

Agenda Report

TO: CITY COUNCIL May 21, 2001

FROM: City Manager

SUBJECT: Agreements for Sewer Service for Properties at
525 Palmerstone Drive, 555 Palmerstone Drive,
575 Palmerstone Drive, and 3777 Bramley Way,
City of La Cañada Flintridge

RECOMMENDATION:

It is recommended that the City Council adopt a resolution authorizing the City Manager to enter into agreements among County Sanitation District No. 16 of Los Angeles County, the City of Pasadena, and Bruce S. Feng and Martha L. Feng, Elias N. Bird, Trustee of the Elias N. Bird Family Trust dated November 18, 1992, S. K. Durairaj and Janakammal Durairaj, and Azhil Durairaj governing the conveyance, treatment, and disposal of wastewater from existing single-family homes at 525 Palmerstone Drive, 555 Palmerstone Drive, and 575 Palmerstone Drive, and a proposed single-family home at 3777 Bramley Way, respectively, all in the City of La Cañada Flintridge, and agreeing to the recordation thereof.

BACKGROUND:

At many locations in the hillside area easterly of the Flintridge Sacred Heart Academy in the City of La Cañada Flintridge, the site geology severely restricts the use of septic tank systems. In recent years, the City of La Cañada Flintridge in reviewing proposed residential developments for this area has urged, and in some cases required, that proposed homes be provided with sanitary sewers.

The City of La Cañada Flintridge has no sewerage system of its own in this area. There is, however, an existing sewer line in Saint Katherine Drive serving the Flintridge Sacred Heart Academy that is owned and maintained by the City of Pasadena. There is also a sewer in Bramley Way and Monarch Drive just east of the Sacred Heart Academy that is owned by the City of Pasadena. This sewer, which is tributary to the Saint Katherine Drive line, was built to serve satellite structures of the Flintridge Biltmore Hotel, now the Flintridge Sacred Heart Academy. Following the conversion of the hotel to its present use in the 1930s, these structures were eventually either razed or boarded up. The territory involved was subsequently subdivided and sold for reuse for single-family residences.

The outlet for the conveyance of wastewater from the area served by these sewer lines is the existing Linda Vista Avenue trunk sewer. A 1986 engineering study performed for the Public Works Department found that the Linda Vista Avenue trunk sewer had substantial unused hydraulic capacity and could accommodate flows from La Cañada Flintridge. A 1989 sewer outfall capacity analysis, based on actual flow measurements, confirmed that finding and revealed that wastewater flows had declined. The sole identified downstream hydraulic problem was eliminated in connection with construction of the Oak Grove Drive Sewer project in 1994.

The policy developed by the City Manager's office regarding sewer connections for properties within La Cañada Flintridge provides that this service may be made available provided it is done at no cost to the City of Pasadena. This policy is designed to safeguard public health by preventing potential contamination of the local ground water supply. Since 1985, 16 separate agreements covering a total of 26 single-family homes, a portion of the La Cañada High School, and the Hillside Developmental Learning Center have been approved under this policy.

Bruce S. Feng and Martha L. Feng, the owners of an existing single-family home at 525 Palmerstone Drive, Elias N. Bird, Trustee of the Elias N. Bird Family Trust dated November 8, 1992, the owner of an existing single-family home at 555 Palmerstone Drive, S. K. Durairaj and Janakammal Durairaj, the owners of an existing single-family home at 575 Palmerstone Drive, and Azhil Durairaj, the owner of an undeveloped lot at 3777 Bramley Way that is the site of a proposed single-family home have all requested permission to connect to the existing City of Pasadena sewer in Bramley Way, a dead-end street. Approval of these sewer connections will eliminate the ground water contamination threat posed by the use of existing and proposed septic tank systems.

Each of the parties has paid the City's one-time "Capacity Fees" in the amount of \$1,125, which are comprised of \$1,000 for contract preparation and the privilege of being allowed to be connected to the Pasadena sewerage system and \$125 to cover the prorated cost of the previously completed engineering study of the Linda Vista Avenue trunk sewer. The \$1,000 portions of the fees are non-refundable. They represent, in part, one-time contributions by new users towards the cost of facilities paid for by previous users and which require repair and occasional upgrading or replacement. This charge has been determined by the Public Works and Transportation Department to be a reasonable amount to charge for the provision of sewer service to sites in La Cañada Flintridge and to be sufficient to offset City expenses incurred in connection with the preparation and execution of similar sewer agreements. The \$125 portions of the fees will be subject to proportionate refunds, based on the number of single-family homes involved, in the event similar agreements are executed with other property owners in the future.

Each of the proposed agreements requires that the Bramley Way sewer and its downstream extension in Monarch Drive, an unimproved right-of-way, be placed in a good state of repair at no cost to the City of Pasadena before the properties may be connected to the line. A tabulation showing the location and nature of the required repairs, derived from a closed-circuit television inspection of the lines, has been provided to the property owners. Each of the property owners has paid to the City \$400 and \$1,500 to cover one-fourth of the estimated cost of plan review and inspection of the repair work, respectively. These deposits will be subject to refund or additional billing based on the actual cost of the plan review and inspection performed by City of Pasadena personnel.

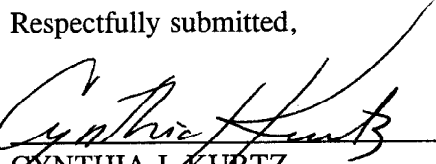
Future annual "User Fees" shall be equal to twelve times the monthly minimum fee for properties served by Pasadena's sewerage system, but not subject to the "Water Rate Ordinance" as per the rates established pursuant to Section 4.52.020 of the Pasadena Municipal Code. These fees shall be collected by preparing annual bills each July following the Council's annual adjustment, based on changes in the Consumer Price Index, of the rates therefor.

Inasmuch as the sites are located in County Sanitation District No. 34 of Los Angeles County, which is an inactive district, and as sewers owned and maintained by the City of Pasadena are tributary to a sewerage system owned and operated by County Sanitation District No. 16 of Los Angeles County, the agreements contain that agency's requirements regarding the conveyance, treatment, and disposal of wastewater. After the agreements have been approved and executed by the City of Pasadena, they will be forwarded to County Sanitation District No. 16 for approval, execution, and recordation.

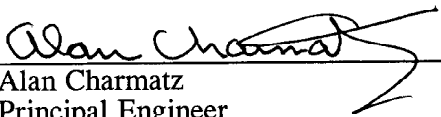
FISCAL IMPACT:

The \$1,000 non-refundable portions of the Capacity Fees collected pursuant to these agreements will be deposited in the Sewer Maintenance and Construction Fund (Account No. 7023-205). The \$125 portions of the Capacity Fees subject to refund will be deposited in a separate Sewer Fund (Account No. 3150-205-230123659) which has been set up to accommodate monies to be collected, disbursed, or refunded in connection with agreements for sewer service provided to La Cañada Flintridge property owners.

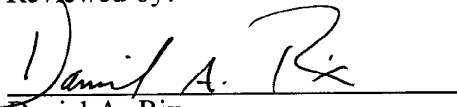
The \$400 and \$1,500 deposits for plan review and inspection of the required Bramley Way and Monarch Drive sewer repairs, that are subject to refund or additional billing depending on the actual costs incurred, have been deposited in Sundry Deposit Account Nos. 60351, 60352, 60353, 60354, 60366, 60367, 60390, and 60391.

Respectfully submitted,

CYNTHIA J. KURTZ
City Manager


Prepared by:


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Public Works and Transportation