


**LOCAL AGENCY FORMATION COMMISSION**

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

November 9, 2005

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer 

Subject: LAFCo File No. 05-07---Proposed Extension of Sewer Service by Scenic Heights County Sanitation District to 1508 and 1510 Edgewood Road pursuant to Government Code Section 56133

Summary

This application was submitted by the County of San Mateo as governing body of the Scenic Heights County Sanitation District on behalf of the property owner pursuant to Government Code Section 56133. This provision requires Commission approval for extension of sewer or water service outside of jurisdictional boundaries. The application requests Commission approval for the Scenic Heights Sanitation District to extend sewer service to 1508 and 1510 Edgewood Road, currently served by a single inadequate septic system. Subject properties are contiguous to each other and 1510 Edgewood is adjacent to Cordilleras Creek. Approval is recommended.

Departmental Reports**Environmental Health:**

The property receives water service from the California Water Service Company. The County of San Mateo Scenic Heights Sanitation District (Scenic), City of San Carlos and the City of Redwood City provide sewer service in the area. The property owner will be required to obtain an abandonment permit for the removal of the septic tank and meet all requirements of the Environmental Health Department.

Recommendation: Approval

San Mateo County Planning Division:

The County of San Mateo land use designation is Medium low-density residential, 2.4 to 6 dwelling units per acre. General Plan Policy 11.5 favors consideration of sewerage systems as the appropriate method of wastewater disposal in urban areas. General Plan Policy 11.5.b encourages the extension of sewerage system to serve unincorporated urban areas presently using individual sewage disposal system where warranted by public health concerns, environmental pollution or planned density of development.

Scenic Heights County Sanitation District

The parcels will be served by the Scenic sewer main in Edgewood Road, which flows to the City of San Carlos. Sewer service will be provided by an outside sewer service agreement with the property owner. Treatment and transmission from Scenic is covered under a four party agreement between the City of San Carlos, the County of San Mateo, Scenic and Emerald Lake Heights Sewer Maintenance District which would be amended to provide this service. It is not anticipated that providing service to these two properties will affect existing and potential service or treatment capacity. The property owners will pay a sanitary sewer service charge equal to the charges levied to Scenic to cover the costs of maintenance, transmission and treatment as well as construction related costs.

Recommendation: Approve

Discussion and Recommendation:

The San Mateo County Public Health and Environmental Health Division has found that the septic system serving both parcels is not operating properly and a permit for repair cannot be issued because Uniform Plumbing Code prohibits repair of septic systems that are within 200 feet of a public sewer main.

Properties in this area of Edgewood Road are in either the sphere of influence of the City of San Carlos or City of Redwood City with the sphere of influence boundary

following the Cordilleras Creek and rear lot lines of properties on Edgewood Road. Sewer agencies in the area include Cities of San Carlos and Redwood City and the County-governed Scenic Sanitation and Emerald Lake Hills Sewer Maintenance Districts. In situations in which property owners request extension of sewer service because annexation is not possible, LAFCo staff directs property owners to the appropriate city whose sphere contains the subject parcel, which in this case is San Carlos.

In this situation, the City of San Carlos has an adopted outside sewer service policy that allows extension of service to properties in the City's sphere of influence and the City has sewage treatment capacity. However, the City will not maintain sewer mains if they are not located not in City streets.

For this reason, the property owner requests sewer service from the Scenic Sanitation District, which owns and operates the Hassler sewer line in Edgewood Road. The Hassler line transports effluent from County owned Cordilleras Center, surrounding unincorporated territory and territory in the City of San Carlos. Scenic Sanitation District has a zero sphere of influence with a determination that once properties are annexed the District would be dissolved.

Section 56133 permits approval of extension outside an agency's boundaries and outside the sphere of influence in order to respond to an existing or impending threat to public health or safety if documentation has been provided of public health or safety threat and the Commission has notified an alternative provider. As noted above, documentation has been provided that the septic system poses a public health threat and Public Health Officials request connection to a public sewer system. In addition, City of San Carlos, whose sphere contains the property was notified of the need for sewer service and indicates that it is willing to provide sewage treatment capacity if Scenic Sanitation extends service.

