

Environmental Health Services

Introduction to the

Local Agency Management Program

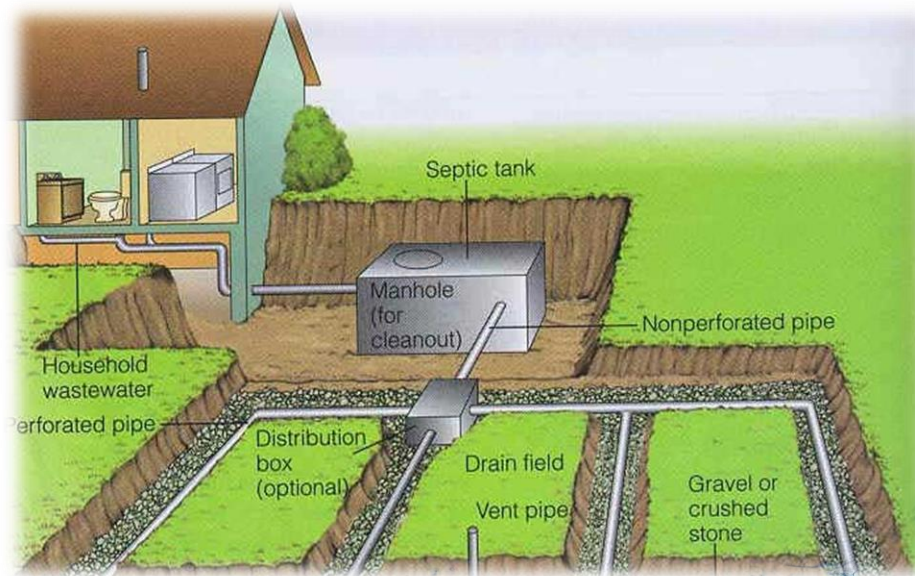
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Onsite Wastewater Treatment Systems Ordinance



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 onsite wastewater treatment systems*”
- 2012** State Water Resources Control Board establishes a statewide “risk based, tiered” approach.
- Tier 1** Establishes minimum standards for new or replacement OWTS state-wide.
- Tier 2** Allows agencies to develop customized programs for new and replacement OWTS.
- Tier 3** Applies special, enhanced standards to both new **and** existing OWTS located near an impaired water body.



