

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION
1112 I Street #100
Sacramento, California 95814
(916) 874-6458

May 4, 2011

TO: Sacramento Local Agency Formation Commission

FROM: Peter Brundage, Executive Officer *PB*

RE: **SACRAMENTO AREA SEWER DISTRICT & SACRAEMENTO REGIONAL COUNTY SANITATION DISTRICT OUT-OF-SERVICE AREA CONTRACT FOR PROVISION OF SANITARY SEWER SERVICE TO 3340 LEONA CIRCLE (SAMRA) (L AFC # 07-10)** [CEQA: Exemption]

Contact: **Don Lockhart, Assistant Executive Officer (916) 874-2937**
Don.Lockhart@SacLAFCo.org

RECOMMENDATION

1. Approve the CEQA designation of Categorical Exemption as adequate and complete for the project.
2. Authorize the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) to engage in an out-of-service area contract for the provision of sanitary sewer services to parcel 3340 Leona Circle (APN 225-0131-002) located outside of the Service Area and Sphere of Influence of both districts, pursuant to Government Code Section 56133.

PROJECT INFORMATION

Applicant: Sacramento Area Sewer District (SASD)
Sacramento Regional County Sanitation District (SRCSD)
Mr. Guardial Samra (Homeowner)

Project: Request to permit Contract between SASD & SRCSD and Mr. Guardial Samra (Homeowner) for sanitary sewer service to subject property.

Location: 3340 Leona Circle (APN 225-0131-002) Sacramento, CA 95834

Parcel Size: 1 Acre +/-

Zoning: Single Family Residential

Current Land Use: Single Family Residence

BACKGROUND

The Sacramento County Environmental Management Department (EMD) conducted an inspection of the on-site wastewater treatment system (OWTS) servicing 3340 Leona Circle on October 19, 2010. The results of the inspection suggested a failing OWTS due to saturated soil conditions in the disposal field area. To further investigate this matter, EMD required the system be evaluated by a qualified individual to confirm design and operating parameters of the system. The results of the third party evaluation were consistent with EMD's findings (Lindbloom REHS, 11/1/2010 Attached.)

Based on available information, EMD has determined that the OWTS is not operating as designed and is endangering public health and the environment. Given that the existing system was designed with advanced onsite wastewater treatment system (OWTS) components to address the less than favorable soil conditions and limited disposal field area at the site, it is our opinion that installing a different type of OWTS would not guarantee a higher standard of performance than what has been observed with the existing system.

With this said, the Department feels that the most reasonable solution to minimize the potential threat to public health and the environment would be to connect 3340 Leona Circle to public sewer.

