

REPORT

To the Honorable Mayor and City Council From the City Manager

June 23, 2008

SUBJECT

Ordinance amendment to redefine the City's sewer service area

RECOMMENDATION

Introduce an ordinance amending Sections 27.50.5 and 27.50.7 of the Municipal Code to redefine the City's sewer service area as all premises located within the City's sphere of influence.

BACKGROUND

The Municipal Code currently defines the City's sewer service area as all premises located within the City's boundaries, and disallows sewer connection permits issued to serve any premises located outside the City boundaries, with the exception of instances when Council finds "exceptional or extraordinary conditions". In the past, conditions that have qualified as "exceptional or extraordinary" have been largely potential risk to the public health as a result of septic system failures.

Owners of various parcels along Edgewood Road have a need or a desire for sewer service. These parcels are outside City limits, within the jurisdiction of San Mateo County, but not within any area currently served by County maintained sewer districts. These parcels are identified by the San Mateo County Local Agency Formation Commission (LAFCo) as being within Redwood City's "sphere of influence". LAFCo defines "sphere of influence" as "the plan for the boundaries of agencies." In other words, these parcels are designated for future annexation to Redwood City, even though annexation may not be imminent.

Sewer connections for some of these parcels had already been approved by the City after past findings of "exceptional or extraordinary conditions". On July 25, 2005, Council approved sewer connections for nine additional parcels on Edgewood Road providing that the "exceptional or extraordinary conditions" justifying approval exists at the time when request is made for physical connection. However, as these parcels are subdivided, the newly created parcels do not qualify for sewer service as an exception. Securing sewer service for these recently subdivided parcels is difficult. Ownership can seek annexation to the City, but annexation is difficult if the parcel is not contiguous. Securing sewer service for these parcels from other agencies is a challenge as well because LAFCo has determined that the parcels are within the City's sphere of influence, and LAFCo's expectation is that the City will extend sewer service.

A redefinition of the City's sewer service area as "premises located within the City's sphere of influence" will allow the City to extend sewer service to those parcels designated for eventual annexation to Redwood City. Up to 22 new sewer connections may be approved as a result of the proposed redefinition of sewer service area. This estimate includes parcels that are currently served by septic systems and assumes all parcels are eligible for subdivision. One residential connection is estimated to require 270 gallons per day (gpd) of sewage capacity and the anticipated 22 new sewer service

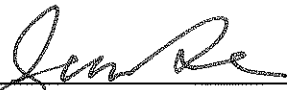
connections will have a collective demand of 5,940 gpd. The City's currently available capacity of 1,890,000 gpd is adequate to meet this additional demand.

ALTERNATIVES

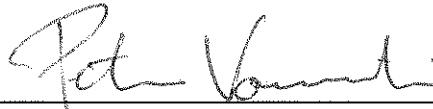
Council may choose not to redefine the City's sewer service area, or to define the area as other than the proposed "premises located within the City's sphere of influence." If Council chooses not to redefine the City's sewer service area, parcels that are not within the City's boundaries will either have to seek annexation to the City or implement other sewerage solutions such as septic systems.

FISCAL IMPACT

There is no fiscal impact to the City. Applicants will pay all associated connection fees, as well as monthly service charges.



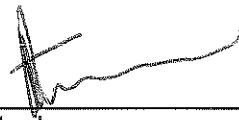
Grace Le, P.E.
Senior Civil Engineer



Peter Vorametsanti, P.E.
Supervising Civil Engineer



Chu Chang, P.E., Acting Director
Community Development Services



Peter Ingram
City Manager

ATTACHMENTS

Proposed ordinance to amend Sections 27.50.5 and 27.50.7 of the Municipal Code

RELATED DOCUMENTS IN CITY CLERK'S OFFICE

None

ORDINANCE NO. _____

ORDINANCE AMENDING THE DEFINITIONS OF SEWER SERVICE AREA A AND SEWER SERVICE AREA C IN SECTION 27.50, ARTICLE VI, CHAPTER 27 OF THE CODE OF THE CITY OF REDWOOD CITY

THE COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

SECTION 1. The definitions of Sewer Service Area A and Sewer Service Area C in Section 27.50, Article VI, Chapter 27 of the Code of the City of Redwood City are hereby amended to read as follows:

"Sewer Service Area A. All Premises located within the City's Sphere of Influence, and not located within Sewer Service Area B. Sphere of Influence is defined as the plan for the boundaries of an agency as determined by the San Mateo County Local Agency Formation Commission.

"Sewer Service Area C. All Premises located outside the City's Sphere of Influence."

SECTION 2. This ordinance shall be effective thirty (30) days from the date of its adoption.

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