

TO: James L. App, City Manager
FROM: Robert A. Lata, Community Development Director
SUBJECT: Use of Septic System – 1555 Lyle Lane (Stark)
DATE: June 3, 2003

Needs: Consider a request to allow septic tank usage and replace an existing leach field at an existing single-family residence at 1555 Lyle Lane, north of Union Rd., between Kleck Road and Prospect Ave. (APN 025-011-032)

- Facts:**
1. The property owners of the referenced property, located at 1555 Lyle Lane, north of Union Rd., are seeking City Council approval to continue use of a septic tank and install a replacement leach system on their property (see application). The property is occupied by an existing single-family residence.
 2. Pursuant to Municipal Code Section 14.08.020, construction of any septic tank, cesspool, seepage pit or other facility intended or used for the disposal of sewage may be permitted only if sewer is not available.
 3. The nearest available sanitary sewer main is at the intersection of Kleck Road and Union Road, approximately 800 feet to the west.
 4. Adjacent lots in this area are serviced by septic systems.
 5. The existing residence is not currently connected to the City's domestic water system, and an existing well on the property conflicts with the proposed installation of the septic system. To comply with existing Municipal Code requirements, the existing well will need to be abandoned.

**Analysis
and**

Conclusion: The applicant is formally requesting permission from the City Council for use of a septic system at the referenced location.

Municipal Code Section 14.08.070, K, 1 states that "Permission to construct a septic tank and leach line or other private sewage disposal system may be granted only when the provisions of this code have been met."

Municipal Code Section 14.08.070, K, 2 states that "When it has been determined by the City Council that sewers are not reasonably available to serve a given property (generally more than two hundred feet from the property) which is within the City, the owner meeting provisions of this code, may request of the City Council a permit granting permission for the construction of a septic tank and leach line or private disposal system to serve said property."

If the City Council authorizes the use of the septic system, it will be necessary for the applicant to abandon the existing well on the property and connect to the City water system in order to meet the construction requirements for septic systems as outlined in Municipal Code Section 17.04.050. Water is available to the property from Union Road. The well abandonment shall be completed under the requirements of Municipal Code Section 14.06.048.

Policy

Reference: Paso Robles Municipal Code Section 14.08.070 – Sewerage System Operations

Resolutions No. 94-116 and 95-02 – Memorandums of Understanding (MOU) between the City and the Regional Water Quality Control Board.

Fiscal

Impact: None.

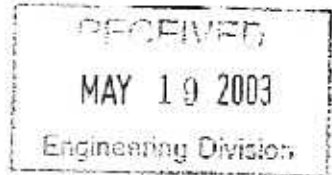
Options:

- a. Adopt Resolution No. 03-xxx authorizing continued usage of a septic system for an existing single family residence at 1555 Lyle Lane (APN 025-011-032/Stark) subject to Conditions a through k as stated in Municipal Code Section 14.08.070 K 4 “Conditions” and subject to the condition that the applicant connect to City water and abandon the existing well in accordance with the requirements of Municipal Code Section 14.06.048.
- b. Deny the request of continued use of a septic system at their property at 1555 Lyle Lane, and direct them to extend a sanitary sewer main from the intersection of Kleck Road and Union Road to the subject property.
- c. Amend, modify or reject the above option.

Attachments: (4)

- 1) Application for Septic Tank Use, Stark
- 2) Site Plan
- 3) Sheet 15-E, Sewer System Atlas
- 4) Resolution

City of Paso Robles
APPLICATION FOR SEPTIC TANK USE



Applicant: Laura and Joel Stark Date: 5/19/03 Permit No. 03-577

Property Address: 1555 Lyle Ln. Paso Robles, CA 93446

Assessors Parcel Number: 025-011-0302

Permit Fee: \$240

City Council Approval: Resolution No. _____

Approved By: _____ Date: _____
City Engineer

AGREEMENT

In return to the City's approval for allowing me to use a septic tank system for my property, I hereby agree to:

- a) Construct septic tank and appurtenances in accordance with the requirements of the California Regional Water Quality Control Board, State Health Department, the Building Division and Public Works Department of the City of Paso Robles.
- b) Operate and maintain the private sewage disposal system and facilities in a sanitary manner at all times, at no expense to the City.
- c) Grant to the City authority to enter premises for periodic inspection to ensure proper operation and maintenance.
- d) Grant to the City authority to enter premises in the event of an emergency involving the system, or a nuisance created by the system, which, in the sole opinion of the City, Health Department or Water Quality Control Board, creates a hazard, which threatens the health and safety of the citizens. The owner shall follow the instruction of City and any services rendered pursuant to the instruction shall be paid by the owner. Where a health hazard or nuisance is determined to exist, City may revoke Certificate of Occupancy for buildings utilizing the private system.
- e) Consent to future formation of an assessment district if said district is established by the City Council for the purposes of construction sewers to serve the subject property.
- f) Connect to the City System when a sewer main is 200 feet from my property line and is directed to do so by the Director of Public Works. In connecting to the City's sewer facilities, I may be required to pay connection fees or any other reimbursement fees associated with connecting to such sewer mains.

