

TO: James L. App, City Manager
FROM: Ron Whisenand, Community Development Director
SUBJECT: Use of a Septic System, 2975 Union Road (Walker)
DATE: April 15, 2008

Needs: Consider a request to construct a septic tank and leach field to serve a recreational tennis and swim club located at 2975 Union Road, (APN 025-371-019).

- Facts:**
1. Kim Walker, owner of the Fox Hollow Sports Facility located at 2975 Union Road is seeking City Council approval to construct a new septic tank and leach system to serve his project.
 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 approximately one mile to the west on Union Road.
 4. Adjacent lots in this area are serviced by septic systems.
 5. The proposed septic system is designed to accommodate 4,000 gallons of effluent per day. According to the Memorandum of Understanding between the Regional Water Quality Control Board and the City, dated March 9, 1995, septic systems accommodating more than 2,500 gallons per day remain under the jurisdiction of the Regional Board.

**Analysis
and**

Conclusion: The applicant is formally requesting permission from the City Council for use of a septic system at 2975 Union Road. The Municipal Code 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." Those provisions are specified as "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)". The subject property is located approximately one mile from the nearest City sewer line. Granting use of a septic tank and leach field system would also be consistent with past Council approvals in the area.

The attached council resolution includes the provision that the proposed septic system comply with all requirements set forth by the Regional Water Quality Control Board. Should a system design meeting state permit requirements not

be obtained, then the applicant would need to extend the necessary sewer infrastructure to this property to serve it.

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. 08-xx authorizing use of a septic system to serve a recreational facility located at 2975 Union Road (APN 025-371-019/Walker) subject to Conditions a through k as stated in Municipal Code Section 14.08.070 K4 “Conditions”; and
- b.** Amend, modify or reject one of the above options.

Attachments: (3)

- 1) Application for Septic Tank Use
- 2) Site Plan
- 3) Resolution to authorize use of a septic system



CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

APPLICATION FOR SEPTIC TANK USE

Owner: Kim Walker (Fox Hollow) Date: 3/10/2008 Permit No.: B07-0406
Property Address: 2925 Union Rd, Paso
Assessors Parcel Number: 025-371-019

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) 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 the Municipal 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 a reasonable time 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.

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.

