



## Legislation Details (With Text)

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**File created:** 9/1/2015      **In control:** City Council  
**On agenda:** 9/24/2015      **Final action:**  
**Title:** Action related to acquisition of real property to construct a well head treatment facility:  
1. Adopt environmental finding as provided in Environmental Assessment No. EA-15-021 of Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15332; and  
2. Approve acquisition of one parcel located at 6027 North Glenn Avenue (APN 407-152-07) from Daniel J. Gonzalez and Julia R. Gonzalez for the amount of \$150,000 to construct a well head treatment facility (County Island within Council District 2)  
**Sponsors:** Department of Public Utilities  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 2015-09-24 PS 117 Exh A.pdf, 2. 2015-09-24 PS 117 Exh B.pdf

Date	Ver.	Action By	Action	Result
9/24/2015	1	City Council	continued	

## REPORT TO THE CITY COUNCIL

**September 24, 2015**

**FROM:** THOMAS C. ESQUEDA, Director  
Department of Public Utilities

**THROUGH:** MICHAEL CARBAJAL, Division Manager  
Department of Public Utilities - Water Division

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Department of Public Utilities - Water Division

## SUBJECT

Action related to acquisition of real property to construct a well head treatment facility:  
1. Adopt environmental finding as provided in Environmental Assessment No. EA-15-021 of Categorical Exemption pursuant to CEQA Guidelines Sections 15301 and 15332; and  
2. Approve acquisition of one parcel located at 6027 North Glenn Avenue (APN 407-152-07) from Daniel J. Gonzalez and Julia R. Gonzalez for the amount of \$150,000 to construct a well head treatment facility (County Island within Council District 2)

## RECOMMENDATIONS

Staff recommends that the City Council:

1. Adopt a finding of a Categorical Exemption pursuant to CEQA Guidelines Sections 15301/Class 1 (Existing Facilities) and 15332/Class 32 (In-fill Development) (EA-15-021) for constructing a well head treatment facility at 6027 North Glenn Avenue.
2. Approve the fee simple acquisition of one parcel (APN 407-152-07, see Exhibit A), which is necessary for the construction of a well head treatment facility at 6027 North Glenn Avenue from Daniel J. Gonzalez and Julia R. Gonzalez for the amount of \$150,000.

## **EXECUTIVE SUMMARY**

The Water Division maintains a network of some 260 plus municipal water supply wells that provide 88% of the City's potable water. One of these wells, Pump Station 117 (PS 117) (See Exhibit B), had to be taken out of service because it exceeded the State's drinking water standard Maximum Contaminant Level (MCL) for Tetrachloroethylene (PCE). PCE is a colorless liquid solvent widely used for dry cleaning <[https://en.wikipedia.org/wiki/Dry\\_cleaning](https://en.wikipedia.org/wiki/Dry_cleaning)> of fabrics.

A well head treatment facility needs to be constructed to remediate PS 117 so it can be returned to service. The existing well lot is too small to accommodate such facility therefore the need to expand the well lot. The proposed property acquisition will also provide space for a second water well for future needs.

## **BACKGROUND**

The subject parcel was identified as a suitable well head treatment site due to its size and location. Staff has negotiated with the property owners to purchase the subject parcel for the amount of \$150,000, which is based on appraised values. Owners of the parcel have agreed to the amount of compensation offered by the City and signed the Agreement for Purchase and Sale and the Grant Deed. With Council approval, payment will be made to the owner and the Grant Deed will be recorded. The acquisition of this parcel will allow the Water Division to construct a well head treatment facility for PS 117, which had to be taken out of service, because it exceeded the State's drinking water standard MCL for PCE.

The documents signed by the property owners have been approved as to form by the City Attorney's Office. Following acquisition of the property, plans and specifications will be prepared for the treatment facility, bids will be solicited and a construction contract will be presented to the Council for award.

## **ENVIRONMENTAL FINDINGS**

Staff has performed a preliminary environmental assessment of this project (EA-15-021) and has determined that it falls within the Class 1 Categorical Exemptions as set forth in CEQA Guidelines Section 15301(c) which exempts the repair, maintenance or minor alternation of existing structures or facilities, because a well head treatment facility will be constructed on 6027 N. Glenn Avenue to remediate PS 117. The project also falls within the Class 32 of CEQA Guideline Section 15332 which exempts in-fill development projects meeting the following conditions: the project is consistent with the applicable general plan designation, policies, zoning designation and regulations, b) project is within City limits, less than 5 acres and substantially surrounded by urban areas, c) the project

has no value as habitat for endangered, rare or threatened species, d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and e) the site can be adequately served by all required utilities and services. Furthermore, Staff has determined that none of the exceptions to Categorical Exemptions set forth in the CEQA Guidelines, Section 15300.2 apply to this project.

## **LOCAL PREFERENCE**

Local preference was not considered because this action does not involve a bid or award of a construction or services contract.

## **FISCAL IMPACT**

The project, which is located in a County island within Council District 2, will not have any impact to the General Fund. Funds for the expansion of PS 117 are included in Water Division's FY 2016 Capital Improvement Program budget within the DBCP Recovery Fund (40110). The construction of a well head treatment facility was included in the water rate model used to create the five-year utility rate plan and subsequently adopted by City Council on February 26, 2015. No additional funding is required for this project.

### **Attachments:**

Exhibit A: Assessor's Parcel Map

Exhibit B: Vicinity Map