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Department of Utilities
Office of the Director

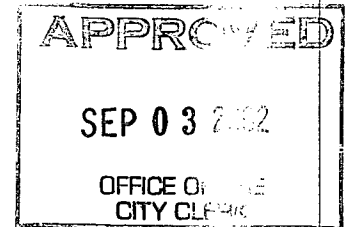
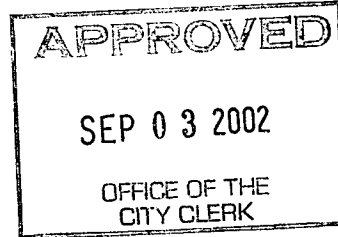
CITY OF SACRAMENTO
CALIFORNIA

395 35th Avenue
Sacramento, CA 95822-2911
phone (916) 264-1400
fax (916) 264-1497/1498

August 27, 2002

City Council
Sacramento, California

Honorable Members in Session:



**SUBJECT: POLICY ON DOMESTIC SUPPLY WATER REQUESTS FOR SERVICE
OUTSIDE THE CITY LIMITS**

LOCATION AND COUNCIL DISTRICT:

The Dhillon properties (APN 225-0110-052-000 and 225-0110-053-000) are located adjacent to and west of El Centro Road, north of San Juan Road, south of Arena Boulevard and west of Interstate 5 (see map). The parcels are located 1.06 miles east of the Sacramento River. Although El Centro Road is located outside the City limits, it is within the American River "Place of Use" (POU) and within the City of Sacramento contract area for fire protection. This area is adjacent to and west of Council District 1. The subject property is also outside the proposed urbanization line being considered by the City and the County.

RECOMMENDATION:

Staff recommends City Council adopt the attached resolutions that: (1) Broaden the existing policy for domestic supply water relative to requests for City water to serve parcels outside the City limits to include a requirement for annexation to the City, and, (2) Approve the Dhillon request and authorize the Department of Utilities to extend a water line located on El Centro Road to provide back-up emergency fire suppression capacity to the Dhillon property.

This requested action is prompted by the County's issuance of permits for the subject property prior to the current discussions regarding establishing an urbanization line and developing a memorandum of understanding between the City and the County related to the



CITY OF SACRAMENTO
DEPARTMENT
OF UTILITIES

City Council
September 3, 2002
Policy on Domestic Supply Water Requests for Service Outside the City Limits

preservation of open space in North Natomas. Staff also recommends that a letter be drafted for the Mayor's signature, reminding the County not to issue any further building permits in areas where the City provides fire service until the City has agreed to extend water supply to the affected properties, consistent with the City's water supply policy.

CONTACT PERSON: Jim Sequeira, Director of Utilities, 264-1407
David R. Schamber, Supervising Engineer, 264-1423

FOR COUNCIL MEETING OF: September 3, 2002

SUMMARY:

In late 2000, the County of Sacramento's Building Department issued permits to construct four homes and a barn without having the owners secure approval for appropriate fire protection from the City Fire Department. In March, the Fire Department halted construction as there was no approved plan for fire protection. The water flow requirement for this development is 2,500 gallons per minute. Various alternatives were evaluated by the Dhillon family to achieve the required fire protection flow. Extending a service line onto subject property from the City's existing water main in El Centro Road was selected as the solution of choice, and the Dhillon family has submitted a request to the City for emergency fire protection service.

The City Code requires that requests for water service outside the city limits be approved by the City Council. Although the Dhillon's El Centro Road Properties are outside the City limits, they are within the City's authorized American River "Place of Use" (POU) to serve water and within the City of Sacramento contract area for fire protection. Since denial of service would impose a potential threat to health and safety, staff recommends that the requested backup emergency water service be approved.

Currently, the City and County are holding workshops prior to considering adoption of an urbanization/open space policy for the Natomas area. However, because a final policy is yet to be adopted, and given the limited policy direction related to requests for domestic water supply outside the corporate City limits, staff is recommending that an expanded water supply policy be adopted by City Council to assist staff and provide guidance in the review of future applications for domestic water supply.

COMMITTEE/COMMISSION ACTION:

None

BACKGROUND INFORMATION:

Dhillon Request for Water Service. In late 2000, the County of Sacramento's Building Department issued permits to construct four homes and a barn without having the owners secure approval for appropriate fire protection from the City Fire Department. The homes are set back from El Centro with the farthest being approximately 860 feet (see attached map).