The Commission's policies for extension of service by agreement as permitted by Section 56133 direct that LAFCo staff shall encourage and assist the property owner in

pursuing annexation prior to submitting a formal application for extension of services outside jurisdictional boundaries. In this case the parcels are not contiguous to the City of San Carlos and therefore not eligible for annexation at this time. Transfer of sewage treatment capacity by the City of San Carlos to Scenic and extension of sewer service by Scenic via a sewer main that serves property already in the City of San Carlos would facilitate annexation to the City of San Carlos when the property becomes contiguous.

Approval of sewer extension is recommended based on the failing septic system and recommendation from the Department of Environmental Health that the property connect to public sewer.

Recommendation:

It is respectfully recommended that the Commission approve LAFCo File No. 05-07 and authorize the Scenic Heights County Sanitation District to provide sewer service by agreement to 1508 and 1510 Edgewood Road in unincorporated San Mateo County and authorize the Executive Officer to send a letter of approval.

/mp

Attachments

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO
THE SAN MATEO
LOCAL AGENCY FORMATION COMMISSION

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Extension of sewer service by Scenic Heights Sanitation District to 1508 & 1510 Edgewood Road pursuant to Government Code Section 56133, paragraph c.

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

Landowners or registered voters, by petition
 An affected public agency, by resolution (Scenic Heights County Sanitation District)

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

3. What are the reasons for the proposal?

To provide sewer service to two parcels which are currently utilizing a combined septic system that is failing.

4. Does this application have 100% consent of landowners in the affected area?

Yes No

5. Estimated acreage: .93 Acres

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

N/A, proposal requests extension of service and does not propose boundary change at this time

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
<u>Sewer fees</u>	<u>None</u>	<u>Scenic Heights County Sanitation Dist. proponent</u>		

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features: (address, unincorporated San Mateo County

Properties commonly known as 1508 & 1510 Edgewood Road (APNs 051-151-270 & 051-151-260) in unincorporated San Mateo County. The nearest cross street is Cordilleras Road (east).

2. Describe the present land use(s) in the subject territory:

Residential

3. How are adjacent lands used?

North: Residential
 South: Residential
 East: Residential
 West: Residential

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

NO

5. What is the County general plan designation of the subject territory?

General Plan designation is Medium Density Residential

6. What is the existing County of San Mateo zoning designation of the subject territory?

Zoning is Residential, 5,000 square feet per dwelling unit (R-1/S-7).

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

N/A

8. What additional approvals will be required to proceed?

Sewer Permit from Scenic Heights County Sanitation District (Scenic), Permit to abandon septic system, Amendment of existing 4 party agreement between Scenic, Emerald Lake Heights Sewer Maintenance District, County of San Mateo and City of San Carlos, agreement between Scenic and Property Owner

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction?

NO

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

NO

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Neil R. Cullen, Director of Public Works

ADDRESS: 555 County Center, 5th Floor,
Redwood City, CA 94063

PHONE: (650) 363-4100

ATTN: _____

Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

D. AFFECTED PUBLIC AGENCIES (to be completed by City of County)

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

<u>Affected Agency</u>	<u>Resolution No.</u>	<u>Date Adopted</u>
<u>Scenic Heights County</u>		<u>11/08/05</u>
<u>Sanitation District</u>		

2. Does this application have 100% consent of landowners in the affected area?
 Yes No (If yes, include proof of consent.)

PLAN FOR PROVIDING SERVICES

1. Enumerate and describe the services to be extended to the affected territory.

Sanitary sewer service.

2. Describe the level and range of those services and please include number of sewer or water connections.

Collection, transport and treatment of sewage from 1508 & 1510 Edgewood Road (2 sanitary sewer connections).

3. Indicate when those services can feasibly be extended to the affected territory.

Upon LAFCO approval and Board of Supervisors execution of required agreement and amendment to agreement. Board of Supervisors to consider action on November 8, 2005 contingent upon LAFCO approval.

4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

Sewer laterals to be constructed, which is the property owner's responsibility.

5. Describe financial arrangements for construction and operation of services extended to the affected territory. Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

Property owner is responsible for construction of sanitary sewer laterals and payment of all fees associated with work as well as annual sanitary sewer service charges.