I hereby acknowledge that I am the owner of this property. This Agreement shall be binding upon my heirs and successors in title for this property.

SIGNATURE: Laura Stark

Print Name: Laura Stark

REPLACEMENT SEPTIC SYSTEM

STARK RESIDENCE
1555 LYLE LANE
PASO ROBLES, CA

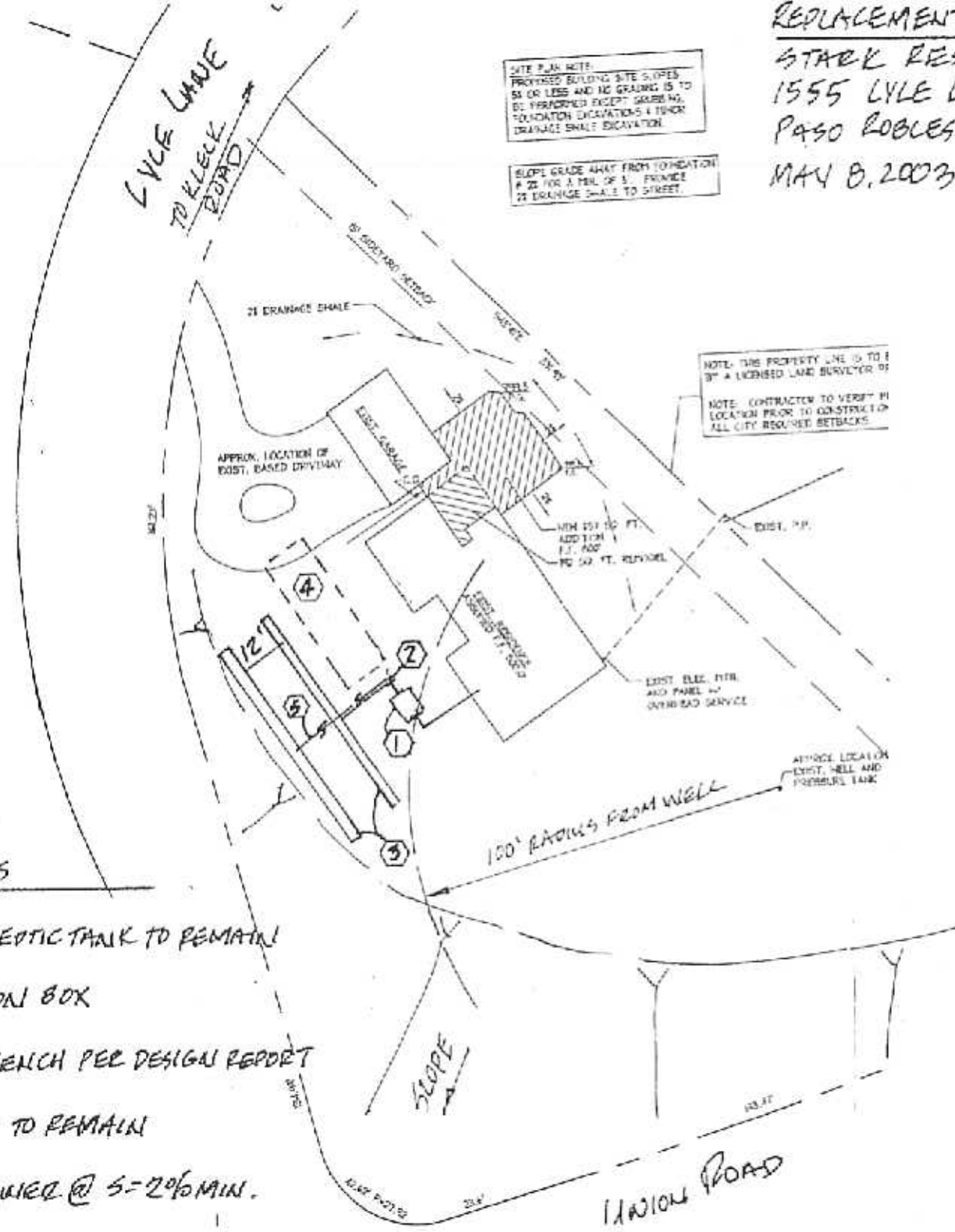
MAY 8, 2003

1" = 40'

NOTE: PLAN NOTES
PROPOSED BUILDING SITE SLOPES
5% OR LESS AND NO GRADING IS TO
BE PERFORMED EXCEPT GRADES FOR
FOUNDATION EXCAVATIONS & TYPICAL
DRAINAGE SWALE EXCAVATION.