The County of Sacramento has issued the following building permits for the subject properties:

| Permit No. | Issue Date | Structure | Applicant | Address | APN |
|----------------|------------|-----------|--------------------|---------------------|------------------|
| CBN 2000-00777 | 11-02-00 | New SFD | Gurcharanj Dhillon | 3751 El Centro Road | 225-0110-053-000 |
| CBN 2000-01268 | 09-26-00 | New SFD | Gurdharanj Dhillon | 3757 El Centro Road | 225-0110-053-000 |
| CBN 2000-01668 | 10-25-00 | New SFD | Amarjit Dhillon | 3809 El Centro Road | 225-0110-052-000 |
| CBN 2000-02939 | 12-20-00 | New SFD | Balbir Dhillon | 3815 El Centro Road | 225-0110-052-000 |
| CBN 2002-00413 | 03-07-02 | Barn | Amarjit Dhillon | 3815 El Centro Road | 225-0110-052-000 |

In March of 2002, the City's Fire Department halted construction of the four homes due to inadequate fire protection facilities. The applicants are required to meet City of Sacramento fire requirements because the subject property is located within the City of Sacramento contract area for fire protection. In response, the Dhillon Family evaluated several options to meet fire flows. These included installing in-home sprinklers, constructing a new high flow well, connecting to City water service in El Centro Road, or building a large on-site water reservoir.

Construction of the four (4) new homes (SFD-single family dwellings) is nearly complete and to satisfy City of Sacramento fire requirements, the Dhillon Family is requesting a fire tap from the City. The requested fire tap will supply water to one private hydrant located within 150 feet of all the new homes. The City of Sacramento has a 12" water main located in El Centro Road adjacent to the subject property, about 860 feet away from the newly constructed homes.

The Department of Utilities has received an application from Amarjit Dhillon, dated June 5, 2002, for emergency only water service (fire protection) for Parcels APN 225-0110-052 and 053, located adjacent to and west of El Centro Road, north of San Juan Road, south of Arena Boulevard and west of Interstate 5. The parcels are located 1.06 miles east of the Sacramento River. As part of this action, no domestic (drinking) water supply will be provided

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by the City to the Dhillon homes. Instead, the homeowners have installed an on-site well to serve all four homes. The private well does not provide the required flow for fire protection.

City Policy. Although the Dhillon's El Centro Road properties are outside the city limits, they are within the City's authorized American River "Place of Use" (POU) to serve water and within the City of Sacramento contract area for fire protection. The City Code requires City Council approval for any water service outside the City limits. Since denial of service would impose a threat to the health and safety of the residents and since the City, through its contract, is responsible for fire protection for this area, staff recommends that the requested backup emergency water service be approved.

Presently, the City of Sacramento is considering entering into a Memorandum of Understanding (MOU) between the City and the County of Sacramento with regard to land use and revenue sharing for the unincorporated Natomas area. The subject properties are not located within the urbanization area, but are in the proposed open space preservation area.

City policy relative to requests for water service outside the city limits is contained in City Code Section 13.04.390 which states: "*No application for water service to any area located outside the city limits shall be granted without approval by the City Council.*" Staff is recommending that this policy be broadened to require annexation as a condition of supplying water when appropriate to ensure "smart" growth.

FINANCIAL CONSIDERATIONS:

The City will collect all applicable fees from the property owner. Monthly charges for water service will be one and one half times (1.5) the rate charged City customers in accordance with City Code Section 13.04.740.

ENVIRONMENTAL CONSIDERATIONS:

The proposed actions in this report are administrative and do not constitute a project under CEQA.

POLICY CONSIDERATION:

With regard to the Dhillon request, the properties in question are not only outside the city limit but also just outside the area currently proposed as the City's future sphere of influence.

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Seemingly, the owners will be precluded from annexing to the City, which they are willing to do. Unfortunately, the four homes are nearly constructed and in immediate need of a fire protection supply.

The City's existing policy on water service to individual parcels outside the city limits simply requires City Council approval, restricts such approvals to areas where surplus water is available, and that providing such service is detrimental to City customers. Staff is recommending that City Council consider broadening this policy to include the following:

1. A request for water service outside the city limit to the City Council must be accompanied by a request for annexation to the City.
2. In the event there are extenuating circumstances that might prevent the owner from annexing the property requesting water service to the City of Sacramento, City Council may request a water supply agreement which would address the details of water service including the annexation question.
3. The request for water service must be consistent with the Water Forum Agreement.

ESBD CONSIDERATIONS:

ESBD considerations do not pertain to this action.