DISCUSSION

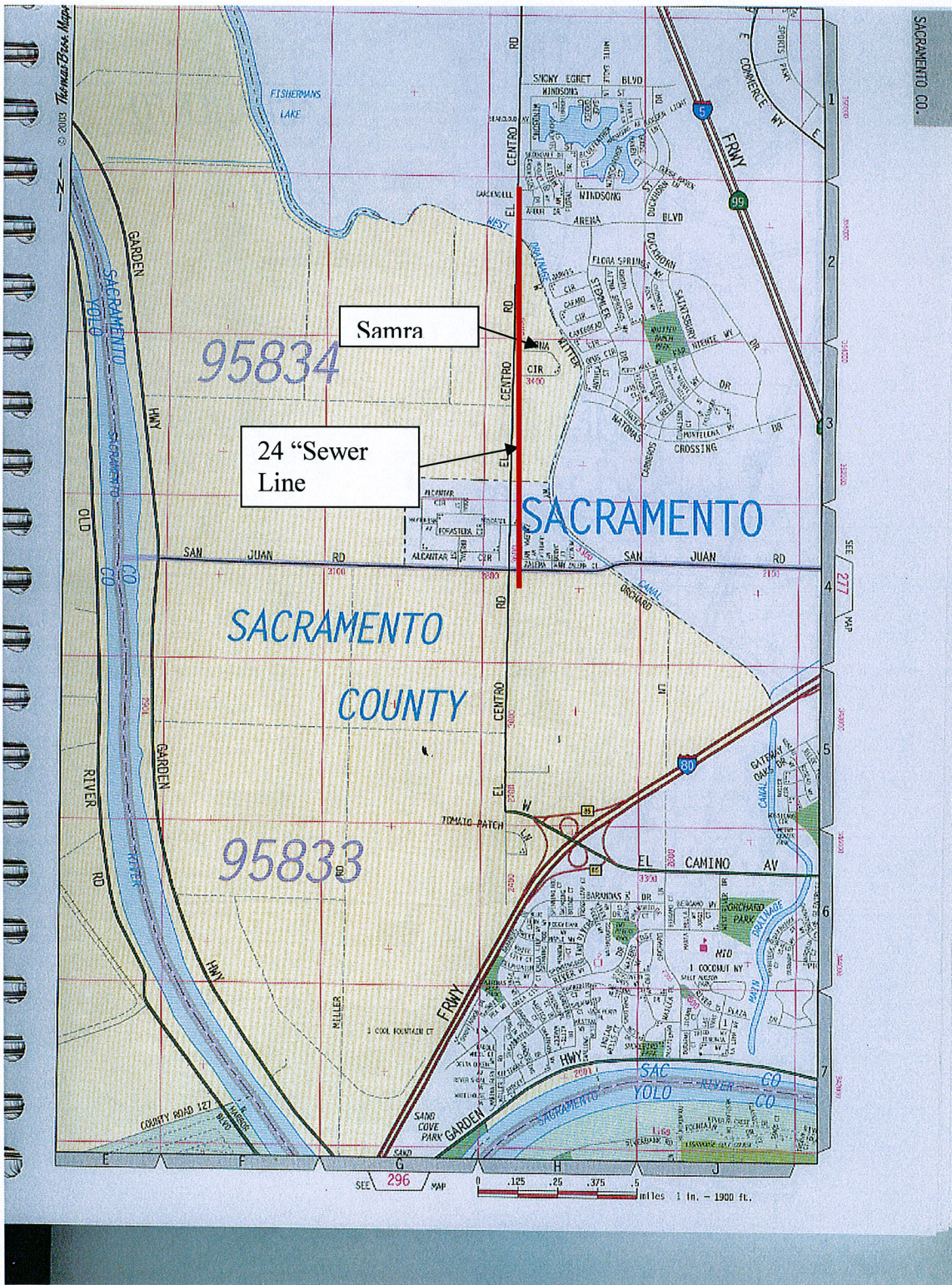
The residence is located in a 1950's era rural estates subdivision of fifteen parcels. Both SASD and SRCSD have agreed to provide service to the parcel, at the landowner's expense if your Commission so authorizes. The City of Sacramento which is the closest alternative service provider, has no objection to such an arrangement.

CONCLUSION

I recommend that your Commission approve staff's recommendations and authorize the Sacramento Area Sewer District (SASD) and Sacramento Regional County Sanitation District (SRCSD) to enter into a Contract for Service with Mr. Guardial Samra (Homeowner) for sanitary sewer service 3340 Leona Circle (APN 225-0131-002).

Attachments

(Samra Leona Circle Service Contract)



Thermal Base Maps

SACRAMENTO CO.

95834

24 "Sewer Line"

Samra

SACRAMENTO COUNTY

95833

SACRAMENTO

SECTION 277

MAP 296

0 .125 .25 .375 .5 miles 1 in. = 1900 ft.



