EXISTING WELL INVESTIGATION

PREPARED FOR:

SAN JOAQUIN DELTA COMMUNITY COLLEGE DISTRICT

SUBJECT:

INVESTIGATION OF EXISTING WELLS AT DISTRICT-OWNED LIBERTY ROAD PROPERTY

DELIVERED TO:

KATHY ROACH

NORTH COUNTY CENTER PROJECT MANAGER

c/o OFFICE OF THE VICE PRESIDENT, OPERATIONS

5151 PACIFIC AVENUE

STOCKTON, CA

95207-630

(209) 954-5360

REPORT PREPARED BY:

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Introduction

The San Joaquin Delta Community College District ("District") owns three (3) adjacent parcels totaling approximately 142 acres in northern San Joaquin County, which together will be referred to herein as the "Liberty Road Property" or the "Property." The Property is bordered to the north by a smaller, privately-owned parcel (the "Bhuller Property") and the Dry Creek Golf Course, to the east by State Route (SR) 99, to the south by Liberty Road, and to the west by Lower Sacramento Road. The Property is in Section 35, Township 5 north, Range 6 east of the Lodi North US Geological Survey (USGS) 7.5-minute topographic quadrangle.

The District is currently evaluating the feasibility of the Property to serve as the site for an education center—the "North County Center" or "NCC"—to serve the northern portions of the District's boundaries. The District envisions that an agricultural education program would be a significant feature of the NCC, which could include a sizable (perhaps 6000 sq. ft.) barn and animal husbandry facility that could accommodate an animal science program. Nearly 70% of agriculture education students at the Stockton campus are from Stockton, the Lodi/Galt area, or Sacramento County. With enriching agriculture programs, the North County Center could create greater opportunities for agriculture students in the region. Additionally, the NCC would also provide general education transfer pattern courses, such as in the sciences, business, mathematics, and English as well as foundational skills instruction in English and mathematics to prepare a limited number of students for general education course work.

The District has estimated that the new NCC would need a well to provide approximately 750 gallons per minute for the agricultural and irrigation water needs. The site currently has three non-operational wells; based on the site review, those are: a residential well, an irrigation well, and monitoring well, respectively. The viability of the wells was determined through research and field investigation.

Section 1 Site Description and Maps

1.1 SITE DESCRIPTION

San Joaquin Delta Community College has three parcels (totaling 140.85 acres) just south of Galt, surrounded by State Route 99, Liberty Road, Lower Sacramento Road and Dry Creek Channel. The parcels were dry farmed, and at one time a developer was planning to develop the site into residential units. The site consists of undeveloped, rolling terrain that slopes slightly down to the Dry Creek Channel along the northern boundary of the site.

The three existing wells, based on the initial site review, are a residential well, irrigation well and monitoring well. The residential well has 12 in. casing above ground with coupler and 4 in. plug. The irrigation and monitoring well are about 500 feet to the northeast of the residential well. The monitoring well has 12 in. steel casing located in a depression with a welded plate with a cut out square hole in the middle of the plate. The irrigation well has the pump sitting on top of a 30 in. diameter pad with steel casing with no mounting plate. We were not able to see any well casing on the irrigation pump. We assumed that this was the main pump for the site due to remains of concrete pipe near the well. The irrigation pump is just sitting on the pad, and the electrical service has been removed and only electrical conduit remaining. We saw remnants of power poles with likely overhead electrical service coming from Liberty Road. The wells are located in the middle of the site.

1.2 SITE PLAN

See Appendix A for Site Plan.

1.3 FIELD INVESTIGATION

Gleim-Crown Pump out of Fresno, CA conducted the field investigation on September 20, 2016.

1.4 WELL SOUNDING

Gleim-Crown was able to sound all three wells on the property to determine the depth of the well and the depth of the water level. They found the following:

- Irrigation Well 'A': Casing Diameter 12 in., 65 ft. Static Water Level (SWL) and 552 ft. total depth
- Monitoring Well 'B': Casing Diameter 12 in., 52 ft. dry
- Residential Well 'C': Casing Diameter 10 in., 65 ft. SWL and 128 ft. total depth

1.5 FIELD RESEARCH SUMMARY

Based on the field findings, the irrigation well could be a reliable water source on the property. However, we will need to determine whether it can produce the water requirement based on the surrounding well information. The monitoring well appears to have collapsed based on the shallow dry depth and the sunken appearance of the ground around the capped casing above ground. The total depth of residential well limits its capability to produce even with rehabilitation. It would need to be re-drilled and lowered significantly to achieve the production requirements for the site.

