

INFORMATION ITEM

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

FOR MEETING OF: MARCH 6, 2017

Proposal

Administrative Approval of a Contractual Service Agreement: City of Vista / Sanbury, Inc. (Ref. No.: OAS 16-14), in association with the Curtis Drive Reorganization (Ref. No.: RO16-14)

Proponent

Property Owner

Description/Justification

A request for approval to provide sewer services through a contractual service agreement between the City of Vista and a property owner has been submitted to LAFCO. This application has been submitted by the property owner to resolve a health and safety situation and administrative approval by the LAFCO Executive Officer is requested. There is a demonstrated need for the proposed contractual service agreement, and a future change of organization to annex the subject properties to the City is pending.

Execution of this contractual service agreement would provide sewer service to two undeveloped parcels, totaling approximately 2.0-acres, located within the unincorporated area of San Diego County. The affected properties (Assessor Parcel Numbers 171-142-18, approximately 1.0-acre; and -19, approximately 1.0-acre) are located on the 2100 Block of Curtis Drive, Vista, CA. (Thos. Bros. pg. 1087/H2). The properties are located within the sphere of influence of the City of Vista and are contiguous to the City's incorporated boundary; however, all direct access to the unincorporated parcels is through County of San Diego roadways.

The County of San Diego Department of Environmental Health (DEH) has documented in a letter, dated June 23, 2014, that, based on review of the subject property's septic system and soils records, connecting the properties to the City's public sewer system is preferable to installation of individual onsite wastewater systems. DEH has recommended that the properties be connected to public sewer to avoid any potential public health issues resulting from installation of individual onsite wastewater systems. The City of Vista has indicated that capacity exists to provide sewer services from an existing line located adjacent to the parcels within Curtis Drive. 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 Vista and the subject property owner on April 4, 2016.

General Plan/Zoning

County of San Diego General Plan: Bonsall Community Plan: Semi-Rural Residential (SR-1; up to 1 dwelling unit per acre)

County of San Diego zoning: RR Rural Residential (RR; up to 1 dwelling unit per acre; 1-acre min. lot size)

Location

North of Bobier Drive; east of Santa Fe Avenue; south of Osborne Street; and west of Vista Way. (Thomas Bros. Page 1087/H2)

Executive Officer Recommendation

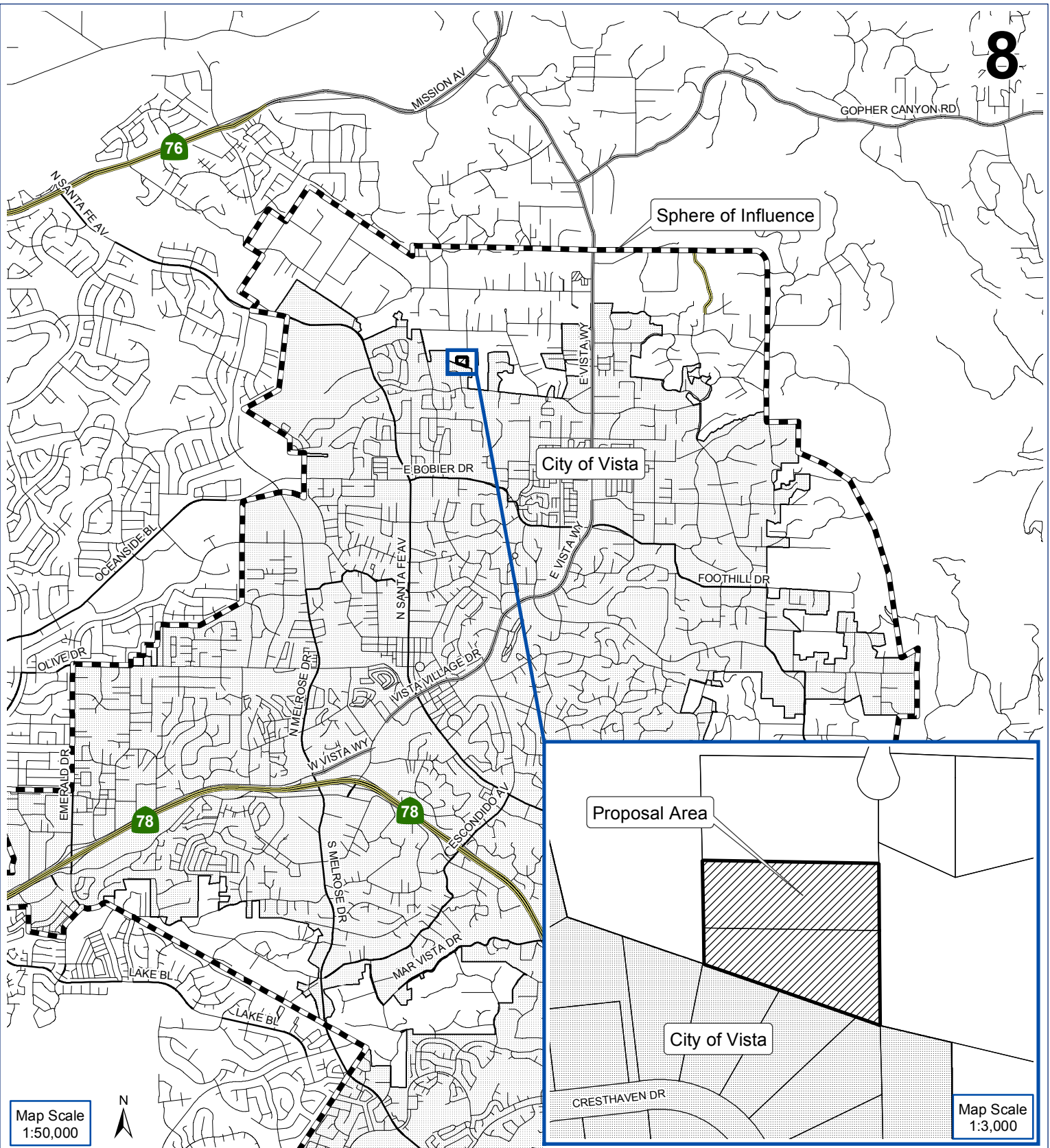
No Commission action is recommended. This item has been placed on the agenda for informational purposes.

