

Environmental Health Services

Introduction to the

Local Agency Management Program

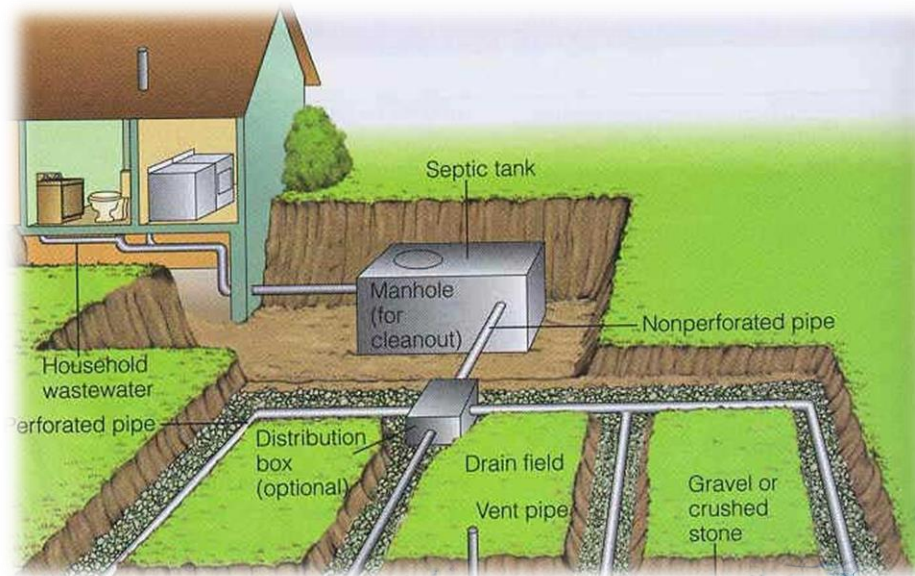
&

Onsite Wastewater Treatment Systems Ordinance




Septic Systems in Santa Barbara County

- Onsite Wastewater Treatment Systems (OWTS); “*septic systems*”
- 12,000 septic systems in the Santa Barbara County (SBC)
- 25-30,000 residents dependent on septic systems
 - Approximately 7% locally
 - Nationally 25%
- Septic systems are a small part of overall sewage treatment in SBC





Background

- 2000 AB 885 is adopted to *“develop and adopt regulations and standards for the permitting and operation of onsite wastewater treatment systems”*
 - 2012 State Water Resources Control Board adopts *“Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems.”* Establishes a statewide “risk based, tiered” approach.
 - 2012 EHS begins a draft LAMP and accompanying Ordinance to reconcile the concern that while Tier 1 standards afford public health and water quality protection, certain elements will be problematic in SBC.
 - 2013 SBC Board of Supervisors authorizes a letter of intent to the Central Coast Regional Water Quality Control Board informing them of the County’s intent to develop a LAMP in lieu of implementing Tier 1 standards.
 - Today EHS requests approval of LAMP and adoption of Chapter 18C, Article I, Onsite Wastewater Treatment Systems Ordinance.
- 

State Policy

- Prohibitions and Restrictions of Tier 1 of the Policy:
 - Use of seepage pits
 - Minimum lot size for new lot creations
 - Slopes
 - Tier I prohibits slopes greater than 25%, whereas, Tier II allows it if accompanied by a stability report from registered professional



