

INFORMATION ITEM

LOCAL AGENCY FORMATION COMMISSION EXECUTIVE OFFICER'S REPORT

FOR MEETING OF: MAY 2, 2016

Proposal

Administrative Approval of a Contractual Service Agreement: Leucadia Wastewater District / Elana Cohen, Beachy Keen Rentals, LLC. (Ref. No.: OAS 16-05), in association with the Orpheus Avenue – Cohen Annexation (Ref. No.: DA16-05)

Proponent

Leucadia Wastewater District

Description/Justification

The Leucadia Wastewater District, by resolution, has requested approval to enter into a contractual service agreement that will allow the District to extend sewer service beyond its boundary to one incorporated parcel within the City of Encinitas (Assessor Parcel Number 256-300-16; totaling approximately .27-acre) that is experiencing a failing septic system. There is a demonstrated need for the proposed contractual service agreement, and a future change of organization to annex the subject property to the District is pending.

The subject parcel is developed with a duplex that contains two residential dwelling units. The property owner is requesting an emergency connection to the Leucadia Wastewater District's sewer system. The subject parcel is located within the Leucadia Wastewater District's sphere of influence. The District has indicated that capacity exists to provide sewer services from an existing line adjacent to the parcel within Vulcan Avenue. The property owner will finance all connection costs.

The County of San Diego Department of Environmental Health has documented in a letter, dated March 24, 2016, that the subject property's on-site wastewater system is failing and has recommended that the property be connected to public sewer to address any public health issue related to the failing system.

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 Leucadia Wastewater District and the subject property owner on April 4, 2016.

General Plan/Zoning

City of Encinitas General Plan: Residential 8 (R-8; up to 8 dwelling units per acre; 5,400-sq.ft. min. lot size)

City of Encinitas zoning: North 101 Specific Plan: Residential 8 (N-R8; up to 8 dwelling units per acre; 5,400-sq.ft. min. lot size)

Location

North of Encinitas Boulevard; east of Vulcan Avenue; south of Leucadia Boulevard; and west of I-15. (Thomas Bros. Page 1147/B6)