Attachment(s)

Vicinity Map

County Department of Environmental Health, June 23, 2014 letter

MDO:RB:ra






OAS16-14

**PROPOSED CONTRACTUAL SERVICE AGREEMENT:
CITY OF VISTA / SANBURY, INC.**

RO16-14

**PROPOSED " CURTIS DRIVE REORGANIZATION"
(CITY OF VISTA)**

-  Proposal Area
-  City of Vista
-  Sphere of Influence



County of San Diego

ELIZABETH A. POZZEBON
ACTING DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
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AMY HARBERT
ACTING ASSISTANT DIRECTOR

June 23, 2014

Sanbury Inc.
Attn.: Bill Cavanaugh
P.O. BOX 235709
Encinitas, CA 92023

Site: Curtis Drive, Vista 92084
Assessor Parcel Numbers: 171-142-18 and 19
Owner: Sanbury Inc.

Dear Mr. Cavanaugh:

REQUEST FOR APPROVAL OF SEWER CONNECTION FOR APNs 171-142-18 and 19

The Department of Environmental Health (DEH) has been informed that you are planning to develop the above-referenced parcels and are seeking permission from the City of Vista to connect to their public sewer system. An existing sewer main that terminates at the southern end of the Curtis Drive cul-de-sac would be extended to the subject properties and serve the proposed single family residential units on each of the two parcels. This letter is intended to provide information to you and appropriate agencies why DEH supports the connection of the proposed single family dwelling units to public sewer as a preferable alternative to individual onsite wastewater systems (OSWS).

Background

The parcels are located in an unincorporated portion of north Vista immediately adjacent to the incorporated City boundary. DEH files indicate that OSWS layouts were approved for each of the two parcels in 1977. These designs are for three bedroom single family residences and include primary and 100% reserve disposal areas. The approved percolation test reports describe the soils as clayey sands transitioning to sands at 4-4.5 feet below grade. Based on these observations and percolation testing, the leach lines were approved at five-foot depth. The average percolation rate at this depth ranged from 56 to 58 minutes per inch, which is considered marginal to poor soil for operation of an OSWS.

DEH field inspected the two parcels on May 13, 2014 to evaluate the recommendations of Jayhawk Consultants, Larry Newcomb (California REHS #3888). Mr. Newcomb's observations and recommendations are outlined in the attached correspondence dated April 29, 2014. The parcels are currently used to grow ornamental container crops and landscape plants. Field inspection confirms that the original topography of the site has been significantly altered by the importation of fill soil throughout the approved wastewater disposal area, therefore; voiding the 1977 approvals. The existing fill soil would have to entirely removed from the primary and reserve leach fields to update the 1977 approvals.

DEH received an estimate from Lawrence Phelps, RCE #35280 indicating that soil removal to allow the installation of the two leach fields will cost \$280,000 – \$340,000. Removal operations will also result in increased truck traffic, noise, and inconvenience to residents and property owners in the area.

In summary, based on a review of septic system and soils records for the subject properties, a field inspection of the properties by DEH, and site evaluations by a California-licensed Environmental Health Specialist and a Registered Civil Engineer, DEH concludes that allowing the properties to connect to the public sewer system is preferable to returning the site to its original condition and installing individual onsite wastewater systems. The Department of Environmental Health therefore recommends that the properties be allowed to connect to the public sewer system.

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

A handwritten signature in black ink, appearing to read "Eric Klein". The signature is fluid and cursive, with a prominent initial "E".

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