CITY OF

Yucaipa

May 12, 2016

Milaso C. Gaslan, Chief, Wastewater Program
Santa Ana Regional Water Quality Control Board
3737 Main Street, Suite 500
Riverside, CA 92501

SUBJECT: City of Yucaipa Local Agency Management Program

Dear Ms. Gaslan:

The City of Yucaipa intends to regulate Onsite Wastewater Treatment Systems (OWTS) utilizing a Local Agency Management Program (LAMP) with alternative standards as authorized in Tier 2 of the State Water Resources Control Board OWTS Policy which was adopted by the State Water Resources Control Board on June 19, 2012 and became effective May 13, 2013.

Please find attached the City's Draft LAMP for your review. Please do not hesitate to contact me at 909-797-2489 x.231 or jlambert@yucaipa.org.

Sincerely,

CITY OF YUCAIPA

Joseph M. Lambert
Director of Development Services

Encl.

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CITY OF YUCAIPA
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LOCAL AGENCY MANAGEMENT PROGRAM (LAMP)

FOR ONSITE WASTEWATER TREATMENT SYSTEMS

MAY 10, 2016

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CHAPTER 1
INTRODUCTION

LOCAL AGENCY MANAGEMENT PROGRAM

The Local Agency Management Program (LAMP) is the culmination of the actions required by Assembly Bill 885 (AB 885). AB 885 was introduced to the California State Assembly on February 25, 1999 and approved on September 27, 2000. This legislation directed the State Water Resources Control Board (SWRCB) to develop regulations or standards for onsite wastewater treatment systems (OWTS) to be implemented by qualified local agencies. The SWRCB adopted the Water Quality Control Policy for Siting, Design, Operation, and Maintenance of Onsite Wastewater Treatment Systems on June 19, 2012 (OWTS Policy). The policy was subsequently approved by the Office of Administrative Law on November 13, 2012 and became effective on May 13, 2013. The OWTS Policy allows local agencies to approve OWTS, based on a local ordinance, after approval of a LAMP by the Regional Water Quality Control Board (RWQCB).

The OWTS Policy established a statewide, risk-based tiered approach for regulation and management of OWTS installations and replacements. The tiers are summarized below:

Tier 0– Existing OWTS

- Applies to properly functioning systems that do not need corrective action and are not near an impaired water body.
- Maximum flow rate is 10,000 gallons per day (gpd).

Tier 1 – Low Risk New or Replacement OWTS

- Applies to all new or replacement OWTS that comply with conservative siting and design standards.
- Tier 1 applies when a LAMP has not been approved by the RWQCB
- Maximum flow rate is 3,500 gpd
- Maximum density, based on annual rainfall of less than 15-inches, is one dwelling unit per 2.5 acres.

Tier 2 – LAMP for New or Replacement OWTS

- Applies to all new or replacement OWTS based on local conditions, siting and design standards as identified in the approved LAMP developed by the local agency and approved by the RWQCB.

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- Allows the City to adopt standards that may differ from Tier 1 Standards
- Maximum flow rate is 10,000 gpd.

Tier 3 – Advanced Protection Management Program

- Applies to OWTS located near impaired water waterways or water bodies identified on the OWTS Policy Attachment 2.
- There are no impaired water bodies in the City of Yucaipa
- Maximum flow rate is 10,000 gpd.

Tier 4 – OWTS Requiring Corrective Action

- Applies to failing systems

LAMP STANDARDS AND EXCEPTIONS

The purpose of the LAMP is to allow the continued use of onsite wastewater treatment systems (OWTS) within the jurisdiction of the City of Yucaipa as well as to expand the local program to permit and regulate alternative OWTS while protecting water quality and public health. The LAMP also applies to OWTS on federal, state, and tribal lands to the extent authorized by law or agreement. The LAMP is prepared to meet the requirements of the OWTS Policy for Tier 2 installations and replacements.

The LAMP is designed to protect groundwater sources and surface water bodies from contamination through the proper design, placement, installation, maintenance, and assessment of individual OWTS. This plan develops minimum standards for the treatment and ultimate disposal of sewage through the use of OWTS in the City.

The LAMP does not include the following which require individual waste discharge requirements or a waiver of individual waste discharge requirements issued by the RWQCB.

- Any OWTS with a projected wastewater flow of over 10,000 gpd.

- Any OWTS that receives high strength wastewater, unless the waste stream is from a commercial food service facility.

- Any OWTS that receives high strength wastewater from a commercial food service facility with a BOD higher than 900 mg/l or that does not have a properly sized and functioning oil/grease interceptor.

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CITY OF YUCAIPA GENERAL INFORMATION

The City of Yucaipa is located in the eastern portion of the San Bernardino Valley at the foot of the San Bernardino Mountains. The City is bordered by the City of Calimesa and unincorporated Riverside County to the south; the City of Redlands and unincorporated San Bernardino County to the west; and the foothills of the San Bernardino Mountains to the north and east. The City covers approximately 28 square miles in its incorporated boundaries, at an average elevation of 2,600 feet. The 2016 population is approximately 53,800. A boundary map of the City is shown on Figure 1-1.

Approximately 75% of development in the City is connected to sewer facilities. Wastewater is conveyed and treated at the Yucaipa Valley Water District's (YVWD) Wochholz Regional Recycling Facility, which is located in the southern area of the City, south of Interstate 10 and east of Live Oak Canyon Road. This facility captures and treats approximately 4.5 million gpd for reuse on parks, green belts, golf course, and other uses.

Although the majority of development in the City has access to sewer mains, there are still three remaining areas that have limited or intermittent sewer infrastructure. These areas, identified on Figure 1-2, are the Dunlap Acres, northeast Yucaipa (North Bench), and the southeast corner of Yucaipa along Wildwood Canyon Drive. These three areas will be allowed to develop utilizing OWTS subject to the requirements of the LAMP.

The City of Redlands owns and maintains a septage receiving facility located at their Wastewater Reclamation Facility that accepts septage generated by OWTS within the City boundaries. Septage haulers are required to obtain an an annual permit from the City in order to dispose of septage at this facility. The septage receiving facility has adequate capacity to receive deliveries from new OWTS. Other septage receiving facilities are also located in the City of Chino and County of Riverside.

The City of Yucaipa is primarily located on the Yucaipa Plain, a broad upland plain that, beginning from the Crafton Hills in the southeast, rises gradually to Yucaipa Ridge and the Yucaipa Hills. Southwest of the Yucaipa Plain are the ruggedly eroded, unconsolidated sedimentary deposits known as the Badlands. The Yucaipa Plain is composed of alluvium deposited by the Yucaipa Creek and its tributaries. Parts of west Yucaipa are on Reservoir Canyon Hill, an elongated ridge composed of crystalline rocks and older alluvium that extends to Smiley Heights in south Redlands. A portion of the extreme northern edge of Yucaipa along

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State Route 38 is in the mouth of Mill Creek Canyon, part of the Upper Santa Ana Valley. Another small portion of northern Yucaipa is on the margin of Yucaipa Ridge, a prominent spur along the south edge of the San Bernardino Mountains. Portions of Yucaipa and its Sphere of Influence are in the Crafton Hills and Yucaipa Hills. The Crafton Hills are composed primarily of crystalline and metamorphic rock and rise abruptly 1,100 feet above the Yucaipa Plain to a maximum elevation of 3,543 feet above mean sea level at Zanja Peak. The Yucaipa Hills form a great ridge that extends from Oak Glen to Flag Hill; they are composed of crystalline and metamorphic rock and rise about 2,000 feet above the Yucaipa Plain. A small portion of eastern Yucaipa is in Little San Gorgonio Creek Canyon, southeast of the Yucaipa Hills.

The City lies primarily within the Yucaipa Subbasin of the Upper Santa Ana Valley Groundwater Basin, which underlies the southeast part of the San Bernardino Valley, covering approximately 39 square miles. The Yucaipa Subbasin is bordered by the San Andreas fault to the north, the Redlands fault and the Crafton Hills to the west, the Banning fault to the south, and Yucaipa Hills to the east. Groundwater in the Yucaipa Subbasin is found chiefly in alluvium, with lesser quantities in the San Timoteo Formation and fractured bedrock beneath the alluvium. Dominant recharge to the subbasin occurs through the percolation of precipitation; infiltration within the channels of overlying streams, particularly Yucaipa and Oak Glen Creeks; underflow from the fractures within the surrounding bedrock beneath the subbasin; and artificial recharge at spreading grounds. Groundwater in the Yucaipa Subbasin is typically between 200 to 280 feet below the surface.

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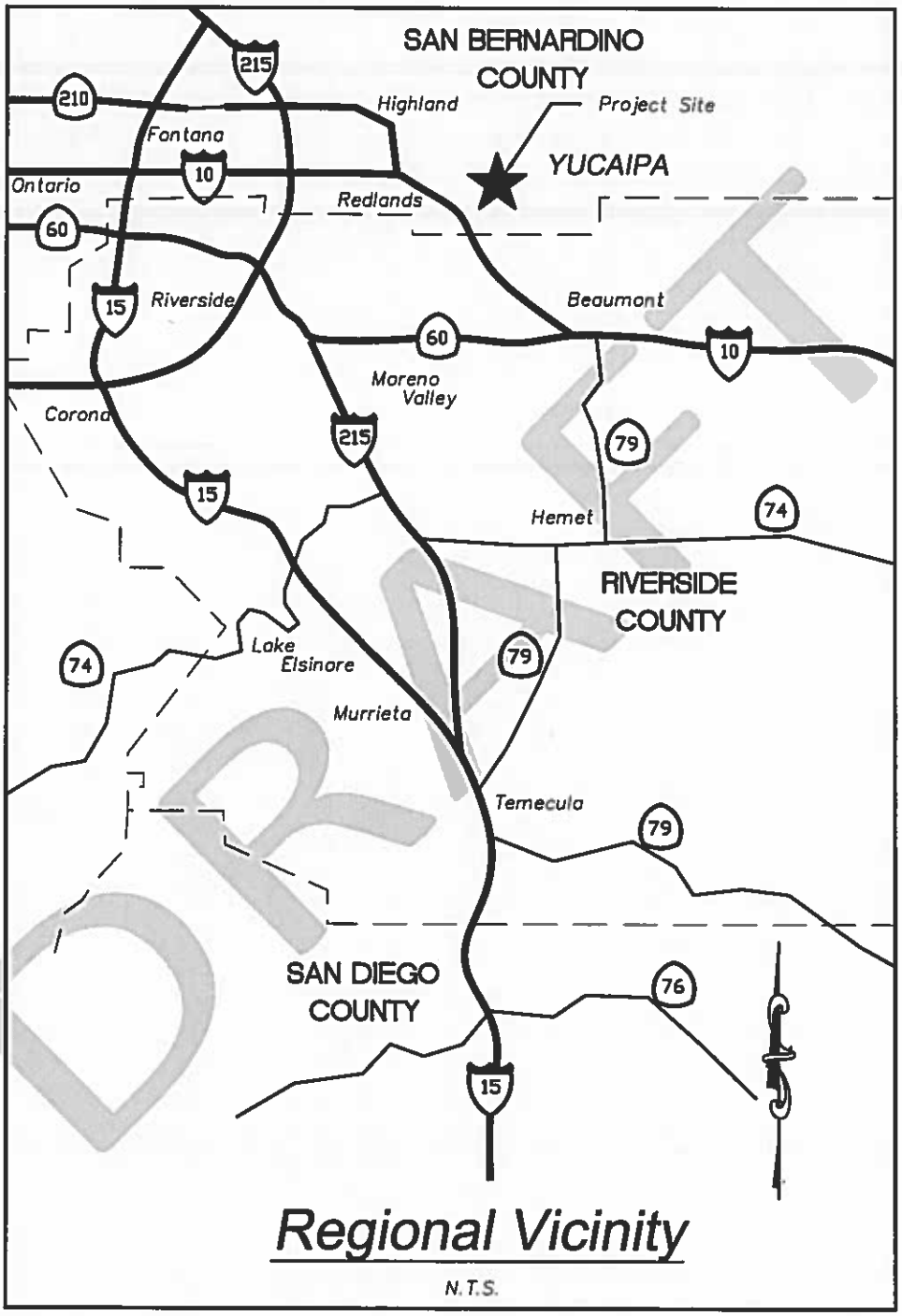

Regional Vicinity

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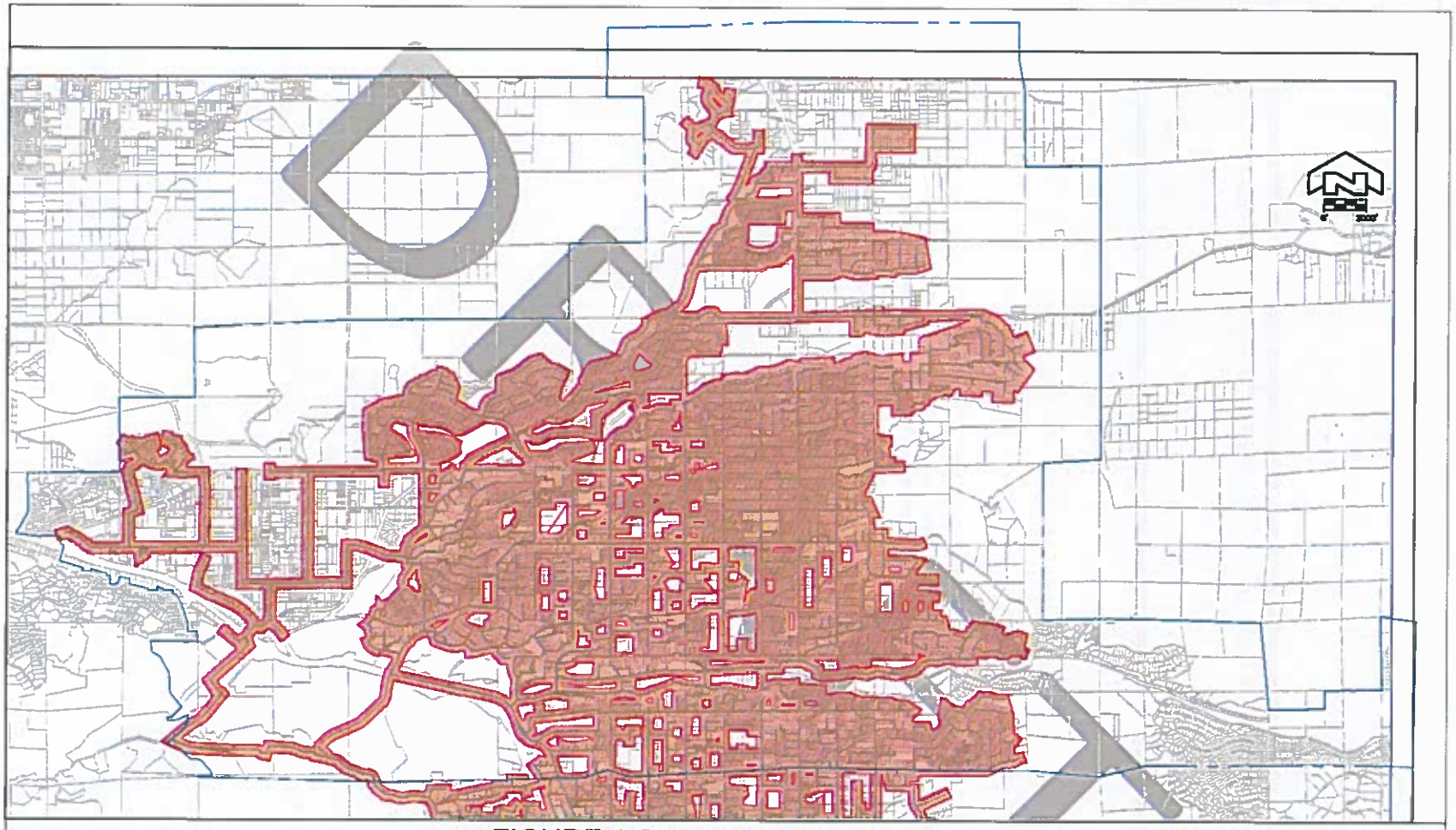

FIGURE 1-2

LEGEND

City of Yucaipa
SEWER SERVICE AREAS

CHAPTER 2
DEFINITIONS

"303 (d) list" means the same as "**Impaired Water Bodies.**"

"Basin Plan" means the same as "water quality control plan" as defined in Division 7 (commencing with Section 13000) of the Water Code. Basin Plans are adopted by each Regional Water Board, approved by the State Water Board and the Office of Administrative Law, and identify surface water and groundwater bodies within each Region's boundaries and establish, for each, its respective beneficial uses and water quality objectives. Copies are available from the Regional Water Boards, electronically at each Regional Water Boards website, or at the State Water Board's *Plans and Policies* web page (http://www.waterboards.ca.gov/plans_policies/).

"Bedrock" means the rock, usually solid, that underlies soil or other unconsolidated, surficial material.

"Cap/Cap depth" means the depth below the natural ground surface to the top of the horizontal or vertical seepage pit system where the infiltrative sidewall surface begins.

"California Environmental Data Exchange Network" (CEDEN) a central location to find and share information about California water bodies available at the State Water Boards website or http://www.ceden.org/index.shtml.

"California Plumbing Code" refers to the most current edition of the Code as adopted by the City.

"Cesspool" means an excavation in the ground receiving domestic wastewater, designed to retain the organic matter and solids, while allowing the liquids to seep into the soil. Cesspools differ from seepage pits because cesspool systems do not have septic tanks and are not authorized under this Policy. The term cesspool does not include pit-privies and out-houses which are not regulated under this Policy.

"City" means the City of Yucaipa

"Clay" means a soil particle; the term also refers to a type of soil texture. As a soil particle, clay consists of individual rock or mineral particles in soils having diameters <0.002 mm. As a soil texture, clay is the soil material that is comprised of 40 percent or more clay particles, not more than 45 percent sand and not more than 40 percent silt particles using the USDA soil classification system.

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"Cobbles" means rock fragments 76 mm or larger using the USDA soil classification systems.

"Cut/Slope" means any slope greater than 60% or man-made contour that exposes the vertical soil profile. Cuts and slopes require a 5 foot horizontal setback for every 1 foot of vertical height to any dispersal system.

"Dispersal system" means a leach field, seepage pit, mound, subsurface drip field, or other type of system for final wastewater treatment and subsurface discharge.

"Domestic wastewater" means wastewater with a measured strength less than **"high-strength wastewater"** and is the type of wastewater normally discharged from, or similar to, that discharged from plumbing fixtures, appliances and other household devices including, but not limited to toilets, bathtubs, showers, laundry facilities, dishwashing facilities, and garbage disposals. Domestic wastewater may include wastewater from commercial buildings such as office buildings, retail stores, and some restaurants, or from industrial facilities where the domestic wastewater is segregated from the industrial wastewater. Domestic wastewater may also include incidental RV holding tank dumping but does not include wastewater consisting of a significant portion of RV holding tank wastewater such as at RV dump stations. Domestic wastewater does not include wastewater from industrial processes.

"Dump station" means a facility intended to receive the discharge of wastewater from a holding tank installed on a recreational vehicle. A dump station does not include a full hook-up sewer connection similar to those used at a recreational vehicle park.

"Domestic well" means a groundwater well that provides water for human consumption and is not regulated by the California Department of Public Health.

"Earthen material" means a substance composed of the earth's crust (i.e. soil and rock).

"Effluent" means sewage, water, or other liquid, partially or completely treated or in its natural state, flowing out of a septic tank, aerobic treatment unit, dispersal system, or other OWTS component.

"Electronic deliverable format" or **"EDF"** means the data standard adopted by the State Water Board for submittal of groundwater quality monitoring data to the State Water Board's internet-accessible database system Geotracker (http://geotracker.waterboards.ca.gov/).

"Existing OWTS" means an OWTS that was constructed and operating prior to the effective date of this Policy, and OWTS for which a construction permit has been issued prior to the effective date of the Policy.

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"Flowing water body" means a body of running water flowing over the earth in a natural water course, where the movement of the water is readily discernible or, if water is not present, is apparent from review of the geology that when present it does flow. Examples of a flowing water body include an ephemeral drainage, creek, stream, or river.

"Grease interceptor" or **"Oil/grease interceptor"** means a passive interceptor that has a rate of flow exceeding 50 gallons per minute and is located outside a building. Grease interceptors are used for separating and collecting oil and grease from wastewater.

"Gross acre" is defined as the area that encompasses the entire net lot area plus any underlying fee title within the adjacent right-of-ways, if any.

"Groundwater" means water below the land surface that is at or above atmospheric pressure.

"High-strength wastewater" means wastewater having a 30-day average concentration of biochemical oxygen demand (BOD) greater than 300 milligrams-per-liter (mg/L) or of total suspended solids (TSS) greater than 330 mg/L or a fats, oil, and grease (FOG) concentration greater than 100 mg/L prior to the septic tank or other OWTS treatment component.

"International Association of Plumbing and Mechanical Officials" or "IAPMO" is an association that assists individual jurisdictions to meet their specific needs by coordinating the development and adoption of codes regarding plumbing, mechanical, swimming pools and solar energy.

"Impaired water bodies" means those surface water bodies or segments thereof that are identified on a list approved first by the State Water Board and then approved by US EPA pursuant to Section 303(d) of the Federal Clean Water Act.

"LAMP", or Local Agency Management Program, is the program for siting, design, operations and maintenance of OWTS, developed by the City of Yucaipa, and approved by the Regional Water Quality Control Board.

"Licensed Qualified Contractor," shall be a Licensed General Engineering Contractor (Class A), General Building Contractor (Class B), Sanitation System Contractor (Specialty Class C- 42), or Plumbing Contractor (Specialty Class C-36).

"Local agency" means any subdivision of state government that has responsibility for permitting the installation of and regulating OWTS within its jurisdictional boundaries; typically a county, city, or special district.

"Major repair" means either: (1) for a dispersal system, repairs required for an OWTS dispersal

system due to surfacing wastewater effluent from the dispersal field and/or wastewater backed up into plumbing fixtures because the dispersal system is not able to percolate the design flow of wastewater associated with the structure served, or (2) for a septic tank, repairs required to the tank for a compartment baffle failure or tank structural integrity failure such that either wastewater is exfiltrating or groundwater is infiltrating.

"Mottling" means a soil condition that results from oxidizing or reducing minerals due to soil moisture changes from saturated to unsaturated over time, and is characterized by spots or blotches of different colors or shades of color (grays and reds), interspersed within the dominant color as described by the USDA soil classification system. This soil condition can be indicative of historic seasonal high groundwater levels, but the lack of this condition may not demonstrate the absence of groundwater.

"Mound system" means an aboveground dispersal system (covered sand bed with effluent leach field elevated above original ground surface inside) used to enhance soil treatment, dispersal, and absorption of effluent discharged from an OWTS treatment unit such as a septic tank. Mound systems have a subsurface discharge.

"New Development" means a proposed tract, parcel, industrial or commercial development which has not been granted one or more of the following, on or prior to approval of the LAMP:

- Conditional approval, or approval, of a tentative parcel or tract map by City/County Planning Commission; City Council, or; County Board of Supervisors.
- A conditional use permit;
- Conditional approval or approval by the City Building and Safety Department or Planning Department

"New OWTS" means an OWTS permitted after the effective date of this LAMP.

"NSF" means NSF International (a.k.a. National Sanitation Foundation), a not for profit, non-governmental organization that develops health and safety standards and performs product certification.

"Oil/grease interceptor" or "Grease interceptor" means a passive interceptor that has a rate of flow exceeding 50 gallons-per-minute and that is located outside a building. Oil/grease interceptors are used for separating and collecting oil and grease from wastewater.

"One-Half Acre" means the minimum lot size requirement, and describes and average gross area of land of one-half acre per dwelling unit. Included in the calculation of average lot size are areas set aside for streets, curbs, commons, greenbelts, and other easements.

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"Onsite wastewater treatment system(s)" (OWTS) means individual disposal systems, community collection and disposal systems, and alternative collection and disposal systems that use subsurface disposal. The short form of the term may be singular or plural. OWTS do not include "gray water" systems pursuant to Health and Safety Code Section 17922.12.

"OWTS Policy" means this Policy for Siting, Design, Operation and Management of OWTS.

"Percolation test" means a method of testing water absorption of the soil. The test is conducted with clean water and test results can be used to establish the dispersal system design.

"Permit" means a document issued by a local agency that allows the installation and use of an OWTS, or waste discharge requirements or a waiver of waste discharge requirements that authorizes discharges from an OWTS.

"Person" means any individual, firm, association, organization, partnership, business trust, corporation, company, State agency or department, or unit of local government who is, or that is, subject to this Policy.

"Pit-privy" (also known as outhouse or pit-toilet) means self-contained waterless toilet used for disposal of non-water carried human waste; consists of a shelter built above a pit in the ground into which human waste falls.

"Pollutant" means any substance that alters water quality of the Waters of the State to a degree that it may potentially affect the beneficial uses of water, as listed in a Basin Plan.

"Projected flows" means wastewater flows into the OWTS determined in accordance with any of the applicable methods for determining average daily flow according to the *USEPA Onsite Wastewater Treatment System Manual, 2002,* or for Tier 2 in accordance with an approved Local Agency Management Program.

"Public water system" is a water system regulated by the California Department of Public Health or a Local Primacy Agency pursuant to Chapter 12, Part 4, California Safe Drinking Water Act, Section 116275 (h) of the California Health and Safety Code.

"Public water well" is a ground water well serving a public water system. A spring which is not subject to the California Surface Water Treatment Rule (SWTR), CCR, Title 22, Sections 64650 through 64666 is a public well.

"Qualified Professional" means an individual who is licensed or certified by a State of California agency to design OWTS and practices as a professional for other associated reports, as allowed

under their license or registration. Depending on the work to be performed and various licensing and registration requirements, this may include an individual who possesses a registered environmental health specialist certificate or is currently licensed as a professional engineer or professional geologist. For the purposes of performing site evaluations, Soil Scientists certified by the Soil Science Society of America are considered qualified professionals.

"Qualified Service Provider" means a person capable of operating, monitoring, and maintaining an OWTS in accordance with the State Water Board OWTS Policy. The individual must also be certified and/or trained extensively by the manufacturer of an OWTS with supplemental treatment to install, maintain, service, and repair the specific model/type of OWTS.

"Regional Water Board" is any of the Regional Water Quality Control Boards designated by Water Code Section 13200. Any reference to an action of the Regional Water Board in this Policy also refers to an action of its Executive Officer, including the conducting of public hearings, pursuant to any general or specific delegation under Water Code Section 13223. The City of Yucaipa is governed by the Santa Ana Regional Water Quality Control Board located at, 3737 Main Street, Suite 500, Riverside, CA 92501-3348.

"Repair" is any action that modifies/replaces the existing dispersal system, replaces an existing septic tank, or modifies/replaces a major component of the onsite wastewater treatment system. Repairs require the issuance of a Septic Repair Permit by the City.

"Replacement OWTS" means an OWTS that has its treatment capacity expanded, or its dispersal system replaced or added onto, after the effective date of this Policy.

"Sand" means a soil particle; this term also refers to a type of soil texture. As a soil particle, sand consists of individual rock or mineral particles in soils having diameters ranging from 0.05 to 2.0 millimeters. As a soil texture, sand is soil that is comprised of 85 percent or more sand particles, with the percentage of silt plus 1.5 times the percentage of clay particles comprising less than 15 percent.

"Seepage Pit" is a drilled or dug excavation which is three to six feet in diameter and gravel filled. It receives effluent discharge for dispersal from a septic tank or other OWTS treatment unit.

"Septic tank" means a watertight, covered receptacle designed for primary treatment of wastewater and constructed to:

1. Receive wastewater discharged from a building;
2. Separate settleable and floating solids from the liquid;

3. Digest organic matter by anaerobic bacterial action;
4. Store undigested solids; and
5. Clarify wastewater for further treatment with final subsurface discharge.

"Silt" means a soil particle; this term also refers to a type of soil texture. As a soil particle, silt consists of individual rock or mineral particles in soils having diameters ranging from between 0.002mm and 0.05mm. As a soil texture, silt is soil that is comprised as approximately 80 percent or more silt particles and not more than 12 percent clay particles using the USDA soil classification system.

"Site" means the location of the OWTS and, where applicable, a reserve dispersal area capable of disposing of 100% of the design flow from all sources the OWTS is intended to serve.

"Site evaluation" means an assessment of the characteristics of the site sufficient to determine its suitability for an OWTS to meet the requirements of this Policy.

"Soil" means the naturally occurring body of porous mineral and organic materials on the land surface, which is composed of unconsolidated materials, including sand-sized, silt-sized, and clay-sized particles mixed with varying amounts of larger fragments and organic material. The various combinations of particles differentiate specific soil textures identified in the soil textural triangle developed by the United States Department of Agriculture (USDA) as found in Soil Survey Staff, USDA; *Soil Survey Manual, Handbook 18,* U.S. Government Printing Office, Washington, DC, 1993, p. 138. For the purposes of this Policy, soil shall contain earthen material of particles smaller than 0.08 inches (2 mm) in size.

"Soil structure" means the arrangement of primary soil particles into compound particles, peds, or clusters that are separated by natural planes of weakness from adjoining aggregates.

"Soil texture" means the soil class that describes the relative amount of sand, clay, silt and combinations thereof as defined by the classes of the soil textural triangle developed by the USDA (referenced above).

"State Water Board" is the State Water Resources Control Board

"STS" is the acronym used in place of Onsite Wastewater Treatment System with Supplemental Treatment.

"Substandard system" means any existing OWTS that does not conform to the accepted requirements related to system sizing, setbacks, groundwater separation, or allowable cover.

"Supplemental treatment" means any OWTS or component of an OWTS, except a septic tank

or dosing tank, that performs additional wastewater treatment so that the effluent meets a predetermined performance requirement prior to discharge of effluent into the dispersal field.

"SWAMP" means **"Surface Water Ambient Monitoring Program"** and more information is available at: http://www.waterboards.ca.gov/water_issues/programs/swamp/ .

"Telemetric" means the ability to automatically measure and transmit OWTS data by wire, radio, or other means.

"Total maximum daily load" or "TMDL" is a pollution budget and includes a calculation of the maximum amount of a pollutant that can occur in a waterbody and allocates the necessary reductions to one or more pollutant sources. Section 303(d)(1) of the Clean Water Act requires every State to establish a TMDL for each impaired water body to address the pollutant(s) causing the impairment. In California, TMDLs are usually adopted as Basin Plan amendments and contain implementation plans detailing how water quality standards will be attained.

"USGS" means the United States Geological Survey

"Waste discharge requirement" or **"WDR"** means an operation and discharge permit issued for the discharge of waste pursuant to Section 13260 of the California Water Code.

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CHAPTER 3
OWTS SITE EVALUATION AND PERMITTING

GENERAL

This Chapter describes the review and permitting process for the installation of new and replacement OWTS. The document also summarizes key design criteria for these systems. OWTS discharge pollutants to groundwater, and therefore are regulated by the State Water Code. Water Code Section 13282, allows Regional Water Quality Control Boards (RWQCB) to authorize a local public agency to issue permits for and to regulate OWTS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained."

The goal of the OWTS program is to ensure that installed OWTS will last the life of the structure they serve, and not cause any public exposure to surfacing sewage or any contamination of groundwater or surface waters. Figure 1-2 in Chapter 1 identifies those areas in the City where OWTS are allowed and where OWTS are prohibited and connection to the existing sewer system is required. It is important that property owners consult with the City to determine the exact location of their property and whether or not OWTS are allowed.

EVALUATION AND PERMITTING PROCESS

Obtaining an OWTS permit and obtaining land use approval are two separate processes. While they are coordinated to some extent, an OWTS permit or related approval is *never* a substitute for a required grading, land use or building permit. Similarly, no land use approval or permit (e.g., approval of a subdivision map or lot split or boundary adjustment, even after preliminary septic system review by the City), is a substitute for an OWTS permit, or a guarantee that such a permit can be issued.

The City's Building and Safety Division is responsible for issuing permits for the installation of new OWTS, and the repair or replacement of existing OWTS. The Building and Safety Division will review all applications (including site and grading plans), determine percolation testing requirements, conduct on-site inspections, and approve the design and installation. The Building and Safety Division will also be responsible to retain permit information, and provide the annual reporting to the RWQCB as detailed in Chapter 8 of the LAMP.

The City's Planning Division is responsible for the review and approval of all new subdivisions of land and the determination of whether the new lots created by land subdivision will be required to connect to sewer or can be served by OWTS.

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The City's Code Enforcement Division is responsible for investigating complaints of overflowing or failing septic tanks, and ensuring that the property owner obtains the required permits from the Building and Safety Division for the necessary repairs or replacement of the failing system.

SYSTEM DESIGN CONSIDERATIONS

General

The most common type of OWTS found within the City consists of a septic tank which allows for the removal of solids in the wastewater prior to being discharged to a dispersal field which consist of vertical seepage pits. Leech line systems are approved on a case by case basis by the City and can only be used if seepage pit installation is not feasible. In some applications where the disposal field is at a higher elevation than the building site, a pressure-system is used to deliver the sewage to a standard disposal field where it is distributed by gravity flow. All of these examples would be considered a conventional OWTS because no further sewage treatment is performed between the septic tank and the disposal field. In all cases, the sewage effluent is discharged below the ground surface and is digested by bacteria in unsaturated soil zones for treatment. These systems are designed to operate in all weather conditions with minimal maintenance, other than periodic septic tank pumping to remove sludge.

In addition to conventional OWTS, the City allows the use of alternative OWTS with supplemental treatment. These systems are generally used for sites that cannot support a conventional OWTS due to soil depth conditions. Alternative OWTS use different methods of sewage treatment beyond what is provided by the septic tank to allow for a reduction in the amount of unsaturated soil below the dispersal system. All alternative OWTS must be certified by the National Sanitation Foundation or by an approved third party tester. Due to the complexity of these systems, ongoing maintenance contracts and annual operating permits are also required.

In addition to primary system design criteria, all OWTS designs (both new designs and additions to an existing structure) must show 100% reserve area for the active OWTS. The size and type of OWTS needed for a particular building project will be a function of the following factors:

- Soil Permeability: Permeability determines the degree to which soil can accept sewage discharge over a period of time. Permeability is measured by percolation rate, in minutes per inch (MPI), as identified in the California Plumbing Code Appendix H, Table H2.1(2).
- Unsaturated Soil Interval: The distance between the bottom of the OWTS dispersal field and the highest anticipated groundwater level or the shallowest impervious subsurface

layer. All conventional OWTS will require a minimum depth of soil between the bottom of the dispersal field and anticipated level of groundwater, or bottom of dispersal field and impermeable material such as clay or bedrock. The minimum depth of soil is five (5) feet for a leach line system and ten (10) feet for a vertical seepage pit.

- Peak Daily Flow: The anticipated peak sewage flow in gallons per day. In many cases, the number of bedrooms for a proposed home is used as an indicator of peak daily flow.
- Net Usable Land Area: The area available that meets all setback requirements to structures, easements, watercourses, or other geologic limiting factors for the design of an OWTS.

Some sites are not acceptable for conventional or alternative OWTS based on low soil permeability, regardless of the unsaturated soil interval available at the site.

Maximum Flow and Land Use Density

OWTS can be utilized for existing and new developments where the discharge is composed of domestic wastewater only (industrial waste discharges are prohibited), and one of the following conditions apply:

- The development consists of single-family residences or multi-family residences, the density does not exceed two equivalent dwelling units (EDU) per gross acre, and the wastewater flow does not exceed 500 gallons per acre per day day, as determined using Appendix H Table 2.1 in the California Plumbing Code.
- The development consists only of a single-family home on an individual lot which has a minimum net area of 15,000 square feet.
- The development is non-residential or mixed occupancy, the wastewater discharge does not exceed 500 gallons per acre per day, as determined using Appendix H Table H2.1(1) in the California Plumbing Code, and occupant loads as determined by Table 422.1 in the California Plumbing Code.

OWTS shall not be utilized for new development or for replacement OWTS, where public sewer is available. Public sewer availability to a property is determined if the nearest property line is within 200 feet from a public sewer line or manhole. A waiver of the connection to sewer can be considered where such sewer is located more than 200 feet from the building or plumbing stub out, the connection fees and construction costs are greater than twice the total cost of the OWTS, and an OWTS can be installed that will meet the minimum requirements of this LAMP and not affect groundwater or surface water to a degree that makes it unfit for drinking or other uses.

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Existing single family residential developments that were approved prior to the effective date of the LAMP and utilize OWTS, but do not meet the minimum lot size area (15,000 square feet), may continue to utilize OWTS. However, when the OWTS requires corrective action, as detailed in Chapter 6 of the LAMP, the City will review the application to determine if a supplemental treatment system, as detailed in Chapter 5 of the LAMP, will be required to ensure protection of the groundwater basin. The minimum lot size requirement for new subdivisions does not preclude the prescription of more stringent lost size requirements in specific areas if it is determined necessary to protect water quality.

Setback Requirements

Table 3-1 provides the minimum separation requirements for installation of new or replacement OWTS, measured in feet, and are largely derived from the California Plumbing Code. In some cases, changes have been made in order to adequately protect public health. If differences exist, the greater separation prevails unless otherwise approved by the City.

Table 3-1 OWTS Separation Requirements

Minimum Setback Required From	Septic Tank	Leach Field	Seepage Pit
Non-Public Water Supply Well	100	100	150
Public Water Supply Well[1]	100	150	150
Buildings or Structures[2]	5	8	8
Property line adjoining private property	5	5	8
Streams and other flowing bodies of water[3]	100	100	150
Drainage courses[4]	50	50	50
Lakes, ponds, other surface water bodies[5]	200	200	200
Large Trees	10	--	10
Seepage pits	5	5	12
Disposal Field	5	4	5
On-site domestic water lines	5	5	5
Public domestic water lines	10	10	10
Distribution box	n/a	5	5
Ground surface on sloping ground	n/a	15	15
Groundwater	5	5	10

[1] The minimum setback required to a public water supply well shall be increased to 200 feet where the dispersal system exceeds 10 feet in depth. The minimum setback may be increased if site conditions show the minimum setback is insufficient to protect the groundwater basin.

[2] Includes porches and steps, whether covered or uncovered, breezeways, roofed porte cocherès, roofed patios, carports, covered walks, covered driveways, and similar structures.

[3] As measured from the line which defines the limit of a 100-year flood.

[4] As measured from the edge of the channel or top slope.

[5] If the dispersal system is within 1,200 feet from a public water system surface water intact point, the setback shall be 400 feet.

For replacement OWTS and new OWTS installed on parcels of record existing at the effective date of the LAMP that do not meet the horizontal separation requirements in Table 3-1, the OWTS shall meet the horizontal separation to the greatest extent practicable. The City may determine that supplemental treatment or other mitigation measures may be required in these cases due to potential adverse impact to the public water source. These cases will be determined on a case-by-case basis by the City.

PERMITTING

Prior to approving the use of OWTS, the City's Building and Safety Division will review each application, and a site evaluation may be conducted, to:

- Ensure the proper system design, and the existing and proposed disposal locations for septage meet the minimum requirements of the LAMP, and;
- Determine compliance with site suitability requirements, the volume of septage anticipated and whether adequate capacity is available for the septage disposal.

The applicant must submit the following documents for review and approval by the City's Building and Safety Division prior to installation of OWTS.

Application

An application is available on the City's website or at the Building and Safety counter, and shall be completed by the applicant. The information required includes:

- Job location (site address, tract and lot number, or Assessor's Parcel Number);
- Owner and Applicant (if not the owner) address and phone number;
- Contractor address, phone number and State Contractor's license;
- Engineer's/Architect's address, phone number and State license;
- Type of proposed construction (residential vs. commercial);
- Purpose of project (new dwelling unit, addition, etc.);
- Number of existing or proposed bedrooms (residential)
- Number of plumbing fixture units as determined by the California Plumbing Code (not-residential);
- Estimate grading quantity.

Plot Plan

A plot prepared on 8.5" by 11" sized paper showing the layout design of the proposed building and OWTS shall be provided using the standard engineer's scale of 1/8" equal to 1 foot. The

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information on the plot plan shall include:

- Owner's name and telephone number;
- Job site address, tract and lot number, or Assessor's Parcel Number;
- North arrow and scale;
- All existing and proposed structures;
- All drainage courses, significant vegetation and rock outcroppings;
- Property lines and dimensions;
- Elevations points of pad, floor, top of septic tank, top of seepage pit, etc.;
- Existing and/or proposed OWTS including 100% expansion area;
- Slopes greater than 25%;
- All setbacks and recorded easements on the property;
- Location of all wells on or within 150 of the property.

Grading Plan

Depending of the degree of grading for the project, the City may require a grading plan. If a grading plan is required, it shall be included with the application. The grading plan shall include topographic contours and identify proposed grading limits, contours and slopes.

Percolation Tests

The City's Building and Safety Division will determine if additional percolation tests are required after evaluation of the proposed project. This evaluation will include a review of the project application information and available testing or construction data. The City may also require a site visit. If percolation tests are required, the tests will be conducted in accordance with the California Plumbing Code, Appendix H Section H 4.0 and the USEPA Onsite Wastewater and Treatment Disposal Design Manual. All testing and accompanying reports shall be prepared by a Qualified Professional.

Groundwater Depth

The minimum separation between the bottom of a leach field and vertical seepage pit to the highest anticipated groundwater level is 5 feet and 10 feet, respectively. The City maintains information on groundwater levels provided by water purveyors from public, private and monitoring wells. The City in some cases may require soil borings from the applicant if existing data does not adequately identify the highest anticipated groundwater depth in the vicinity of the proposed project. The City's Building and Safety Division will determine if soil borings are necessary after their evaluation of the proposed project.

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CHAPTER 4
OWTS DESIGN AND CONSTRUCTION

GENERAL

All conventional OWTS require the use of a septic tank for the removal of solids in the wastewater prior to being discharged to the dispersal field. Vertical seepage pit systems are the primary means of effluent dispersal. Leach line systems may be used on a case-by-case basis at the discretion of the City. Cesspools are prohibited. This Chapter will provide the procedures for the design and construction of conventional OWTS.

A qualified professional shall design all new OWTS and modifications to existing OWTS where the treatment system will be replaced or expanded. OWTS shall be located, designed, and constructed in accordance with City requirements; and shall also follow requirements of Appendix H of the California Plumbing Code to ensure that effluent does not surface at any time and to ensure that percolation of effluent will not adversely affect groundwater or surface waters.

OWTS shall be installed in accordance with the manufacturer's requirements. A Licensed General Engineering Contractor (Class A), General Building Contractor (Class B), Sanitation System Contractor (Specialty Class C- 42), or Plumbing Contractor (Specialty Class C-36) shall install all new and replacement OWTS. A property owner may also install their own OWTS if the plans and the installation are inspected and approved by the City during installation.

SEPTIC TANKS

Construction and installation requirements for septic tanks are reviewed and approved by the City's Building and Safety Division. The following requirements are the minimum design and construction standards for septic tanks:

1. Septic tanks must be certified by the International Association of Plumbing and Mechanical Officials (IAPMO), or stamped and certified by a California registered civil engineer. Septic tanks shall comply with the standards contained in Appendix H Section H 5.0 of the California Plumbing Code.

2. Septic Tanks shall be watertight, properly vented, and made of durable and non-corrosive material.

3. Septic tanks shall possess two chambers. The first compartment must be equal to two-

thirds (2/3) of the total tank volume.

4. All tanks must have a capped tee or a 90-degree elbow fitting on the inlet to prevent gas exchange between the tank and house plumbing.

5. A 20-inch diameter (minimum) access opening shall be provided to each tank compartment, with one access opening located over the inlet and one access opening located over the outlet.

6. Septic tank risers shall be watertight, and extend from each access opening to a maximum of six (6) inches below the finished ground surface. At-grade access covers shall be secured. Risers must have a current IAPMO certification or must be reviewed and approved by the City prior to use. Concrete risers and lids must be constructed of Type V concrete or be protected from corrosion from sewer gases. Septic tanks installed in areas of vehicular traffic must be certified to withstand the proposed loads or have an engineered traffic slab installed to accommodate the proposed loads.

7. Septic tanks shall be designed to prevent solids in excess of three-sixteenths (3/16) inch in diameter from passing to the dispersal system. Septic tanks that use a National Sanitation Foundation/American National Standard Institute (NSF/ANSI) Standard 46 certified septic tank filter at the final point of effluent discharge from the OWTS, and prior to the dispersal system shall be deemed in compliance with this requirement.

8. The bottom of the excavation for the tank shall extend into native or compacted soils to eliminate potential settling issues.

9. The minimum septic tank size for single-family residences shall be 750 gallons. The septic tank size shall be determined based on the number of bedrooms in each unit, as identified in the table below (design flows for a secondary unit on the same lot will be determined independently from the primary unit):

No. of Bedrooms	Design Wastewater Flow (GPD)	Septic Tank Capacity (GAL)
1-2	500	750
3	670	1,000
4	800	1,200
5-6	1,000	1,500

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10. Septic tanks for multi-residential and non-residential development will be sized based on the estimated daily flow or number of fixture units, as determined by the California Plumbing Code, whichever is greater.

DISPERSAL SYSTEMS

Dispersal systems shall consist of vertical seepage pit(s). Leach line systems may be used on a case-by-case basis at the discretion of the City. Percolation tests will be required for new and replacement OWTS as determined by the City during the site application approval process. If percolation tests are required, tests will be conducted in accordance with the California Plumbing Code, Appendix H Section H 4.0 and the USEPA Onsite Wastewater and Treatment Disposal Design Manual. All percolation tests must be performed by a qualified professional. The following requirements are the minimum design and construction standards for dispersal systems:

1. All dispersal systems shall have at least twelve (12) inches of soil cover.

2. The minimum depth of soil between the bottom of the dispersal field and anticipated level of groundwater, or bottom of dispersal field and impermeable material (such as clay or bedrock), shall be five (5) feet for leach line systems and ten (10) feet for vertical seepage pits.

3. All new dispersal systems shall have 100 percent replacement area that is equivalent, separate, and available for future use.

4. No dispersal system or replacement area shall be covered by an impermeable surface, such as paving, building, building foundation slabs, plastic sheeting, or any other material that prevents oxygen transfer to the soil.

5. The Maximum ground slope in dispersal areas shall be 25%.

6. Vertical seepage pits shall be installed according to the qualified professional's specification for location and depth, in accordance with the California Plumbing Code Appendix H Section H 7.0, and must include the following elements:

    - Pit excavation shall be four (4) foot in diameter with a minimum depth of twenty-five (25) feet.

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- Excavated voids behind the brick, block or concrete liner shall be filled with not have less than 6-inches of clean, 3/4-inch gravel or rock

7. The City will only approve a leach line system if seepage pit drilling procedure was attempted and failed due to soil conditions. A Licensed General Engineering Contractor (Class A), Sanitation System Contractor (Specialty Class C- 42), or Plumbing Contractor (Specialty Class C-36) shall verify and submit a letter on a company letterhead indicating the reason why a seepage pit could not be installed and the soil conditions encountered. A site plan for leach line system shall also be submitted in accordance with Chapter 3.

   If approved by the City, leach lines shall be installed in accordance with the California Plumbing Code, and in accordance with the qualified professional's specifications for location, length, width and depth. The Leach line must also include the following:

   - Leach lines are to be spaced at least ten (10) feet apart, measured center to center.
   - Trench width shall be no less than eighteen (18) inches and no more than thirty (30) inches.
   - When computing the absorption area of the leach line dispersal system, the maximum allowable infiltration area (as an infiltrative surface) per square foot of trench shall be as identified in the California Plumbing Code Appendix H Section H 3.0. Where leaching chambers are used, the maximum allowable decreased leaching area for IAMPO certified dispersal systems shall be computed by using a multiplier of 0.70.
   - Leach lines shall be filled with clean, washed leach line rock to a point at least 4-inches above the top of a 4-inch perforated pipe and shall have a minimum of twelve (12) inches of gravel below the pipe. The rock shall be graded at 1 to 1.5 inches in size, and cover with straw, untreated building paper or geotextile fabric prior to backfill to prevent the infiltration of soil in the rock.
   - The maximum depth from the ground surface to the bottom of the trench shall be ten (10) feet.

PUMP SYSTEMS

A pump system will be considered as a hardship and may only be used when an adequate disposal area cannot be reached by gravity flow based upon site constraints. Approval of a pump system by the City will be required during the site plan review process. The pump system shall be designed and constructed by qualified professionals and meet the minimum

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requirements of the California Plumbing Code.

SEWAGE HOLDING TANKS

Sewage holding tanks will be considered as a hardship and may only be used when adequate disposal areas are not available on the property. Approval of sewage holding tanks by the City will be required during the site plan review process. Documentation must be provided to the City to show conventional or alternative wastewater treatment systems are not feasible.

Prior to final approval of a sewage holding tank, the property owner shall obtain a Sewage Holding Tank Permit from the City; and provide the City with a copy of a maintenance contract with a septic tank pumper. The contract will include a minimum of one (1) inspection of the sewage holding tank per month, service pumping as required, and all emergency services as necessary. In the event the contract is cancelled or property ownership changes, the septic tank pumper shall immediately notify the City of the cancellation or ownership change.

Properties served by a sewage holding tank will be subject to an annual operating permit fee. When the property is sold, current owner must inform the new owner that a new Sewage Holding Tank Permit must be obtained.

At the time sewer collection lines become available for service to properties that use sewage holding tanks, the property owner will be required to connect to the sewage system, pay the connection fees and properly abandon the sewage holding tank, in accordance with City requirements, within ninety (90) days of sewer collection system availability.

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CHAPTER 5
SUPPLEMENTAL TREATMENT SYSTEMS

GENERAL

OWTS with supplemental treatment, also known as alternative OWTS, are OWTS that includes some type of advanced treatment in addition to the primary treatment of a septic tank used with a conventional OWTS. Supplemental Treatment Systems (STS) are used to overcome specific site constraints generally having to do with density constraints, high groundwater, impaired water quality, and/or the presence of bedrock. Examples include aerobic treatment units, sand or textile filters, and mound systems. This Chapter will provide the procedures for the design, construction, operation and maintenance of STS.

APPLICATION AND APPROVALS

Application for the use of a STS shall be submitted to the City during the initial planning stages. The system shall be designed by a Qualified Professional, and a detailed description of the system components and operation shall be submitted along with a plot plan signed by a Qualified Professional (plot plan requirements detailed in Chapter 3 of the LAMP). STS shall be approved by both the City and RWQCB prior to the issuance of land use approval or grading permits.

DESIGN CRITERIA

1. All supplemental treatment components of a STS must be certified by the National Sanitation Foundation (NSF) to meet the minimum requirements of NSF Standard 40 or must meet standards approved by the City and the RWQCB. STS utilizing nitrogen reduction components shall achieve a minimum fifty (50) percent nitrogen reduction, when comparing the 30-day average influent concentration to the 30-day average effluent concentration.

2. Advanced or alternative OWTS components designed to perform disinfection shall provide sufficient pretreatment of the wastewater so that effluent from the supplemental treatment components does not exceed a 30-day average total suspended solids of thirty (30) milligrams per liter. Effluent shall further achieve an effluent fecal coliform bacteria concentration less than or equal to 200 Most Probable Number (MPN) per 100 milliliters.

3. Percolation testing, soil depth evaluations and groundwater elevation determinations

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shall be performed by a Qualified Professional. Percolation testing will be performed at the proposed installation depth of the dispersal field and shall follow the procedures in Chapter 3 of this LAMP.

4. Treated effluent from all STS shall be discharged to a subsurface dispersal system consisting of leach lines, seepage pits, or pressurized drip dispersal systems.

5. System sizing for dispersal systems that utilize leach lines or seepage pits shall be the same as those used for conventional OWTS.

6. Pressurized drip dispersal systems shall be designed and installed per the manufacturer's recommendations.

7. The STS shall be equipped with a visual and audible alarm as well as a two-way telemetric alarm that alerts the owner, qualified service provider and City of system malfunctions.

CONSTRUCTION REQUIREMENTS

1. An STS must to be installed by a licensed qualified contractor certified to install the specific STS proposed and the system must be installed according to the qualified professional's specifications for location, components, size and depth.

2. During final installation, the Qualified Professional designer, representatives of the SLS manufacturer, the licensed qualified contractor, and representatives of the permitting agencies shall be present.

3. The setbacks required between STS and other components of the OWTS to structures, property lines, easements, watercourses, wells, or grading shall be as follows:

    - STS vault and/or structure – Same as Septic Tank as identified on Table 3-1 in Chapter 3.
    - Leach Line or Seepage Pit – as identified on Table 3-1 in Chapter 3.
    - Drip Dispersal Systems – Same as Leach line as identified on Table 3-1 in Chapter 3 with the exception that setback to structures and property lines can be reduced to two (2) feet.

4. All components of the STS shall be certified in writing by the Qualified Professional who designed the STS that the installation was completed per the approved design.

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OPERATION AND MAINTENANCE

1. All STS require an annual operating permit issued by the City. The annual operating permit will define the monitoring and maintenance requirements as specified by the manufacturer and/or Qualified Professional who designed the system.

2. An operation and maintenance manual shall be provided by the manufacturer or Qualified Professional and include the Qualified Professional's name, address, telephone number, and business and professional license number. A copy shall be maintained at the site and shall be available to the property owner at all times.

3. All STS must be maintained by a Qualified Service Provider and approved by the manufacturer. The STS owner must also keep the maintenance contract on site throughout the life of the STS. A copy of the service provider contract shall be submitted to the City by January 30th of each calendar year.

4. All STS are required to have quarterly inspections by the Qualified Service Provider to ensure proper operation and maintenance of the system during the first year of operation. Copies of the inspection results shall be provided to the City within thirty (30) days of the inspection being completed. The frequency of inspections may be reduced to bi-annual frequency at the City's discretion if all four quarterly wastewater samples show the system meets the supplemental treatment requirements.

5. Effluent samples will be taken by a service provider and analyzed by a California Department of Public Health certified laboratory.

6. The drip dispersal system shall be flushed once every three (3) months for the first year of operation or until vegetation is established, whichever occurs first. Flushing shall occur every six (6) months thereafter.

6. The Qualified Service Provider shall be responsible for the following:

    - Assessing the STS to determine operational status.
    - Performing routine activities required to keep the system operational.
    - Responding to emergencies in a timely manner.
    - Collecting and recording information regarding operational status of treatment components and recommending timely maintenance, replacement, or pumping of various components as required.
    - Monitoring system performance through collection and analysis of effluent samples when appropriate.

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- Reporting system operational status/or system performance to the property owner and City.
- Serving as an informational resource for the property owner.

7. All failures, malfunctions, service requests, alarms, or other instances where an STS requires the attention of a qualified service provider shall be reported to the City within 48 hours of the incident occurring.

8. Failure to maintain an annual operating permit or provide the required inspection results to the City will result in enforcement action and may result in condemnation of the structure.

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CHAPTER 6
ONSITE WASTEWATER TREATMENT SYSTEMS REQUIRING CORRECTIVE ACTION

All OWTS have the potential to fail due to age, misuse or improper design and the failure may result in surfacing effluent, wastewater being discharged to the ground surface or wastewater backing up into plumbing fixtures. These failures will be subject to corrective action to mitigate or remediate any risk to public health or contamination of the environment. As noted in Chapter 1, OWTS that require corrective action are categorized as Tier 4. These systems must continue to meet applicable requirements of the LAMP, pending completion of corrective action, as detailed below.

CORRECTIVE ACTION REQUIREMENTS

1. Any OWTS dispersal system that no longer percolates the wastewater and has pooling effluent, discharges wastewater to the surface, or has wastewater backed up into plumbing fixtures is deemed to be failing and no longer meets its primary purpose to protect public health. The failing dispersal system must be replaced, repaired, or modified so as to return to proper function and comply with the LAMP as soon as reasonably possible.

2. Any OWTS septic tank failure, such as a baffle failure or tank structural integrity failure, such that either wastewater is exfiltrating or groundwater is infiltrating, is deemed to be failing and no longer meets its primary purpose to protect public health. The failing OWTS will be subject to major repair until the septic tank to be brought into compliance with the requirements of the LAMP.

3. Any OWTS that has a failure of one of its components other than those covered by 1 and 2 above, such as a distribution box or broken piping connection, shall have the failing component repaired so as to return the OWTS to a proper functioning condition as required by the LAMP.

4. Any OWTS that has affected, or will affect, groundwater or surface water to a degree that makes it unfit for drinking or other uses, or is causing a human health or other public nuisance condition shall be modified or upgraded as soon as reasonably possible so as to abate its impact.

5. Upon submission of a complaint or other notification of a failing OWTS, the City will

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complete an investigation within 24 hours to determine the validity of the complaint or notification.

6. The property owner of an OWTS that is found to be failing shall be issued a notice of violation requiring action to eliminate the immediate health hazard through pumping of the septic tank by a licensed sewage hauler or elimination of wastewater flows of the failing OWTS. The notice of violation will also require a repair to be completed to the OWTS as needed within a reasonable time frame.

7. The proposed repair shall be evaluated by the City to ensure it meets the minimum design requirements of this LAMP or is in substantial conformance to the greatest extent practicable.

8. All repairs shall follow proper permitting procedures and inspections by the City as detailed in Chapter 2.

9. Failure to complete the required corrective action within the time frames given will result in additional enforcement action which may include condemnation of the structure for immediate health hazards.

SUBSTANDARD SYSTEMS

All OWTS within the City that do not meet minimum design requirements of this LAMP shall be deemed substandard. Sites with substandard OWTS shall be prohibited from having future additions or modifications to the property that would potentially increase wastewater flow to the OWTS or decrease the amount of usable area available for the OWTS, unless the future additions or modifications are in accordance to the requirements of the LAMP.

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CHAPTER 7
LAMP SCOPE OF COVERAGE

The City's oversight of OWTS is limited to those systems as defined in this LAMP. Limitations for the use of OWTS include but are not limited to the amount and type of wastewater flows generated, types of systems, availability of public sewer and setbacks to public water supplies. The following will not be authorized by the City and any such system or deviations can only be approved by the RWQCB.

1. Cesspools of any kind or size. If an existing cesspool is encountered by City staff, the property owner will be required to replace the cesspool with an OWTS which meets the standards of the LAMP.

2. OWTS receiving a projected flow of over 10,000 gallons per day.

3. OWTS that utilize any form of effluent disposal that discharges on or above the post installation ground surface such as sprinklers, exposed drip lines, free-surface wetlands, or a pond.

4. Slopes greater than 25 percent without a slope stability report approved by a qualified professional.

5. Decreased leaching area for IAPMO certified chamber dispersal systems using a multiplier less than 0.70.

6. OWTS utilizing supplemental treatment without requirements for periodic monitoring or inspections.

7. OWTS dedicated to receiving significant amounts of wastes dumped from RV holding tanks.

8. Separation of the bottom of dispersal system to groundwater less than 2 feet, except for seepage pits, which shall not be less than 10 feet.

9. Installation of new or replacement OWTS where public sewer is available. Public sewer availability to a property is determined if the nearest property line is within 200 feet of a public sewer line or manhole. A waiver of the connection to sewer can be considered where such sewer is located more than 200 feet from the building or plumbing stub out, where the connection fees and construction costs are greater than twice the total cost

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of the OWTS and where an OWTS can be installed that will meet the minimum requirements of this LAMP without groundwater or surface water to a degree that makes it unfit for drinking or other uses.

10. Except as provided for in Items 11 and 12 of this Chapter, new or replacement OWTS with minimum horizontal setbacks less than any of the following:

    a. 150 feet from a public water well where the depth of the effluent dispersal system does not exceed 10 feet in depth.

    b. 200 feet from a public water well where the depth of the effluent dispersal system exceeds 10 feet in depth.

    c. Where the effluent dispersal system is within 600 feet of a public water well and exceeds 20 feet in depth, the horizontal setback required to achieve a two-year travel time for microbiological contaminants shall be evaluated by a qualified professional. In no case shall the setback be less than 200 feet.

    d. Where the effluent dispersal system is within 1,200 feet from a public water system's surface water intake point, within the catchment of the drainage, and located such that it may impact water quality at the intake point such as upstream of the intake point for flowing water bodies, the dispersal system shall be no less than 400 feet from the high water mark of the reservoir, lake or flowing water body.

    e. Where the effluent dispersal system is located more than 1,200 feet but less than 2,500 feet from a public water system's surface water intake point, within the catchment of the drainage. If location may impact water quality at the intake point (such as upstream of the intake point for flowing water bodies), the dispersal system shall be no less than 200 feet from the high water mark of the reservoir, lake or flowing water body.

11. For replacement OWTS that do not meet the horizontal separation requirements in Item 10 above, the replacement OWTS shall meet the horizontal separation to the greatest extent practicable. The City may require that the replacement OWTS utilize supplement treatment and other mitigation measures, unless it is determined by the City that there is no indication that the previous system is adversely affecting the public water source, or if there is limited potential that the replacement system could impact the water source based on topography, soil depth, soil texture, and groundwater separation.

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12. For new OWTS that cannot meet the horizontal separation requirements in item 10 above and are installed on parcels of record existing before May 13, 2013, the effective date of the State's OWTS Policy, the OWTS shall meet the horizontal separation to the greatest extent practicable. The City may require that the replacement OWTS utilize supplement treatment and other mitigation measures, unless it is determined by the City that there is no indication that the systems in the vicinity of the new OWTS are adversely affecting the public water source, or if there is limited potential that the new system could impact the water source based on topography, soil depth, soil texture, and groundwater separation.

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CHAPTER 8
DATA COLLECTION, REPORTING AND PUBLIC EDUCATION

As a condition of having oversight of OWTS within the City of Yucaipa, the City has certain responsibilities related to data collection and reporting to the Santa Ana Regional Water Quality Control Board (RWQCB) as well as in some instances to the owners of water systems and the State Water Resources Control Board Division of Drinking Water (SWRCB). This Chapter will detail the data that must be collected and the procedure for reporting to RWQCB and notifications to owners of water systems and SWRCB.

REPORTING TO RWQCB

In an on-going basis, the City's Building and Safety Division will collect the following data to be reported annually, in tabular spreadsheet format, to Santa Ana RWQCB, no later than February 1 of each calendar year.

1. The number and location of complaints pertaining to OWTS operation and maintenance, and identification of complaints investigated and how they were resolved.

2. The number, location and description of permits issued for new and replacement OWTS and under which Tier the permit was issued. Also included will be the design flow of the OWTS.

3. The number, location and description of permits issued for OWTS where a variance from the approved LAMP was granted.

4. The applications and registrations issued for sewage haulers as part of the local septic tank cleaning registration program.

5. The number, location and results of septic tank pumper inspection reports received.

6. Summary report posted on the City's Water Quality Assessment Program.

WATER QUALITY ASSESSMENT PROGRAM

The Water Quality Assessment Program (WQAP) will be developed to determine the general operation status of OWTS, to evaluate the impact of OWTS discharges, and to assess the extent to which groundwater quality may be adversely impacted. The assessment program will include monitoring and analysis of water quality data, and a review of complaints, failures and OWTS inspections. Water quality data may be obtained from the flowing sources:

- Random well samples obtained by the four agencies that provide water to the City, the Yucaipa Valley Water District (YVWD), South Mesa Mutual Water Company, Western Heights Water Company, and the City of Redlands Municipal Water Department. and Golden State Water Company (GSWC).
- Routine water samples obtained by the water agencies.
- Water quality testing performed during the construction of a new wells by either of the four water agencies.
- Groundwater sampling performed by San Bernardino Valley Municipal Water District, the State Water Contractor that provides imported water to the City area.
- Any other sampling data deemed relevant or necessary for the protection of ground/surface water supplies.

All groundwater monitoring data generated will be submitted to the RWQCB in EDF format for inclusion into Geotracker.

The 1995 Water Quality Control Plan for the Santa Ana River Basin, as amended in 2004, contains water quality objectives for nitrogen and total dissolved solids (collectively called "Salinity Objectives") in groundwater. These standards were set with the objective of protecting long-term conjunctive use of the basin. In June 2007, multiple water entities in the Upper Santa Ana River watershed and the Santa Ana Regional Water Quality Control Board entered into a Cooperative Agreement to "Protect Water Quality and Encourage the Conjunctive Uses of Imported Water in the Santa Ana River Basins." The Cooperative Agreement was intended to allow parties that recharge imported water within the Santa Ana Region to continue recharge while monitoring and improving groundwater basin quality. The City of Yucaipa will partner with these water agencies to collect data on water quality in the Yucaipa Basin and evaluate the impact of OWTS.

LAMP ASSESSMENT

Every five years, the City will evaluate the WQAP and determine whether water quality is being impacted by OWTS, and whether any changes to the LAMP are necessary to address impacts from OWTS. The evaluation will specifically address water quality changes associated with the accumulation of salts (total dissolved solids or TDS) and nutrients (nitrates) that may be associated with OWTS. This evaluation, and any proposed changes to the LAMP, will be submitted to RWQCB for review and approval. Any proposed change to the City's LAMP must receive approval by the RWQCB prior to implementation.

PUBLIC EDUCTION AND OUTREACH

The objective of the Public Education and Outreach Program is to provide informational materials to educate OWTS owners on how to locate, operate and maintain their septic systems.

The Public Education Program promotes public awareness through many activities, including:

- Operation of a hotline for information and assistance for system failures;
- Distribution of procedures on how to maintain alternative onsite systems;
- Distribution of Homeowners Guide for Sewer System Failures;
- Participation in community or regional events and distributing educational brochures;
- Creation and hosting of a OWTS website page;
- Distribution of brochures, e-newsletters and articles in jurisdiction's media platforms;
- Providing a list of well monitoring programs available within the jurisdiction;
- Providing a list of OWTS restrictions in the jurisdiction;
- Providing a list of septage haulers within the jurisdiction.

In addition, the Public Education and Outreach Program will utilize EPA's Septic webpage at https://www.epa.gov/septic for additional resources. The SepticSmart Outreach Toolkit provides materials targeted at homeowners that can be downloaded from their website at: https://www.epa.gov/septic/septic-systems-outreach-toolkit. The toolkit includes door hangers, postcards, a homeowner's guide, a homeowner's brochure, a list of Do's and Don'ts, mail insert templates and flyers to promote properly maintained septic systems.

EPA's SepticSmart Homeowner's website at https://www.epa.gov/septic/septicsmart-homeowners also provides resources to inform homeowners about how to properly care for septic systems. Resources cover topics such as:

- How your septic system works
- Why maintain your septic system
- How to care for your septic system
- What to do if your septic system fails

The Public Education and Outreach Program will provide necessary resources and information for OTWS owners to be informed, and to protect public health and water quality.

NOTIFICATIONS TO OWNERS OF WATER SYSTEMS AND SWRCB

The owner, or the SWRCB (if owner cannot be identified), of existing or proposed OWTS in close

proximity to public water wells with potential to cause an impact on the water quality will be notified under the following conditions:

1. Upon identification of a OTWS that is within a horizontal sanitary setback to the public well, the water system owner will be allowed to provide comments to the City before the City requires owner to apply for a permit to install a new or replacement OWTS. Notification will be done electronically or in writing by the City with a copy of the permit application that includes:

    - A topographical plot plan for the parcel showing the OWTS components, property boundaries, proposed structures, physical address, and name of property owner.

    - The estimated wastewater flows, intended use of proposed structure generating the wastewater, soil data, and estimated depth to seasonally saturated soils.

    - A notice that the public water system owner or SWRCB shall have 15 days from receipt of the permit application to provide recommendations and comments to the City.

2. Upon discovery of a failing OWTS that is within 150 feet of a public water well. Notification will be done electronically or in writing and will include proposed corrective action that will be taken to mitigate the failure.

ONSITE WASTEWATER TREATMENT SYSTEMS NEAR IMPAIRED WATER BODIES

Existing, new and replacement OWTS that are near impaired water bodies may be addressed by a TMDL and its implementation program, or special provisions contained in a LAMP. If there is no TMDL or special provisions, the new or replacement OWTS within 600 feet of impaired water bodies (listed in Attachment 2 of the State's OWTS Policy) must meet the applicable specific requirements found in Tier 3 of the State's OWTS Policy.

Currently, there are no impaired water bodies within the City of Yucaipa's boundaries listed in Attachment 2 of the State's OWTS Policy. At such time as an impaired water body is listed, the City will follow the applicable specific requirements found in Tier 3 of the State's OWTS Policy or develop and obtain approval from the RWQCB of its own Advanced Protection Management Program.

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