

CITY COUNCIL

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Reso No. _____ File No. _____

Ord No. _____

Agenda Item No.: 17

Date: March 21, 2012

TO: Honorable Mayor and Members of the City Council

FROM: Christopher McKinney, Director of Utilities

SUBJECT: Report on the Draft Feasibility Study of Relocating the Water Distribution Yard to a Site near the Mayflower Dog Park at the Current Charros Site

RECOMMENDATION:

The Utilities Department requests that Council accept and file a presentation summarizing the draft feasibility study for relocation of the water distribution yard to a site near the Mayflower Dog Park at the current Charros site, hereafter referred to as the "Site". The Department also requests Council guidance concerning future public meetings in addition to the one already held on March 15, 2012.

The draft study includes proposed site plans for a water distribution yard, preliminary plans for site entry and exit, and information on biological and cultural resources in the immediate vicinity of the Site. At this time, the Department is not requesting action from Council to move forward with design or construction.

FISCAL ANALYSIS:

No financial impact at this time, excepting staff time for analysis of the final study and public meetings. Future costs, if the Council decides to move forward with construction at this site, are estimated to be \$6.0 million from the Water Fund's capital improvement budget. This estimate includes design, environmental approval, and construction. The property is City owned, so there are no land acquisition costs.

BACKGROUND:

In 2011, the City Council directed staff to study the feasibility of relocating the water distribution yard from the current Public Works Yard to the Site. As previously reported to Council, it was chosen from among several sites considered because it was already City owned (i.e., no land acquisition costs), offered enough space based on a very preliminary assessment, and offered operational efficiencies compared to other sites by virtue of its close proximity to the Water Distribution Plant. The feasibility study was to confirm adequate space for equipment and staff, to perform a preliminary evaluation of biological and cultural resources on the site, and to determine the adequacy of existing infrastructure.

A portion of the Site has been identified as potential California gnatcatcher habitat, which has delayed completion of the final feasibility study. To determine if a gnatcatcher population exists, a six-week study is underway with completion expected in late April. Draft information not including the results of the gnatcatcher study has been presented by the consultant and indicates the following:

1. Pending mitigation of the impacted biological and cultural resources listed below, the Site is adequate for construction of a yard with these general attributes (see attached preliminary site plans):
 - a. 2,800 sq.ft. administration building and 7,200 sq.ft. staff building for daily work activities of approximately 45 staff.
 - b. Welding shop, machine shop, and tool shop.
 - c. Covered storage for sand, aggregate, and other construction materials.
 - d. Staff parking and City vehicle parking.
 - e. One-way entry and exit roads connecting the site to Save-a-Life Way.
2. Biological resources including: (1) two wetland vegetation habitat types, (2) two upland vegetation habitat types, (3) mapped California gnatcatcher habitat, and (4) potential occurrence of two "special status" plant species. The draft US Fish and Wildlife subarea plan requires buffers of up to 100 ft. between habitat and disturbed areas.
3. Cultural and historic resources include a bedrock milling feature (not impacted by proposed site construction) and four stacked stone walls likely associated with Dixon Ranch.

Potential Impact to Nearby Recreational Resources - The trailhead of the Caballo Trail in Daley Ranch is adjacent to the Site. The trail itself is within Daley Ranch and will therefore be unaffected by construction. An open area near the trailhead, but outside of Daley Ranch, is used as an unofficial parking area for trail users. This area may be intermittently closed for use as a temporary construction lay down area. However, the area will remain open on weekends, and staff will work with contractors to minimize weekday closures and provide notice of a closure schedule. After construction is complete, the area will be restored to its original condition, with Council having the option to authorize improvements (e.g., marked parking, improved signage, restrooms).

Potential Impact to Nearby Residents, Organizations, and Businesses during Construction - Construction will require a lay down area in the open space north of Beven Drive between Wohlford Drive and Valley Parkway. Construction materials and equipment will be stored here throughout the twelve-to-eighteen month construction period. Residents of the area will also notice increased traffic along Beven Drive and Save-a-Life Drive, though this traffic will be intermittent (typically during deliveries and when materials are moved from the lay down area to the active construction area) and confined to regular business weekdays (7:00 AM to 5:00 PM). Noise should be limited to vehicle noise along Beven Drive and Save-a-Life Way, though the Humane Society buildings may be exposed to low-level noise from the construction area (again limited to equipment noise).

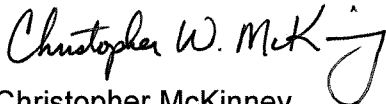
Potential Impact to Nearby Residents, Organizations, and Businesses after Construction - After construction, the proposed yard will be visible from the Humane Society buildings and the Caballo Trailhead from a distance of 100 ft. to 500 ft. Residents on Lewis Lane, Norma Lane, and Valle Lindo Road on the east side of Valley Parkway will have limited visibility of the site through existing trees from a distance of ¼ mile or more. The yard will be hidden from residents of Eureka Ranch behind the hill north of Murcott Way that extends eastward to Escondido Creek. Homes at the east end of Chandler Court will have a limited view of the staff parking area and the proposed staff building, though these views will be obscured by the existing vegetation and the sound wall on Beven Way. The existing temporary storage area for water distribution construction materials between Save-a-Life Drive and Escondido Creek

(presently surrounded by a security fence with razor wire) will be removed when the new facility opens. This area will be returned to its state prior to placement of the fence.