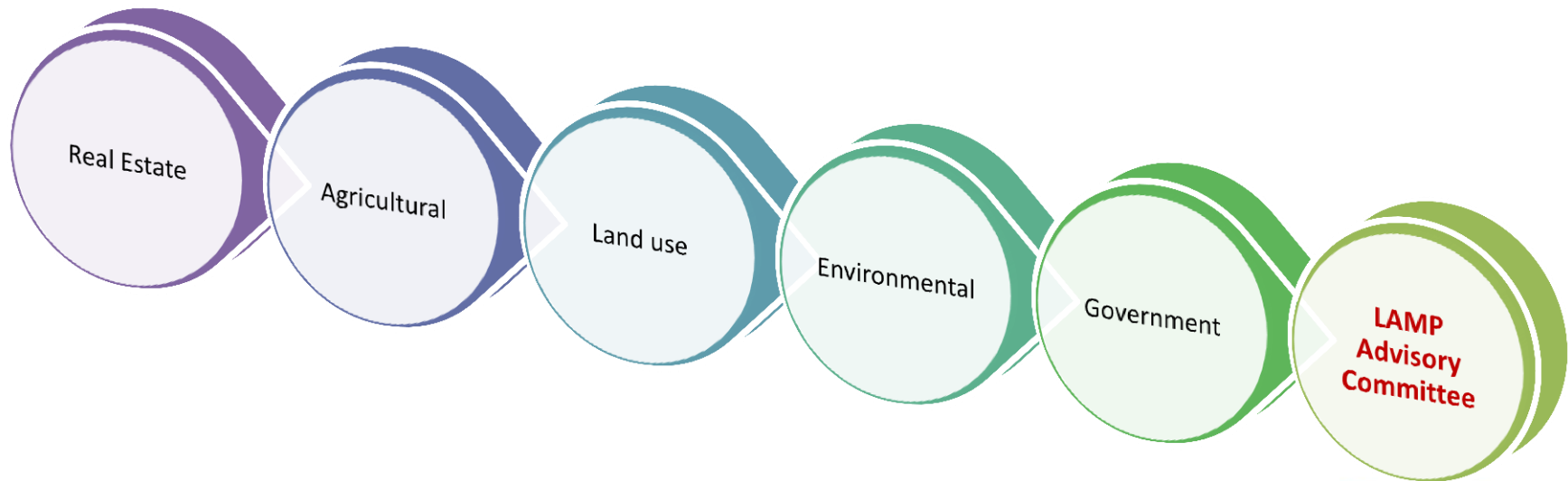
State Policy

- 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
- Why Create a Local Plan?
 - Current lots in Santa Barbara County will not meet these restrictions



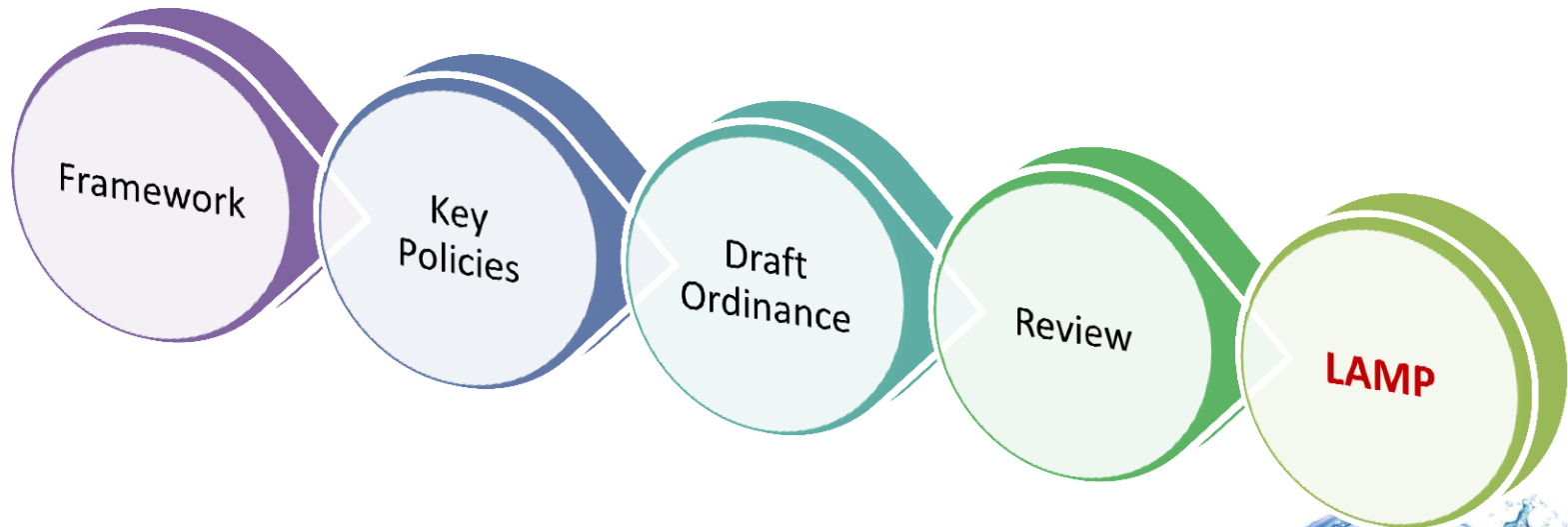
LAMP Planning

- 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 and intent with policy recommendations



LAMP Planning

- Major recommendations included:
 - Seepage pits allowed
 - New lot size: 1 acre
 - Supplemental treatment and operating permits required
 - Repairs need to meet new standards to the extent practical
 - Low density exemptions





Public Comment and Response

- November 3rd letter from Regional Water Board
 - Contrasts with July letter that encouraged SBC to proceed
 - Expressed concerns that the LAMP should address existing systems
- Agricultural Advisory Committee comment regarding portable toilet usage
 - Concerned that the language would lead to severe restrictions
- Reconvened LAMP Advisory Committee on November 19th

Recommended Changes to Draft LAMP Ordinance

- Changes in the Section V
 - Committing to an Advanced Protection Management Program to address existing systems
 - Regional Board designates water body
 - County would implement
- Changes to clarify appropriate portable toilet use





Recommended Changes in Section V

ADVANCED PROTECTION MANAGEMENT PLAN

The State Policy stipulates that existing, new and replacement OWTS that are located near a water body that has been listed as impaired due to Nitrogen or pathogens pursuant to Section 303(d) of the Clean Water Act may be addressed by a TMDL and its implementation program, by special provisions contained in a Local Agency Management Program or by the specific requirements of Tier 3.