EL CENTRO RD

JARVIS CIR

CAFARO CIR

CAKEREAD CIR

OPUS CIR

WATERWAY

LEONA CIR

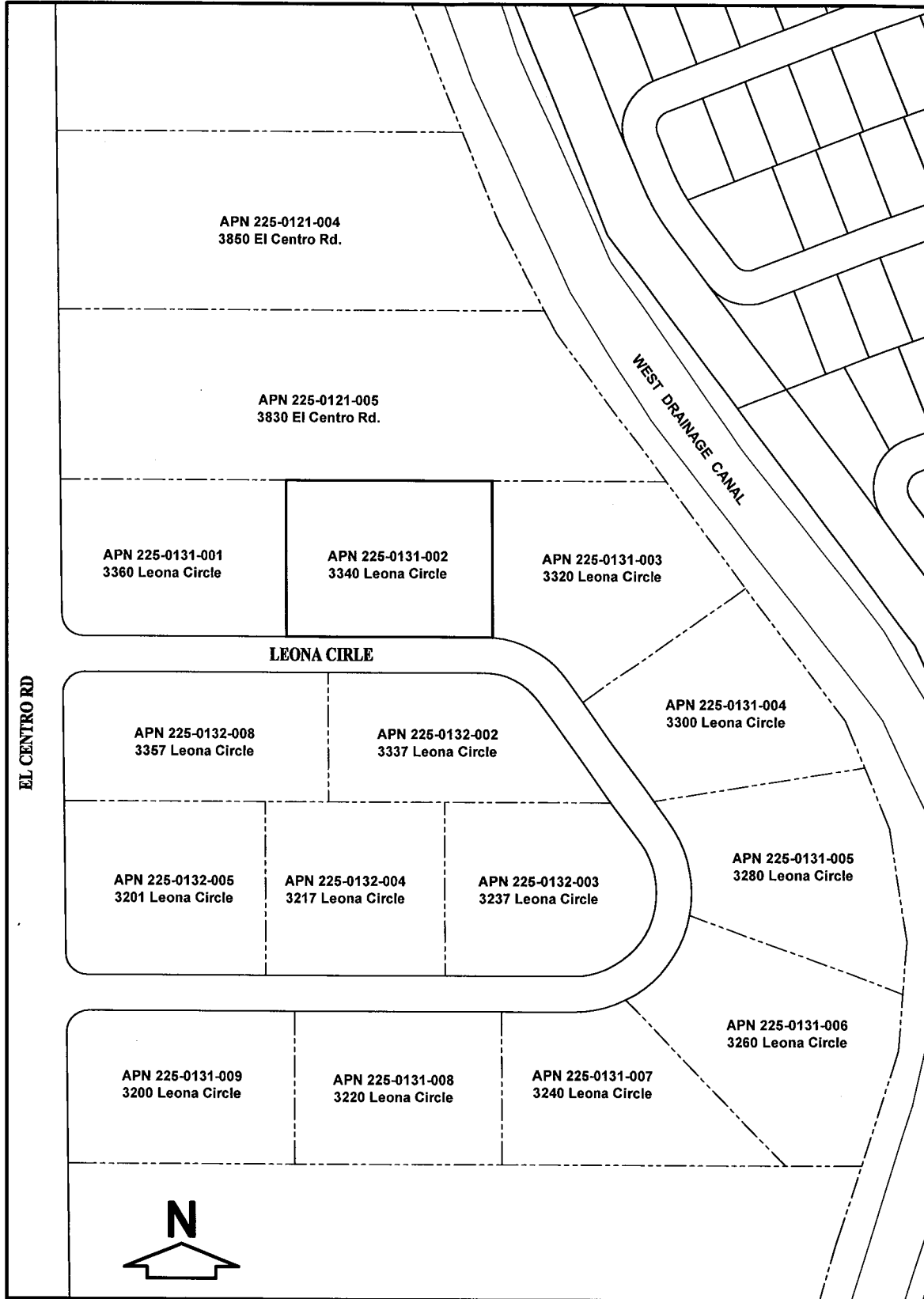
Existing SASD Sewer

3340 Leona Circle
APN: 225-0131-002
Currently this 1-acre site is on septic

RADIO RD

SITE PLAN

APN 225-0131-002, 3340 LEONA CIRCLE



SACRAMENTO AREA
SEWER DISTRICT



Countywide Services Agency

Environmental Management
Department

Environmental Compliance Division
Elise Rothschild, Chief

County of Sacramento

Steven C. Szalay, Interim County Executive

Bruce Wagstaff, Agency Administrator

Val F. Siebal, Department Director

April 28, 2011

Donald J Lockhart, AICP
Assistant Executive Officer
Sacramento Local Agency Formation Committee
1112 "I" Street, Suite 100
Sacramento, CA 95814

RECEIVED

APR 28 2011

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

Dear Mr. Lockhart:

**SUBJECT: 3340 LEONA CIRCLE, SACRAMENTO, CA 95834
REQUEST FOR CONNECTION TO PUBLIC SEWER**

The Environmental Management Department (EMD) conducted an inspection of the on-site wastewater treatment system (OWTS) servicing 3340 Leona Circle on October 19, 2010. The results of the inspection suggested a failing OWTS due to saturated soil conditions in the disposal field area. To further investigate this matter, EMD required the system be evaluated by a qualified individual to confirm design and operating parameters of the system. The results of the third party evaluation were consistent with EMD's findings (Lindbloom REHS, 11/1/2010).