SLOPE GRADE AWAY FROM FOUNDATION
22 FOR A MIN. OF 5'. PROVIDE
2" DRAINAGE SWALE TO STREET.

NOTE: THE PROPERTY LINE IS TO BE
BY A LICENSED LAND SURVEYOR OF
NOTE: CONTRACTOR TO VERIFY THE
LOCATION PRIOR TO CONSTRUCTION OF
ALL CITY REQUIRED SETBACKS.

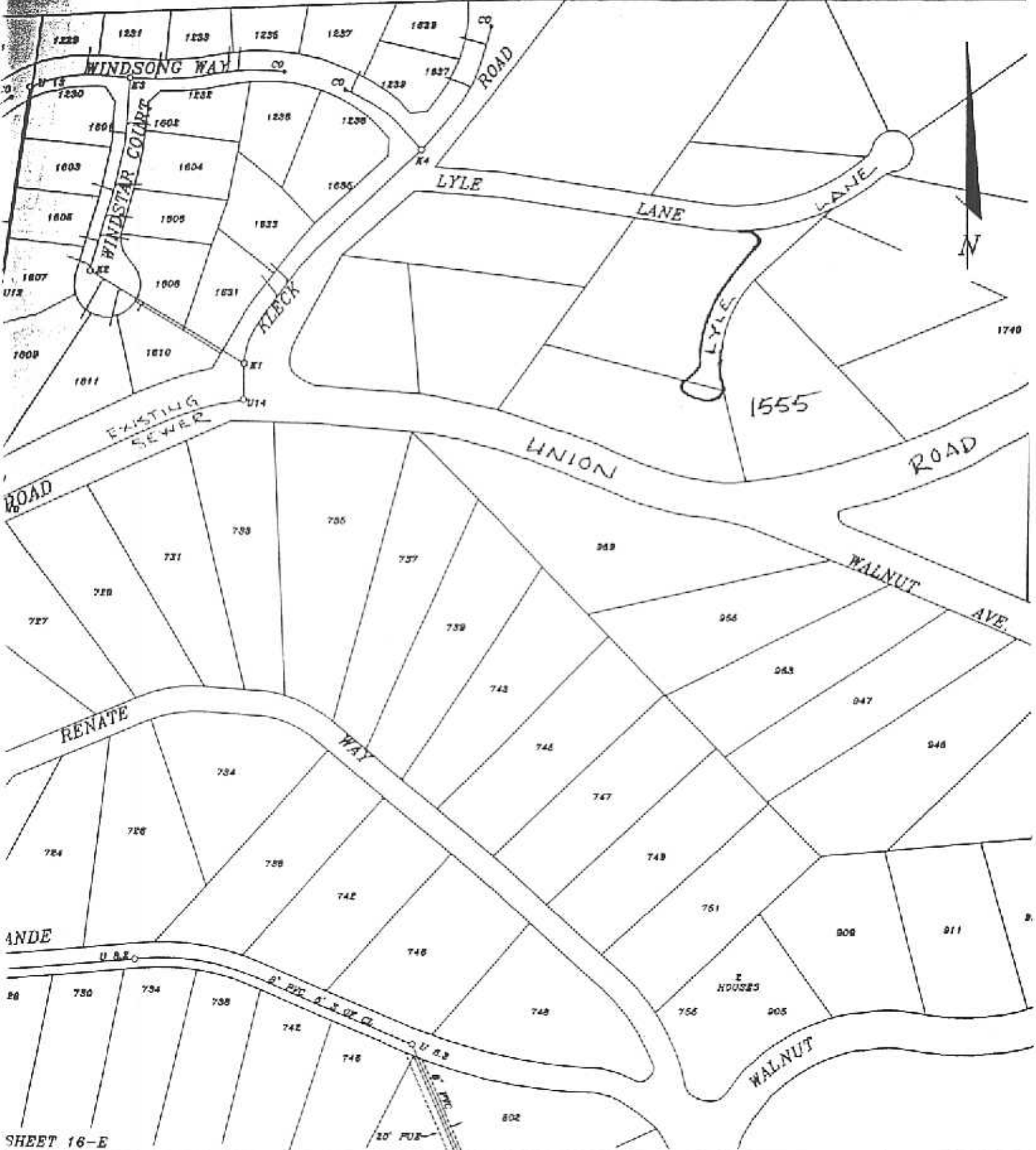


CONSTRUCTION NOTES

- 1) EXISTING 1200 GAL SEPTIC TANK TO REMAIN
- 2) INSTALL DISTRIBUTION BOX
- 3) CONST. NEW LEACH TRENCH PER DESIGN REPORT
- 4) EXIST. LEACH FIELD TO REMAIN
- 5) INSTALL 4" Ø PVC SEWER @ S=2% MIN.