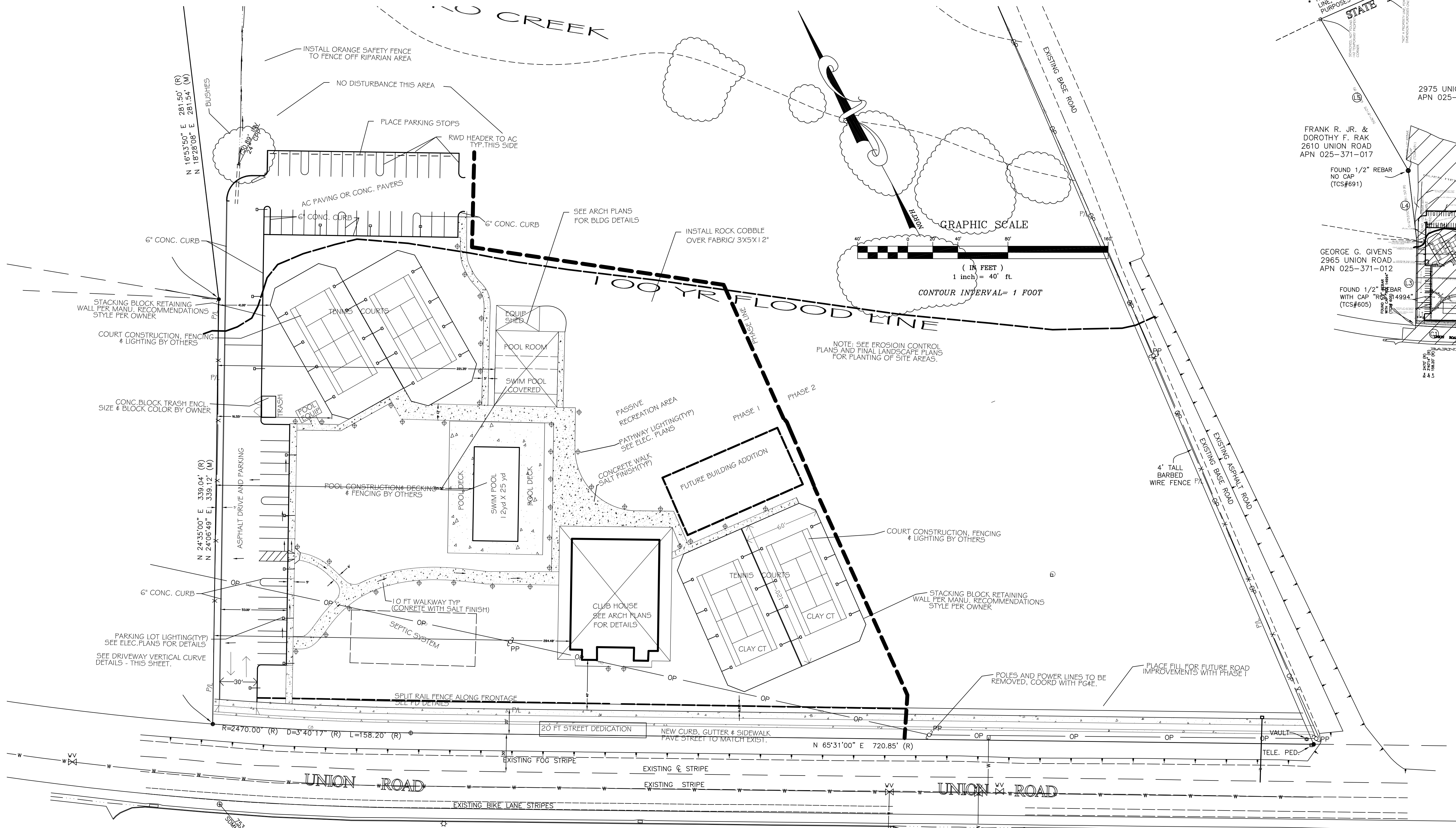
SIGNATURE: _____

Print Name: _____

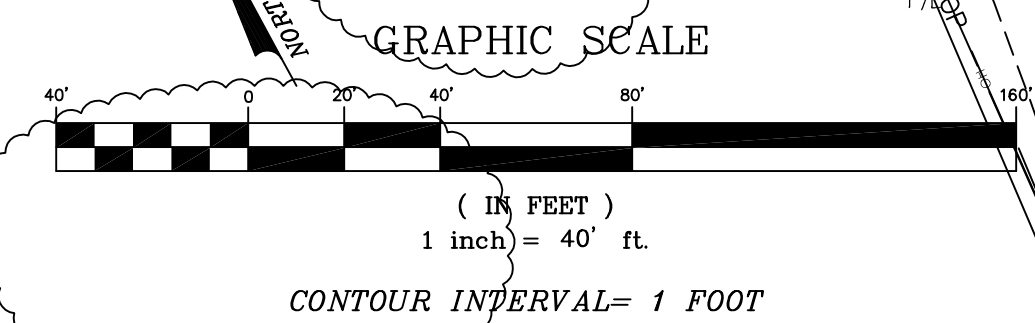
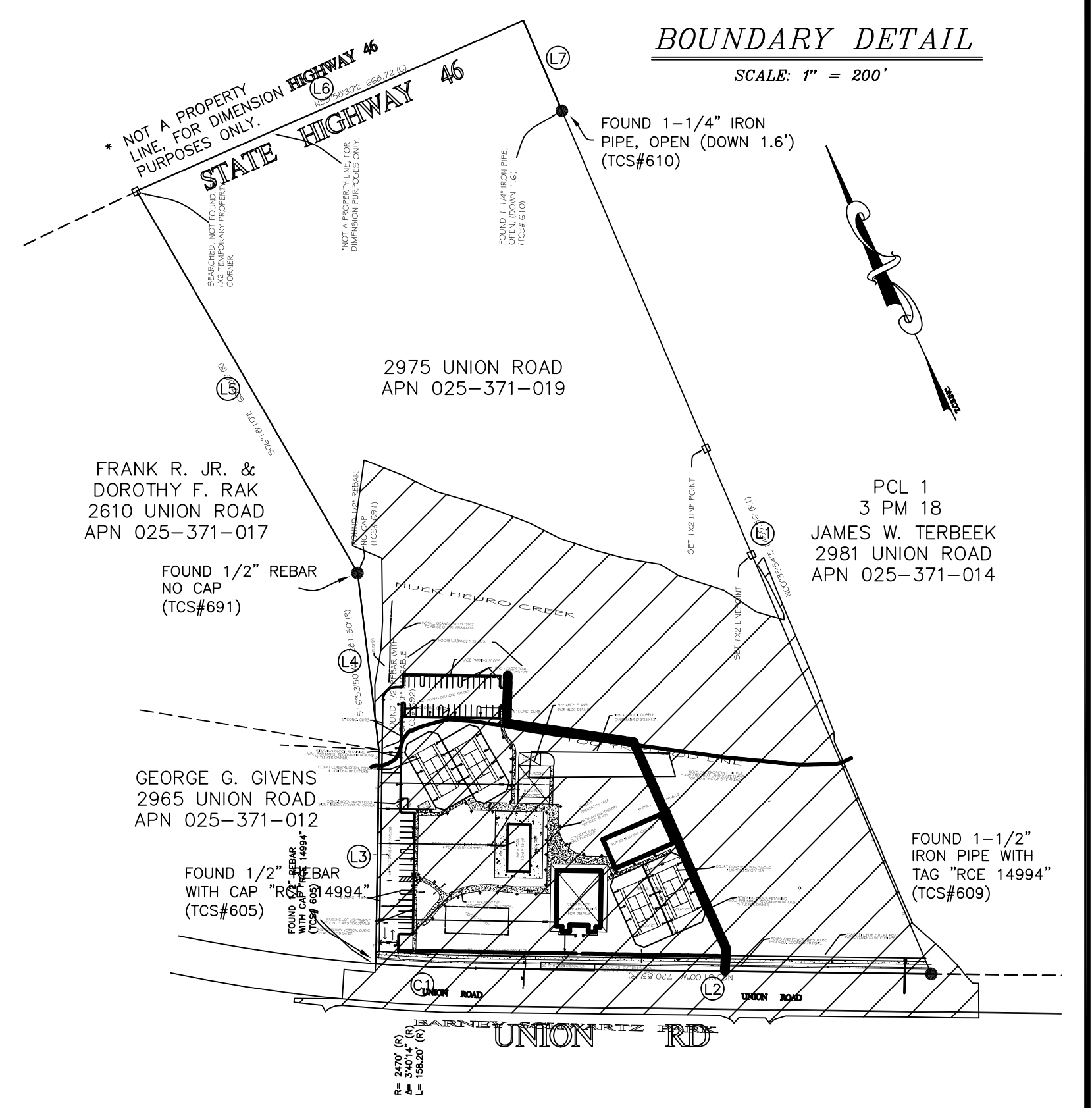
Ken Walker for Owner
Ken Walker

