

**LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT**

FOR MEETING OF: MARCH 4, 2013

Proposal

Administrative Approval of a Contractual Service Agreement: City of Escondido / Toni Clem (Ref. No.: OAS 13-04), in association with the 714 North Avenue - Clem Reorganization (Ref. No.: RO13-04)

Proponent

Property Owner

Description/Justification

The property owner has requested approval to enter into a contractual service agreement that will allow the City of Escondido to extend sewer service beyond its boundary to an unincorporated parcel totaling approximately .23-acre (Assessor Parcel Number 224-153-15). There is a demonstrated need for the proposed contractual service agreement, and a future change of organization to annex the subject property to the City is pending.

The subject parcel is developed with one single-family residence which is experiencing a failing septic system. The property owner is requesting an emergency connection to the City of Escondido's sewer system. In a letter dated October 3, 2012, the County Department of Environmental Health (DEH) states that the subject property's on-site wastewater system is no longer functioning properly due to its age and periodic high groundwater conditions, and has little area available for conventional repairs. The Department of Environmental Health has recommended that the property be connected to public sewer as a long term solution.

The subject parcel is located within the City of Escondido's sphere of influence and is contiguous to the City's boundaries. The City has indicated that capacity exists to provide sewer services from an existing line adjacent to the parcel within North Avenue. The property owner will finance all connection costs.

Government Code Section 56133 allows LAFCO to authorize a city or district to extend services outside its jurisdictional boundaries to respond to an existing or impending threat to the public health and safety of the residents of the affected territory. In consideration of the health and safety issue, the Executive Officer administratively approved a contractual service agreement between the City of Escondido and the subject property owner on January 18, 2013.

General Plan/Zoning

County of San Diego General Plan: (North County Metro Community Plan) Residential 1
County of San Diego zoning: RS1 (Single-Family Residential, 1 du/acre)

City of Escondido General Plan: Residential
City of Escondido pre-zoning: To be determined

Location

North of North Avenue; east of Broadway; south of Mountain Meadow Road; and west of Kaywood Drive (Thomas Bros. Page 1109/H2).

