

SUBJECT: WATER ISSUES RELATED TO THE DROUGHT

SOURCE: Public Works Department - Engineering Division

COMMENT: The purpose of this staff report is to summarize the various water related issues brought on by the drought.

Water Issue #1: Beckman Contamination Area - Payment of Water Connection Fees.

It was recently brought to staff's attention that some property owners in the Beckman Contamination Area did not connect to City water 30+ years ago when Beckman Instruments paid connection fees to connect the properties within the "Beckman Contamination Area".

Staff's research finds that there are 195 properties (lots) located within the Beckman Contamination Area, 178 are connected to City water, 10 lots have not connected and are on private wells and 7 lots are vacant.

Staff recently met with a property owner who was not connected to City water. Staff was unable to determine if Beckmans had paid the water connection (acreage) fees on the property. After much discussion, the Public Works Director made the determination that the acreage fees were probably paid and the property owner was only required to pay for the installation of the 1" water service, backflow device and meter. With that said, it is the Public Works Director's recommendation that the remaining 10 property owners not currently on City water pay water service, backflow and meter costs but not acreage fees.

Water Issue #2: 19 Unit Mobile Home Park.

The California Department of Public Health (CDPH) informed the City that they (CDPH) will pay all water connection fees to provide water service to the 19 unit mobile home park located at 74 E. Vandalia. Water connection fees total approximately \$91,500. The property owner asked CDPH to pay for his on-site plumbing costs (\$67,500) to connect the individual mobile homes to their appropriate meter. CDPH informed the property owner that the CDPH program does not allow payment of private "on-site" costs.

The property owner has been asked to make a decision on whether he will connect to City water or pursue the installation of a new well. Staff informed the property owner that the current fire hydrant water connection

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cannot continue indefinitely. This may become a crucial issue because well drillers are six months to one year out on new well drilling projects.

Water Issue #3 – Properties Within City Limits Without Water.

Two locations within City limits are without water. The CDPH has expressed an interest, but has not confirmed, that they (CDPH) will provide funds to extend water services throughout location #2 as well as pay for all water connection fees. If the offer materializes, staff will request assistance to provide water to location #1.

Location #1 is along S. Cloverleaf Street between Olive Avenue and Union Avenue. There are approximately 31 properties currently without or nearly without water. Around seven months ago, staff prepared and resented ballots to the property owners asking if they would be interested in forming a water district. The City received 4 yeses and 21 noes. A locator map is attached for Council's reference.

Location #2 is along E. Vandalia Avenue, Chase Avenue, Poplar Avenue and Roche Street. There are approximately 65 properties without or nearly without water. Staff has presented the names and addresses of each property and has provided the CDPH an Engineer's estimate of cost to extend water mains throughout the area and has provided CDPH a summary of water connection fees. CDPH is reviewing all of the data and will make a determination on their participation level. A locator map is attached for Council's reference.

Water Issue #4 – Properties Outside City Limits Without Water.

Staff has prepared a County Wide Area Map that identifies those areas outside the City limits, most notably the area known as East Porterville, that are without water. On a daily basis, staff receives calls from County residents asking for City water. There are approximately 60 to 70 residences located close to a City water main, but regrettably lie outside the City's UDB.

The area in question is generally located along E. River Avenue from Park Street to Leggett Street, and along E. River Avenue from Larson Street to the railroad tracks. The description provided does not include any part or portion of East Porterville. The East Porterville area has a population of 6,500 to 7,500 people. Staff has not conducted any surveys in the East Porterville area to determine how many residences are without water. Staff will transmit this area map to the County for their review and action. The County Wide Area Map is attached for Council's reference.