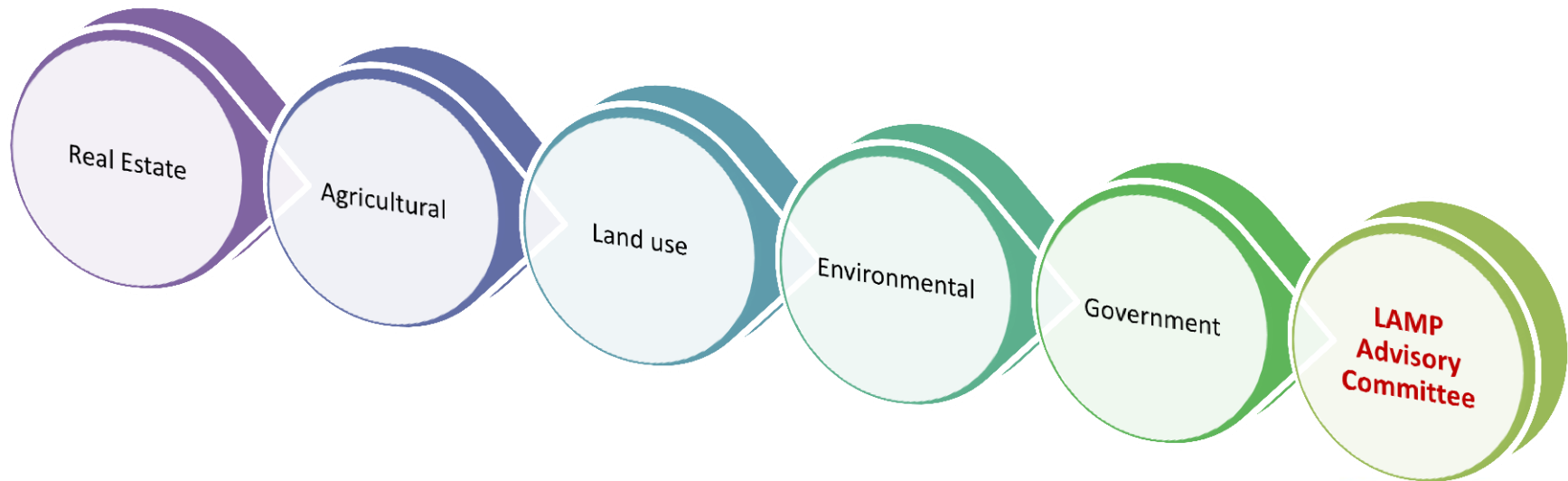
State Policy

- In absence of a LAMP, Tier 1 standards apply.
- LAMP may differ from Tier 1 standards to reflect local conditions.
- LAMP must be equally protective of public health and water quality.



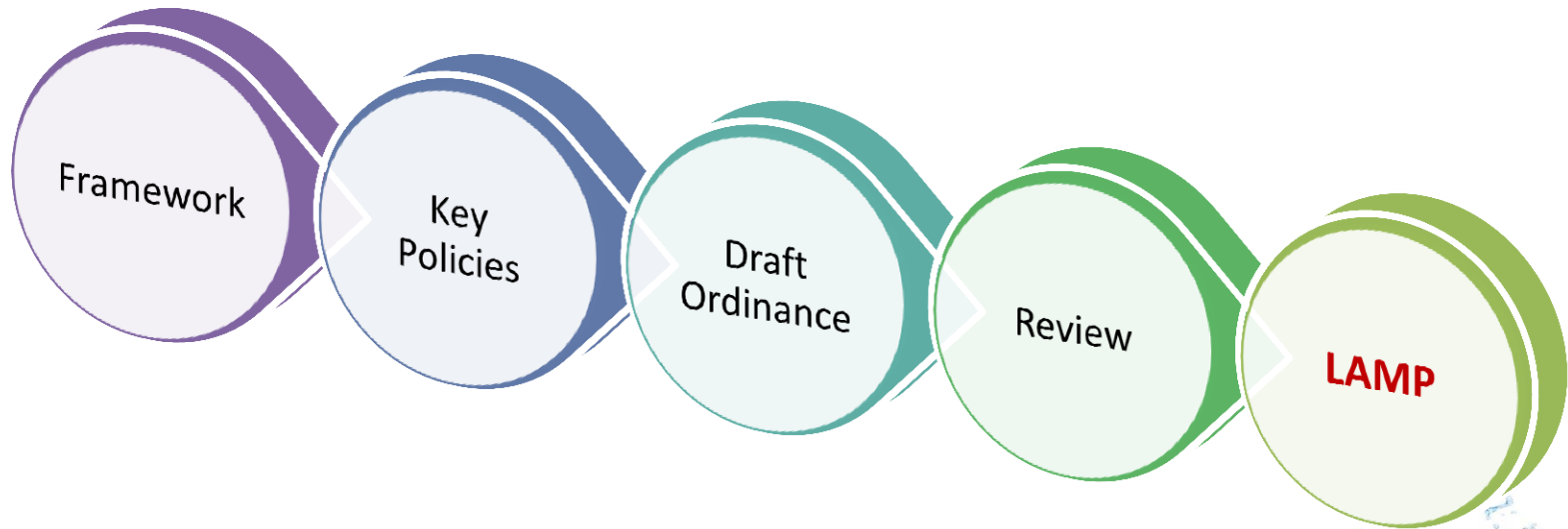
LAMP Planning

- In 2013, a LAMP Advisory Committee was formed consisting of:
 - Real estate associations, agricultural associations, land use consultants, environmental groups, contractors, other government agencies



LAMP Planning

- Committee's goals were to:
 - Develop policy framework for an implementing ordinance;
 - Collect key policy recommendations from committee
 - Review draft ordinance ensuring its consistency with policy recommendations



LAMP Planning

- Major recommendations included:
 - Seepage Pits
 - Lot size
 - Supplemental treatment and operating permits
 - Repairs
 - Agricultural exemptions



LAMP Framework

- LAMP follows Central Coast Regional Water Quality Board guidelines, which include:



- Survey of existing OWTS
- Water quality monitoring
- Requirements for new OWTS
- Enforcement options
- Program administration

- LAMP adheres to Tier 1 siting, design and construction standards, with the exception of those recommendations from the Advisory Committee.