Section 2 Record Research

2.0 RECORD RESEARCH

We conducted research through several agencies in order to gather information on the existing three wells, the adjacent wells and groundwater. The agencies contacted include the State of California Department of Water Resources Groundwater Division, County of San Joaquin and the City of Galt.

2.1 STATE OF CALIFORNIA DEPARTMENT OF WATER RESOURCES

In order to determine the typical soil in our area, we contacted the State of California Department of Water Resources Groundwater to go through their records looking for any Well Completion Reports. There were no Well Completion (well drilling log) Reports for any of the three existing wells on the site. A later request to the Department of Water Resources produced a couple Completion Reports for surrounding irrigation wells. One well off of Nichols Ave, east of the Highway 99, was drilled to a depth of 750 ft. with only 15 ft. of sand. The other irrigation well with a report, just south of Liberty Rd on the west side of Highway 99, has a depth of 612 ft. with 47 ft. of sand. The letters and Well Completion Reports can be found in Appendix B.

2.2 COUNTY OF SAN JOAQUIN PUBLIC WORKS

In order to find out the depth of the existing water level in our surrounding area, we contacted the County of San Joaquin.

The County of San Joaquin Public Works Department was able to provide us with a Groundwater Report, dated Spring of 2015, see Appendix C.

The Groundwater Report shows both Rainfall Observations for the past year at four stations and groundwater levels at 26 observation wells across the County of San Joaquin. The observation wells closest to the Galt property are Wells 'B', approximately 4.4 miles south, and 'C', approximately 1.2 miles east. The hydrographs for Well 'B' and 'C' can be seen on page 2-17 and 2-18, respectively, of the report included in Appendix C. Well 'B' has a Ground Surface Elevation (GSE) of 37.2 feet mean sea level (ft. msl) with a groundwater elevation of 4 ft. msl, a depth of 33.2 ft below the GSE. This was a drop of 10 ft. from Spring 2013. Well 'C' has a Ground Surface Elevation (GSE) of 63.1 ft. msl with a groundwater elevation of -39 ft. msl, a depth of 102.1 ft. below the GSE. This was a drop of 11 ft. from Spring 2011.

2.3 CITY OF GALT PUBLIC WORKS

In order to analyze what amount of water production can be expected within our area, we contacted the City of Galt for nearby well information. The City of Galt Public Works Department was able to provide us with information on their city water supply wells, see Appendices D and E.

The City of Galt supply well closest in proximity to the Galt property is the Gateway Well, about 0.8 miles away, just north of the clubhouse at the Dry Creek Ranch Golf Course. Per the City's Well Information document, see Appendix D, on the Gateway Well, it was drilled in November of 1989 and is approximately 750 ft. deep. In 2015, the Gateway Well had a SWL ranging between 104.83 ft. and 117.33 ft. and was producing between 350 and 460 GPM. The Gateway Well has a few sections of perforations in the casing, from 270-430 ft., 450-650 ft. and 700-740 ft. The soil profiles at those sections are predominately clay, sandy clay and sandy clay, respectively.

Section 3 Recommendations

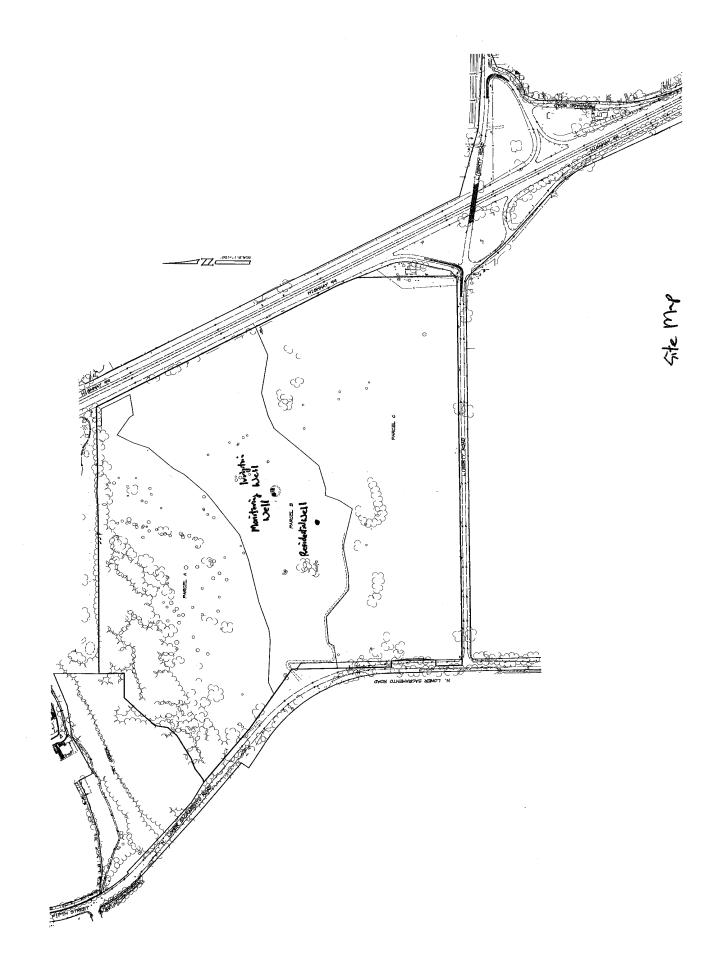
3.0 RECOMMENDATIONS

After analyzing our field investigation (1.3, 1.4 & 1.5) and our research (2.1, 2.2 & 2.3), our hydrologist recommends that we should abandon the existing three wells and drill a new well capable of meeting the future campus' irrigation demands. Our hydrologist believes that the District would need a well at least 700-800 ft. deep in order to produce 750 GPM, much more than the deepest of any current wells on site.

The existing irrigation well is currently at 552 ft. Even if we chose to drill down an additional 250 ft. with smaller diameter 8" bore hole, doing so would still not yield enough water production due to the smaller pipe because the maximum size pump column that would fit in the smaller bore hole (8") on the irrigation well would be about a 6 in; this would mean higher friction losses and less capacity in the column, which would decrease the potential yield drastically.

Our hydrologist's last recommendation would be to drill a smaller test hole prior to drilling and developing the new well to determine the exact soil profile of the site and the potential yield that could be delivered.

Appendix A: Site Plan



Appendix B: State of California Department of Water Resources

DEPARTMENT OF WATER RESOURCES

NORTH CENTRAL REGION OFFICE 3500 INDUSTRIAL BOULEVARD WEST SACRAMENTO, CA 95691



October 1, 2015

Mr. Michael Milhous Alan Mok Engineering 7415 North Palm Ave, Suite #101 Fresno, California 93711

Dear Mr. Milhous:

Based on the information provided, we are unable to locate a Well Completion Report for:

27500 N. Lower Sacramento Rd., Galt, CA; San Joaquin County 28098 N. Lower Sacramento Rd., Galt, CA; San Joaquin County 2611 E. Liberty Rd., Galt, CA; San Joaquin County APN: #005-020-14, 005-020-15, 005-020-16

If you have any questions, please contact Steven Reichmuth at (916) 376-9612 or fax (916) 376-9676.

Sincerely,

Jeremiah Shaffer, P.E., Chief Groundwater Supply Assessment and

Water Management Branch

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Enclosure

DEPARTMENT OF WATER RESOURCES

NORTH CENTRAL REGION OFFICE 3500 INDUSTRIAL BOULEVARD WEST SACRAMENTO, CA 95691



September 21, 2016

Mr. Michael Milhous Alan Mok Engineering 7415 N. Palm Ave., Suite 101 Fresno, CA 93711

Dear Mr. Milhous:

In response to your request, enclosed is a compact disk containing the well completion reports you requested for the following area:

SJ Delta College Galt Site 28098 N. Lower Sacramento Rd., Galt, CA; Sacramento/San Joaquin County Township 05N, Range 06E, Sections 35,36

Also included is an Excel file summarizing selected data from the reports. The Department does not guarantee the accuracy, completeness, timeliness, or correct sequencing of the information in this file, and recommends that you verify it with the actual well completion report.

If you need additional information or have any questions, please contact Steven Reichmuth at (916) 376-9612 or fax (916) 376-9676.

