



City of Corning

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THE CORNING FRIDAY NOTES

TO: MAYOR AND COUNCIL
FROM: CITY MANAGER JOHN L. BREWER, AICP JD
DATE: JULY 19, 2013

CITY MANAGER:

Sav-Mor Market Driveways:

We've had some inquiries about motorist confusion stemming from the multiple driveways at Sav-Mor Market. Pat Walker and I met with the Store Manager on Monday to discuss measures they could take to improve the driveway markings. Pat then emailed some directional signage recommendations that would better identify the desired entrance and exit routes to and from the parking lot.

Meeting with State Parks & Recreation

The Mayor, Council Member Tony Cardenas, John Stoufer, Pat Walker and I met with Lisa Vigil of the State Department of Parks and Recreation on Tuesday. We discussed both the new Park construction and the Theater. It was a very productive meeting.

We toured the Theater. Lisa had some suggestions for satisfying the State's requirement that the Theater be "open" in order to free up the 20% retention they're currently withholding. We'll use her suggestions to develop a plan for the Theater.

We then visited the new Park site. She was very impressed with the progress and the size of the Skate/Bike Park. She thought that feature would end up attracting people from throughout the Northstate. In addition to touring the construction site, we also spoke with her about our Phase 2 plans.

Corning Community Park:

Staff will be meeting with Ed and Landscape Architect Tom Phelps on Monday to review and discuss the draft plans for Phase 2 of the Park Project.

Wood Waste Site:

Pat Walker and Steve Lindeman have scheduled a wood waste grinding Contractor to be onsite next week. That person will grind the waste and remove it from the site.

Solano Streetscape Project:

I've been working with Ed on the Powerpoint presentation for the Streetscape Project that we'll present to the Council at 6:30 next Tuesday.

Kopta Slough Group:

Pat Walker and I attended a meeting of the Kopta Slough Group on Tuesday in Chico. The Group seeks to remove rock revetment upstream of the mouth of Deer Creek, thereby shifting the Sacramento River southwesterly into the Kopta Slough channel. The objective is to prevent continued erosion at the Woodson Bridge State Park and Tehama County River Park. If unchecked, it's feared that the continued erosion could ultimately wash out South Avenue and negatively affect our Wastewater Treatment Plant discharge facilities.

PUBLIC WORKS DEPARTMENT:

Safe Routes to School:

Almost all concrete is completed at Fig Lane and Marguerite Avenue. Tom Williams is now prepping for the asphalt placement on Fig Lane. He plans to have the Subcontractor place the asphalt on Fig Lane and Marguerite Avenue the last week of July or the first week of August.

Corning Community Park:

Trent Construction is still working on the Skate Park. This part of the construction is pretty slow. Construction Workers placing the "shotcrete" are only able to place about 7 yards at a time, then they must hurry to finish the concrete's surface before it sets up. Trent construction has also been constructing more sidewalk and preparing the Fig Lane entrance and parking lot for asphalt.

Former Dudley & Petty Truck Stop:

Pilot TravelCenters, purchasers of the former Dudley & Petty Truck Stop, are responsible for the cleanup and abatement of this property. Part of the cleanup consists of monitoring and treatment of six residential property wells. California Regional Water Quality Control Board is suggesting that Pilot Travel Centers work with the City of Corning to have those properties connect to City water as part of the Cleanup Order.

Pilot TravelCenters has hired Broadbent & Associates of Chico to engineer a system to possibly provide the affected properties City water. Broadbent & Associates sent the affected property owners a letter (attached to the Friday Notes) which is in a question & answer format. Hopefully, this letter provides the property owners with answers to a lot of their questions and will enable Pilot TravelCenters to move forward on a waterline extension and connection to City water for those affected properties.

Fig Lane Improvements:

John Brewer, John Stoufer, and I met with the owner of Fig Lane Stor-All to discuss the installation of sidewalk and street lighting which were deferred when the storage units were built. With the current construction of the new park across the street on Toomes Avenue, City Staff thought it prudent to see if the sidewalk and lighting could be finished by the time the new park opens to the public.



