

OTAY WATER DISTRICT
BOARD OF DIRECTORS POLICY

Subject	Policy Number	Date Adopted	Date Revised
PRIVATE OR PUBLIC WATER AND SEWER SYSTEMS ON PRIVATE PROPERTY	18	8/17/87	8/10/11

PURPOSE

To establish policy for determining whether water and/or sewer systems on private property should be private systems or become part of the District public systems.

BACKGROUND

Private residential and commercial developers with on-site water and/or sewer systems have requested the District to accept these systems as public systems to be operated and maintained by the District. In order to properly operate and maintain the systems on private property, it is necessary that such systems be constructed of the same materials and to the same District Standards and Specifications as required in public streets.

POLICY

Water and/or sewer systems constructed on private property to solely serve the private property shall be considered private systems, not subject to District operation and maintenance, unless the systems are constructed in accordance with this policy and accepted by the District. Water and sewer systems constructed on private property, which are to be accepted by the Otay Water District as part of its public systems, shall be constructed of the same materials and to the same District Standards and Specifications as required in public streets. In addition, the installation of such systems must fulfill the following criteria:

1. Water and/or sewer mains installed in commercial, industrial, apartment, or condominium complexes must be constructed in a traveled way with a minimum width of 24 feet, exclusive of parking and/or structural encroachments. In private residential developments (PRD), where parking is prohibited on private streets and graded roadway width is at least 24 feet, the paved utility easement may be reduced to 20 feet as consistent with the County private street standard or private street standards of the City of Chula Vista. Where access to the private street system is limited by a security gate, the District shall be provided a means of access.
2. Water and/or sewer mains shall be constructed within five feet of the centerline of the traveled way and shall have a minimum of six feet horizontal clearance and three feet vertical clearance between the water and sewer mains.
3. Water meters, fire hydrants, and any other water or sewer appurtenances shall be provided appropriate easements acceptable to the District Engineer.

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4. Utility easements shall be included in the full width of the traveled way in which the utility is installed as consistent with criteria No. 1.
5. Water systems shall be loop connected to water mains in public streets, as determined by the District Engineer.
6. Water meters shall be located outside of parking spaces to allow access to District personnel.
7. Valves shall be located in the traveled way so that access is always available to District personnel.
8. Fire hydrant locations and access for fire fighting equipment shall require review and approval by local fire department officials.
9. Intersections and curves in the traveled way carrying water and/or sewer mains shall be of sufficient width to accommodate construction/maintenance equipment.
10. Sewer manholes shall be located so as to allow access at any time to District personnel and equipment.

The District Engineer will utilize the above criteria in evaluating a request for a public system on private residential/commercial developments. No exceptions allowed.

Water and/or sewer systems which do not satisfy the criteria set forth in this policy shall be designated private systems and must be in compliance with applicable sections of the District Code of Ordinances for connection of private systems to the District public systems.