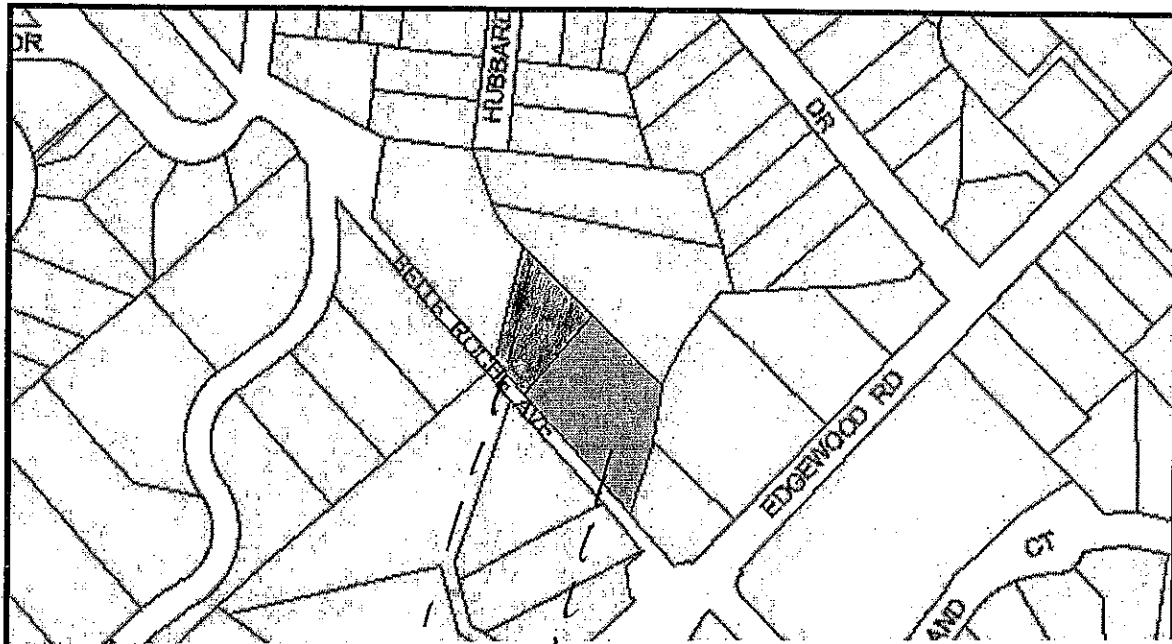
6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

Failed septic system and health and safety concerns.

This section completed by Ann M. Stillman Principal Civil Engineer
(Name) San Mateo County, DPW
(Title)

**SELECTED
PROPERTY**

Situs: 1510 Edgewood Rd , Redwood City
Owner: Gronsby Russell, 1510 Edgewood Rd, Redwood City, CA, 94062--3217
APN: 051151270