Sincerely,

Jeremiah Shaffer, P.E., Chief

Junich Sheffer

Groundwater Supply Assessment and

Special Studies Section

Enclosures

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WATER WELL DRILLERS REPORT

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Appendix C: County of San Joaquin Groundwater Report

HYDROGRAPHS

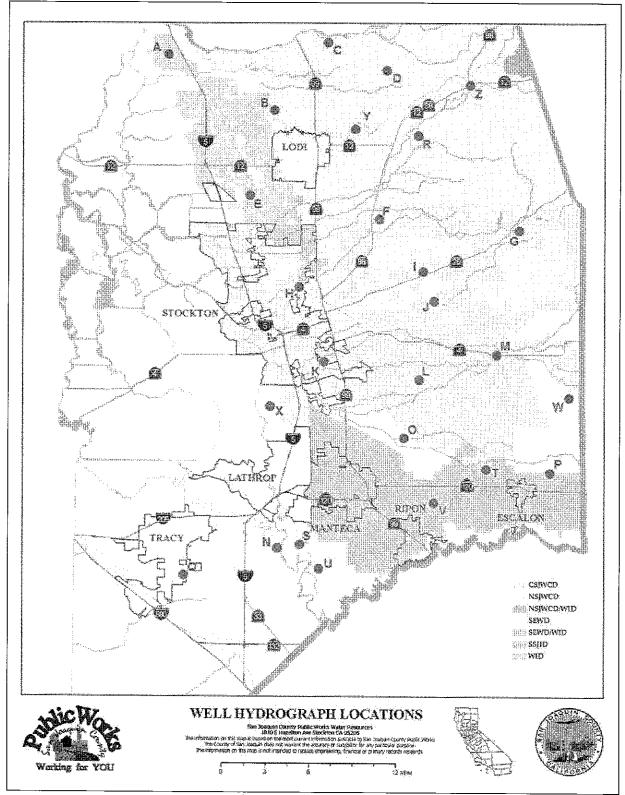


Figure 2-1 Well Hydrograph Locations



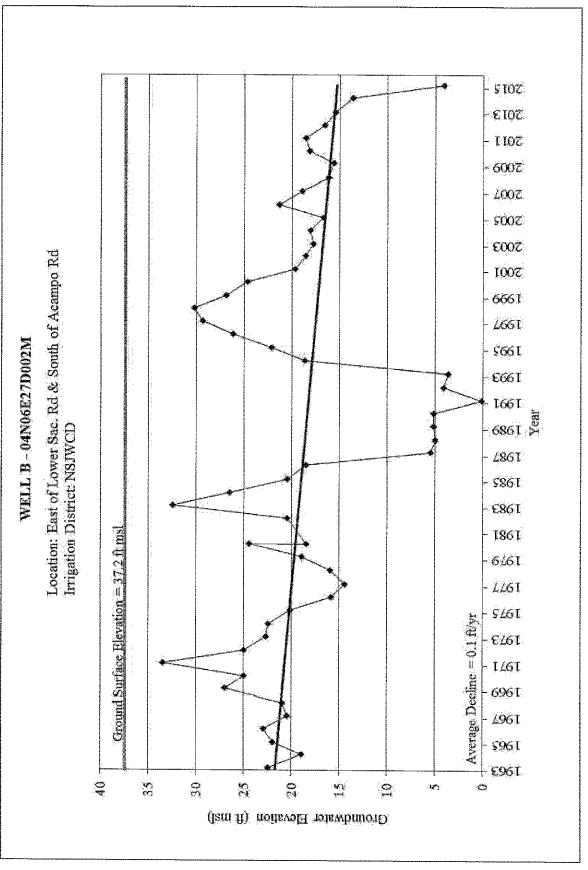


Figure 2-3 Spring Hydrograph Well B



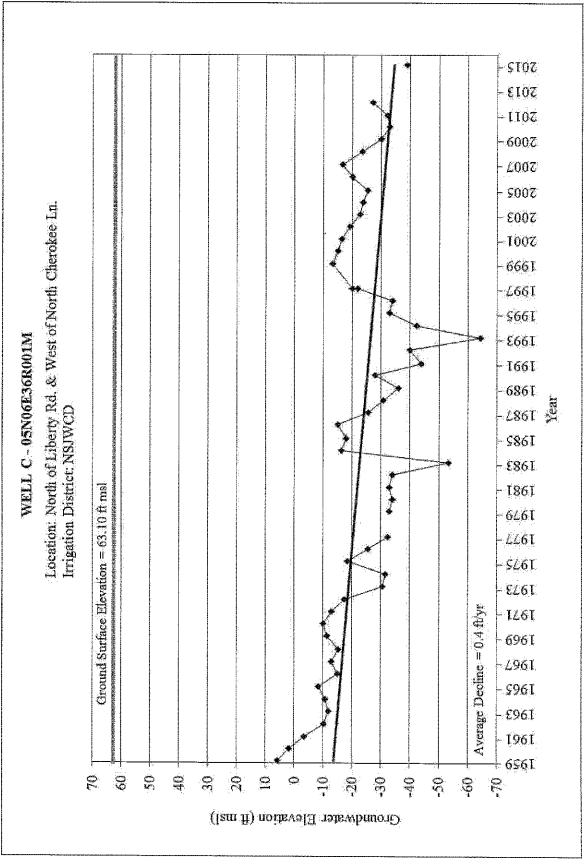


Figure 2-4 Spring Hydrograph Well C



Appendix D: City of Galt Gateway Well Drilling and eLog

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Page 1 of 2	C-14 C	,	/ - *** *	Referio	Instructi	on Pamphlet	\\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		STA	TE WELL	NO./8	STATION NO.
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t t	gravel						DR	X Chr.			-	"TEST WELL"
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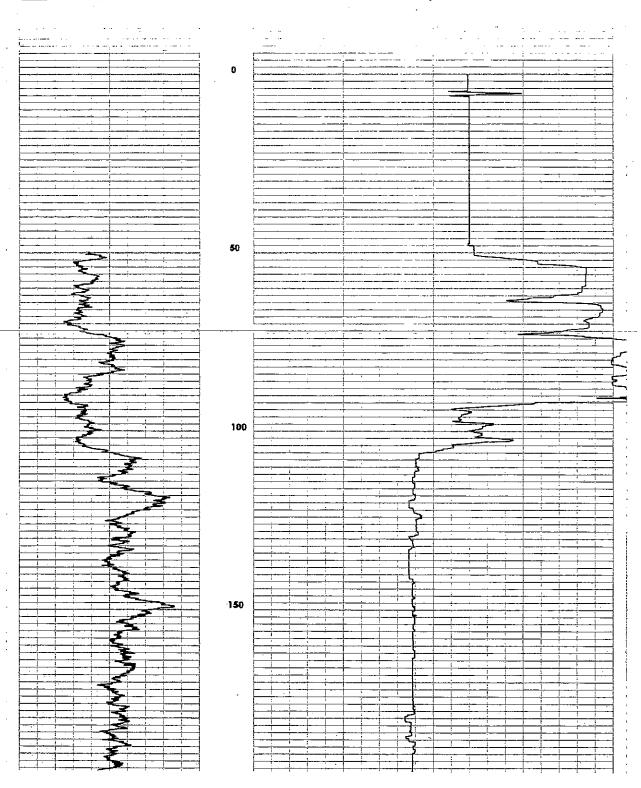
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Local Permit Agency Sacramento He	- 11/	90/00		—— L			I	RS/OT	<u></u>
Permit No. 10590 Pe	rmit Date LLL	30/89_			WELL	() 127 h)		H3/UI	пен
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680 690 gray sticky clay			· ·			1		}	Other (Specify)
