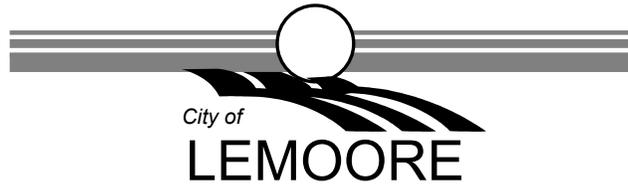


Mayor
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**Public Works
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Staff Report

Item # 7

To: Lemoore City Council
From: David Wlaschin, Director of Public Works
Date: March 28, 2011
Subject: City Water Connection – 18920 Hanford-Armona Road

Background

Staff has been approached by Mary Hornsby requesting to connect the Lemoore Mobile Home Park at 18920 Hanford-Armona Road to City water. As you may recall, the property is located just outside the City limits. Ms. Hornsby had made a request to the City Council for connection of both City water and sewer services in June 2006 and again in April 2007 but had no Health Department issues in the park at that time.

The conditions have changed as the mobile home park water well has now failed State drinking water standards. Council discussed Ms. Hornsby's previous utility service request (Attachment A) and described conditions for connection to City services, both water and sewer. They included the following:

- A. Dedication of a 42 ft. right-of-way on Hanford-Armona Road along with a 10 ft. public utility easement. This could be an irrevocable offer of dedication that the City would be given by the owner but would be held by City for acceptance until required improvements were installed.
- B. Installation of curb, gutter, sidewalk, transitional paving, street lights, and landscaping.
- C. Undergrounding of overhead utilities on Hanford-Armona Road along frontage.
- D. Undergrounding per agreement with Lemoore Canal & Irrigation Company of canal lateral on north property line.

Now, due to the failure of Lemoore Mobile Home Park's water well to meet the State drinking water standards mentioned above, she is requesting water connection only. Ms. Hornsby applied for approval with the Local Agency Formation Commission (LAFCO), as discussed in April 17, 2007 Council meeting, which passed a resolution on December 8, 2010 for the extension of water service from the City of Lemoore (Attachment B).

Staff provided the costs for water impact fees, meter box, hot tap, and inspections in October 2010 (Attachment C). These fees will be adjusted in June 2011. Mary and her engineer met with the Mayor and Staff on February 4, 2011 to discuss the City's conditions and offered the following for Council consideration:

- A. Provide plans and pay fees in place at time of plan submittal for connection of water service to City water system to meet all City and State requirements.
- B. Provide irrevocable offer of dedication of 42 ft. of right-of-way and 10 ft. public utility easement on Hanford-Armona Road. The irrevocable offer would be held by City until development were to occur west of property.
- C. Continued use of property to be dedicated to City until such time as widening were required and then remove all structures located in dedicated area.
- D. Undergrounding of canal and Hanford-Armona Road utilities would not be triggered at this point in time.

This proposal varies from the Council action in that it eliminates the requirement for the installation of street widening improvements and utility undergrounding. These conditions were dropped due to the fact that the improvement costs could out weigh the value of the project today and that there is now a health issue to residents that needs to be resolved. If expansion, annexation, or other improvements are requested in the future, then pursuit of these street improvements and undergrounding of utilities is recommended to take place at that time.

Budget Impact

Collection of impact, inspection, and encroachment fees. Approximately \$95,000.

Recommendation

It is recommended that Council authorize the connection of water service for Lemoore Mobile Home Park at 18920 Hanford-Armona Road due to Health Department concerns after:

- 1. Plans are submitted and approved.
- 2. Impact, inspection, and encroachment fees are collected.
- 3. Irrevocable offer of dedication on right-of-way on Hanford-Armona Road is offered to the City of Lemoore.
- 4. Water rates will be 150% of those for properties within the City of Lemoore.