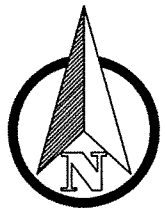
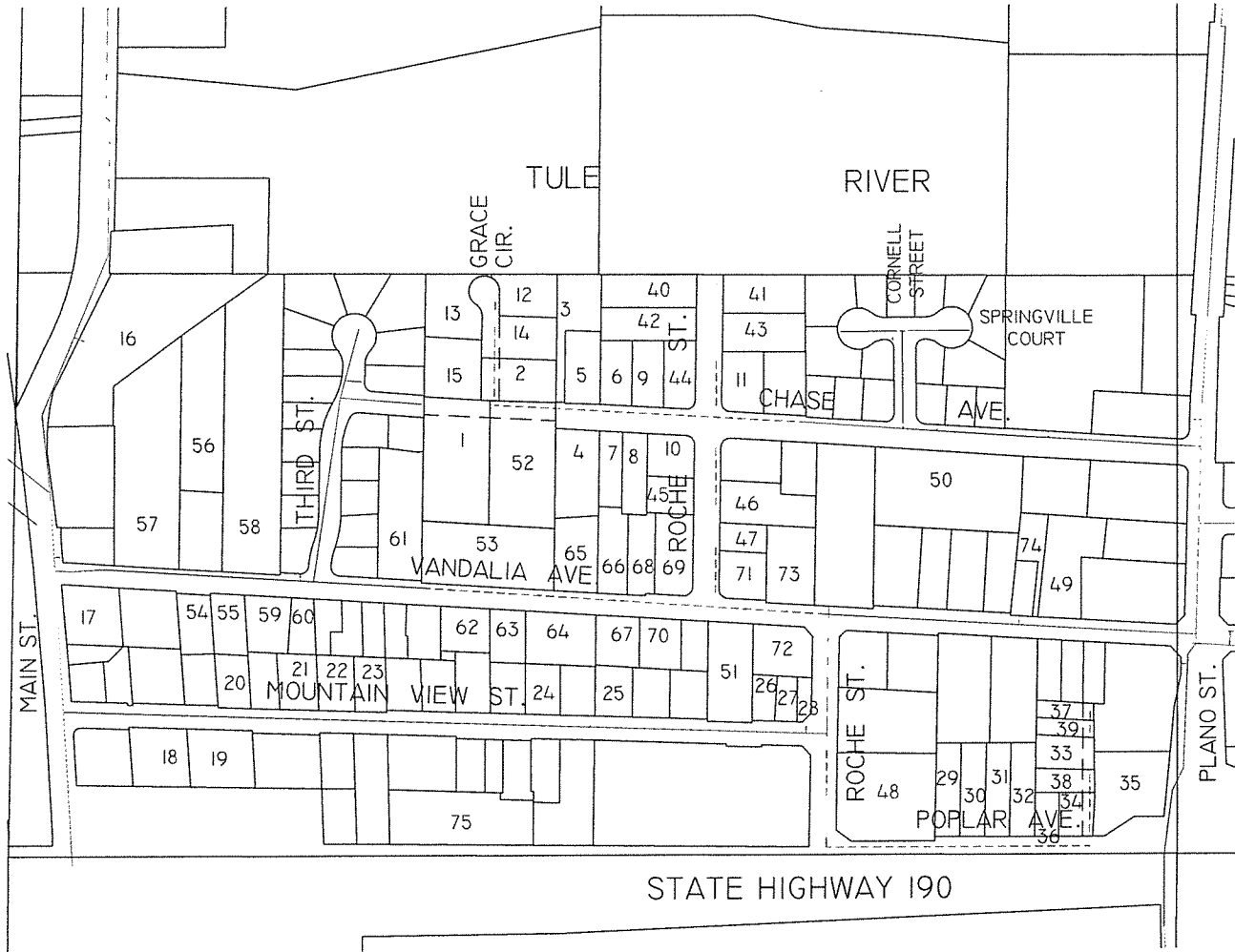
Should the County or State take the position that the City should provide water to East Porterville, staff firmly believes that annexation of all County areas requesting City water should be a requirement prior to the offer of water.

Annexing such a large area must proceed with caution. Annexations should proceed 150 acres at a time and only after the State or County has committed the financial resources to pay all water connection fees, water extension costs and the cost of new wells as determined by the City Engineer.

RECOMMENDATION: That City Council:

1. Allow future Beckman Area properties currently not connected to the City water system to pay water service, meter and backflow costs (hard costs) as a condition of receiving water from the City, and that water connection (acreage) fees not be considered due to lack of solid information on whether connection fees had or had not been paid by Beckmans 30 years ago;
2. Provide direction to the Public Works Director on the length of time the City will continue to offer water via fire hydrant to the properties at 74 E. Vandalia Avenue in the event the property owner chooses to drill a new well and not accept California Department of Public Health's offer to pay water connection fees, water service, meter and backflow costs; and
3. Provide directions, if any, to staff on the matter of water to County residents.