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820; 840; gray sandy clay with	n gravel		- T	Core	CRE	T	-/-		Irrigation
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850 860 hard black sandy su	<u>bstance</u>			DR				_	"TEST WELL"
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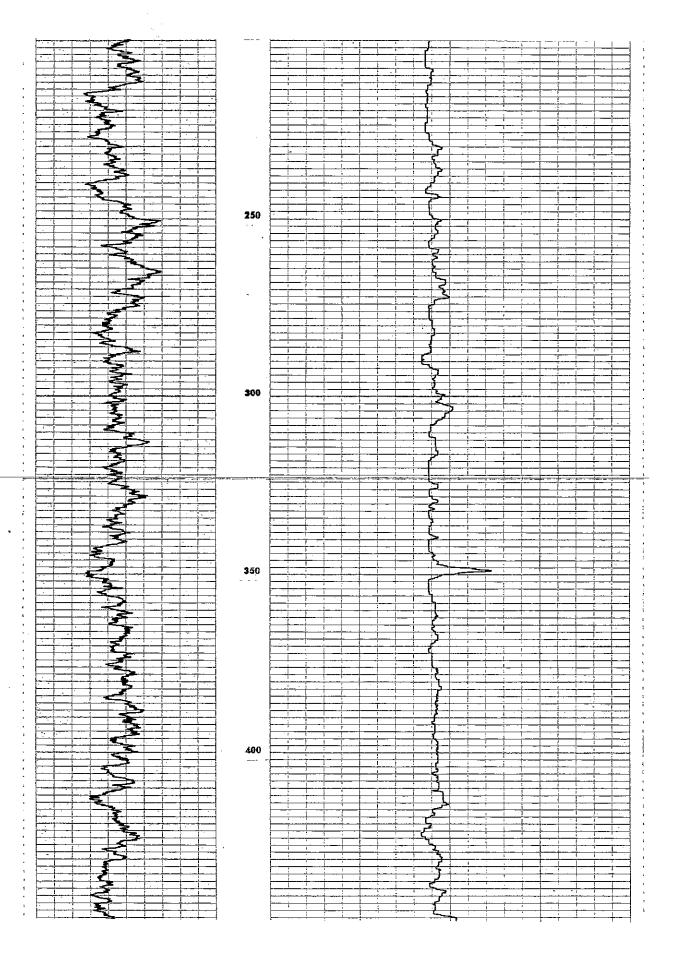
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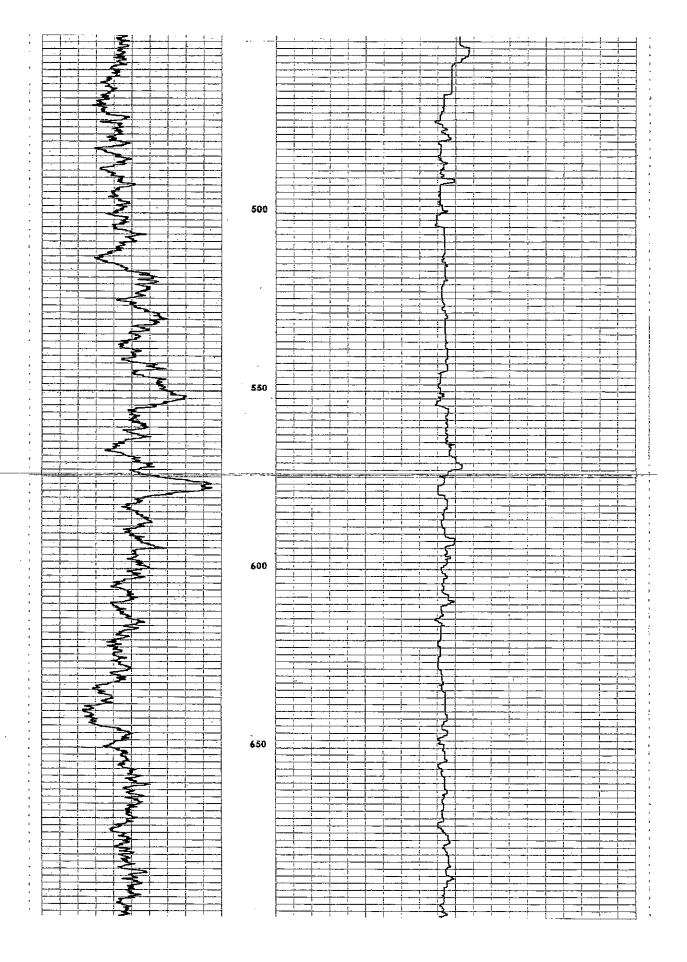
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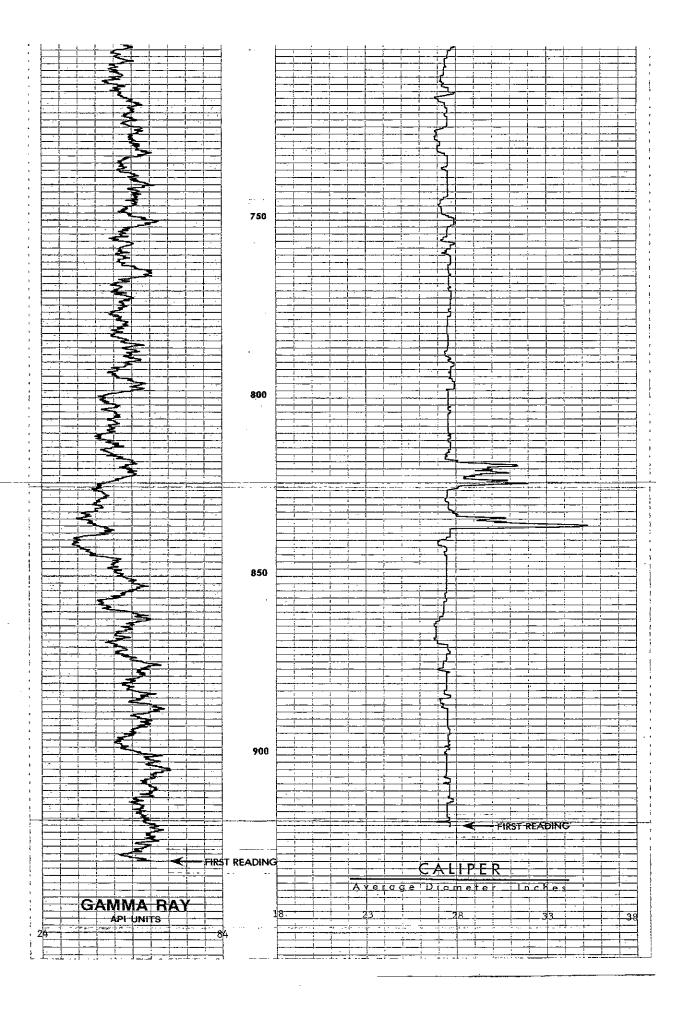
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API UNITS	Average Diameter Inches
24 84 18	28 38









Appendix E: City of Galt Gateway Well Production Information

CITY OF GALT 2015 MONTHLY PRODUCTION

SITE	Only (Fill in the yellow shaded areas)	low shaded area	b)											-	GPM			
	JAN, FE	FEB. MA							SEPT. O	OCT. NO	NOV. DE	DEC. W	Well Totals		MAY JUNE	ATOL	AUG.	SEPT.
Gateway, 400 gpm	19,687,000	16,656,000 18,469,000		17,421,000	16,680,000	18,708,000	14,791,000	0,605,000	239,000	112,000	0007.5	Stand-by	129,705,000	Gateway,	374	419	331 148	8 12
	175,000	144,266	335,000	232,000	277,000	372,000		Stand-by Stand-by		Stand-by	Stand-by	.0	1,535,266	1,535,266 Fumasl, 9	9	83	0 #VALUEI	II #VALUE!
	1.386,000 1,213,000 20,877,000 2,713,000 13,676,000 18,229,000 21,862,000 29,810,000 3,923,000 9,797,570	1,213,000	20,877,000	2,713,000	13,876,000	18,229,000	21,852,000	29,810,000	8,123,000	2,923,000	9,797,570	2,477,470	133,026,040 Carillion,	Carillion,	306	408	490 668	8 182
	1.3 to Waste 0.03 to Waste 0.1 to Waste Waste Waste Maste Stand-by Stand-by Stand-by	03 to Waste 0	1 to Waste	Waste	Waste	waste	0	Stand-by	Stand-by	Stand-by	stand-by stand-by	Stand-by	0	0 Gold. Hts.	#VALUE!	#VALUE!	0 #VALUE	: #VALUE!
	soo soo soo	\$00	S00	800	66,526,700		78,750,000	50,000 81,715,400 81,716,200 76,113,000 74,128,400 88,429,600	81,716,200	78,113,000	74,128,400	38,429,600	609,250,300 Deep Well	Deep Well	1490	1789	1764 1831	1 1831
River Oaks, 1235 gpm	42,448,000 43,471,000 30,981,000 33,994,874 4,920,830 84,000 84,000 33,641,337 45,886,000 39,156,490 3,945,10 1131,890	43,471,000	30,981,000	33,994,874	4,920,830	84,000	18,021,492	23,641,337	45,686,000	39,159,490	3,946,410.	131,890	286,486,323 RIver Oak	River Oak	110	7	404 530	0 1023
Industrial, 2000 gpm	2,127,000 15,119,000 26,790,000 40,349,000 18,964,000 10,431,000 13,805,000 12,715,000 15,175,000 15,172,000 1	6,119,000	26,790,000	40,349,000	8,964,000	10,431,000	13,305,000	12,715,000	15,020,000	5 (73,000	1,234,000	794,000	143,015,000 Industrial	Industrial,	201	234	298 285	5 336
	#4.619.000 171220.000 171946.000 17391000 1916.000 25,700,000	1,122,060	1,946,000	739,000	9,615,000	25,700,000	9.751,000	soo	008 008	500	S00= S00	SOO	53,492,000 Monterey,	Monterey,	215	576	218 #VALUE	#VALUE! #VALUE!
													0					
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2.62.4													0					
