

Agenda Report

TO: CITY COUNCIL

December 14, 1998

FROM: City Manager

SUBJECT: San Pasqual Island
Sewer Project

RECOMMENDATION:

It is recommended that the City Council adopt a resolution consenting to the inclusion of certain territory of the City in the San Pasqual Sewer Project Assessment District of the County of Los Angeles: County Improvement No. 2658-M.

BACKGROUND:

The Los Angeles County Department of Public Works acting on behalf of the residents of the unincorporated area between Pasadena and San Marino has proposed to form an assessment district to provide sewer service to the area.

The proposed assessment district presents an opportunity for certain properties, located wholly or partly in Pasadena, to obtain sewer service. These properties are presently served by septic tank systems due to their inability to achieve gravity flow connections to the sewer system owned and operated by the City of Pasadena. The provision of sewer service to these sites would safeguard public health and safety by preventing contamination of the local ground water supply posed by continued use of the existing septic tank systems.

According to the Los Angeles County Department of Public Works, it has been estimated that the assessment per single-family home would be \$6,500 to \$7,000. The assessment district charge levied against each property would be based on the actual costs incurred in carrying out the project. It should be noted, however, that this figure does not include the cost of on-site construction, such as connecting to the new sewer system and abandoning existing wastewater disposal systems.

For the proposed assessment district to be created, it must, according to the County Department of Public Works, be approved by a vote of the affected property owners who participate in an election to be conducted by the County of Los Angeles. The owners of multiple-family dwellings and commercial properties will receive votes weighted to reflect the number of equivalent single-family homes for each based on standard wastewater generation factors.

In order to ascertain the views of the owners of those parcels located wholly or predominantly within the City of Pasadena, letters were sent to the owners of the following seven single-family homes with the indicated results:

<u>Address</u>	<u>Wish to be Included</u>
250 South Roosevelt Avenue	Yes
251 South Roosevelt Avenue	Yes
241 Bonita Avenue	Yes
250 Bonita Avenue	Yes
251 Bonita Avenue	No Response
245 South San Marino Avenue	Yes
2660 San Pasqual Street	No Response

In view of the large positive response and the public health benefits that would be derived from provision of the proposed sewer service, it is recommended that all of the adjacent unsewered lots be included in the proposed assessment district. Follow-up letters have been sent to all of the directly affected property owners informing them of the status of this matter and the date and time when it will be considered by the City Council.

It is also proposed that the City provide sewer service to the flag lot at 501 South San Gabriel Boulevard via the existing Pasadena sewer in San Gabriel Boulevard without requiring annexation of this property to the City of Pasadena as was the past policy. As the major portion of this site, including the house, is located outside of the City, the provision of this service will require that the property owner enter into a 50 year contract running with the land.

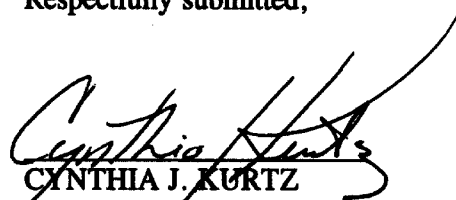
FISCAL IMPACT:

At this time the responsibility for the future maintenance of the portions of the public sewers serving the sites located wholly or predominantly in Pasadena has not been determined.

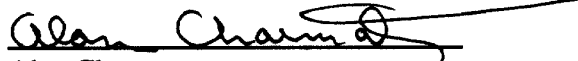
If these portions of the sewers are operated and maintained by the Los Angeles County Department of Public Works, the property owners will be billed directly for these costs in the same fashion as all of the owners of properties within the San Pasqual Island.

If, on the other hand, these portions of the sewers are turned over to the City of Pasadena for operation and maintenance following their construction, user fees based on water consumption will be collected by adding them to the periodic utility bills for six of the seven sites pursuant to Chapter 4.52.020 of the Pasadena Municipal Code. The current fee for single-family homes is \$0.16 per 100 cubic feet of water with a maximum charge of \$73.75 per year. This user fee is adjusted annually to reflect changes in the Consumer Price Index. The seventh site, 2660 San Pasqual Street, will not be liable for this user fee since it will be directly tributary to the outfall line that will convey all of the wastewater flow from the San Pasqual Island to an existing County Sanitation District No. 16 trunk sewer in El Nido Avenue at San Pasqual Street. It is estimated the cost of maintaining the three short sewer reaches on Roosevelt Avenue, Bonita Avenue, and San Marino Avenue will be approximately equal to the user fees collected from the sites to be served.

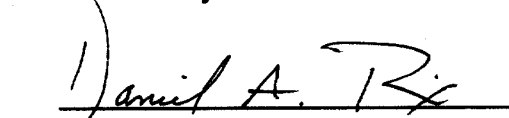
Respectfully submitted,


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