LAMP Framework

- Requirements for existing OWTS
 - No impact if system is functioning
 - Continues current voluntary maintenance program



- Outlines the approach for repairs, upgrades, modifications, and failed systems

LAMP Framework

- Modifying Systems
 - Applicable to systems being replaced in order to support an expanded or different use. Examples include:
 - Installing a new system to enable a significant residential remodel (e.g., additional bedrooms or major addition/reconstruction)
 - A change in use (residential to commercial)
 - Replacement systems are subject to the code that is in effect at the time of application.



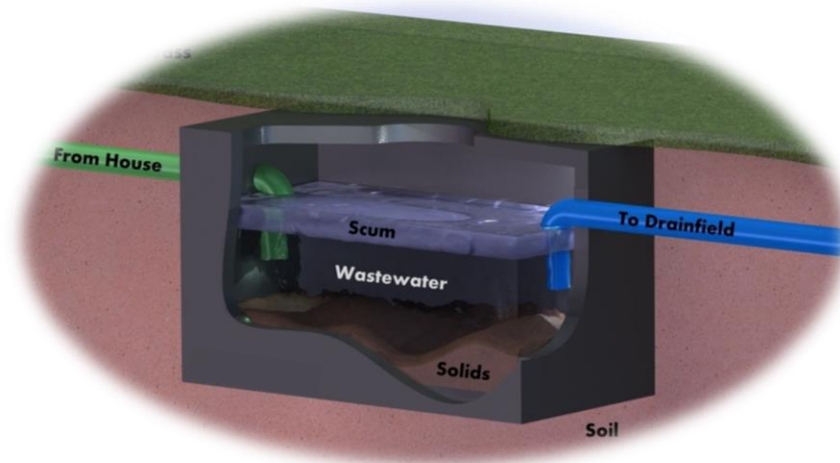
LAMP Framework

- Repairing Systems
 - Repairs are applicable to systems that have experienced a failure and are limited to the specific use.
 - In general, repairs will meet current code requirements to the extent practical.
- Repairs in Designated Special Problem Areas
 - Supplemental Treatment required in conjunction with an operating permit.
 - Ongoing maintenance, monitoring, and reporting required



LAMP Framework

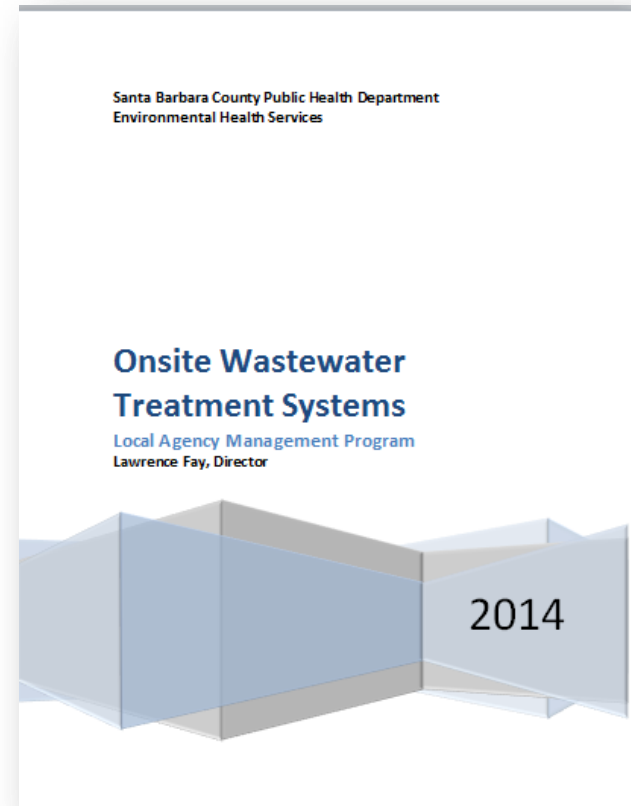
- Use of Supplemental Treatment
 - Used to mitigate site constraints
 - Reduces constituents of concern
 - Requires operating permit with ongoing maintenance, monitoring, and reporting





LAMP Framework

- Requirements for New OWTS
 - Professional qualifications
 - Site/soil evaluation
 - Design/construction criteria
 - Seepage pits
 - Minimum lot size

