

TO: James L. App, City Manager
FROM: Doug Monn, Director of Public Works
SUBJECT: Use of Septic System – Case Paso, LLC, 2121 Ardmore Road
DATE: June 17, 2014

Needs: Consider a request to allow use of an on-site wastewater disposal system with the development of an industrial office building at 2121 Ardmore Road (APN 025-362-008).

- Facts:**
1. Stan Case, owner of the property located at 2121 Ardmore Road, is seeking City Council approval for use of a septic tank and leach field system to serve the development of an office building for his construction business. Condition No. 10 of Planning Commission Resolution No. 10-008 provides for this option.
 2. Pursuant to Municipal Code Section 14.08.230 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 located in Ardmore Road just east of Golden Hill Road, approximately 450 feet west of the Case property.

**Analysis
and**

Conclusion: The applicant is formally requesting permission from the City Council for use of a septic system at the east end of Ardmore Road. Municipal Code Section 14.08.230 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."

The existing sewer line in Ardmore Road is located approximately 450 feet to the west of the Case property. Due to the topography of the Case site and lands to the east, there would be no requirement to extend the sewer line any further across the Ardmore Road frontage of the Case property than as necessary to serve his project. When the project was presented to the Planning Commission for consideration it was recommended to be connected to sewer. Given the guidelines from the Municipal Code above, the Planning Commission provided Case the option of requesting the Council the option of use of a septic system.

We've recently been contacted by persons interested in developing the property on the south side of Ardmore Road, just to the west of the Case property. They would be required to connect to City sewer because the sewer is within 150 feet of their property. In accordance with the Municipal Code, they would be required to extend the sewer across the frontage of their property. This would make the sewer directly available to Case. Case would then be compelled to connect in accordance with the standard agreement that accompanies all septic approvals.

Alternatively, if Case's request for septic is denied, and Case extends sewer to his property, Case would be reimbursed for any connections to the line between the beginning of construction of the sewer and his property. We recommend this option as it presents the path of orderly development.

Policy

Reference: Paso Robles Municipal Code Section 14.08.220, 14.08.230, 14.08.240 – Sewerage System Operations

Fiscal

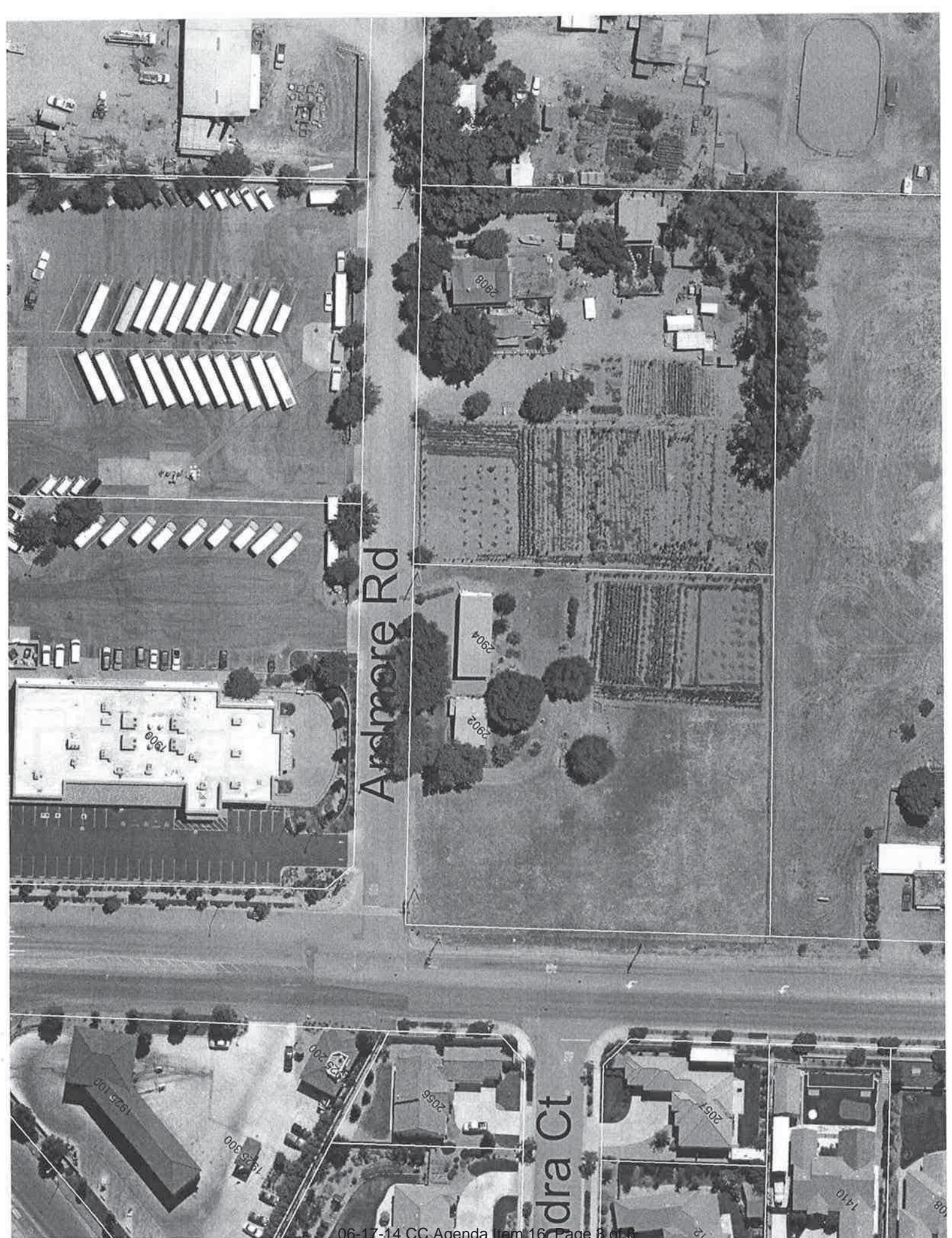
Impact: None.

