

INFORMATION ITEM

LOCAL AGENCY FORMATION COMMISSION EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: SEPTEMBER 9, 2013

Proposal

Administrative Approval of a Contractual Service Agreement: City of Escondido / Isabel Martinez-Gabriel Cervantes, Jr. (Ref. No.: OAS 13-39), in association with the 632 North Avenue-Martinez Reorganization (Ref. No.: RO13-39)

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 a parcel of approximately .23-acre located at 632 North Avenue, Escondido, CA. 92027 (Assessor Parcel Number 224-331-16; Thos. Bros. pg. 1109/H2). There is a demonstrated need for the proposed contractual service agreement, and a future change of organization to annex the subject property 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. The parcel is within the City of Escondido's sphere of influence and is contiguous to the City's boundaries. 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 a letter dated February 4, 2013, the County Department of Environmental Health (DEH) states that the subject property's on-site wastewater system has failed due to age and periodic high groundwater conditions. The Department of Environmental Health has recommended that the property be connected to public sewer as a long term solution. The City of Escondido 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.

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 August 2, 2013.

General Plan/Zoning

County of San Diego General Plan: (North County Metro Community Plan) Semi-Rural

Residential (SR-1; 1 du/ac)

County of San Diego zoning: RS1 (Single-Family Residential, 10,000 sf min. lot size)

City of Escondido General Plan: Residential

City of Escondido pre-zoning: R-1-10 (Single-Family Residential, 10,000 sf min. lot size)

Location

North of North Avenue, east of Broadway, south of Tamara Drive, west of Laurashawn Lane. (Thos. Bros. pg. 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, February 4, 2013 letter

MDO:RB:ra



County of San Diego

JACK MILLER
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
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ELIZABETH POZZEBON
ASSISTANT DIRECTOR

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February 4, 2013

Isabel Martinez
632 North Avenue
Escondido, CA 92027

Site: 632 North Avenue, Escondido
Assessor Parcel Number: 224-331-16
Owner: Gabriel Cervantes Jr. & Isabel Martinez

Dear Mr. Cervantes and Ms. Martinez:

URGENT REQUEST FOR APPROVAL OF SEWER CONNECTION FOR APN 224-331-16

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 as to 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 350 feet of standard leach line were approved for this lot in 1972 to serve a 3-bedroom single family residence. 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.

A field inspection of the property was conducted by DEH staff on January 30, 2013. Prior to this visit, the septic tank had been pumped by Honey Bee Septic Service, a California-licensed septic contractor and pumping service. The owner, Jeff Abell, has provided a letter describing the existing failure of the septic system due to a constant backflow of water into the septic tank (see attached letter dated 2/01/2013). Mr. Abell 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.

Based on well-documented groundwater concerns in this area of Escondido, it is possible that the installation of a conventional septic system repair utilizing standard leach lines may not be approved if adequate groundwater separation cannot be achieved; if this scenario occurs, the design and installation of an alternative septic system repair utilizing onsite advanced treatment and shallow effluent disposal would be required. DEH estimates that the cost of an alternative system, including engineering and installation, may exceed \$50,000. Additionally, ongoing maintenance and permitting costs are estimated at \$1,000-\$2000/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.

Should you have any questions in this matter, please call me at (619) 607-8354, or at my office at (760) 940-2942.

Sincerely,

DESIREE HOGERVORST, Environmental Health Specialist II
Land and Water Quality Division