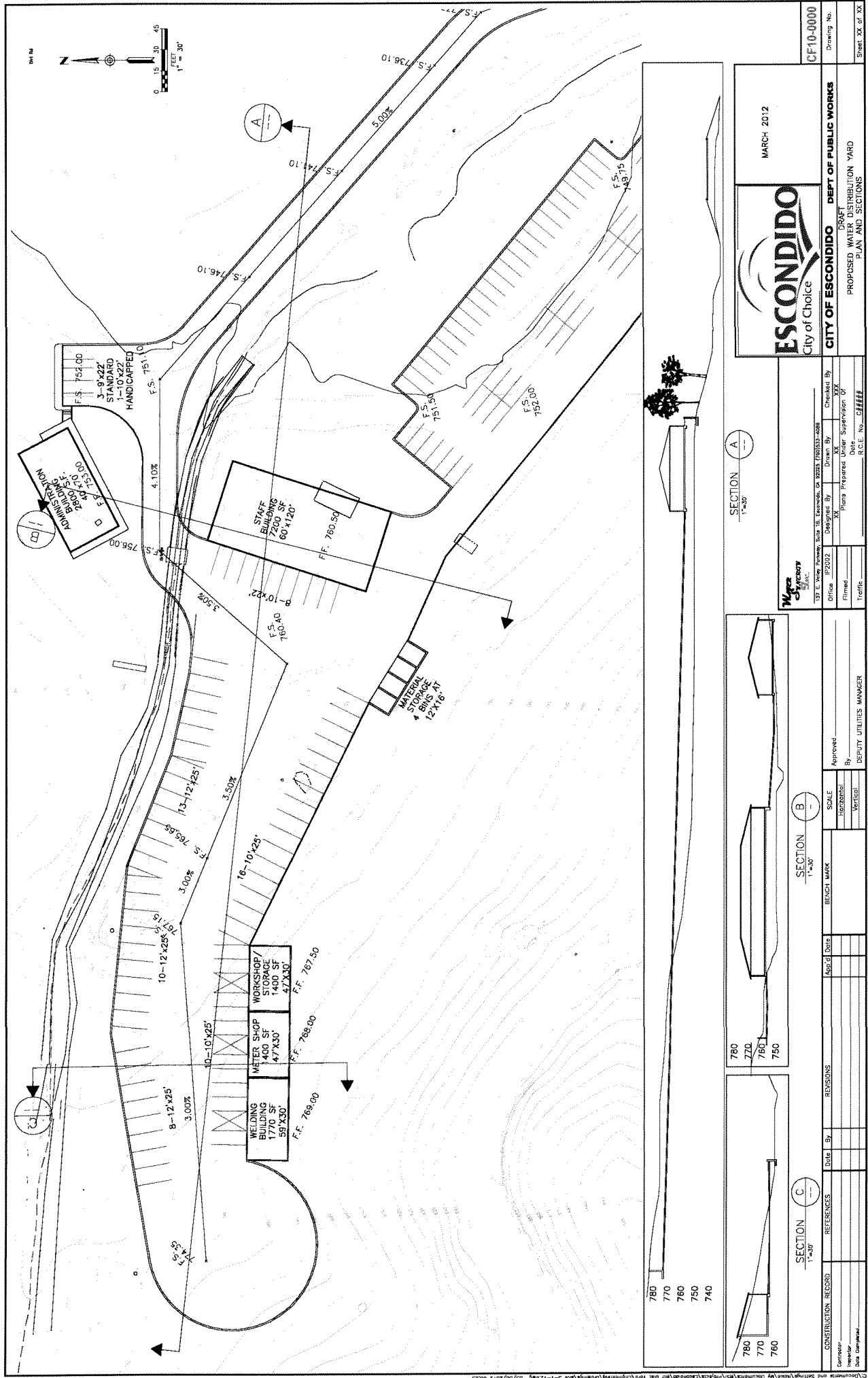
Personal vehicle traffic along Beven Drive and Save-a-Life Way will increase as staff arrive (~6:30 AM) and leave work (~4:00 PM). In total, approximately 59 City owned vehicles will be housed at the site. These vehicles include 28 vehicles that are $\frac{3}{4}$ ton or smaller (primarily water meter reader vehicles), 15 vehicles that are 1 ton or larger, and 16 pieces of support equipment (backhoes on towable trailers, traffic message boards, light towers, etc. Evening and weekend traffic will be limited to crews responding to water system emergencies. In all cases, staff will be directed to use Save-a-Life Way and Beven Drive to access Valley Parkway, except in those rare cases of doing work inside Eureka Ranch. The Caballo Trail will not be impacted during or post-construction. The trailhead will not be impacted post-construction, but may be impacted during construction as described above.