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July 10, 2013

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J#09-08-108

JUL 11 2013

CORNING CITY CLERK

Affected Resident
Toomes Avenue and Houghton Avenue
Corning, California 96021

RE: Answers to Questions Regarding Potable Water Pipeline Extension Proposal
Former Dudley & Petty Truck Stop, Corning, Tehama County, California

Dear Resident:

On behalf of Pilot Travel Centers LLC (Pilot), Broadbent & Associates, Inc. (Broadbent) is pleased to present this summary of answers to your questions in detail regarding the proposed extension of a potable water pipeline from the City of Corning public water system to your neighborhood. As you are aware, Pilot performs water quality monitoring and point-of-entry treatment at six residential properties on Toomes Avenue and Houghton Avenue due to historical releases of chlorinated solvents from the former Dudley & Petty Truck Stop at 2120 South Avenue, Corning, California. This water quality monitoring and treatment is in accordance with the California Regional Water Quality Control Board, Central Valley Region (RWQCB) Amended Cleanup & Abatement Order R5-2004-0709, dated September 15, 2011. The Amended Cleanup & Abatement Order requires that Pilot continue to provide appropriate, uninterrupted replacement water that meets all applicable federal, state, and local drinking water standards to the affected parties, in compliance with California Water Code Section 13304 subsections (f) and (g).

Why is Pilot involved in the environmental cleanup of the former Dudley & Petty Truck Stop site?

Pilot has never operated at the 2120 South Avenue facility. In 2010, Pilot purchased the national assets of the former Flying J Company, which included the Flying J Company's environmental liabilities at the former Dudley & Petty Truck Stop. As a condition of the purchase, the Federal Trade Commission required Pilot to divest ownership of the 2120 South Avenue facility so as not to have an overly dominant presence in the Western United States. Pilot has no active involvement with the present truck stop business at 2120 South Avenue: Love's Travel Stops & Country Stores, a private company, owns and operates the business.

Why does Pilot want us to connect to an extension of the City of Corning public water system? Why can't Pilot construct me a new well?

Pilot is offering you City of Corning piped water as a permanent alternative to the point-of-entry treatment systems at each of your wells. Construction of the City of Corning water pipeline will be at Pilot's cost. We believe that this is most cost-effective to both Pilot and affected residents in the long run. The City of Corning public water system shall effectively remove the potential exposure pathway between the contaminated groundwater and the affected residents. By comparison, constructing a new well, even a deeper well, may not eliminate this exposure pathway long term. In addition, Pilot would remain obligated to periodically monitor the water from each new well to check that it is potable. Finally, it is possible that a new well installed in contaminated groundwater might worsen the existing plume dimensions, potentially both laterally and vertically.

Will the City of Corning require annexation of my property if I connect to the public water system?

The Tehama County Local Agency Formation Commission (LAFCo) has decided to allow the City of Corning to extend the piped public water system to the six affected well owners in the unincorporated portion of the county without annexation if water is for domestic purposes. Any future applicant for a new or expanded water service connection must sign an agreement with the LAFCo not to protest future annexation. However, the six existing well owners, with identified pollutants, will not need to sign such an agreement. If you accept Pilot's offer, under current land title and water use conditions, you would be eligible for a 1-inch diameter service connection to the potable water pipeline.

What does the City of Corning water service cost?

For a 1-inch diameter service connection the City of Corning currently charges \$31.31 per month for up to the baseline usage of 4,000 gallons of water. If more than 4,000 gallons of water are used in a monthly billing period then the City would charge \$1.33 for each additional 1,000 gallons of water used over the 4,000 gallon baseline. (Note - This is more than the previously cited rates of \$27.82/\$1.14, which were erroneously provided to Broadbent earlier). Historical water service rates from 2003-2013 are summarized in the table below recently provided by the City of Corning.

City of Corning Water Rates 2003-2013

Basic Monthly Charge	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
5/8" & 3/4" Svc	\$12.42	\$12.79	\$13.17	\$13.57	\$13.98	\$14.40	\$14.83	\$15.27	\$15.73	\$16.20	\$16.69
1" Svc.	\$23.30	\$24.00	\$24.72	\$25.46	\$26.22	\$27.01	\$27.82	\$28.65	\$29.51	\$30.40	\$31.31
Usage Rate (for each 1,000 gallons per month above the baseline of 4,000 gallons)	\$0.99	\$1.02	\$1.05	\$1.08	\$1.11	\$1.14	\$1.17	\$1.21	\$1.25	\$1.29	\$1.33

Will the City of Corning water bill include the cost for sewer service if not connected?

According to the City of Corning Public Works Director/Water System Manager, the monthly City of Corning water bill will be just for water service. For the six affected properties, there will be no sanitary sewer services and consequently no charges for sanitary sewer service.

If we have apartments on our property will each apartment require its own water service connection?

According to the City of Corning, the LAFCo agreement requires that the water service connection be limited to 1-inch diameter for each residence. Under the City of Corning's interpretation, each residential structure will require its own service connection. However, the City of Corning City Manager and the City of Corning Public Works Director/Water System Manager have proposed that multiple apartments in the same building might be able to share a service connection.

What is Pilot going to pay me to hookup to the City of Corning water service?

Understanding that the total costs for potable water service from the City of Corning may potentially exceed the total costs of operating a private well (even considering electricity, periodic pump and pressure tank replacement, periodic well servicing, reduction in fire insurance premium, etc.), Pilot is offering an up-front cash stipend of \$5,000 to each property owner. This amount equals over 13 years of monthly water bills at the current rate, or over 10 years of combined costs for monthly water bills and anticipated annual maintenance costs for inspection and regular servicing of a Backflow Prevention Device.

What is a backflow prevention device and what are its costs? Would I still need a backflow prevention device if I keep my well for fire protection, disconnect the pipe from my well to my house, and connect my house to the City of Corning water pipeline? If I elect to destroy my well, will Pilot pay for a licensed well driller?

A Backflow Prevention Device (BFD) protects potable water supplies from contamination or pollution due to backflow. In public water systems, water normally has high pressure to enable water to flow from household fixtures. When pressure drops or fails, for example from a water main burst, pipe freeze, or unexpectedly high demand on the water system, then such reduced pressure in the pipe may allow contaminated water from another source to draw back into the system. The California Department of Public Health, Division of Drinking Water (CDPH/DDW) requires public water systems to have a backflow prevention program whenever a second source of water is available on a property, or a similar risk of contaminated fluids otherwise exists. In order to comply with their CDPH/DDW permit, the City of Corning requires property owners that elect not to destroy their well, to install a BFD in the service line. Pilot has agreed to pay for the initial equipment and installation costs for an approved BFD. However, CDPH/DDW regulations require that these devices undergo annual testing and servicing as required by a Certified Backflow Prevention Technician. Although Pilot has agreed to pay for the initial equipment cost (approximately \$450/each) and installation cost (estimated at \$350/each), the property owner electing to keep their well would be responsible for the annual servicing of the BFD (approximately \$100/year, with parts extra). For affected residents who request it, Pilot will pay for a qualified C-57 licensed well driller to destroy the wells under Tehama County permit.

What are ongoing owner responsibilities if I keep my well?

Your unfiltered (raw) water does NOT likely pose a significant human health risk if used solely for irrigation and does NOT pose a significant threat to pets or livestock. As mentioned earlier, if you keep your well and connect to the public water system, the City of Corning would likely require a Backflow Prevention Device (BFD). Pilot is willing to pay for installation of the BFD, however you would pay for annual testing of the device and any maintenance required after installation. Also, dependent upon your individual case, the RWQCB could have concerns that the well might carry pollutants downward into deeper aquifer units.

Will there be a moratorium on new wells in the area of the contamination plume?

The Tehama County Department of Environmental Health (TCDEH) is responsible for the permitting of water wells within the county. Currently, the TCDEH does not have a mechanism to emplace a moratorium on new wells in the area of the contamination plume. As an example however, another nearby county has initiated a special permit program that may allow under certain circumstances new wells to be constructed near identified groundwater contamination. This special permit program requires the applicant to sign an agreement that a registered professional engineer or registered professional geologist will design the new well, that the California EPA/Department of Toxic Substances Control (the lead agency for that particular groundwater contamination plume) will review and approve the design, that the owner must test for pollutants and prove the new well potable, and that if future evidence shows that the new well has affected the breadth and/or depth of the groundwater contamination plume then the well owner may be identified as a Responsible Party for environmental damages and liable for remediation costs.

Can my property tax assessment be lower if my property has a contaminated well?

The answer is "maybe" but according to the Tehama County Assessor this is a complicated question and is rarely conducted by the Assessor's Office due to the subjective process. Property valuation is usually done by fee title at time of acquisition. Reassessment is very rarely done by Assessor's Office without a property undergoing transaction. For example, reassessment has been performed upon request if there was a significant drop in a residential property value triggered by the recent economic recession. However, if the original assessment was made many years ago and the property value has increased over time, the potential valuation reduction from a well's groundwater supply being contaminated may not result in a net decrease in assessed value. Contact the Tehama County Assessor for further information regarding this question.