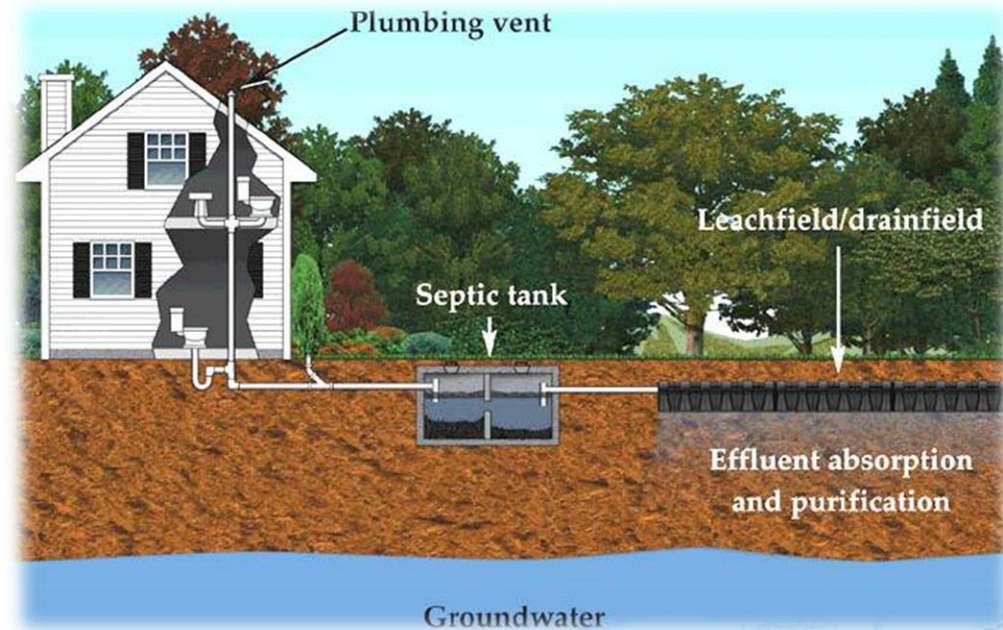


Ordinance

Chapter 18C: Environmental Health Services

– Article I: Onsite Wastewater Treatment Systems

- Implements key policy recommendations from LAMP.
- Codifies certain administrative practices and policies, such as:
 - Design flow
 - Dual dispersal fields
 - Wet weather borings



Ordinance

- In areas where the ordinance differs from Tier 1, the required mitigation measures would result in an equal level of public health and groundwater protection.
- Where not specifically addressed in local ordinance, Tier 1 standards apply.



Other Code Amendments

Chapter 18: Health and Sanitation

– Repeal §18-2, 18-4, 18-7, and 18-7.1

- *18-2 Privies*: This is outdated text which is replaced by modernized standards with the OWTS
- *18-4 Cesspools*: Outdated, replaced by OWTS
- *18-7 Potable Water*: Outdated, replaced by OWTS
- *18-7.1 Reference to Health Officer*: This code was enacted when Environmental Health Services was part of the Department of Agriculture; hence it is now outdated and no longer useful.



Other Code Amendments



Chapter 24A: Administrative Fines

- Amend §24A-1, 24A-2, 24A-3, and 24A-7
 - *24A-1 Administrative fines or penalties in addition to other remedies—Authority, definitions:* Adds a reference to Chapter 18C.
 - *24A-2 Procedures:* Adds references to Chapter 18C, strikes reference to Chapter 29, article II which is being repealed and strikes an errant reference to Chapter 29, article IV which is under the authority of the Public Works director (not the Environmental Health Services director, as stated in the code).
 - *24A-3 Amount of fine – General:* Adds references to Chapter 18C, strikes reference to Chapter 29, article II.
 - *24A-7 Appeals:* Adds references to Chapter 18C, strikes reference to Chapter 29, article II.

Other Code Amendments

Chapter 29: Administrative

- Repeal *Article II. On Site Sewage Disposal Systems, §29-6 through §29-14*

Sec. 29-6. Purpose of article.

Sec. 29-7. Definitions.

Sec. 29-8. Permit and inspection requirements.

Sec. 29-9. Septic tank requirements.

Sec. 29-10. Drywell and disposal field requirements.

Sec. 29-11. Servicing, inspection, reporting and upgrade requirements.

Sec. 29-12. On-site sewage disposal system abandonment requirements.

Sec. 9-13. Right of entry.

Sec. 29-14. Remedies.





Summary of Recommendations

- Adopt the Ordinance to establish Chapter 18C Environmental Health Services, Article I: *Onsite Wastewater Systems Treatment*; and
- Amend Chapters 18, 19, and 24A of the Santa Barbara County Code.
- Accept and approve the LAMP.

Next Steps...

- Upon approval/adoption, EHS will request State Water Board's approval of adopted Ordinance and LAMP.
- County Ordinance becomes *operative* upon Regional Water Board's action to approve LAMP.