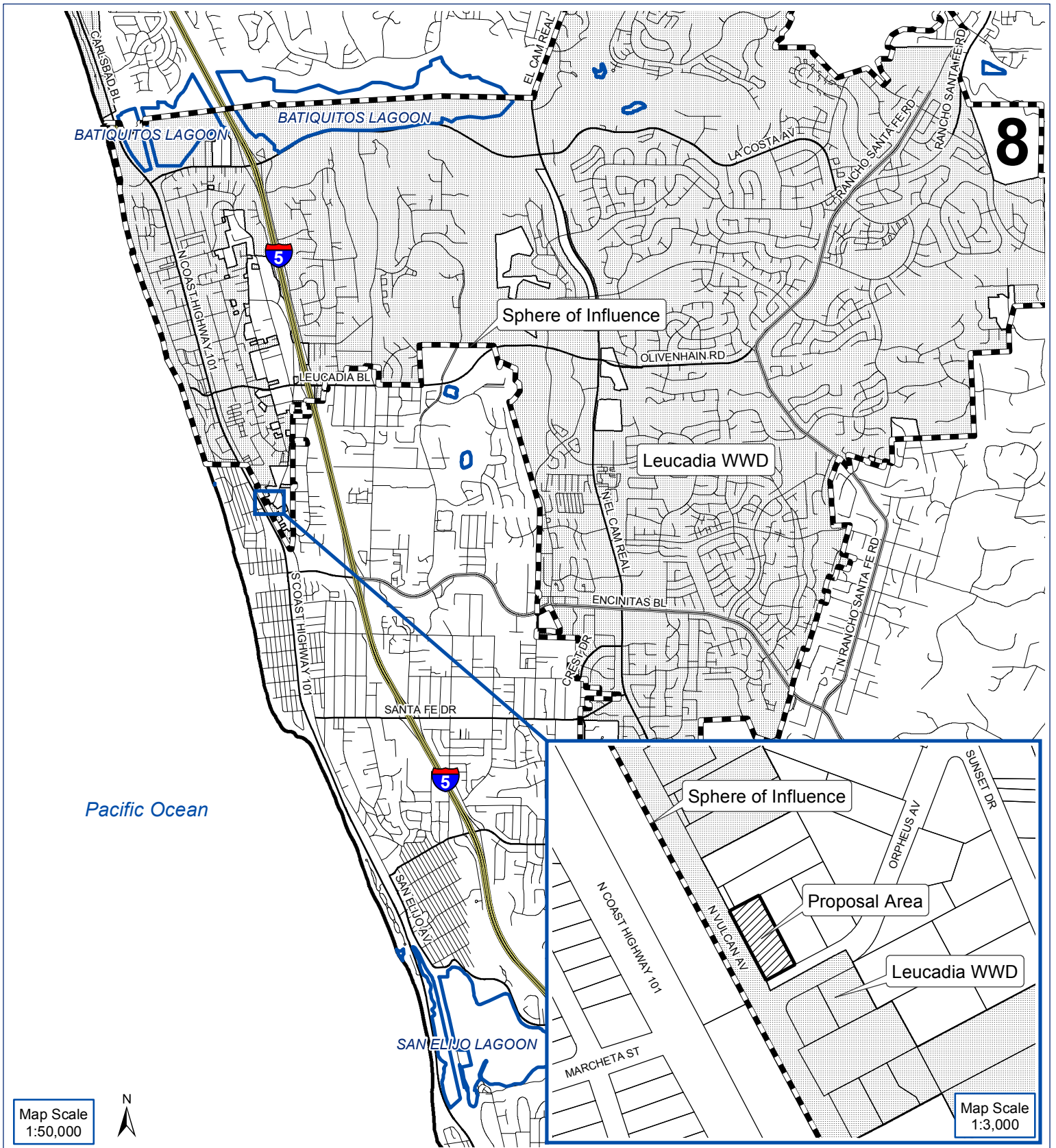
Executive Officer Recommendation

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, March 24, 2016 letter

MDO:RB:ra






Map Scale
1:50,000



Map Scale
1:3,000

**OAS16-05 PROPOSED CONTRACTUAL SERVICE AGREEMENT:
LEUCADIA WASTEWATER DISTRICT / ELANA COHEN**

**DA16-05 PROPOSED "ORPHEUS AVENUE - COHEN ANNEXATION"
TO THE LEUCADIA WASTEWATER DISTRICT**

-  Proposal Area
-  Leucadia WWD
-  Sphere of Influence



County of San Diego

DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
P.O. BOX 129261, SAN DIEGO, CA 92112-9261
Phone: (858) 585-5173 Fax: (858) 894-3670
www.sdcdeh.org

AMY HARBERT
ASSISTANT DIRECTOR

March 24, 2016

Beachy Keen Rentals LLC
PO Box 234055
Encinitas, CA 92023
Attention: Elana Cohen

RE: 304-306 Orpheus Ave., Encinitas, CA 92024
APN: 256-300-16

Dear Beachy Keen Rentals LLC:

Per your request, the County of San Diego Department of Environmental Health (DEH) inspected the above-referenced property on March 23, 2016 to evaluate repair options for your existing onsite wastewater system (OSWS). The property is located on the corner of Vulcan Avenue and Orpheus Avenue in Encinitas, CA. A duplex consisting of two 2-bedroom units provides housing for two families that live on the property. There is no information on file with the DEH regarding the existing OSWS.

The septic system on the property is located in a small lawn area between Vulcan Avenue and the duplex. Evaluation of the system reveals that unpermitted, substandard repairs have been made to the original leach lines that were installed. Recently, the system has been failing intermittently, resulting in sewage backing up inside the home, necessitating repeated septic tank pumping.

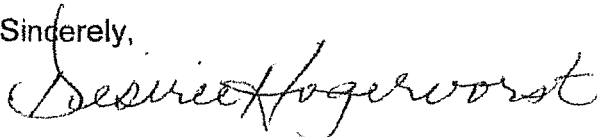
Installation of a repair on the property would require utilizing the same small lawn area that is currently failing. Additionally, due to the depth of the septic tank outlet and flat topography, any leach field repair would either be excessively deep, or require a pump system, significantly increasing installation cost. The replacement leach field may still experience periodic failure due to already saturated conditions, small working area and the amount of wastewater generated by two dwelling units on the property. Due to known shallow groundwater in the area, vertical seepage pits would not be an option for repair to the existing OSWS.

The installation of a supplemental treatment system (STS) with the use of drip dispersal is also an option for repair; however, because of limited area, a substandard repair may again result. Additionally, STS's may cost in excess of \$30,000 including necessary design and installation.

Using my knowledge of the area, observations of the subject property, and the professional judgement of a licensed septic contractor, I would conclude that a septic repair on this property could experience premature failure, possibly creating a public health hazard. Based on this information and the potential ability to obtain access to public sewer (a permanent solution) for reasonable or similar cost, the Department of Environmental Health recommends that the property be allowed to connect to the public sewer system.

Should you have any further questions, please call me directly at (619) 607-8354.

Sincerely,



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

Cc: David Cardenez; david@arrowpipeline.com

Leucadia Wastewater District; 1960 La Costa Ave., Carlsbad, Ca. 92009