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**Public Works
Department**

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Staff Report

Item # _____

To: Lemoore City Council
From: David Wlaschin, Public Works Director
Date: April 2, 2007
Subject: Request - City Services Connection – 18920 Hanford-Armona Road

Background:

Staff received a request for connection to City water and sewer services from Mary Hornsby in June of 2006 for her mobile home park at 18920 Hanford-Armona Road which is not located within the City limits. Staff came before the Council in July with Ms. Hornsby's request. (See Attachment A.) An audio recording of this discussion is also available.

The City's current policy is that water and sewer services are only available to property within the City limits. This policy has been in place for the last 15 years to discourage fringe area development not in the City limits. The City, prior to the last 15 years, has allowed areas outside the City limits to have City services such as Cimmaron Park, Elk Meadows and Kings Christian School, which still have service. The decision is discretionary and is the option of the City Council. Providing water or sewer service outside of the City limits is allowed by the municipal code. If the decision was to allow for connection of water, LAFCO would have to approve the request. We do not anticipate that to be a problem.

The Council's direction on July 18, 2006 was that the City assist Ms. Hornsby in her efforts to explore connection by providing information on location of City water and sewer services so that her engineer could study connection options and sewer capacity in existing lines. (See Attachment B.) The Council was willing to consider allowing such services to be provided outside the City limits, provided other improvements were made, and all applicable costs/fees were paid.

The action of the Council for this connection to City services is discretionary and would be looked at as a new development which would require the following items:

- 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 owner but it could be held for acceptance until improvements were required to be 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. (See Attachment C.)

The current configuration of the property has several structures which encroach into the future dedications identified in Item A above. Any relocation or removal of these units would be under the approval and inspection of the State of California as neither the County nor City do inspections within mobile home parks. An Encroachment Permit could be issued to allow for the use of this area if the dedication was to be accepted before the public improvements were started. The City could also choose to have the improvements (Items B, C & D) deferred until development to the west were to occur or the City deem them necessary. This would allow the property to be used by the owner but allow the City the ability to have improvements installed at a later date. This would also require some type of deferment agreement which would require improvements when development to the west occurred or 10 years, whichever comes first.

The current number of sites provided in the park is 70. The rate of impact fees would be calculated at the same level as apartments, which are as follows per unit:

Wastewater Treatment & Disposal	\$ 421
Wastewater Collection	\$ 373
Water Supply	\$1,513
Water Distribution	<u>\$ 124</u>
	\$2,431/unit

The impact fees are charged when units are constructed and would, therefore, be charged for all developed services as we do not issue any on-site permits for mobile homes. In addition to impact fees, the rates charged as owner stated would be 150% of City residents' monthly bill.

Plans for improvements for infrastructure would be submitted to Kings County and we would provide our input into the project.

Kings County has provided what information they have on the development. The project was constructed in 1958 as a special use permit for 37 auto trailer units. The County Planning Department has no other permits on this property and, as mentioned previously, the State does all of the mobile home installation and remodeling inspections. The Kings County Environmental Health has no current issues with water or sewer service for this trailer park. If sewer connection is not allowed then Mary may return to the County for septic system upgrades.

On Wednesday, March 21, I met with Mary to discuss the requested improvements and Staff's recommendation. She requested that the City credit her for hook up fees against the price of the Hanford-Armona Road right-of-way and have improvements installed when needed. I told Mary my recommendation to Council would be to not purchase right-of-way but to propose that the development stand on its own and be treated as a new development and that this action was totally discretionary for Council.

Budget Impact:

Based on 70 units, the expected monthly revenue for water and sewer is estimated to be approximately \$1894 plus the one time initial charge of \$170,170 for impact fees.

Recommendation:

It is recommended that Council:

1. Provide direction for Attorney Dale Bacigalupi to draft agreement to allow owner of Lemoore Trailer Park at 18920 Hanford-Armona Road to connect to City services.
2. Authorize City Manager to sign agreement when executed by property owner.