K. Stark

TRACT 2259



SHEET 16-E

CITY OF EL PASO DE ROBLES SEWER SYSTEM

BASE MAP DATE: JUNE 1998
UPDATE: MAY 20, 1998
SCALE: 1" = 200'
SHEET NO. 15-F

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

CITY OF PASO ROBLES
DEPT. OF COMMUNITY DEVELOPMENT
1000 SPRING STREET
PASO ROBLES, CA 93446

ATTN.: CITY ENGINEER

RESOLUTION NO. 03-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING CONTINUED USE OF A SEPTIC SYSTEM AT PROPERTY LOCATED
AT 1555 LYLE LANE (Stark) (APN 025-011-032)

WHEREAS, the City of Paso Robles has received an application to continue use of a septic tank for an existing single family residence located at 1555 Lyle Lane, north of Union Road between Kleck Road and Prospect Avenue (APN 025-011-032); and

WHEREAS, Code Section 14.08.020 prohibits septic systems within the City limits, unless sewer facilities are not available; and

WHEREAS, the nearest sewer system is approximately 800 feet from the site of the proposed residence; and

WHEREAS, Code Section 14.08.070, "Sewerage System Operations", states that sewers "are not reasonably available to serve a given property (generally more than two hundred feet from the property)".

THEREFORE, BE IT RESOLVED AS FOLLOWS:

SECTION 1. That the City Council approves continued use of a septic tank at 1555 Lyle Lane (APN 025-011-032).

SECTION 2. That the applicant comply with conditions as stated in Municipal Code Section 14.08.070, K, 4 as follows:

- a.** Consent to future formation of an assessment district if said district is established by the city council for the purpose of constructing sewers to serve said property. Said agreement shall be in a form acceptable to the city attorney and recorded as affecting real property interests.
- b.** Connect said property to the city sewer system, when available and directed to do so by the city council, unless otherwise specified by the city, such connection shall be completed within six months of the date of receipt of said notification.

- c.** Construct septic tank and appurtenances in accordance with requirements of the State Water Quality Control Board, Central Coast Basin, County Health Department, Uniform Plumbing Code as modified within Title 17 of this code, and department of public works standard details and specifications.
- d.** Operate and maintain the private sewage disposal system and facilities in a sanitary manner at all times, at no expense to the city.
- e.** Grant to the city authority to enter premises for periodic inspection to ensure proper operation and maintenance. Said authority shall be conveyed in writing by the owner of the property and shall be binding upon all future owners, heirs, lessees, or occupants.
- f.** Grant to the city authority to enter premises in the event of an emergency involving the system or a nuisance created by the system, which, in the sole opinion of the city, county health department or State Water Quality Control Board creates a hazard which threatens the health and safety of the citizens. The owner shall follow the instructions of the city and any service rendered pursuant to such instructions shall be paid for by the owner. When a health hazard or nuisance is determined to exist or water quality is threatened, the city may revoke certificates of occupancy for buildings utilizing the private system.
- g.** Abandon private system in the time established in this section when an order to do so has been issued by the city council or its designated representative.
- h.** When a sewer main is available and owner is directed to connect to said main, the owner shall reimburse city, or the installer through the city reimbursement account, for a prorated share of the cost of the installation of sewer mains which provide service to the applicant's property, as directed by city. City shall determine the rate of proration shares of reimbursement.
- i.** Concurrently with the installation of a private septic system, construct a dry sewer lateral from building plumbing system to the adjacent right-of-way or property line as directed by the city engineer. The line, grade, size and provision for clean-outs of said dry sewer lateral line shall be reviewed by and approved by the city engineer.
- j.** For private septic systems that are approved for permanent use, dual leach fields shall be installed with initial construction. A diverter valve shall be installed to control drainage into either or both leach fields. Each leach field shall be designed to handle one hundred percent of the design flow.
- k.** For private septic systems that are approved for temporary use (i.e., five years or less), only one leach field may be required. However, an additional area shall be designated, tested for adequacy as a leach field for use and maintained free from any installation which could inhibit the potential use of said area as a leach field should the first leach field installed be determined by the state, county, or city to have failed or be inadequate in any way.

SECTION 3. That the applicant connect to City water, pay all appropriate water connection fees, and abandon the existing well on the property in accordance with the requirements of Municipal Code Section 14.06.048.

SECTION 4. The obligations and covenants of the applicant shall run with the land and shall be binding on the successors and assigns of the applicant and shall inure to the benefit of the City of Paso Robles, its successors and assigns.

BE IT FURTHER RESOLVED that the City Clerk of the City of Paso Robles cause a certified copy of this Resolution to be recorded in the Office of the County Recorder of the County of San Luis Obispo, State of California.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 3rd day of June 2003 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk