

LAMP Implementation Interim Status Report

Onsite Wastewater Treatment Systems (OWTS)

February 5, 2025

History

- 1965: County ISDS Ordinance
- 1981: 83: SLR Septic Prohibition; 1 ac. Minimum, New Stds.
- 1986: SLR Wastewater Program; Repair Standards Adopted
- 1989: Alternative Systems allowed; pumper reports required
- 1995: SLR program Approved by State, permit database initiated
- 1986-2005: SLRW: 19,674 surveys/rechecks; 5,216 repairs completed
- 1999: AB 885 adopted, requiring State-wide OWTS Standards
- 2012: State OWTS Policy Adopted, implementing AB 885
- May 2018: County authority limited to Tier 1, Tier 3
- October 2021: LAMP adopted by State: implementation of Tier 2 begins
- 2025: LAMP Evaluation Report in Progress

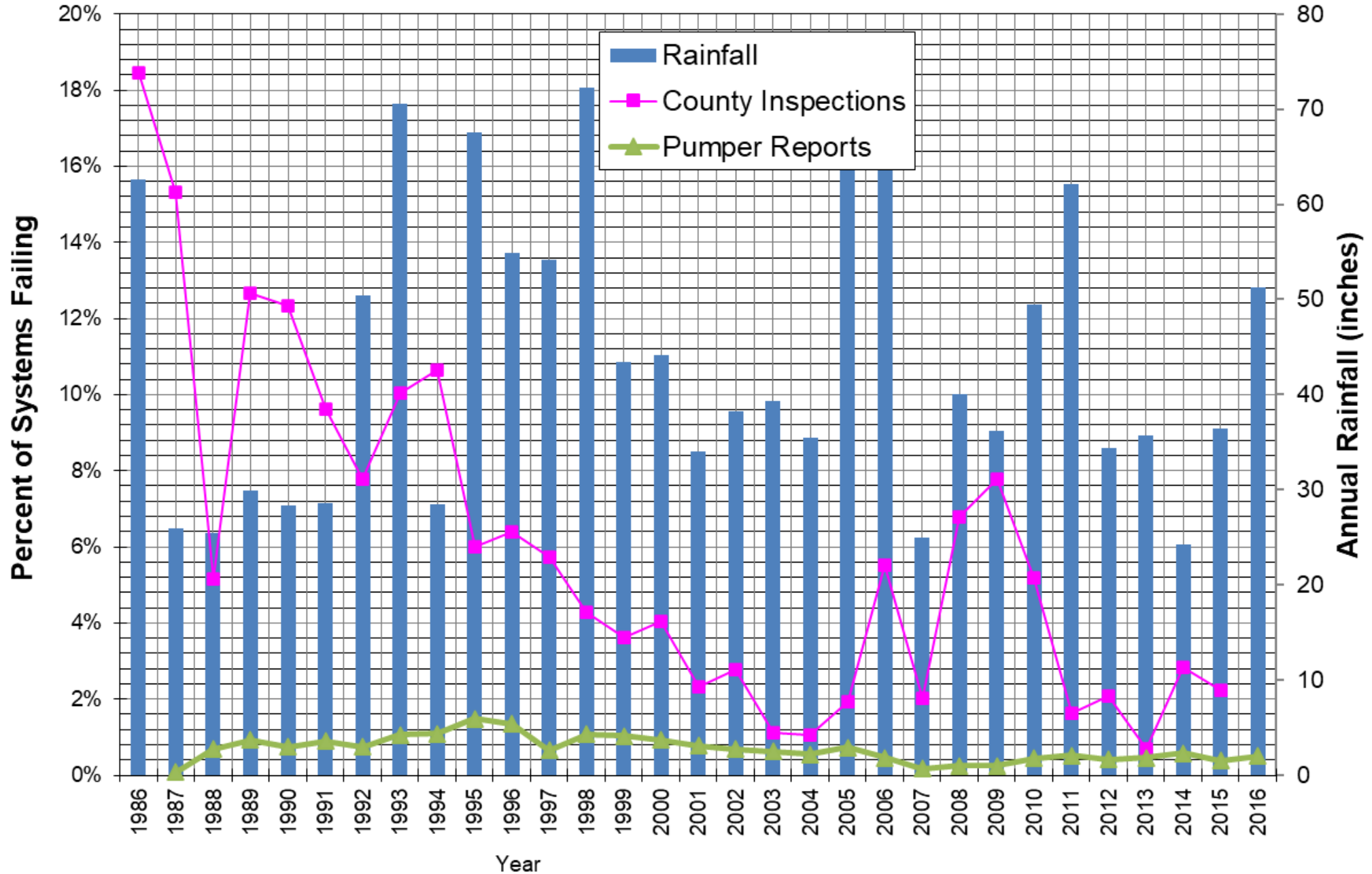
Elements of Onsite Wastewater Management

- Standards for new systems
- Effective, workable standards for system repairs
- Inspections for failing systems
- Ongoing oversight of nonstandard and marginal systems
- Thorough evaluation at time of Sale
- Property owner education and technical assistance
- Water quality assessment, trends and surveillance
- Data management and reporting
- Considerations for connecting to sewer
- Funding for implementation and assistance

Water Quality Issues

- Pathogens:
 - TMDLs: SLR, Salsipuedes
 - Standards generally met in rural areas
 - Many non-human sources
- Nitrate:
 - Aquatic Habitat-Dissolved Oxygen, Taste/Odor, Algae/Cyanobacteria
 - SLR TMDL, SLR Lagoon, Aptos Lagoon, Mill Cr., Pinto TMDL
- Contaminants of Emerging Concern

Observed OWTS Failures, 1986-2016



LAMP Implementation Status Report, 2017-2024

- New LAMP standards require 46% of systems to use enhanced treatment
- Cost is 2-3 times more than conventional
- Annual number of system repairs has declined by 50%, beginning in 2019
- 43% of systems have been pumped In previous 5 years, 62% in previous 10 years
- About 45 complaints a year, 35% not problem, 10% corrected with permit, 15% corrected with no permit needed
- The database has system information for about 60% of the systems, beginning 1995
- 68% of systems have had leachfields installed since 1986
- Efforts so far have been challenged by staff vacancies and updates to data systems

Pumping and Complaint Records, 2017-2024

	2017	2018	2019	2020	2021	2022	2023	2024	AVG.	
Rainfall Water Year - inches	92	30	68	29	22	35	77	48	50	
Total Pump Records	3,313	3,146	2,959	3,241	3,655	3,022	2,881	2,386	3,075	
Surfacing Effluent	328	231	230	304	363	448	364	71		
Percent Failure	9.9%	7.3%	7.8%	9.4%	9.9%	14.8%	12.6%	3.0%	9.3%	
High Level/Flow back	754	607	561	626	554	632	744	541		
	22.8%	19.3%	19.0%	19.3%	15.2%	20.9%	25.8%	22.7%	20.6%	
Tank Poor Condition	77	94	96	124	101	99	163	168		
	2.3%	3.0%	3.2%	3.8%	2.8%	3.3%	5.7%	7.0%	3.9%	
Pump for Sale Inspection	542	615	562	514	786	525	463	756		
	16%	20%	19%	16%	22%	17%	16%	32%	20%	
Inspections/Complaints									Total	
ANNUAL Insp (NONSTAND. SYS)	98	74	83	--	--	--	25	--		AVG
COMPLAINT	67	42	41	55	24	45	44	41	359	45
No Problem Found	26	18	17	15	8	14	12	17	127	35%
Resolved with Permit	9	5	2	5	1	4	5	4	35	10%
Resolved, without Permit	9	11	10	7	8	3	5	6	59	16%
Marginal/Pending/Recheck	19	8	11	23	7	24	22	13	127	35%

OWTS Permits 2017-24

Type of Permit	2017	2018	2019	2020	2021	2022	2023	2024	Grand Total
NEW CONVENTIONAL SEPTIC	20	15	17	11	12	11	8	11	105
NEW SEPTIC, ENHANCED	8	7	9	9	17	14	10	11	85
CONVENTIONAL UPGRADE FOR ADU		1	3	5	1	5	17	6	38
CONVENTIONAL UPGRADE FOR REMODEL	52	43	34	21	19	6	3	19	197
UPGRADE ENHANCED				1	4	12	7	27	51
UPRADE FOR ADU ENHANCED		3	1	1	5	28	11	4	53
REPAIR, CONVENTIONAL SEPTIC	139	133	66	59	49	39	42	44	571
SEPTIC REPAIR ENHANCED	27	11	6	8	28	29	25	23	157
Total Leachfield Installations	246	213	136	115	135	144	123	145	1257
Enhanced Treatment Required	35	21	16	19	54	83	53	65	346
	14%	10%	12%	17%	40%	58%	43%	45%	46%
TANK (TANK ONLY REPAIR)	44	52	49	40	46	37	60	81	409
RE-PIPE (MINOR REPAIR)	2	10	27	38	27	17	21	32	174
MINOR REPAIR	25	24	31	55	40	4	3	3	185
	71	86	107	133	113	58	84	116	768
SEWER CONNECTION							9	10	19
SITE EVALUATION	89	85	117	142	129	103	72	120	857

Significant Changes with LAMP

- Minimum groundwater separation for replacement systems increased from 1-3 ft to 5-8 feet unless enhanced treatment is used (1500-3000 parcels).
- All new and replacement systems in fast percolating sandy soils in nitrate concern areas will require enhanced treatment with nitrogen removal (1500-2000 parcels).
- Enhanced treatment will be required for replacement of all seepage pits (1000-2000 parcels).
- Maximum allowed trench depth is 2-5 feet.
- System repairs may no longer be designed by a contractor, but will be designed by a qualified professional, who also must conduct required soil and percolation testing, including for repairs.