Can my property tax assessment rise if my property is connected to the City of Corning water service?

According to the Tehama County Assessor, a property substituting water supply from a private well with water supply from a municipal public water system would not trigger a reassessment. The Tehama County Assessor has interpreted Proposition 13 to allow reassessment only for new construction or change in fee title. The Tehama County Assessor has stated that it is his office's interpretation of Proposition 13 that substituting water service (well water for municipal supply) is property maintenance and not new construction. You are encouraged to contact the Tehama County Assessor to confirm this information.

Where and when will the City of Corning water pipeline be constructed?

Pilot has committed sufficient funds, and has stated that it can install the pipeline within 90 days of the City of Corning's Notice to Proceed. Generally speaking, the standard followed by the City of Corning is to construct water pipelines on the north side of streets running east-west, and on the east side of streets running north-south.

Will City of Corning reduce water supply during a drought?

The entire water supply for the City of Corning is from groundwater. No portion of the supply is from surface water, which is more prone to fluctuating supply caused by inconsistent weather. Although requested by the California Department of Public Health Division of Drinking Water (CDPH/DDW), the City of Corning currently does not have a written Drought Management Plan. The Director of Public Works/Water System Manager has stated that when the City of Corning develops a Drought Management Plan, any scale-back of water deliveries due to dire emergency drought conditions would be system wide, and likely consist of temporarily increased rates, not cessation of water service.

What can be done about the taste of chlorine in water from the City of Corning public water system?

Some individuals dislike the taste and/or odor of residual chlorine in drinking water. However, a small amount of residual chlorine remaining after travelling through a public water system inhibits potentially dangerous contamination of the drinking water by bacteria and viruses. Incidentally, less chlorine is used in a public water system that gets its supply from groundwater (like the City of Corning) than a public water system that manages its supplies in surface water reservoirs. The small amount of residual chlorine in drinking water can be easily removed by filling a large container and placing it in the refrigerator overnight without a lid or cover, thus allowing the chlorine to dissipate. Small jug-type containers made by various manufacturers (e.g. Britta) also work well at removing residual chlorine by filtration. Under-sink filter cartridge assemblies are also available to remove residual chlorine. Filters should be periodically replaced in accordance with manufacturer's recommendations.

Can Corning Water District irrigation water be metered for drip irrigation instead of flood irrigation?

According to its Manager, the Corning Water District delivers surface water via the Sacramento River Water and the Corning Canal. The delivery pressure in the Houghton Avenue/South Avenue area is probably between 20-25 psi and all deliveries are metered using propeller meters. Corning Water District already supplies water to many customers with several thousand acres under drip irrigation. A drip irrigation setup may require dirty water filtration and sometimes a booster pump depending upon individual system requirements.

What happens if the potable water pipeline doesn't get constructed?

Pilot would prefer that this doesn't occur. In a recent petition to the State Water Resources Control Board, the Olin Corporation obtained a precedent-setting decision; the RWQCB can no longer require a Discharger (Pilot) to provide replacement water if constituents, such as chlorinated solvents from the former Dudley & Petty Truck Stop, do not exceed or threaten to exceed Primary Maximum Contaminant Levels (PMCLs) for drinking water. The chlorinated solvents at the six affected residences are not above the drinking water PMCLs, and continued monitoring shows that they may not likely increase. Nonetheless, Pilot believes it is in everyone's best interest to continue reasonable efforts to provide potable replacement water. However, Pilot also recognizes that the current point-of-entry treatment systems at each wellhead need regular maintenance and have limited service lives. Further, they may not effectively filter future potential pollutants unrelated to the Dudley & Petty Truck Stop case, for example future gasoline spills and surrounding agriculture.

Pilot has expended significant efforts to discover and respond to your concerns regarding the proposed extension of the City of Corning public water system to your neighborhood. Following your receipt and review of this letter, Pilot proposes a meeting at the well owners' mutual convenience to discuss remaining questions regarding its offer to provide a permanent solution to your impacted water supply. A representative of Broadbent will contact you in the next two to three weeks schedule this meeting, at a location to be determined.

In the meantime, should you have any questions, please contact me at 530-566-1400.

Sincerely,
BROADBENT & ASSOCIATES, INC.



Tom Venus, PE
Senior Engineer

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