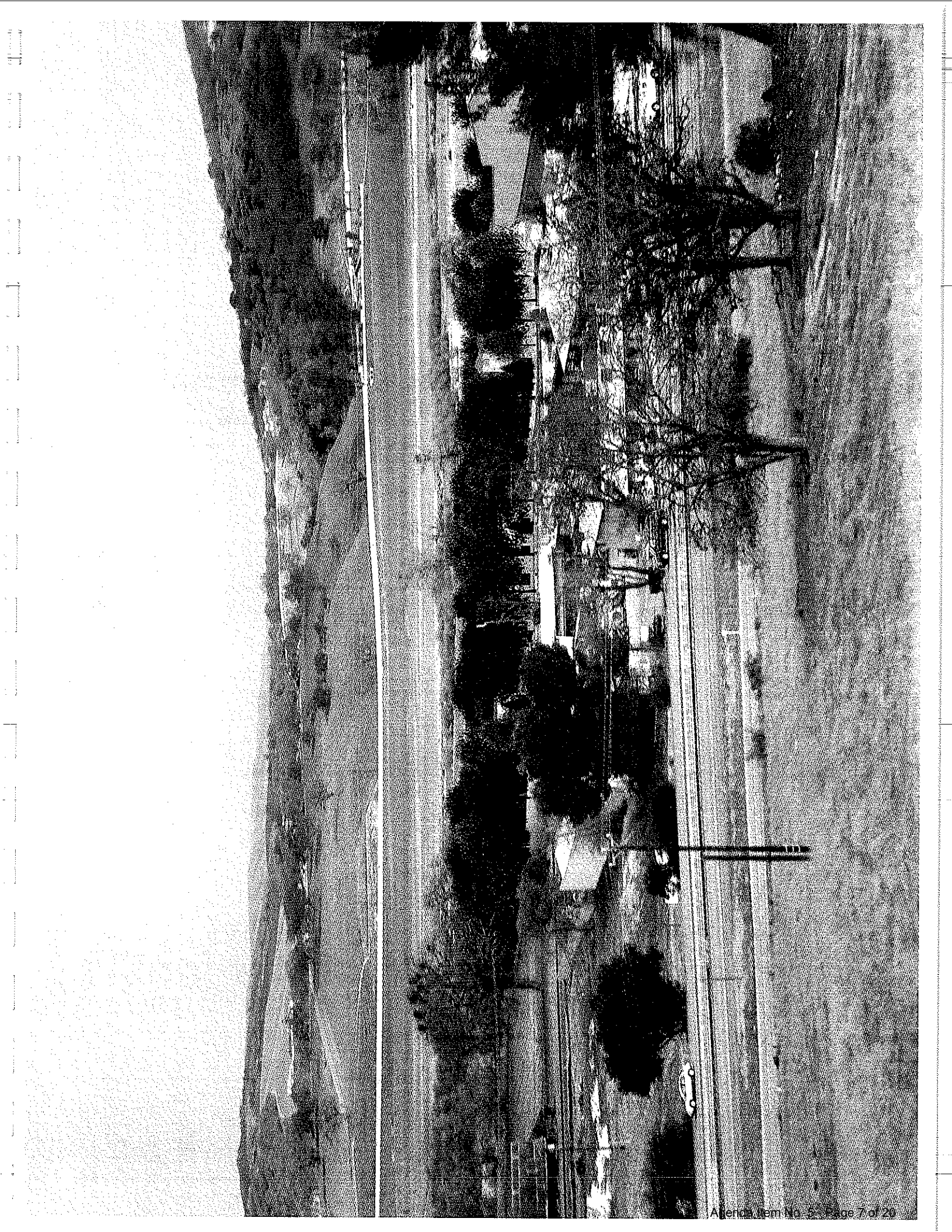
***Planning Commission
Presentation
March 11, 2008***



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Attachment 2
Conceptual Graphics Booklet