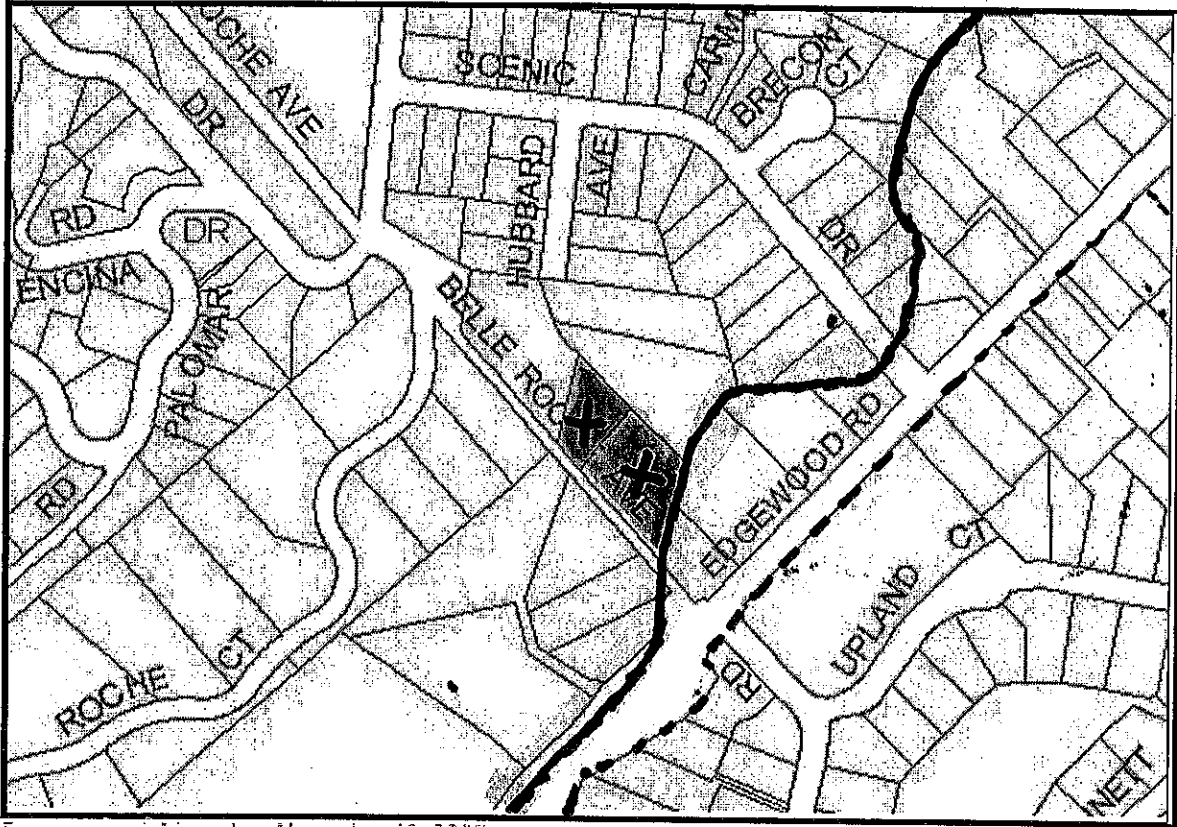
1508 Edgwood Road

1510 Edgwood Road

**LAFCo File No. 05-07 Proposed sewer extension by Scenic Heights Sanitation
District to 1508 and 1510 Edgwood Road**



**SELECTED
PROPERTY**

Situs: 1508 Edgewood Rd , Redwood City
Owner: Gronsky Russell, 1510 Edgewood Rd, Redwood City, CA, 94062-3217
APN: 051151260



Print

Edgewood Corridor Sewer Service

-  City Sphere of Influence Boundary
-  Subject parcels



HEALTH DEPARTMENT

May 19, 2005

via fax 595-6703

RECEIVED

Don Gilbert
Civil Engineering Assistant
San Carlos Public Works
600 Elm Street
San Carlos, CA 94070

MAY 19 2005

DEPARTMENT OF PUBLIC WORKS
COUNTY OF SAN MATEO

Subject: 1508 and 1510 Edgewood Road, APN 051-015-270/260

Dear Mr. Gilbert

Panaka Chea, REHS, of San Mateo County Environmental Health (Health) inspected the septic system at 1508 and 1510 Edgewood Road last week. He did not find surfacing septic effluent. The system was previously inspected and pumped by A1 Septic Tank Service. They produced a report (attached) that indicates that the system does not work properly and is in need of repairs. Water was running from the leach fields to the tank and snaking the lines did not alleviate the problem.

There are only two possible interpretations of this information. The first is that the leach field trenches are becoming clogged with biomat (sludge) due to their age or excess water is being introduced into the leach fields either through water leaks in the home or by seasonal high ground water. Normally, I would require that this problem be elucidated by further work and appropriate repairs be made under a permit issued by Health. Since this a sewered area and there is a Public Sewer Main within 200 feet, the Unified Plumbing Code prohibits the issuance of a septic repair permit.

Since the existing septic system is not operating properly and therefore is a threat to public health, I am hereby requesting that the City of San Carlos make a connection to public sewer available for this property once the owner has paid all the appropriate fees.

If there are any questions, please call me at (650) 363 -- 4798.

Sincerely,

Steven R. Hartsell, REHS
Program Supervisor

Cc: Norman Merrill, Public Works; Martha Poyatos, LAFCO; John Berry, RCE;

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Adrienne Tissier • Health Director: Charlene Silva

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<http://www.smhealth.org>