Based on available information, EMD has determined that the OWTS is not operating as designed and is endangering public health and the environment. Given that the existing system was designed with advanced onsite wastewater treatment system (OWTS) components to address the less than favorable soil conditions and limited disposal field area at the site, it is our opinion that installing a different type of OWTS would not guarantee a higher standard of performance than what has been observed with the existing system.

With this said, the department feels that the most reasonable solution to minimize the potential threat to public health and the environment would be to connect 3340 Leona Circle to public sewer.

Should you need further information regarding this matter, I may be reached at (916) 875-8457.

Sincerely,

Chris Pace, REHS
Supervising Environmental Specialist

CP:jm

W:\DATA\PACE\LIQUID WASTE\LEONA CIRCLE\LTR TO LAFCO 4 28 11.DOC



Date: November 1, 2010

Assessor's Parcel Number: 225-0131-002

Owner/Applicant: Guardial Samra

Property Location: 3340 Leona Cir., Sacramento

Proposed Use: 5 Bedroom Dwelling

Size of Property: 1± Acre

Water Supply: Well

Recommendations:

On October 30, 2010 I conducted a site inspection to determine the condition of the septic system at this property. The existing five bedroom house is served by a 1500 gallon septic tank housing a Micro F.A.S.T. aerobic treatment unit, a 1000 gallon pump tank, and approximately 4000 square feet of dripfield, divided into 4 separate zones.

An unpleasant odor was detectable in the vicinity of the septic tank. I expect this could be eliminated by installing a charcoal filter on the vent pipe. The blower was running and the Micro F.A.S.T. unit appeared to be operating properly.

The dripfield area was very soggy. This area has been landscaped with lawn, and so I did not see ponded effluent, however it is quite wet. All four of the dripfield zones appeared to be roughly uniform in wetness. I did not inspect the mechanical functioning of the zone valves, but the uniform wetness would suggest that each zone is receiving equal amounts of effluent, as they should. I should note that there was a curious discrepancy between the written septic design and the plot plan. The design indicated that only 1077 square feet of dripfield was required. The plot plan however, shows almost 4 times this amount, approximately 4000 square feet of dripfield. This larger number appears to be what was actually installed.

I checked the settings in the Geoflow control panel, which controls the dosing of the dripfield. These settings appeared reasonable. Adequate rest time was allowed between doses. The dose run time did not appear excessive.

One flaw, in my opinion, of the dripfield design, is that there was apparently only one vacuum breaker installed per zone. It is my understanding that two vacuum breakers should always be installed per zone, one on the supply manifold and one on the flush manifold. I do not believe that this is causing the wet conditions that I observed.

In my opinion, the problem is simply that the soil within the dripfield area can not absorb the amount of effluent that is being discharged. I do not know how much effluent is being discharged. The house is served by a well and there is no flow meter from which to determine the water usage. Mr. Samra indicated that there are a maximum of five occupants in the house. If we assume that each occupant uses between 50 and 70 gallons per day (based on national averages), than a maximum of 350 gallons of effluent would be produced per day. The septic system is designed to handle 700 gallons per day. So unless the occupants are using huge amounts of water, their water usage should fall well within the range of acceptable output. Certainly, irrigation of the lawn is contributing to the total hydraulic load in the dripfield (at least in the summer). But discontinuing this irrigation would lead to an eyesore in Mr. Samra's yard.

