SUBJECT: WATER MASTER PLAN REVISION FOR ROCKY HILL ZONE 1

SOURCE: Public Works Department - Engineering Division

COMMENT: East side development proposals have prompted staff to review the Water Master Plan to help facilitate development in Rocky Hill Zone 1. Rocky Hill Zone 1 includes the hillside area bounded by Hillcrest Street on the west, Morton Avenue on the north, the Urban Development Boundary on the east and Olive Avenue on the south. Currently, the Water Master Plan recommends the construction of a 325,000 gallon tank near the center of the zone, a new booster station, and a pressure reducing valve (PRV) between the Rocky Hill Zone 1 and the East Porterville Zone. The cost for all these improvements is approximately $850,000.

Recent development proposals are located on the westerly and mid-easterly sections of the Rocky Hill Zone 1. These proposals have been delayed due to the cost to construct non-Master Plan water mains between a centrally located 325,000 gallon tank and the proposed developments. Staff has studied alternative approaches with the following objectives in mind:

1. Stimulation of hillside development within Rocky Hill Zone 1; and
2. Spreading the water system infrastructure costs (non-Master Plan facilities) somewhat more equally throughout the undeveloped land.

Alternate 1: Construct two (2) 200,000 gallon tanks, modify an existing booster pump station, and install a pressure reducing valve between Rocky Hill Zone 1 and the East Porterville Zone at an approximate cost of $1,050,000, which is $200,000 more than the current Master Plan estimate. As an example, one tank could be placed on the hillside east of Connor Avenue and another tank could be placed on the hillside north and east of Granite Hills High School. The tanks, water mains to the tanks, booster pump modification and PRV station would be master plan facilities, subject to 100% reimbursement, if constructed by a developer. Alternate 1 does not require amendment of the 2002/03 Annual Budget. Master Plan costs are reviewed every five years and fees are adjusted accordingly.

Alternate 2: Construct one (1) 325,000 gallon tank centrally located within Rocky Hill Zone 1, extend 12-inch water mains from the tank to the east and west boundaries of said zone, modify the existing booster pump
station and install a PRV station between Rocky Hill Zone 1 and the East Porterville Zone at an approximate cost of $1,100,000 which is $250,000 more than the current Master Plan estimate. Again, facilities mentioned in this alternative are 100% reimbursable, if constructed by a developer.

Both alternatives provide points of connection that will reduce developer costs as it becomes necessary to extend non-Master Plan water mains into their developments. The current Master Plan basically illustrates the facilities necessary to get the water to a storage tank. There are no proposed facilities that will deliver water from the tank to the undeveloped property.

Adoption of Alternate 1 will allow Granite Heights Subdivision, at Morton Avenue and Conner Avenue, to proceed by constructing what will become a 12-inch master plan water main in Conner Street from Putnam Avenue to Morton Avenue. Since this will then be a master plan water main, the developer will be eligible for reimbursement for the cost of constructing this main. The water main is all that is necessary to serve this subdivision and the area surrounding it. The storage tank will probably not be needed for several years.

Adoption of Alternate 2 requires approximately two years of planning, design, budgeting, right of way acquisition and construction, by a city-administered contract, to provide all the facilities necessary to serve Granite Heights Subdivision and the surrounding area.

RECOMMENDATION: That City Council:

1. Adopt Alternate 1 as a revision to the Water Master Plan, dated February 2001, as it relates to Rocky Hill Zone 1; and

2. Authorize staff to implement the revision and modify the existing Water Master Plan accordingly.

ATTACHMENT: Map of Alternate 1 Revision
Map of Alternate 2 Revision