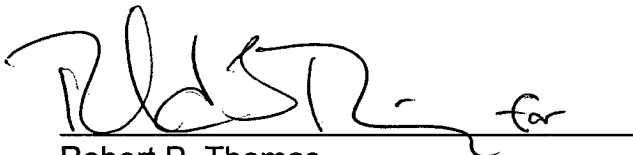
Respectfully submitted,



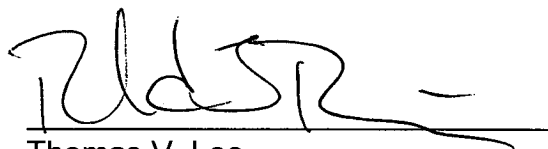
Jim Sequeira
Director of Utilities

RECOMMENDATION APPROVED:

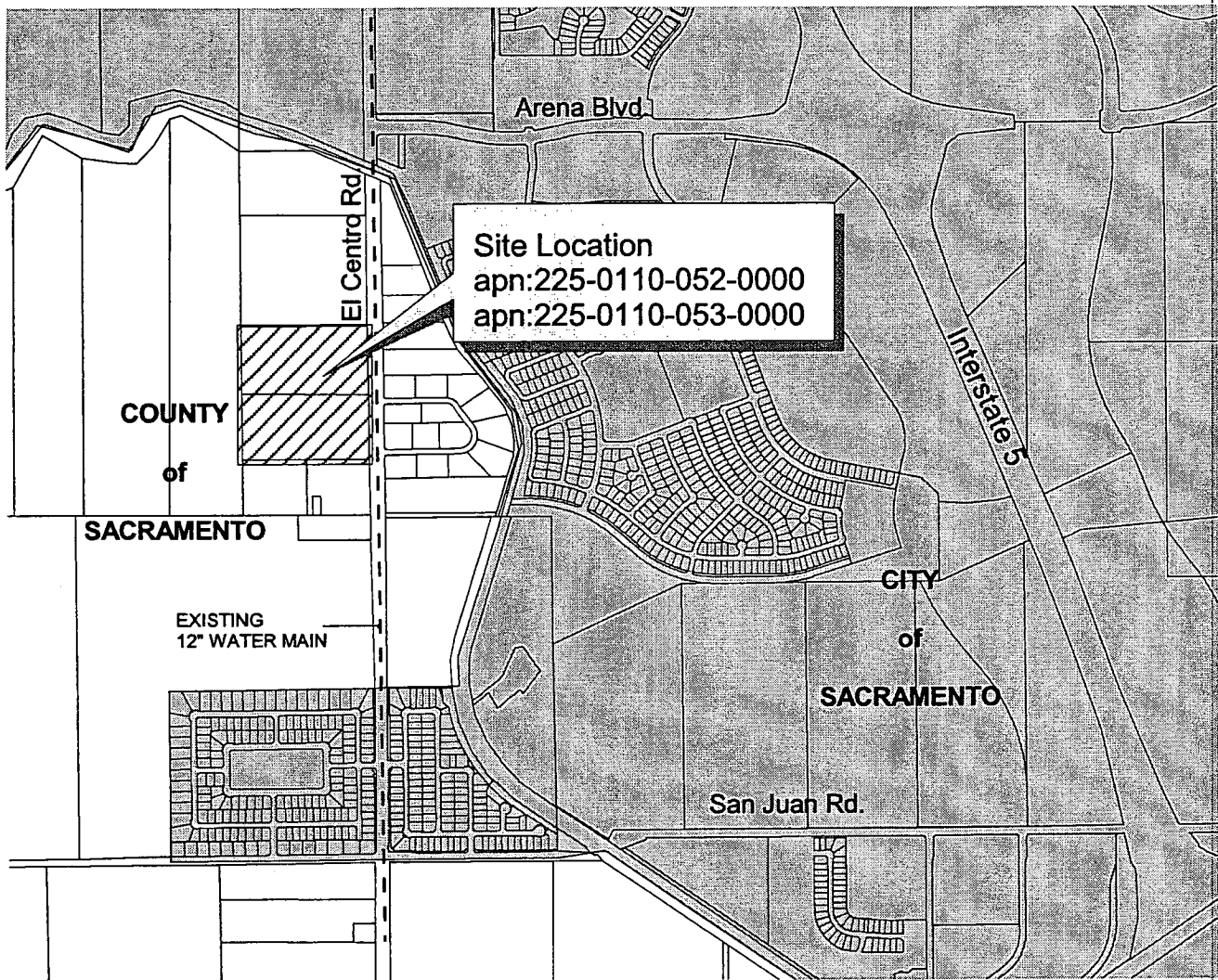
APPROVED:



Robert P. Thomas
City Manager



Thomas V. Lee
Deputy City Manager



Not to Scale

Date : June 2002

LOCATION MAP
El Centro Road
(apn 225-0110-052-0000)
(apn 225-0110-053-0000)