The reported percolation rates are perhaps not indicative of the true hydraulic conditions. Even the engineer who performed these tests suggests that this might be the case because a truly stable percolation rate was not achieved. It may be that as the ground becomes saturated the soil's absorption rate reduces significantly. The topography of this lot is essentially flat. This allows little lateral movement of the effluent. At the time of my inspection I observed standing water in the vacuum breaker box at the north corner of the front dripfield zones. This water was only 5" below grade. There was also a row of post holes excavated at the south end of these dripfield zones. I observed standing water in two of these holes that was 13" below grade.

There is not much area left to expand the dripfield. Even if the well setbacks were reduced, which would allow expansion of the dripfield to the east and west, this would allow relatively little additional area.

In my opinion, the best solution, the only certain permanent solution is to allow Mr. Samra to connect to public sewer.



David R. Lindbloom, R.E.H.S. #3995
Marc Lindbloom, R.E.H.S. #6884
(530) 888-7464



RECEIVED

FEB 07 2011

SACRAMENTO LOCAL AGENCY FORMATION COMMISSION

Technology in balance with nature

February 2, 2011

Donald J. Lockhart, AICP
Assistant Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

Subject: Sacramento LAFCO – Authorization for the Sacramento Area Sewer District and Sacramento Regional County Sanitation District to engage in an out-of-service area contract for the temporary provision of sanitary sewer service to APN # 225-0131-002

Dear Mr. Lockhart:

The Sacramento Regional County Sanitation District (SRCSD) and Sacramento Area Sewer District (SASD) formally requests that the Sacramento Local Agency Formation Commission (LAFCo) hear a petition for authorization to engage in an out-of-area service contract for the temporary provision of sanitary sewer service to Mr. Gardial Samra at 3340 Leona Circle, Sacramento, CA (APN # 225-0131-002). This parcel is located outside the SRCSD and SASD service area, and the Urban Services Boundary.

SRCSD and SASD offer the following points of information to Sacramento LAFCO:

- Applicants: Sacramento Regional County Sanitation District, Sacramento Area Sewer District, Mr. Gardial Samra
Project: Request to permit contract between Sacramento Regional County Sanitation District, Sacramento Area Sewer District and Mr. Gardial Samra for temporary sanitary sewer service to the 3340 Leona Circle, which is currently connected to a septic system.
Location: 3340 Leona Circle (APN # 225-0131-002) Sacramento, CA
Parcel Sizes: 225-0131-002 (1+ acres)
Current Use: Residential

Main Office
10060 Goethe Road
Sacramento, CA 95827-3553
Tele: [916] 876-6000
Fax: [916] 876-6160
Sacramento Regional Wastewater Treatment Plant
8521 Laguna Station Road
Elk Grove, CA 95758-9550
Tele: [916] 875-9000
Fax: [916] 875-9068

Board of Directors Representing:

- County of Sacramento
County of Yolo
City of Citrus Heights
City of Elk Grove
City of Folsom
City of Rancho Cordova
City of Sacramento
City of West Sacramento

Stan R. Dean
District Engineer
Prabhakar Somavarapu
Director of Policy and Planning
Ruben Robles
Director of Operations

Background:

On October 30, 2010, Lindbloom Sewage Disposal Design conducted a site inspection to determine the condition of the septic system on Mr. Samra's property (see attachment). It was Mr. Lindbloom's opinion that the problem with the septic system is that the soil within the dripfield area cannot absorb the amount of effluent being discharged from the residence. There is not much area left to expand the dripfield and the best permanent solution would be to allow Mr. Samra to connect to public sewer.

SRCSO, SASD and Mr. Samra have already begun preliminary discussions for permanent sewer services. On the February 23, 2011, or shortly thereafter, the SRCSO and SASD Boards will be asked to adopt resolutions authorizing the District Engineer to negotiate and enter into agreements with Mr. Gurdial Samra to provide temporary sanitary sewer services for 3340 Leona Circle.

Discussion:

The Samra property is located north of Interstate 80, just east of El Centro Road, outside the SRCSO and SASD service area. SRCSO and SASD have analyzed the expected demands on the sanitary sewer system and have adequate capacity to provide sanitary sewer service with no negative impacts to existing SRCSO and SASD customers. This has been stated in the attached will serve letter. Leona Circle is adjacent to the City of Sacramento, however, the City has no objections to this property receiving service from SASD (see attached letter). There are no other sanitary sewer utilities within the area to provide service.