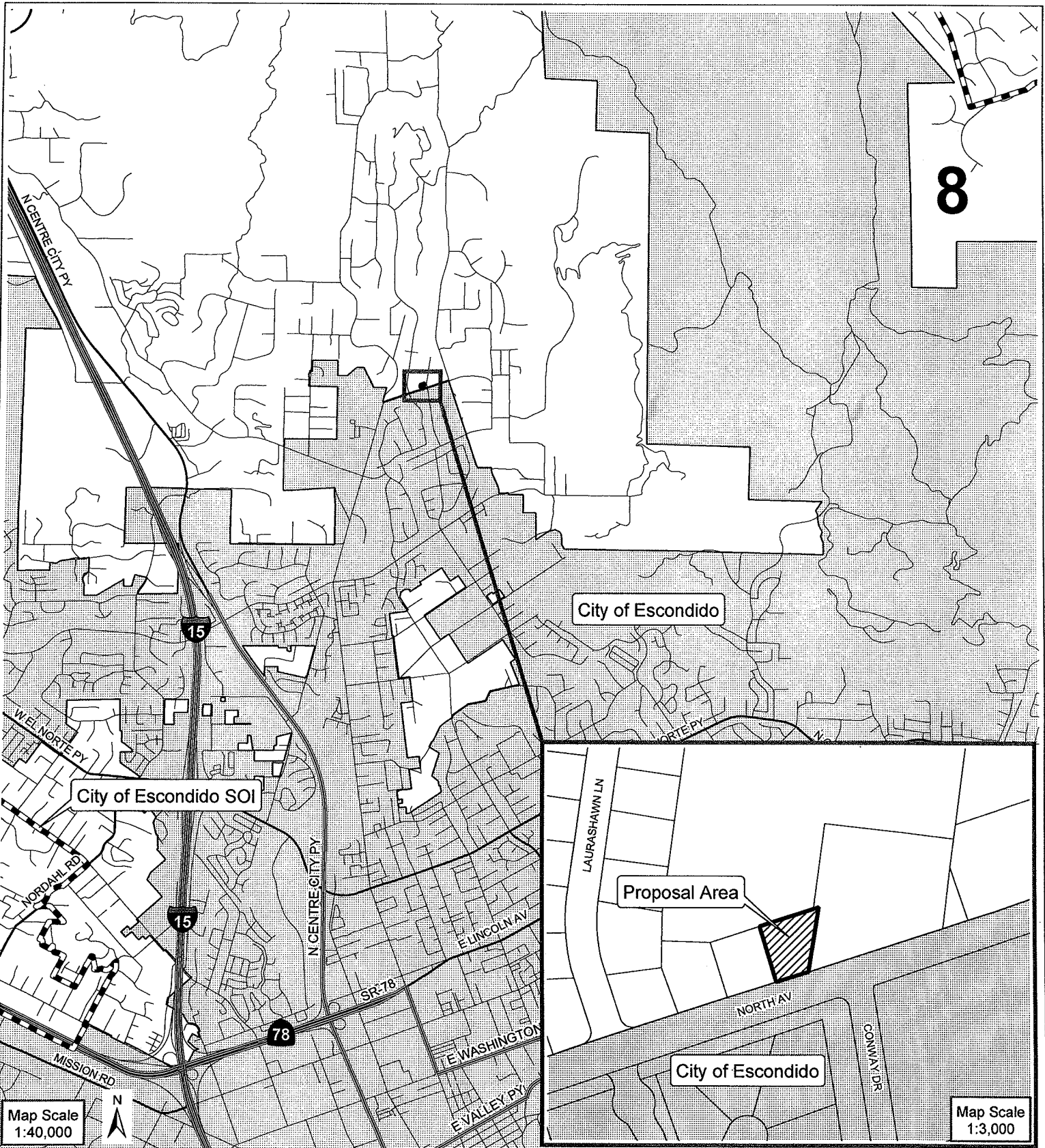
Executive Officer Recommendation

No Commission action is recommended. This item has been placed on the agenda for informational purposes.

Attachment(s)




Vicinity Map
County Department of Environmental Health, October 3, 2012 letter

MDO:RB:ra



OAS13-04

**PROPOSED CONTRACTUAL SERVICE AGREEMENT:
CITY OF ESCONDIDO / TONI CLEM**

-  Proposal Area
 -  City of Escondido
 -  City of Escondido SOI
- SOI = Sphere of Influence

SAN DIEGO **LAFCO**

SanGIS
We Have San Diego Covered

This map is provided without warranty of any kind, either express or implied, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. Copyright SanGIS. All Rights Reserved. This product may contain information from the SANDAG Regional Information System which cannot be reproduced without the written permission of SANDAG. This product may contain information which has been reproduced with permission granted by Thomas Brothers Maps.



County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
151 EAST CARMEL STREET, SAN MARCOS, CA 92078
(760) 471-0730 FAX (760) 940-2925

ELIZABETH POZZEBON
ASSISTANT DIRECTOR

8

Attachment

October 3, 2012

Toni Clem
714 North Avenue
Escondido, CA 92027

Site: 714 North Avenue, Escondido
Assessor Parcel Number: 224-153-15
Owner: Toni L Clem 2011 Trust

Dear Ms. Clem:

URGENT REQUEST FOR APPROVAL OF SEWER CONNECTION FOR APN 282-342-29

The Department of Environmental Health (DEH) has been informed that you are seeking permission from the City of Escondido to connect your parcel to their public sewer system. An existing sewer main in North Avenue abuts the property and can apparently be accessed from the house plumbing stub out. This letter is intended to provide information to you and appropriate agencies why an expeditious connection to public sewer is advisable and necessary to address DEH concerns with your existing onsite wastewater system (OSWS).

The parcel is located in an unincorporated portion of north Escondido immediately adjacent to the incorporated City boundary. The site is located in a broad, topographically level valley and is subject to seasonal high groundwater conditions that have been well-documented by DEH since the 1970's. County Assessor and DEH records indicate that a 1000-gallon septic tank and 370 linear feet of standard leach line was installed in 1971 to serve a three-bedroom single family residence on the parcel. Like many OSWSs in this area of Escondido, the system does not appear to function properly during periods of high groundwater and it is highly unlikely that the State-mandated five-foot separation to groundwater requirement is maintained during most rainy seasons. In addition, the San Diego County Water Authority (SDCWA) Pipelines 1 and 2 are located immediately east of the subject property, severely limiting options for repairing the OSWS.

A joint field inspection of the property was conducted with California-licensed contractor, Marc Collins (#905091) on September 25, 2012 (see attached letter dated 9/26/2012). Mr. Collins concluded that the system is failing due to old age and periodic high groundwater conditions. This conclusion is consistent with recent contractor evaluations of other nearby properties and DEH experience in this portion of north Escondido.

In summary, based on well-documented groundwater concerns in this area of Escondido, a review of building and septic system records for the subject property, a field inspection of the property by DEH, and the evaluation of the OSWS by a California-licensed contractor, DEH concludes that a conventional septic system repair utilizing standard leach line trenches is not advisable. The design and installation of an alternative septic system repair utilizing onsite advanced treatment and shallow effluent disposal could be considered, but if approved would

"Environmental and public health through leadership, partnership and science"

require substantial initial costs for engineering, DEH evaluation, and installation (~\$35,000) and ongoing maintenance and permitting costs (~\$1,000 – \$2,000/year) during its entire operational lifetime.

Based on this information and the potential ability to obtain access to public sewer (a permanent solution) for reasonable cost, the Department of Environmental Health recommends that the property be allowed to connect to the public sewer system.

If you have any questions regarding this project please call me at (619) 341-2129.



Eric Klein, REHS #7804
Department of Environmental Health
Land Use Division
enc: