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CITY COUNCIL MEETING
FEBRUARY 5, 1986

3

WATERMAIN EXTENSION
APPEAL -
SID CRAWFORD

Council was informed that, during the plan review process for an apartment building at 504 South School Street, the Fire Department calculated the required fire flow to be approximately 2500 gallons per minute. The nearest hydrant has a measured flow of approximately 630 gallons per minute and the hydrant most likely to be used next, at Tokay and School Streets, has a measured flow of approximately 1025 g.p.m. A sketch showing existing water-mains and fire hydrants in the vicinity of the development were presented for Council's perusal.

In order to conform to the Uniform Fire Code adopted by the City of Lodi, the developer was given three options as follows:

1. Extend a new 6" main and upgrade the hydrant at School Street and the alley. This extension could come from Tokay and School Streets or from Sacramento Street and the alley.
2. Install an on-site fire hydrant with a private and/or public extension from the location most beneficial to the owner. This could be in a private easement across adjacent property.
3. Install sprinklers in the apartments thus reducing the required fire flow. With this installation existing hydrants would be adequate.

In the past at least two developers have extended mains in existing build-up areas in order to provide adequate water supply for domestic use and entered into a reimbursement agreement with the City should other redevelopment use the main. As of this date neither has received any reimbursement.

The City Council has recently approved participation in a watermain extension on Poplar Street with the developer picking up only his share based on the number of parcels served. This extension was necessary solely for domestic service and was not required for fire protection.

Mr. Sid Crawford, 4645 Mosher Drive, Stockton, CA addressed the Council on behalf of his appeal and responded to questions as were posed by members of the City Council.

Following discussion, Council, on motion of Mayor Pro Tempore Reid, Hinchman second, denied the appeal and determined that the developer had the choice of selecting one of the following three options:

- a) Extend a new 6" main and upgrade the hydrant at School Street and the Alley. This extension could come from Tokay and School Street or from Sacramento Street and the alley.
- b) Install an on-site fire hydrant with a private and/or public extension from the location most beneficial to the owner. This could be in a private easement across adjacent property.
- c) Install sprinklers in the apartments thus reducing the required fire flow. With this installation existing hydrants would be adequate.

The motion carried by the following vote:

Ayes: Council Members - Pinkerton, Reid, and Hinchman (Mayor)

Noes: Council Members - Olson and Snider

Absent: Council Members - None



CITY OF LODI

PUBLIC WORKS DEPARTMENT

COUNCIL COMMUNICATION

TO: City Council
FROM: City Manager
DATE: January 28, 1986
SUBJECT: Watermain Extension Appeal

RECOMMENDED ACTION: That the City Council review the attached appeal of Sid Crawford regarding fire service for 504 So. School Street and take appropriate action.

BACKGROUND INFORMATION: During the plan review process for an apartment building at 504 So. School Street, the Fire Department calculated the required fire flow to be approximately 2500 gallons per minute. The nearest hydrant has a measured flow of approximately 630 g.p.m., and the hydrant most likely to be used next, at Tokay and School Streets, has a measured flow of approximately 1025 g.p.m. The attached sketch shows existing watermains and fire hydrants in the vicinity of the development.

In order to conform to the Uniform Fire Code adopted by the City of Lodi, the developer was given three options. (See memo from Fire Marshal dated January 2, 1986.)

1. Extend a new 6" main and upgrade the hydrant at School Street and the alley. This extension could come from Tokay and School Streets, or from Sacramento Street and the alley.
2. Install an on-site fire hydrant, with a private and/or public extension from the location most beneficial to the owner. This could be in a private easement across adjacent property.
3. Install sprinklers in the apartments, thus reducing the required fire flow. With this installation, existing hydrants would be adequate.

In the past, at least two developers have extended mains in existing built-up areas in order to provide adequate water supply for domestic use, and entered into a reimbursement agreement with the City should other redevelopment use the main. As of this date, neither has received any reimbursement.

The City Council has recently approved participation in a watermain extension on Poplar Street with the developer picking up only his share based on the number of parcels served. This extension was necessary solely for domestic service, and was not required for fire protection.

APPROVED:


THOMAS A. PETERSON, City Manager

FILE NO.

City Council
January 28, 1986
Page 2

There have been several instances where the developer has been required to upgrade fire hydrants in order to achieve required fire flows.

To date there have been no public watermain extensions by private developers for the purpose of providing fire service exclusively.

The solution that is most beneficial to the City and other development in the area is to install a new main in School Street from Tokay, North to the alley, and a new hydrant (Cost estimated by the developer's engineer is \$16,000.) This line is shown in the 1977 Water System Analysis & Master Plan Re-evaluation as a recommended future improvement.

The developer has the responsibility of providing the fire flow requirements for his proposed improvement. In this case, either of the three options listed above are acceptable. It appears that the lowest cost alternate to the developer may be the installation of an on-site sprinkler system. However, since the most beneficial option to the City would be to have the line in School Street extended, the most obvious alternative is for the City to make the water line installation with the upgrading of the fire hydrant and the developer would then pay to the City his "least cost", of the three options, to meet the required fire flow requirements.



Jack L. Ronsko
Public Works Director

Attachment

cc: Sid Crawford

JLR/GER/cag

Crawford Construction
4045 Alister Drive
Stockton, Calif. 95212
71-3271

January 2, 1986

City Council
City of Lodi
221 W. Pine St.
Lodi, CA 95240

Re: Proposed 8 Unit Apartment
504 S. School Street

Dear Council Members:

City staff requested a hydrant upgrade and a water main upgrade on School Street from Tokay Street North to the alley. This upgrade will benefit 13 additional existing lots plus the lot we are proposing to develop. The approximate construction cost for this upgrade is \$16,000.

I feel the upgrading of the water main will benefit all 14 lots and the costs should be divided accordingly. On May 15, 1985, the Council resolved a similar situation by dividing the costs evenly among the benefitting lots. The City would be reimbursed as future development occurs in this area.

I appreciate your consideration in this matter.

Sincerely,

Sid Crawford

Sid Crawford

SC/mr

Enclosures

cc: Cecil Dillon
Dillon Engineering

LODI FIRE DEPARTMENT

MEMORANDUM

TO: Jack Ronsko - Public Works Director

FROM: Steven Raddigan - Fire Marshal

DATE: January 2, 1985

SUBJECT: Apartment Complex - 504 South School Street ✓
Plan Check Review No. 85-130
Pending Drawer No. 18

I have been contacted by Sid Crawford, the developer of the proposed apartment complex at 504 South School Street, concerning options available to meet fire flow requirements.

This department will accept one of three options:

1. The installation of an approved automatic fire sprinkler system.
2. The upgrade of the existing hydrant located on School Street.
3. The installation of an on-site hydrant.

On the issue of the on-site hydrant, if this is the option selected, this on-site hydrant would not be considered as available fire flow for future development of other lots on School Street. Consideration for available fire flow can be given if the hydrant is installed at the street.

If you have any questions, please call my office.

SR:lk

cc: Sid Crawford