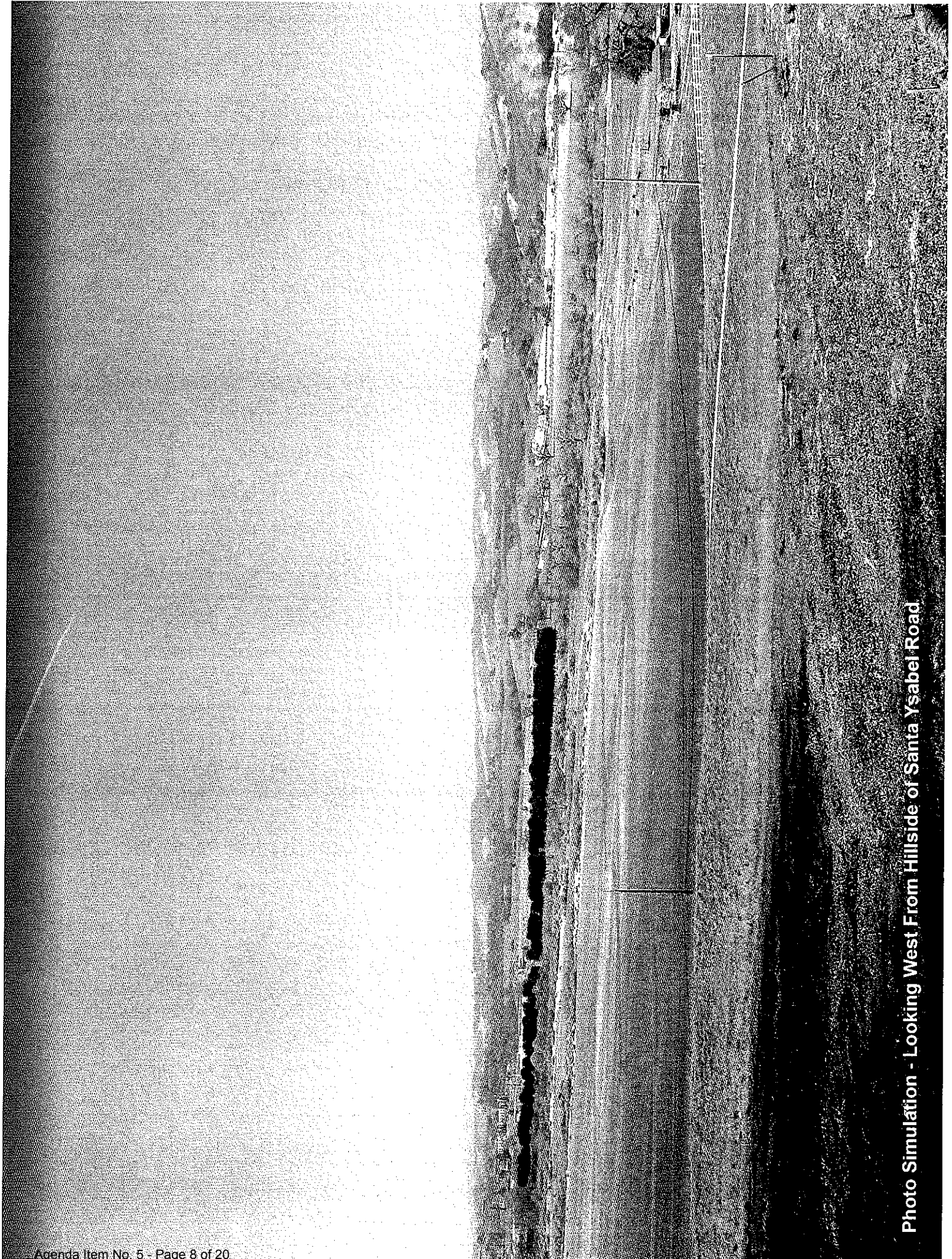
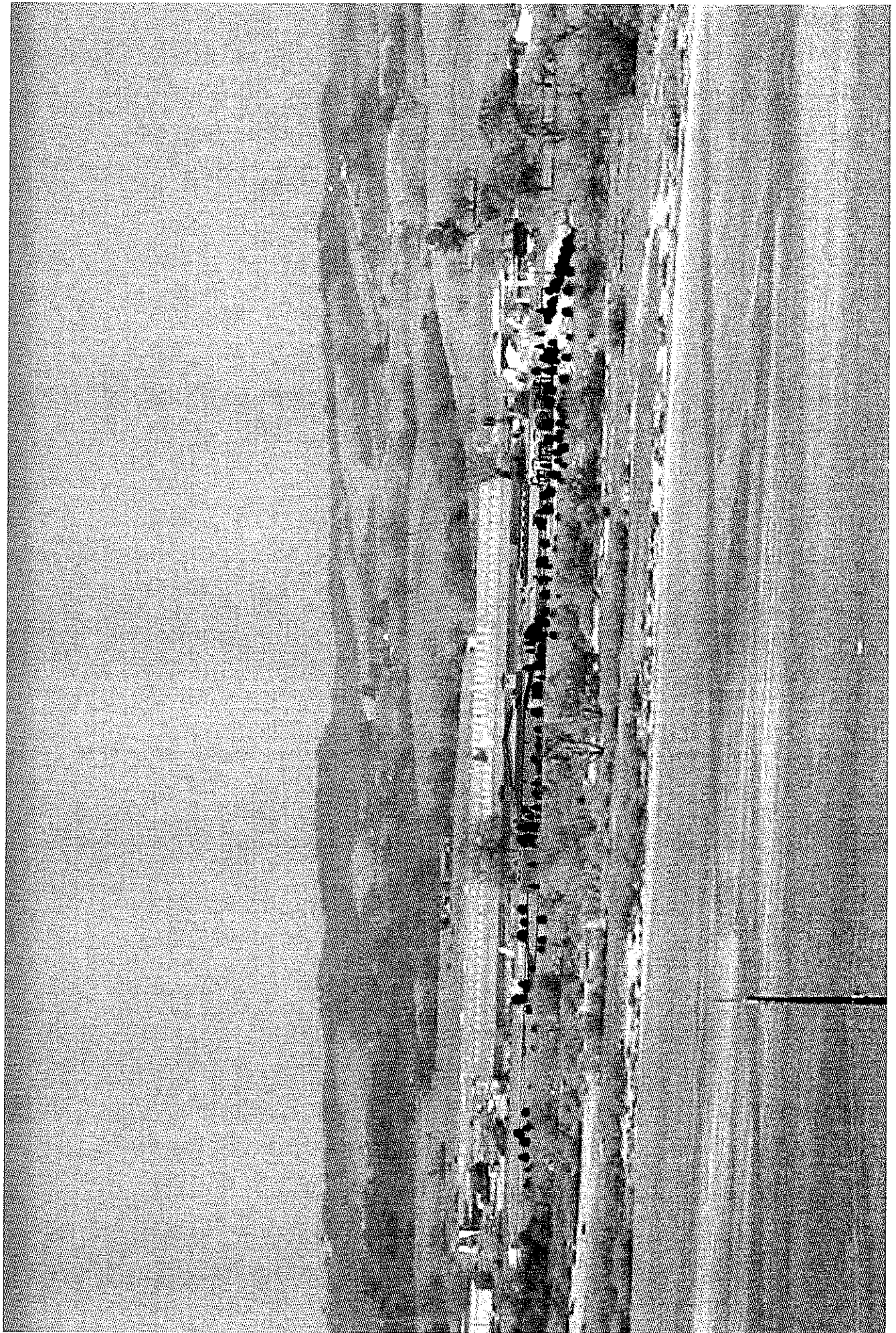