Options:

- a. Deny the request for use of a septic system at 2121 Ardmore Road and direct the applicant, Stan Case, to extend a sewer main in Ardmore Road to his property.
- b. Adopt Resolution No. 14-xx authorizing the use of a septic system for the Case office building located at 2121 Ardmore Road subject to Conditions 1 through 8 as stated in Municipal Code Section 14.08.240A "Conditions".
- c. Amend, modify or reject the above options.

Attachments: (2)

- 1) Site Plan
- 2) Resolution



Ardmore Rd

Indra Ct

2908

2904

2902

1925

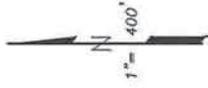
1925

2002

2056

2057

1470



CITY OF PASO ROBLES
 ASSESSOR'S MAP COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 025 PAGE 362

GOLDEN HILLS ORCHARD TRACT, R.M. Bk. 2 ; Pg. 50.
 RANCHO SANTA YSABEL, R.M. Bk. A ; Pg. 29.

TECH	DATE
JAW	09-19-00
JAW	09-20-00
GB	11-15-00
GB	09-22-01
GB	08-14-09

200' 0 400' 800'

LZ
 09-22-00
 THIS MAP IS PREPARED FOR
 ASSESSMENT PURPOSES ONLY.

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. 14-xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING USE OF A SEPTIC SYSTEM AT PROPERTY LOCATED
AT 2121 ARDMORE ROAD (APN 025-362-008 CASE)

WHEREAS, the City of Paso Robles has received an application to use a septic tank and leach field to serve an office building located at 2121 Ardmore Road (APN 025-362-008); and

WHEREAS, Code Section 14.08.230 prohibits septic systems within the City limits, unless sewer facilities are not available; and

WHEREAS, the nearest sewer system is approximately 450 feet west of the property line of the proposed development; and

WHEREAS, Code Section 14.08.230, "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 the use of a septic system at 2121 Ardmore Road (APN 025-362-008).

SECTION 2. That the applicant complies with conditions as stated in Municipal Code Section 14.08.240A 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.
- b.** Connect said property to the city sewer system, obtain appropriate permits and pay connection fees and special fees as applicable, when available and when directed to do so by the Director of Public Works. 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 California Water Quality Control Board, Central Coast Basin Plan, County Health Department, California Plumbing Code as modified within Title 17 of this code, and City's Standard Details and Specifications.
- d.** Operate and maintain the private sewage disposal system and facilities in a safe and 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 California Water Quality Control Board creates a hazard, that 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 wastewater disposal system.

- g.** Upon connection to the City sewer, abandon the septic tank and leach field per Code requirements when an order to do so has been issued by the City Council or its designated representative, and within the time set forth in such order.
- h.** For private wastewater disposal systems that are approved for use for five years or longer, 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. For private wastewater disposal systems where use can be reasonably demonstrated to be 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 17th day of June 2014 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Duane Picanco, Mayor

Caryn Jackson, Deputy City Clerk