
APPENDIX 4.12-2
MITCHELL RANCH WATER IMPACT ANALYSIS
GLENN GEBHARDT, CITY OF CERES ENGINEER,
SEPTEMBER 28, 2009



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September 28, 2009

Ryan M. Nickelson
Regency Centers
2999 Oak Rd., Suite 1000
Walnut Creek, CA 94597

Re: Mitchell Ranch Water Impact Summary

Dear Mr. Nickelson:

This letter is documentation for the file to memorialize discussions previously held. Attached are two important water documents. First is the City of Ceres Engineering Report "Source Capacity of the Existing Water System" (Source Capacity Study), prepared by West Yost Associates and dated June 26, 2009. Second is the water Technical Memorandum titled "Updated Impact Analysis of the Proposed Mitchell Ranch Shopping Center on the City of Ceres' Water Distribution System" prepared by West Yost, dated August 3, 2009. Following are staff clarifications for the record on each document.

Source Capacity Study

The Source Capacity Study was prepared at the request of the California Department of Public Health. The Study provides a detailed review of the City's water system, established maximum day and peak hour demand factors, and confirms the City's water supply capacity. This capacity is then compared to existing and anticipated demand. The Study concludes with the determination that the City's water system has maximum day capacity of approximately 371 gallons per minute that would be available to meet demand of new development. The Study also explains that the City is working to address the instances of when the waster system pressure drops below 40 psi. These efforts include improving the SCADA system and controls plus working to increase water supply via new wells and the installation of meters on all unmetered services.

The Study explained that "The City's goal is to ultimately have a system that maintains a minimum pressure of 40 psi at all times, excluding fire flow. However, the City intends to allow new connections to the existing system in the near future before this goal is realized." In a response to the Study, CDPH stated, "Based on the findings of the study and the performance of the City through 2008, the Department is optimistic that the City can monitor and manage its water supply and distribution system to assure that water service is not compromised as growth continues to occur".

Technical Memo (TM)

As stated in the TM, the purpose was to summarize the analyses and findings of the impact of the updated demands of the proposed Mitchell Ranch Shopping Center on the City of Ceres existing water distribution system. That report concluded that City's existing water distribution system, with the addition of the Mitchell Ranch development demands, can provide adequate supply and pressure throughout the entire water system under maximum day conditions. The slight pressure reduction did not drop below the 40 psi design standard.

These two documents confirm that the City has currently available capacity to serve the subject development. It also confirms that such service would not be detrimental to the City's water system. Specifically regarding California Department of Public Health, Title 22, Chapter 16, Code Section 60402.B (Waterworks Standards), these standards were revised in 2008. Part "a" of that standard requires a minimum operating pressure of 20 psi for all existing water distribution systems. Part "b" of that standard is a design standard that applies to distribution systems that expand the service connections by more than 20%. Although it is debatable whether that new design standard applies to Ceres, the City has accepted 40 psi as the goal for the design of future improvements. The selection and placement of future wells and transmission mains will be designed toward this goal. As stated in the Source Capacity Study, "The City's goal is to ultimately have a system that maintains a minimum pressure of 40 psi at all times, excluding fire flow. However, the City intends to allow new connections to the existing system in the near future before this goal is realized."

Sincerely,



Glenn Gebhardt
Interim Development Services Director/City Engineer

Att: Source Capacity of the Existing Water System
Updated Impact Analysis of the Proposed Mitchell Ranch Shopping Center
on the City of Ceres' Water Distribution System

xc: Brad Kilger, City Manager
Tom Westbrook, Interim City Planner
Amrit Kulkarni, Meyers Nave
Ed Grutzmacher, Meyers Nave
Miriam Montesinos, Sheppard Mullin