TOTAL GAL	70,385,000	68,725,266	99,398,000	95.448.874	120,659,530	153.395.000	156.470.492	154 486 737	151 084 200 4	125 480 490	89 143 380	71 832 980 1	356 509 929					
(convert to Cu. Ft.)	0.13369		0.13369	i	ŀ	0.13369	0.13369	L	1	0.13369	0.13369	0.13369	22,522,522,					
CUBIC FEET	9,409,771	9,187,881	13,288,519	12,760,560	16,130,973	20,507,378	20,918,540	20,653,332	20,198,447	П	11,917,578	9,603,348	181,351,812					
1 1	JAN. FE	FEB. MA	MARCH AP	APRIL M	MAY JL	JUNE	JULY AI	AUG. SE	SEPT. OC	OCT. NOV.	ov. DEC.	j.		Total GPM #VALUE!	#VALUE! #VALUE!		3505 #VALUE	
Dally Average, Calculated	2270484	2454474	3206387	3181629	3892243	5113167	5047435	4983443	5036140	4047758	2971446	2317192	_					
GPM Daily Avg, Calc	1577	1704	2227	2209	2703	3551	3505	3461	3497	2811	2064	1609						
Max Day, Calculated	2365	2557	3340	3314	4054	5326	5258	5191	5246	4216	3095	2414						
Max Production Available: 8654: 8889: 8654: 6689: 8899: 8889: 8899: 8899: 8899: 8899: 8899: 8899: 8899: 8899: 8899: 8899	8654	8654	8654	8654	10589	10589	10589	8888	8889	8889	5889							
Available Reserve, Calc	6289	6097	5314	5340	8535	5263	5331	3698	3643	4673	5794	-2414						
Emerg Storage Max Day	9,056,034	8,780,049	7,652,179	7,689,316	9,409,796	7,578,410	7,677,007	0.42 5,324,995	0.41 5,245,950	0.53 6,728,523	8,342,991	0						
10% savings, MG/Mth	63	62	86	86	109	138	141	139	136	113	80	7183296	33	Total 10% S	Total 10% Savings, AVG GPM	Mc		
																Γ		
15% savings, MG/Mth	90	58	84	8.1	103	130	133	131	128	107	76	10774944	20	Total 15% S	Total 15% Savings, AVG GPM	Mc		

SAN JOAQUIN DELTA COLLEGE NEW IRRIGATION WELL AT GALT CAMPUS CONSTRUCTON COST ESTIMATE

September 27, 2016

ITEM		ESTIMATI	ED		UNIT		
NO.	DESCRIPTION	QUANTIT	Υ		ESTIMATE		EXTENSION
1	Drilling of the Well (700 to 800')	1	ls	@	\$200,000.00	=	\$200,000.00
2	Copper Bearing Blank Casing	600	If	@	\$120.00	=	\$72,000.00
3	SS Full Flow Casing	200	lf	@	\$320.00	=	\$64,000.00
4	Pumping System	1	ls	@	\$60,000.00	=	\$60,000,00
5	Piping and Valves	1	ls	@	\$40,000.00	=	\$40,000.00
6	Electrical Service	1	Ís	@	\$250,000.00	=	\$250,000.00
7	Pressure Tank	1	ls	@	\$20,000.00	=	\$20,000.00
8	Pump Enclosure and Surface	1	ls	@	\$50,000.00	=	\$50,000.00
9	Abandon Existing Well	3		\$15,000.00			
10	Miscellaneous Facilities & Operations	1	=	\$77,000.00			
		TOTAL		\$848,000.00			
		Engineeri Adminis		\$152,000.00			
				\$1,000,000.00			