Fire Tap

City of Sacramento

Department of Utilities

Mr. James G. Sequira
City of Sacramento
Department of Utilities
1395 35th Avenue
Sacramento
CA 95822

Dear Mr. Sequira:

SUBJECT: WATER SERVICE OUTSIDE CITY LIMITS FOR DHILLON
RESIDENCES (3751,3757,3809 & 3815 EL CENTRO ROAD)

We were told by the technical services and the seller of parcel #225-011-052 & 053 that all the utilities were available. The permits were issued by the planning department for the four homes. When the construction started and we started planning the sewer lines it was then that the planning department issued a stop on the construction. From then on it has been a nightmare. One problem arose after another. We were granted the appeal to build the four homes. The planning department lifted the stop. We started construction once again but not too long before a stop was issued by the fire department. This time either we have a fire hydrant or fire sprinklers. We are too far ahead to place the houses with fire sprinklers. The dry wall has to be torn down raising the unexpected cost of the project.

On behalf of the Dhillon Family I, Amarjit S. Dhillon respectfully request the City Of Sacramento and the City Council to provide city water for a fire tap serving the four single family structures located at El Centro Road.

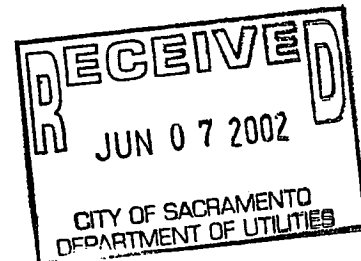
Greatly Appreciated

Yours sincerely,



Amarjit S. Dhillon

Date: 6-7-02



City of Sacramento
Department of Utilities

Application for Special Permit for Connection to Water Mains Extension
Outside the City

Date: 6/5/02

Owner's Name: Amarjit S. Dhillon

Property Location: 3751, 3757, 3809 & 3815 El Centro Rd, Sacto

Lot Number: 225-011-052 & 053 Lot Size: 12 1/2 Acre each

Building Existing: _____

To be constructed: Under Construction 2 homes on each Parcel

Water Service Size: 12" Line

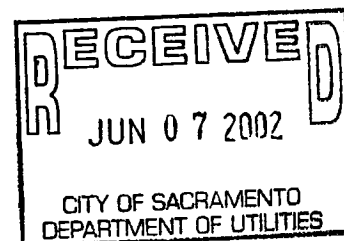
Number of Plumbing Fixtures: Two Fire hydrant, one back flow assembly.

In order to protect the water system of the City of Sacramento from possible contamination from the use of defective or improper materials or appliances and to prevent backflow, it is hereby agreed by the undersigned that all plumbing for potable water distribution on the above property shall be in accordance with the requirements of this code or other ordinances of the city.

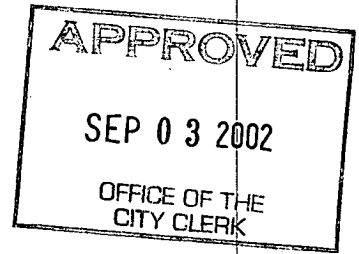
I also understand that I am purchasing surplus water only, that any agreement to purchase such surplus water does not guarantee quality (or pressure), and that neither the City Council of Sacramento nor the City of Sacramento assumes liability or obligation should surplus water not be available.

Signed: 
Owner

2400 Del Paso Blvd, Sacto., CA 95815
Address



Amended
RESOLUTION NO. 2002-592
ADOPTED BY THE SACRAMENTO CITY COUNCIL
ON DATE OF _____



**RESOLUTION TO CLARIFY THE CITY'S POLICY RELATIVE TO
WATER SERVICE OUTSIDE CITY LIMITS**

BE IT RESOLVED THE SACRAMENTO CITY COUNCIL THAT:

The City's policy relative to water service to individual parcels outside the city limits is as follows:

1. All requests for water service to any area located outside the City limits must be approved by the City Council.
2. A request for water service outside the city limit to City Council must be accompanied by a request for annexation to the City.
3. The request for water service must be consistent with the Water Forum Agreement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

RESOLUTION NO. *Amended*

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

**RESOLUTION TO CLARIFY THE CITY'S POLICY RELATIVE TO
WATER SERVICE OUTSIDE CITY LIMITS**

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2. In the event there are extenuating circumstances that might prevent the owner from annexing the property requesting water service to the City of Sacramento, the City Council may request a water supply agreement which would address the details of water service including the annexation issue.
3. The request for water service must be consistent with the Water Forum Agreement.

MAYOR

ATTEST:

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____