If a water body, including groundwater, in the county is designated by the Central Coast Water Board as “impaired” or significantly degraded as a result of the use of OWTS, Santa Barbara County will develop an Advanced Protection Management Program (APMP) in accordance with the established TMDL. In the absence of an approved TMDL, the APMP will be developed in close consultation with the Central Coast Regional Water Quality Control Board and may include but not be limited to requirements for supplemental treatment for existing systems and mandatory, routine inspections as determined in order to be consistent with the Policy.



Recommended Portable Toilet Language

(A) Requirement for Adequate Wastewater Treatment and Dispersal

(1) Any structure, regardless of use, that produces wastewater shall have adequate wastewater treatment as required by the California Plumbing Code, as amended and adopted by the County of Santa Barbara in Chapter 10, Article IV. Wastewater treatment shall either be accomplished by means of an approved onsite wastewater treatment system or connection to a public sewer.

(2) The minimum daily design flow for residences shall be three hundred-seventy five gallons per day for up to three bedrooms. Each additional bedroom above three shall increase the daily design flow by seventy-five gallons per day.

(3) Portable toilets may be used only on a temporary or occasional basis.

Additional Options for Inclusion in the LAMP

- Mandatory inspection when property transfers
- Mandatory inspections in special problem areas
- Supplemental treatment for seepage pits



Mandatory Inspection When Property Transfers

- 18 C-3(A)(4) The seller of any property served by an OWTS shall, prior to transfer of title of the property, have the septic tank pumped and inspected by a Qualified Inspector. This service shall include all of the elements specified in 18C-7(A).
- A report of the inspection shall be filed with the Administrative Authority. The report shall include all of the elements specified in 18C-7(B).
- The pump out and inspection requirement may be waived by the Administrative Authority if the OWTS had been serviced in the previous twelve month period.

Mandatory Inspections in Special Problem Areas: New Section

- 18 C-3(A)(5) Inspection and maintenance of any OWTS in an area designated by the Board of Supervisors as a Special Problems Area, as defined in Santa Barbara County Code section 10-15.2, for wastewater treatment and disposal shall be performed by a qualified inspector at a frequency determined by the Health Office based on type, size, age, system condition and system location but in no case less than once per year with the initial inspection to be completed no later than July 1, 2018.
- If no accurate record of the OWTS has been prepared and filed with the Administrative Authority, the qualified inspector performing the service shall prepare and submit a reconciled record drawing to the Administrative Authority with the inspection report required by section 18C-7(B).



Supplemental Treatment Required for Seepage Pits

- 18 C-3 (A)(6) A supplemental treatment system for new or replacement OWTS shall be required under any one of the following conditions:
- (c) When the seepage pit method of wastewater disposal is used ~~.on parcels of five acres or less or where the seepage pit has a maximum absorptive capacity greater than or equal to 8,000 gallons per day or absorptive rates between 500 and 1000 gallons per day.~~

Other Code Amendments

Chapter 18: Health and Sanitation

- Repeal outdated sections: §18-2, 18-4, 18-7, and 18-7.1



Chapter 24A: Administrative Fines

- Amend §24A-1, 24A-2, 24A-3, and 24A-7 to align administrative fines to the new Chapter 18C

Chapter 29: Administrative

- Repeal *Article II. On Site Sewage Disposal Systems, §29-6 through §29-14 to replace with new Chapter 18C*



Summary of Recommendations

- Adopt the Ordinance to establish Chapter 18C Environmental Health Services, Article I: *Onsite Wastewater Systems Treatment*; and
- Amend Chapters 18, 19, 24A and 29 of the Santa Barbara County Code; and
- 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.



QUESTIONS?