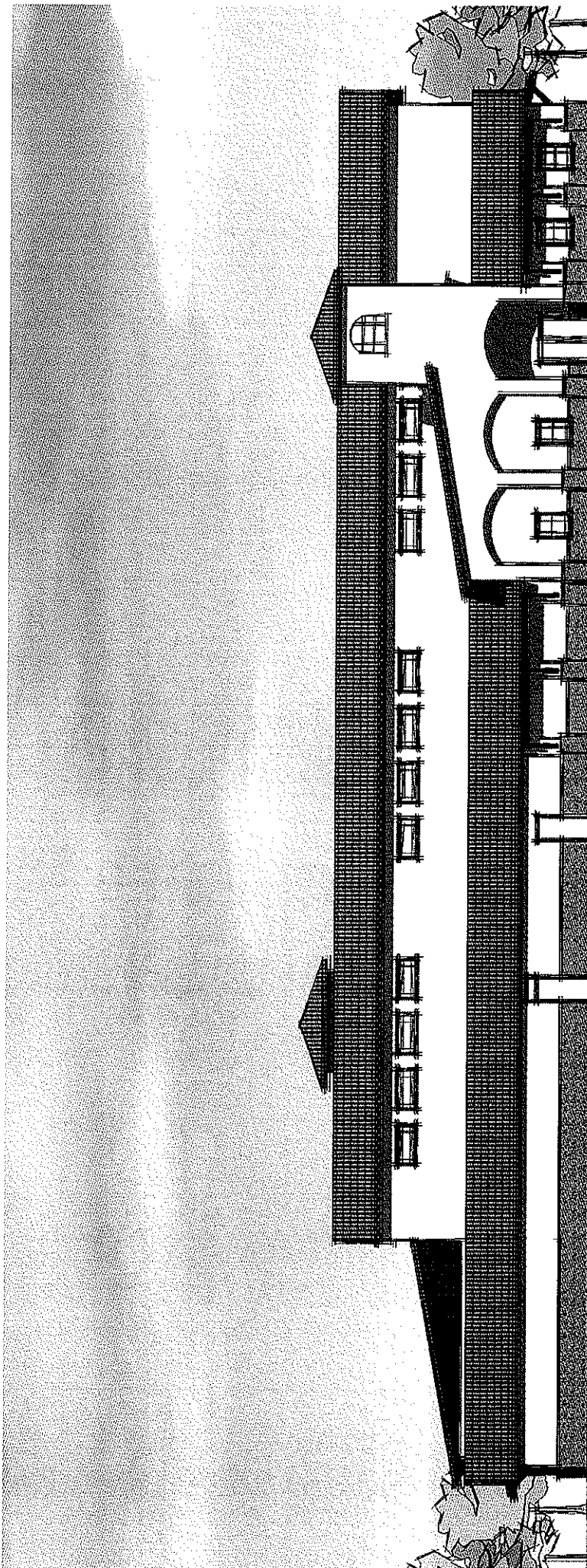