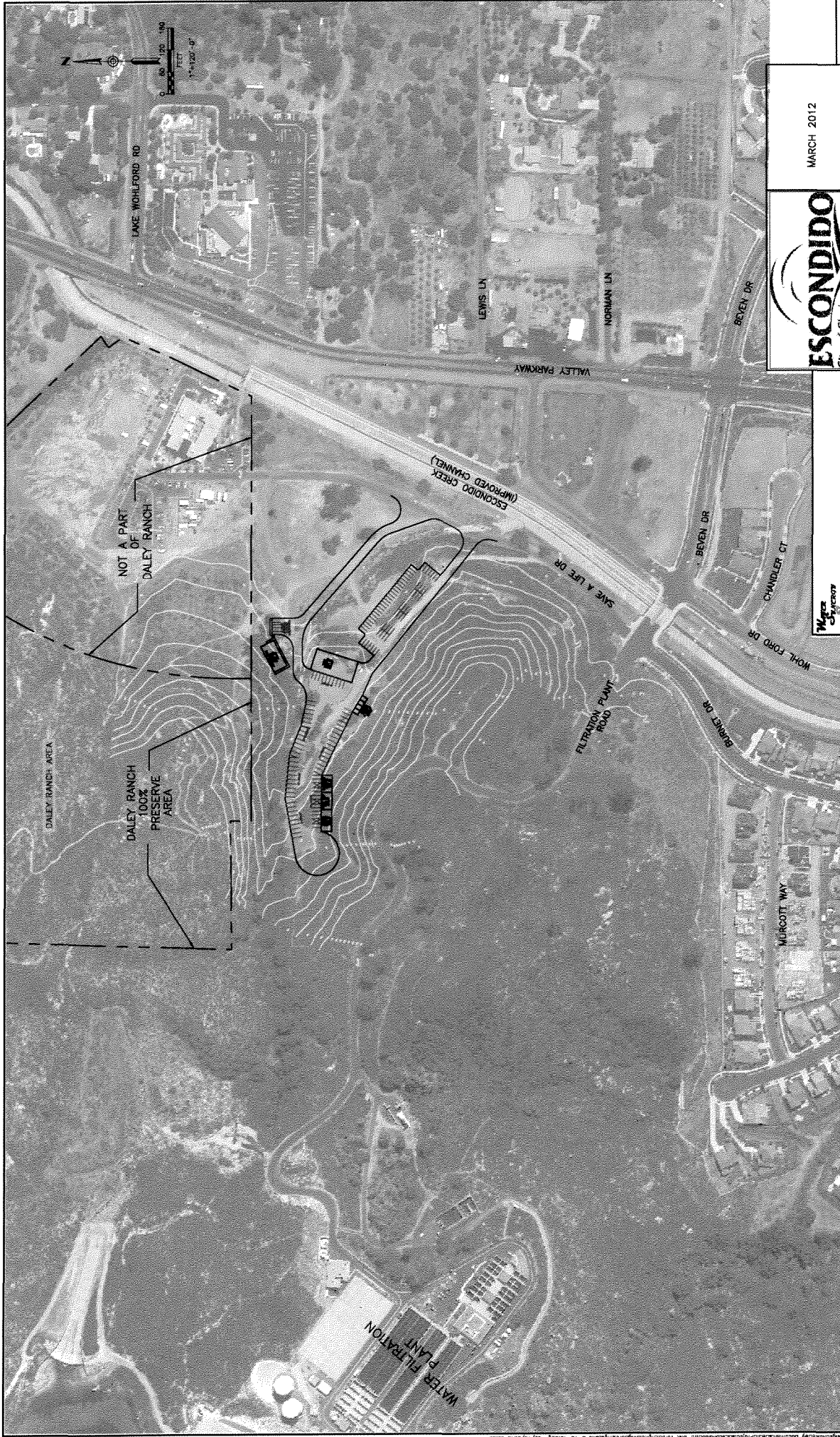
Council options for improvement of local recreation access – At its discretion, Council may choose to improve the Caballo Trailhead (see above). With the likely improvement of Save-a-Life Drive required by this project, Council may also elect to construct bike and pedestrian access from the Escondido Bike Path to the Caballo Trailhead.

Respectfully submitted,

A handwritten signature in black ink that reads "Christopher W. McKinney". The signature is stylized, with a large, looped "M" and a trailing flourish.

Christopher McKinney
Director of Utilities





CONSTRUCTION RECORD		DATE	BY	REVISIONS	APPROVAL	SCALE	BENCH MARK	DATE																								
Inspector						Horizontal																										
Inspector						Vertical																										
Date Completed																																
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