



Meeting Date: 02/27/07

ACTION	TYPE OF ITEM
<input type="checkbox"/> Approved Recommendation	<input type="checkbox"/> Info/Consent
<input type="checkbox"/> Ord. No(s). _____	<input checked="" type="checkbox"/> Report
<input type="checkbox"/> Res. No(s). _____	<input type="checkbox"/> Public Hearing (Info/consent)
<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____

Prepared By: Anthony Emmert, Water Resources Manager *AE* Agenda Item No. 0-2
 Reviewed By: City Manager *AM* City Attorney *DA* Finance *SW* Other (Specify) *WES*

DATE: February 14, 2007

TO: City Council

FROM: Mark S. Norris, Assistant Public Works Director *MSN*

SUBJECT: Financial Assistance for Property Owners in Septic System Conversion Project Areas

RECOMMENDATION

That City Council adopt a resolution waiving wastewater connection and permit fees for property owners in the El Rio West Neighborhood, College Park Neighborhood (located between St. Mary's Drive and Lafayette Drive and Sanford Avenue), McMillan Manor Tract in the Blackstock North Neighborhood and the Smith Tract in the Pleasant Valley Estates Neighborhood which are directly affected by the Septic System Conversion Project to encourage timely abandonment of private septic systems and connection to City wastewater collection system.

DISCUSSION

The Oxnard Forebay Groundwater Basin (Forebay Basin) and the Oxnard Plain Groundwater Basin (Oxnard Basin) provide drinking water for approximately 250,000 people. Due to its geology, the Forebay Basin, which includes Saticoy, El Rio, and a portion of North Oxnard, is particularly susceptible to contamination from human activities on the surface. Over the years, private septic systems and agricultural fertilizer applications have contributed to nitrate contamination in both of these basins. Septic systems have also contributed to bacteriological and viral contamination to the basins. Septic systems in the Oxnard Basin may also negatively impact the surface waters in the Ormond Beach Wetlands area. Because of this, in 1999, the California Regional Water Quality Control Board (RWQCB), Los Angeles Region, issued Resolution No. 99-13, which prohibited the installation of new septic systems in the Forebay Basin and requires the removal of existing septic systems by January 1, 2008. Failure to comply with this Resolution may result in the residents of affected neighborhoods having to pay fines of up to \$10,000 per day.

City neighborhoods directly affected by this resolution are the El Rio West Neighborhood and the College Park Neighborhood, located between St. Mary's Drive and Lafayette Drive and Sanford Avenue. The unincorporated El Rio and Strickland Acres neighborhoods are also affected by the Resolution. In addition to the septic systems in the Forebay Basin, the McMillan Manor Tract in the Blackstock North Neighborhood and the Smith Tract in the Pleasant Valley Estates Neighborhood also

utilize private septic systems for wastewater disposal. Removal of all the septic systems is of critical importance to all water users in the City, as it will eliminate a major source of nitrate, bacterial, and viral contamination to the groundwater.

In response to this, the City of Oxnard designed and constructed extra capacity in its Redwood Trunk Sewer Project, and designed and is constructing the Septic System Conversion Project (Project), which will extend the City's wastewater collection system to each of the residential properties in the four affected neighborhoods. The Project includes not only the construction of new sewer mains on each residential street, but also construction of the laterals to the residential property lines, making connection much simpler for property owners. The City has completed work in three of the four neighborhoods, and is scheduled to complete work on the last neighborhood during 2007. When completed, the Project will allow approximately 640 properties within the City to connect to the City wastewater collection system before the January 2008 deadline. The City Project is on schedule and on budget. The County of Ventura Water and Sanitation Department is also constructing a similar project for the El Rio and Strickland Acres neighborhoods. The State of California Water Resources Control Board has recently recognized the cooperative efforts of the City and the County to address this problem, and has awarded a \$25,000,000 grant to the Watersheds Coalition of Ventura County for an integrated regional suite of water resources and environmental projects. The regional grant includes \$3,050,000 toward the City Project and approximately \$3,100,000 toward the County project.

