

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS
ACTION AGENDA SUMMARY

DEPT: Parks and Recreation

BOARD AGENDA # *B-11

Urgent

Routine

AGENDA DATE December 16, 2008

CEO Concurs with Recommendation YES NO
(Information Attached)

4/5 Vote Required YES NO

SUBJECT:

Approval to Proceed with Water Conservation Project at Countrystone Park Located Within County Service Area 10 in Salida

STAFF RECOMMENDATIONS:

- 1) Authorize the expenditure of the Salida Planned Development Park fees to install a pilot well, controllers, monitoring system, and any other associated expenses for water conservation efforts and the use of non-potable water for County Service Area (CSA) 10 in Salida.
- 2) Authorize the Parks and Recreation Director, or her designee, to proceed with the water conservation project, negotiate and sign agreements not to exceed \$50,000 including contingency fees.
- 3) Direct the Auditor-Controller to establish a capital project fund called CSA-10, Salida Parks and Streetscapes, Water Conservation Project, Countrystone Park and make the necessary budget adjustments per the financial transaction sheet.

FISCAL IMPACT:

The anticipated cost of the proposed water conservation project will not exceed \$50,000. The Salida Planned Development fees will fund this project and currently has an estimated balance of \$581,255.68 in the Parks Component.

BOARD ACTION AS FOLLOWS:

No. 2008-847

On motion of Supervisor Monteith, Seconded by Supervisor Grover
 and approved by the following vote,
 Ayes: Supervisors: O'Brien, Grover, Monteith, and Vice Chairman DeMartini
 Noes: Supervisors: None
 Excused or Absent: Supervisors: District Two vacant
 Abstaining: Supervisor: None

- 1) X Approved as recommended
- 2) _____ Denied
- 3) _____ Approved as amended
- 4) _____ Other:

MOTION:

Christine Ferraro

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

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DISCUSSION:

In December 1988, the original Salida Community Plan was approved and encompassed approximately 700 acres of land. The plan included a mix of land uses including residential, commercial, industrial, public lands for schools, neighborhood parks, and storm drainage facilities.

The plan resulted in complete build out of the community with funding sources for the County Service Area coming from Mello-Roos bonds, Environmental Impact Report Mitigation Fees, a Transportation Improvement Coordination Fee, and a California Department of Transportation Fee.

As of October 2, 2007, remaining projects include the construction of alternate water supply components for parks. This parks component consists of capital improvement projects for water conservation efforts and the use of non-potable water for irrigation purposes. These improvements include the irrigation needs of four parks (Countrystone, Wincanton, Murphy, and Segesta) and over six miles of streetscape within CSA-10. Water conservation projects include but are not limited to the use of non-potable wells, Smart controllers and web-based monitoring systems.

Within CSA-10, utility costs continue to rise and have more than doubled since Fiscal Year 2003-2004 when utility costs were \$51,542. During Fiscal Year 2004-2005, costs increased by 4.16 percent to \$53,687. An increase of 35 percent was seen in Fiscal Year 2005-2006 with an annual cost of \$72,517 while Fiscal Year 2006-2007 shows a 32 percent increase to \$96,125. Fiscal Year 2007-2008, resulted in an 11 percent increase to \$106,851 for the year. An increase of 20 percent is estimated for utilities during Fiscal Year 2008-2009 to \$128,663.

Many organizations are investing in their infrastructure to ensure that parks and facilities become more energy efficient and are using non-potable water sources to reduce utility costs. Because utility costs are expected to increase as much as 20 percent this year, the Department may be forced to make choices with regard to service levels within CSA-10 if these cost increases are not curbed. As the Department moves toward investing in the CSA infrastructure for non-potable water use and other water conservation efforts, utility costs will be significantly reduced.

The difference between non-potable and potable water is that potable (domestic) water meets the drinking water standards set by the Environmental Protection Agency as water that is suitable for drinking, cooking, and personal bathing. Drinking water standards within the United States affect states, tribes, drinking water utilities, communities, and citizens. These standards control the levels of contaminants and ensure proper treatment for safe tap water. Non-potable water

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is not of drinking water quality but can be used for outdoor use. Some types of non-potable water include stormwater, dam and creek water, rainwater and groundwater. These types can be used for purposes like park and streetscape irrigation. Due to the high cost of the potable water currently being used, installing non-potable wells will significantly reduce utility costs within the CSA. For comparison, the non-potable water well that has been installed at Riverdale Park is showing dramatic decreases in utility costs with the average monthly charges being less than \$100.

In order to fully convert CSA-10 parks to non-potable irrigation within the parks three phases are recommended for installing alternate water supplies. Ensuring appropriate non-potable water usage will require the use of Smart controllers and a web-based monitoring system that assimilates with soil type, soil moisture, plant type, and current weather conditions in all landscaped areas, and to determine the cost impact of connecting all streetscapes to non-potable water wells.

The first phased project (see Attachment A) has anticipated costs of \$50,000 which includes the installation of a non-potable water well at Countrystone Park. This phase is slated for completion by January 2009. In addition, the project will include the installation of SMART controllers along with a web-based monitoring system for the park. This first phase will allow the Department to troubleshoot any concerns that may arise ensuring that the remaining phases can be completed with minimal impact to the public. This phase includes: well and pump installation, mitigating electrical and plumbing issues, addressing/exploring/discussing safety concerns, discussing security options, controller installation and testing of the web-based monitoring system. Upon completion of this phase, total cost savings on domestic water use is estimated at \$12,000 in the first complete year.

The second phased project consists of the installation of the remaining water wells for the parks and the installation of Smart controllers with web-based monitoring at an estimated thirty-seven locations throughout CSA-10. This phase will virtually eliminate the need for potable water use within CSA-10. Additionally, the outcome of installing the Smart controllers will be improved plant health and streetscape appearance, protection of the environment by reducing urban runoff, and decreased staff time spent adjusting controllers. Upon completion of this phase, the expected domestic water cost savings for CSA-10 is \$68,000.

The third phased project consists of connecting any adjacent streetscapes to the park well sites. This phase of the water conservation efforts will only be completed if the cost to install new water lines from the park wells to the streetscapes can be recovered through utility savings. At this time, it is unknown what these costs may be due to the fact that each location of a streetscape and

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its domestic water line, water meter, and its relative placement near a park varies from streetscape to streetscape.

Upon completion of the first phase, the Department will return to the Board of Supervisors with a recommendation for completing the second phase of the project and securing bids on the third phase to determine whether the cost will be recoverable through increased utility savings.

Immediate cost savings will begin to be realized as soon as the first phased project is completed. In particular, domestic water cost savings at Countrystone Park is projected at \$7,000 for the remainder of Fiscal Year 2008-2009. Upon completion of the entire water conservation phased projects, it is projected that the cost savings for domestic water use within CSA-10 will be \$80,000 thereby alleviating the need to request additional funding from the homeowners to cover the continued rising cost of domestic water.

POLICY ISSUES:

The Board should determine if proceeding with the water conservation project at Countrystone Park located within County Service Area 10 in Salida is consistent with its priorities of a well-planned infrastructure system and the efficient delivery of public services.

STAFFING IMPACTS:

There are no staffing impacts associated with this item.