FOX HOLLOW PROJECT - SITE PLAN

UNION ROAD



BOUNDARY DETAIL
SCALE: 1" = 200'



BARNEY SCHWARTZ PARK

11-10-07 VER

McCarthy Engineering, Inc.
Civil and Traffic Engineering
Project Planning
Paso Robles, Calif
(805) 238-9585 (805)237-8556 fax

Revision No.	Description	Date	By	Accept. By
1	CITY PLAN CHECK1	1-30	JRM	
2	ARCH CHANGES/STAIRS	3-18	JRM	

JOHN MCCARTHY
RCE 29457, EXP 3/31/09

FOX HOLLOW PROJECT-UNION ROAD

IMPROVEMENT PLANS
SITE PLAN

DEPARTMENT OF PUBLIC WORKS
CITY OF PASO ROBLES, CALIFORNIA

SCALE: AS SHOWN ACCEPTED BY: DATE: SHT. 2 OF 3
DRAWN BY: JRM
CHECKED BY: JRM
RECORD DWG.

JOHN FALKENSTIEN P.E.
CITY ENGINEER
PASO ROBLES, CALIF.

DRAWING NO. CE 1.2

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. 08-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING USE OF A SEPTIC SYSTEM AT PROPERTY
LOCATED AT 2975 UNION ROAD (WALKER, APN 025-371-019)

WHEREAS, the City of Paso Robles has received an application from Kim Walker, owner of the Fox Hollow Sports Facility, to use a septic tank and leach field at 2975 Union Road, (APN 025-371-019); 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 one mile from the property line 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 use of a septic tank and leach field at 2975 Union Road (APN 025-371-019).

SECTION 2. That the applicant complies 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. 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 15th day of April 2008 by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

 Frank R. Mecham, Mayor

ATTEST:

 Deborah D. Robinson, Deputy City Clerk