Although the City's Project will provide sewer laterals to each residential property, significant costs must still be assumed by property owners, including City wastewater connection and permits fees and costs to properly abandon the septic systems and construct piping from the houses to the new sewer laterals. City fees are approximately \$4,000 per property. Costs to abandon septic systems and connect to the City's system are approximately \$7,500 to \$15,000. If property owners are not financially able to move forward with the work, the private septic systems will continue to contaminate the groundwater in the Forebay Basin and the Oxnard Basin, putting City water users at risk. Therefore, City staff recommends that the City waive wastewater connection fees and permit fees for the affected properties. In addition to financial relief, City staff will also provide an information package in the near future that details permit requirements, City contacts, contacts to check on contractor licenses, and information from one local financial institution that has proposed to offer private financing packages for the property owners.

FINANCIAL IMPACT

Waiving fees for the approximately 640 properties would result in the loss of approximately \$2,560,000 of unrecognized revenue. However, this will not impact the completion of the Project because sufficient funds were previously approved in the Septic System Conversion Project Budget, Project No. 05-6101, Account No. 611-6620-822-xxxx.

AAE:aae

Attachment No. 1 - Resolution providing for a waiver of wastewater connection and permit fees

000076

CITY COUNCIL OF THE CITY OF OXNARD

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OXNARD
PROVIDING FOR A WAIVER OF WASTEWATER CONNECTION AND
PERMIT FEES TO PROPERTY OWNERS IN THE SEPTIC SYSTEM
CONVERSION PROJECT AREA.

WHEREAS, Resolution No. 99-13 of the California Regional Water Quality Control Board ("RWQCB"), Los Angeles Region, requires the removal of existing septic systems in the Oxnard Forebay Basin ("Forebay Basin") by January 1, 2008; and

WHEREAS, several City of Oxnard neighborhoods are directly affected by this resolution because the residences are served by septic systems, including the El Rio West Neighborhood and the College Park Neighborhood, located between St. Mary's Drive and Lafayette Drive and Sanford Avenue; and

WHEREAS, septic systems in the McMillan Manor Tract in the Blackstock North Neighborhood and the Smith Tract in the Pleasant Valley Estates Neighborhood also use septic systems; and

WHEREAS, removal of the septic systems is of critical importance to all water users in the City, as removal of the septic systems will eliminate a major source of nitrate, bacterial, and viral contamination to the groundwater; and

WHEREAS, the City has designed and constructed capacity in its Redwood Trunk Sewer Project to allow for connection of each of the foregoing neighborhoods to the City's wastewater collection system; and

WHEREAS, the City has received grant funds in the sum of \$3,050,000 to be applied to carrying out a septic system conversion project; and

WHEREAS, the cost of the connection to the City sewer system to property owners in the above neighborhoods is considerable and would, without City assistance, cause many of them to fail to connect to City sewer laterals; and

WHEREAS, the private septic systems would then continue to contaminate groundwater, putting City water users at risk.

NOW, THEREFORE, the City Council of the City of Oxnard resolves:

1. The City will waive sewer connection fees and permit fees for the approximately 640 properties in the Forebay Basin, McMillan Manor Tract in the Blackstock North Neighborhood, and the Smith Tract in the Pleasant Valley Estates Neighborhood.

Resolution No.
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PASSED AND ADOPTED THIS _____ day of _____, 2007, by the following vote:

AYES:

NOES:

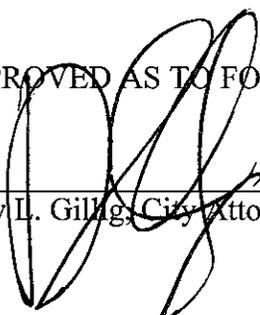
ABSENT:

Dr. Thomas E. Holden, Mayor

ATTEST:

Daniel Martinez, City Clerk

APPROVED AS TO FORM:



Gary L. Gillig, City Attorney

Attachment No. 1
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