Photo Simulation - Looking West From Hillside of Santa Ysabel Road

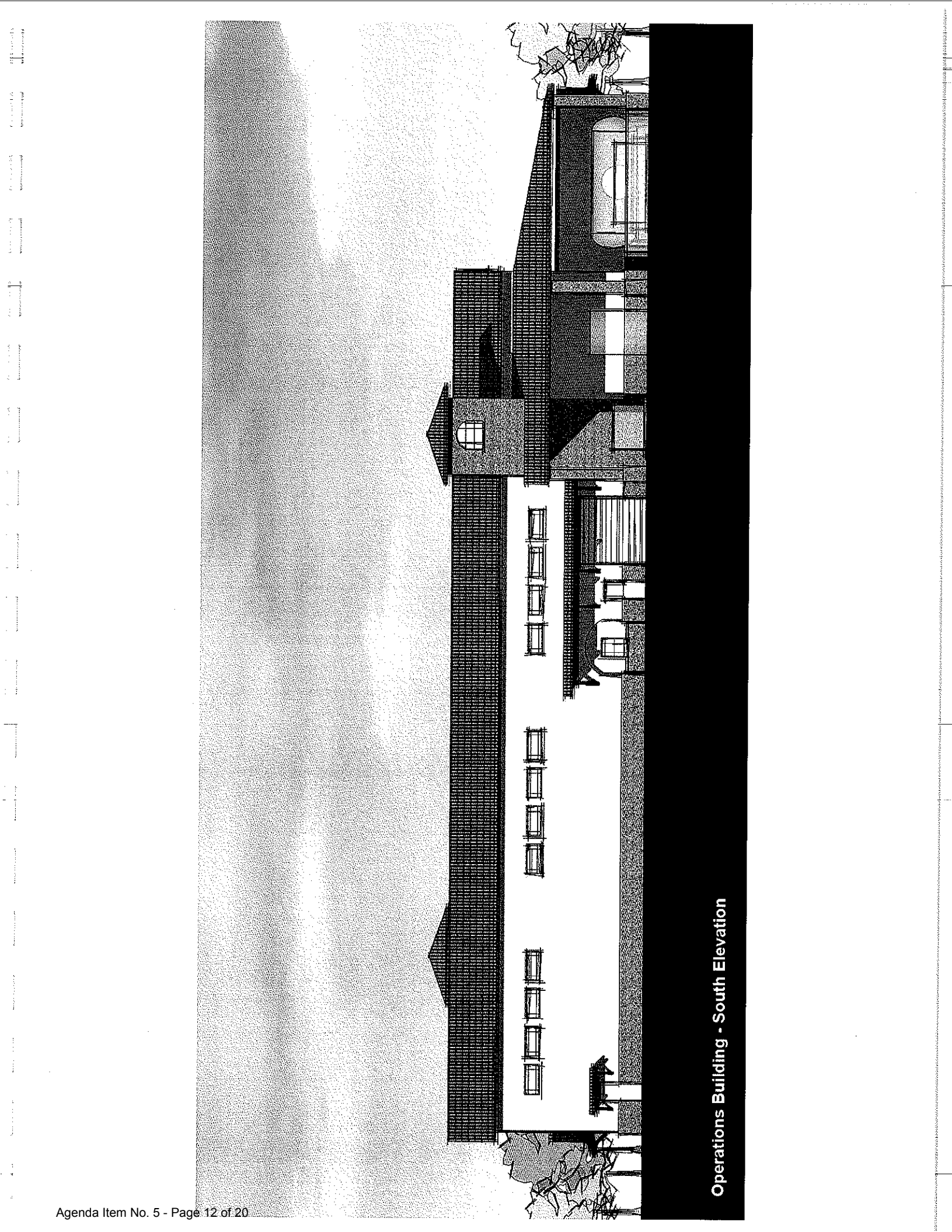




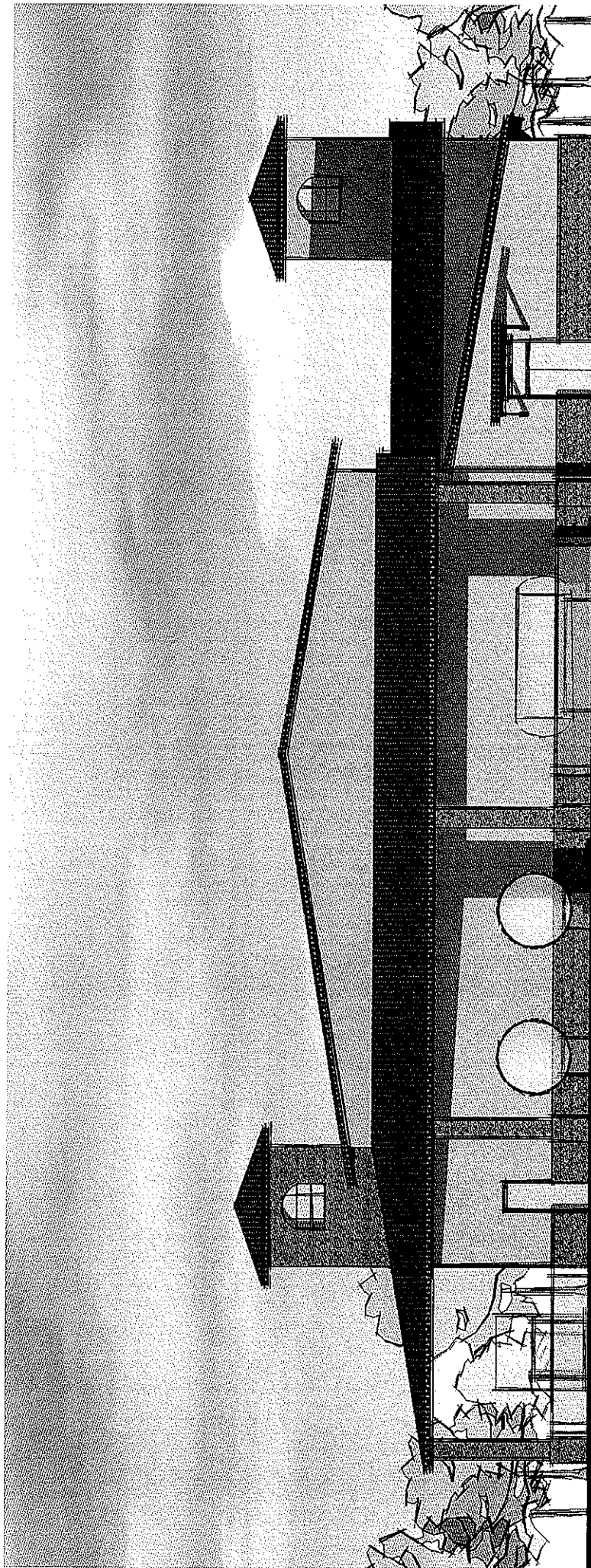
Operations Building - Perspective View



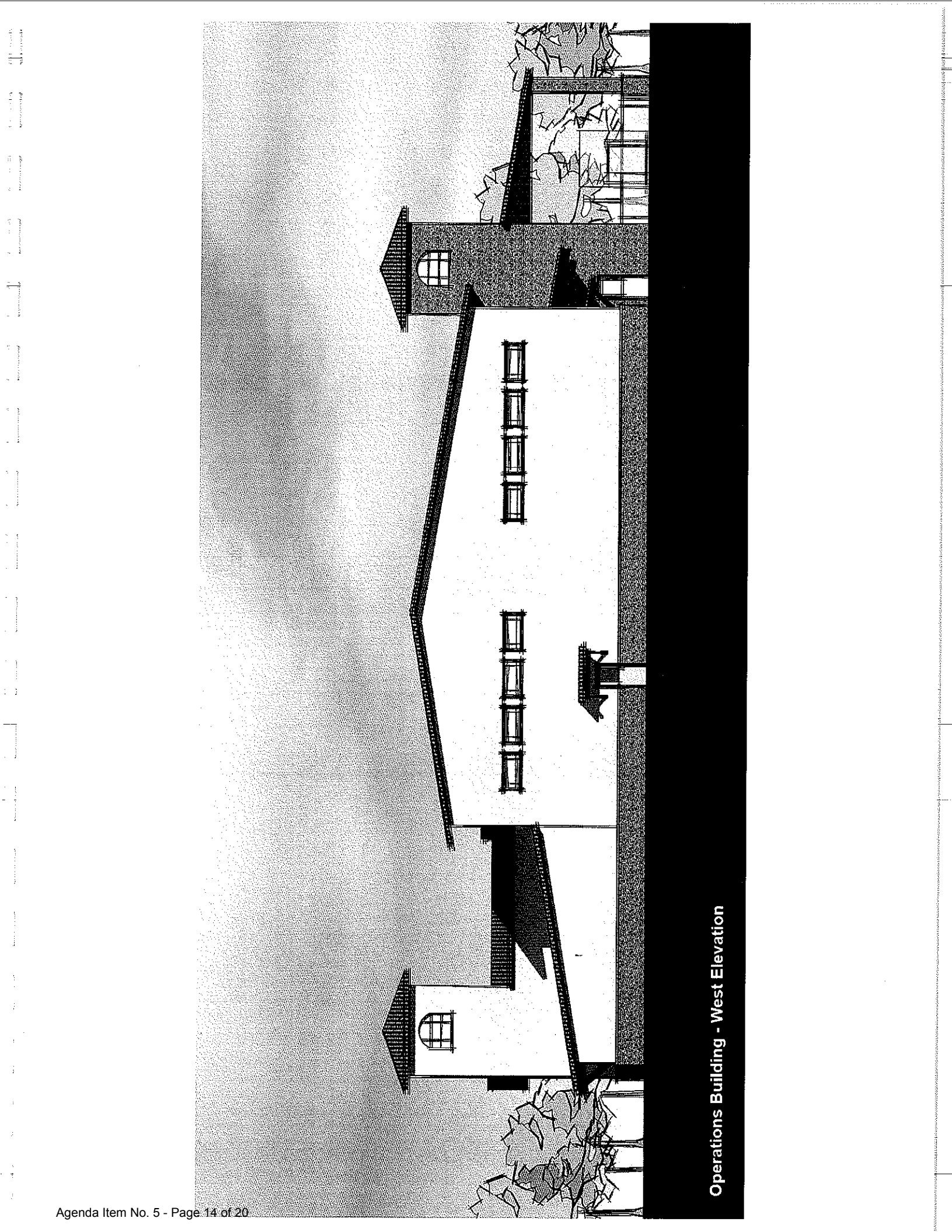
Operations Building - North Elevation



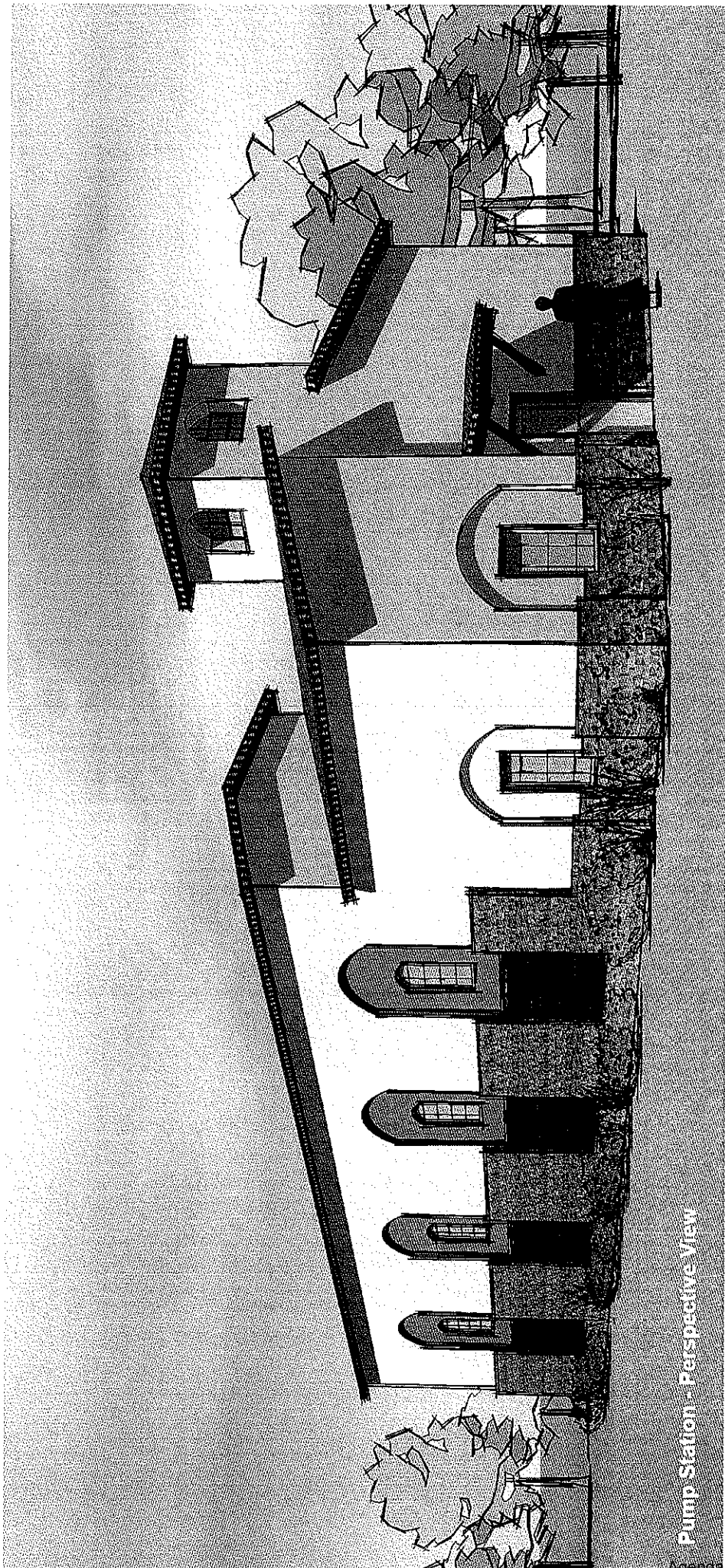
Operations Building - South Elevation



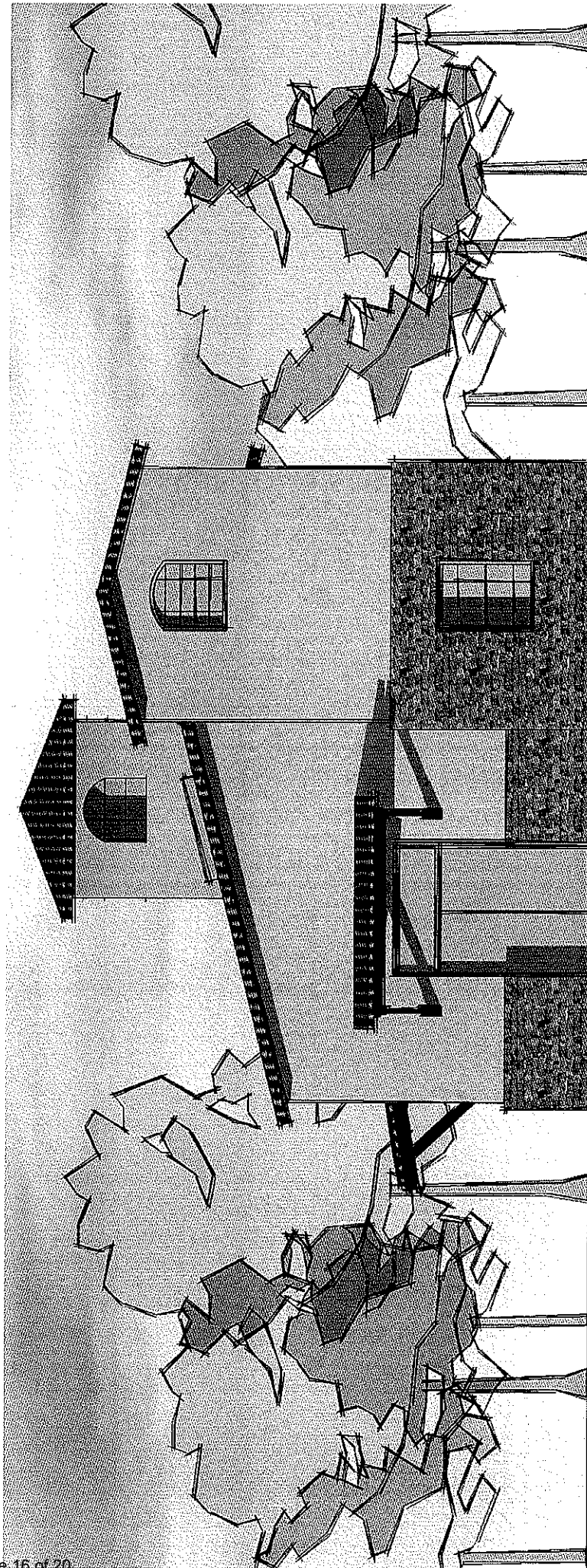
Operations Building - East Elevation



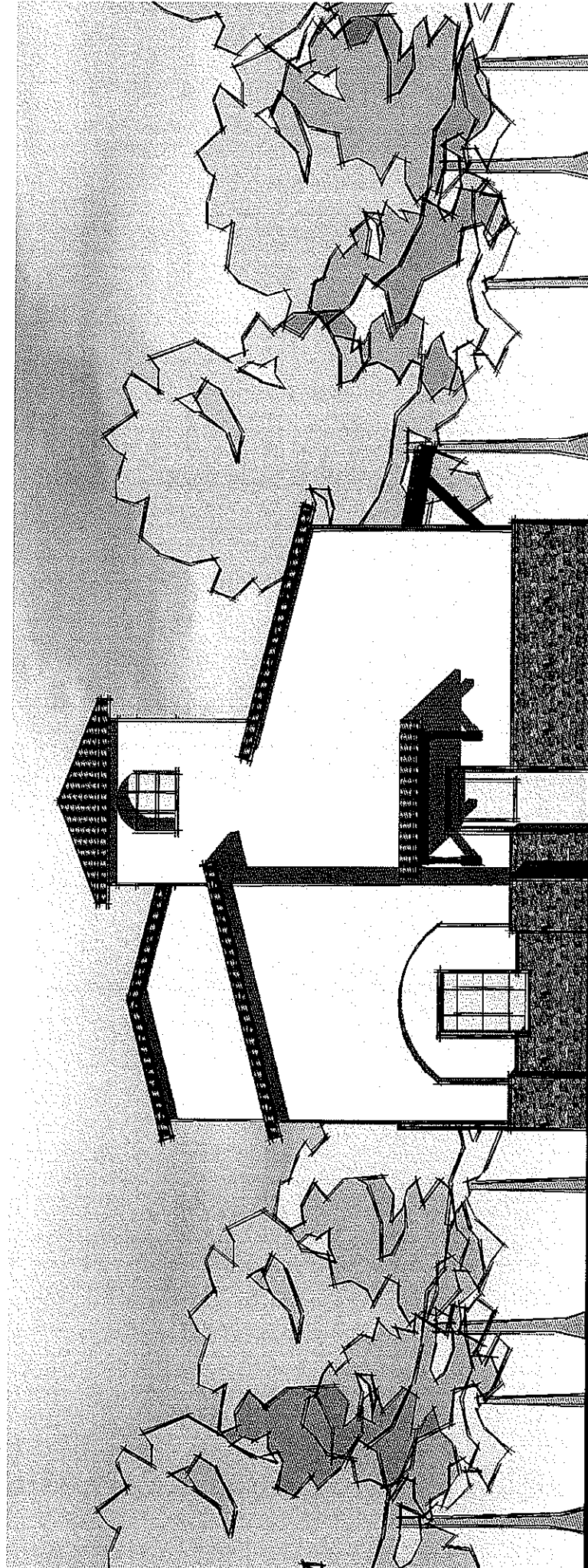
Operations Building - West Elevation



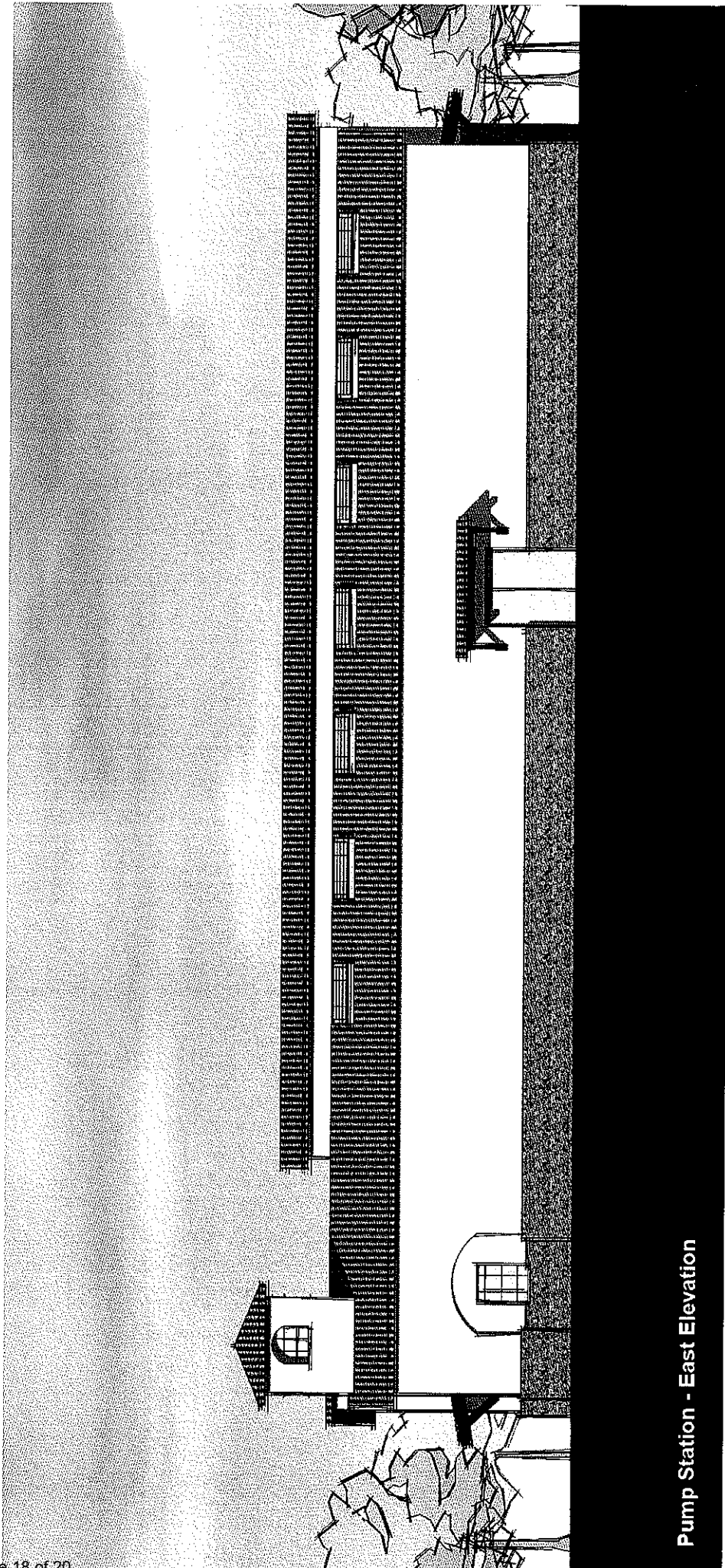
Pump Station - Perspective View



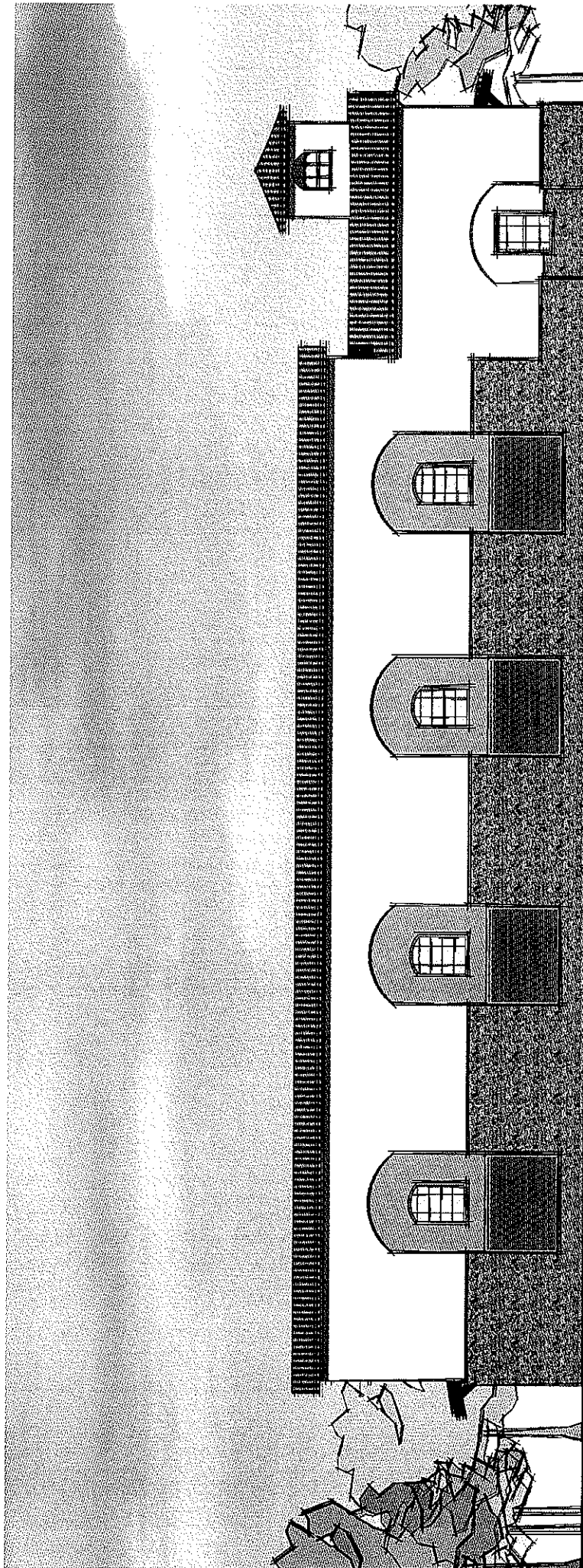
Pump Station - North Elevation