ATTACHMENTS: Vandalia, Chase, Mountain View and Roche Water Service
County Wide Area Map



NO SCALE

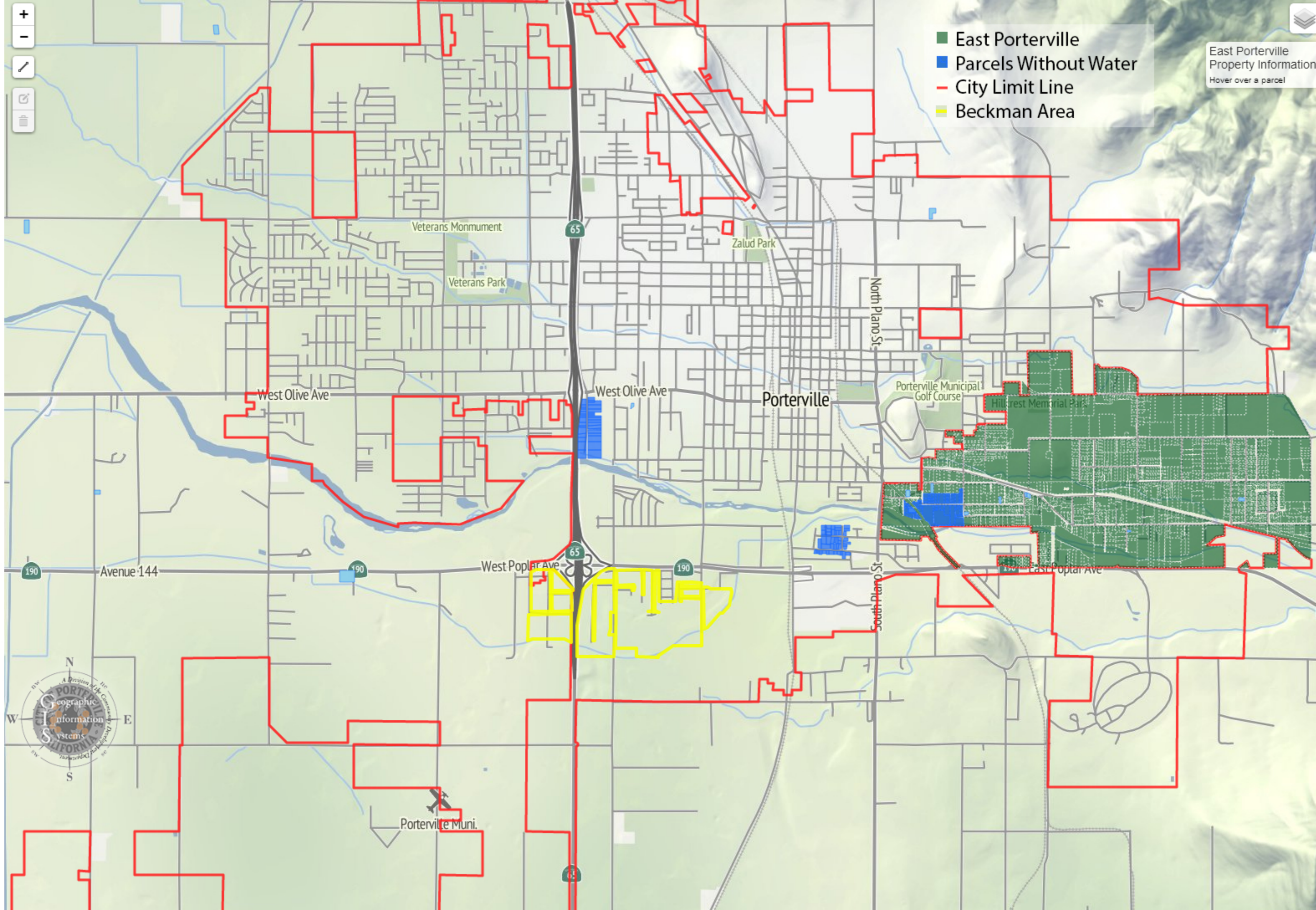
LEGEND

- 1 LOT WITHOUT WATER SERVICE
- EXISTING WATER MAIN
- - - PROPOSED WATER MAIN



VANDALIA, CHASE, MOUNTAIN VIEW, ROCHE
 WATER SERVICE LOCATIONS
 PORTERVILLE, CA.

EXHIBIT
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- East Porterville
- Parcels Without Water
- City Limit Line
- Beckman Area

East Porterville
Property Information
Hover over a parcel