Also attached is a list of addresses within a 500-foot radius of the Samra Property which may be affected by the construction of the proposed sewer line.

If you have any further questions, please feel free to contact Sarena Deeble at (916) 876-9994

Sincerely,



Stanley R. Dean
District Engineer
Sanitation Districts Agency

Attachments:

SASD Will-Serve Letter
City of Sacramento written consent
Leona Circle Site Plan
Affected Addresses
Engineer Report



RECEIVED

MAR 29 2011

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-808-1400
FAX 916-808-1497/1498

March 23, 2011
110106: RA, ra

Don Lockhart, AICP
Assistant Executive Officer
Sacramento Local Agency Formation Commission
1112 I Street, Suite 100
Sacramento, CA 95814

SUBJECT: Leona Circle Development - Sacramento County Sewer Collection Service - LAFCo

Dear Don Lockhart,

In regards to your March 9, 2011 letter I am writing this response. The City of Sacramento has no objections to the referenced sewer connection in accordance with my December 10, 2010 letter to Sarena Deeble of SRCSD.

Best Regards,

Robert Armijo, PE
Senior Engineer



DEPARTMENT
OF UTILITIES

ENGINEERING
SERVICES DIVISION

CITY OF SACRAMENTO
CALIFORNIA

1395 35th AVENUE
SACRAMENTO, CA
95822-2911

PH 916-808-1400
FAX 916-808-1497/1498

December 10, 2010
102265: RA, ra

Sarena Deeble
SRCSD
10060 Goethe Rd.
Sacramento, CA 95827

SUBJECT: Leona Circle Development - Sacramento County Sewer Collection Service

Dear Sarena Deeble,

I have reviewed this project for the Department of Utilities (DOU). This project is located outside the City's jurisdiction and proposes to route a sanitary sewer line into the City's limits and make a connection to the existing sewer collection system located inside the City's limits. The subject property is not proposed to be annexed into the City at this time. Any customers occupying that property will not be serviced by the DOU as part of this project. This proposed sanitary sewer connection is located within the Sacramento Area Sewer District (SASD). This project should satisfy all SASD requirements.

This project would not conflict with any of the DOU's Sanitary Sewer Master Plans. Therefore, the DOU has no objections to making this connection. However, certain administrative requirements shall apply prior to any construction within the City's limits (e.g. obtaining an Encroachment Permit). The applicant shall contact Development Engineering - Khuyen Vo (916.808.8823) prior to initiating any construction within the City's limits.

Sincerely,

Robert Armijo, PE
Senior Engineer

August 2, 2010

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FEB 23 2011

SACRAMENTO LOCAL AGENCY
FORMATION COMMISSION

ROGER DICKINSON, Supervisor, District One
County of Sacramento Board of Supervisors
700 H Street, Room 2450
Sacramento CA 95814-1298
Phone (916) 874-5485 FAX (916) 874-7593

RE: Sewer Connection for 3340 Leona Circle, Sacramento, CA 95834

Dear Mr Roger Dickinson,

I briefly mentioned that evening the issue that I am facing due to a lack of connection to the main sewer line on my property at the address listed above.

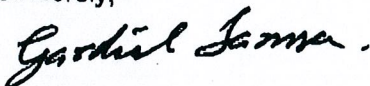
Here is a quick summary of the issue that I am facing:

The septic system on my residential property consists of a forcible injection system. The approximate cost for this system upon installation was \$45,000. From the onset, I have had concerns about the extreme bad odor near the vacuum pump equipment in the front of the house.

Clearly after more than 3 years, I am disappointed with the results of the septic system for my residence as the bad odor continues to be bothersome especially during the hot summer months. In addition, during the rainy, winter season when the water is not percolating, the area becomes water logged and impossible to maintain. At this point, we need your help to obtain a connection to the main sewer line to overcome these issues. Additionally, I am willing to pay for the installation and connection fees to get this sewer service.

I realize that your time is valuable and appreciate your assistance in moving this issue forward. If you have any further questions, please feel free to contact me at 916.416.8891.

Sincerely,



Gary Samra
916.416.8891

Surjit S. Dhillon
916.416.2901