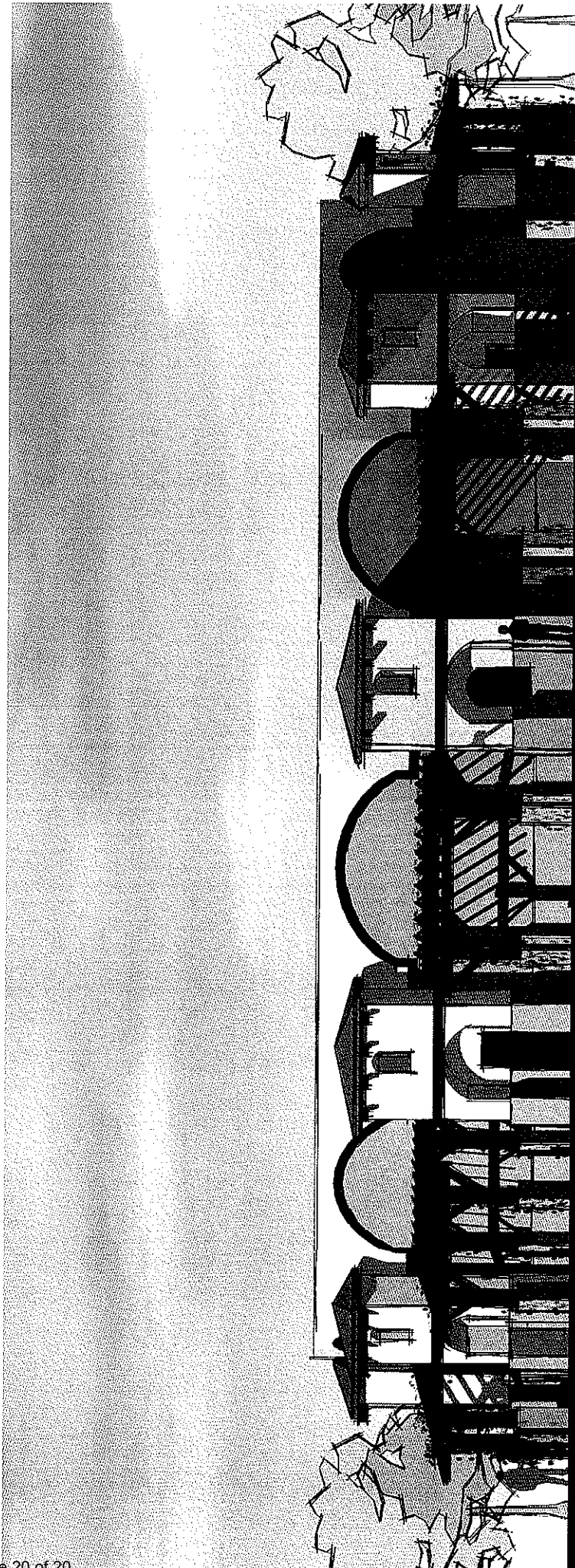
Pump Station - South Elevation



Pump Station - East Elevation



Pump Station - West Elevation



Reservoir - Elevation