



BRIEF SUMMARY OF CHANGES RESULTING FROM PENDING LOCAL AGENCY MANAGEMENT PROGRAM (LAMP) FOR ONSITE WASTEWATER TREATMENT SYSTEMS

This summary has been prepared as an informational tool only and is based on the Revised Draft LAMP, released January 24, 2018. In the event any discrepancy(ies) exist between this summary and the Revised Draft LAMP, released January 24, 2018, the intent and text of the Revised Draft LAMP prevail.

2.7 GROUNDWATER RECHARGE AREAS WITHIN MONTEREY COUNTY

- New conventional OWTS dispersal systems installed in the potential recharge areas identified by LAMP Figure 2-10 shall be designed to with shallow trenches no deeper than 5 feet total depth, mounds or at-grade systems and utilize pressure-distribution when necessary.

4.1 REQUIREMENTS FOR EXISTING OWTS

- The Environmental Health Bureau (EHB) will implement a mandatory reporting program to require liquid waste haulers to provide a report for each septic tank pumped in the County.

4.2 FAILED ONSITE WASTEWATER TREATMENT SYSTEMS

- Cesspools and hollow seepage must be destroyed or retrofitted upon discovery.
- Failing OWTS located within horizontal setback distances to public water supply well require the EHB to notify the well or water intake owner and California Department of Public Health.

4.3 ONSITE WASTEWATER TREATMENT SYSTEM REPLACEMENTS OR REPAIRS

- Deed restriction required for repairs that cannot conform to minimum standards and are approved by variance.
- Minor repairs and maintenance work do not require a permit but must be disclosed to EHB on an approved form.

4.4 ONSITE WASTEWATER TREATMENT SYSTEM EVALUATION

- When location and dimensions of existing OWTS is not available in official records, an assessment, prepared by a qualified professional, shall be required based on, but no limited to video snake & locate, excavation of end of dispersal field, drain rock receipt, etc.
- Performance evaluations will be required for remodels and additions greater than 500 square feet and additional bedrooms.
- Performance evaluations will also be required when dispersal system is replaced or expanded to ensure that the tank is in acceptable condition.
- Non-watertight tanks will require replacement prior to final of the associated construction permit.
- Dispersal systems that do not meet all minimum water-related horizontal or vertical setback requirements, are covered by an impermeable surface, or are greater than 10 feet in total depth are considered Non-conforming.
- Non-conforming dispersal systems may remain in use when no increase in wastewater strength or volume.
- An increase in wastewater strength or volume will result in the requirement for supplemental treatment for non-conforming dispersal systems.
- Application rate may be reassessed for existing conforming and certain non-conforming dispersal systems.
 - ❖ A qualified professional may conduct soil analysis or percolation testing in the direct vicinity of the existing dispersal system or consider information in an existing soil or percolation report.

4.3 ONSITE WASTEWATER TREATMENT SYSTEM ABANDONMENT AND DEMOLITION STANDARDS

- In the even that an OWTS is no longer needed due to a connection to a public sewer system, the County may allow the Owner to convert the septic tank into a rain water or grey water cistern.

5.2 MINIMUM LOT SIZE REQUIREMENTS

- For new subdivisions, the allowable density of OWTS (acres per single family dwelling) shall be based on the average annual rainfall and in no case shall the lot size be less than one gross acre.
- When existing lots of record apply for a construction permit to increase the total number of bedrooms the project shall be evaluated to determine that new or expanded development does not exceed the estimated nitrogen loading values specified by Table 5-2.
 - ❖ When proposed development is expected to exceed the nitrogen loading limits based on lot size, a qualified professional shall prepare a technical report, at the property owner's expense, to verify that total nitrogen loading does not exceed 40 grams per gross acre per day, with or without incorporation of supplemental treatment to reduce nitrogen.

5.3 GENERAL POLICY RECOMMENDATIONS/PROVISIONS

- LAMP will apply to wastewater flows of 10,000 GPD or less.
 - ❖ Flows expected to exceed 10,000 GPD from non-domestic wastewater or from RV/Mobile Homes will be regulated by the Central Coast RWQCB.

5.4 OWTS COMPONENT ACCESS AND PROTECTION OF FUTURE DISPERSAL AREA

- New OWTS installs will require both primary and secondary dispersal systems at initial construction, separated by a diversion valve.
 - ❖ EHB may require that the tertiary dispersal field be installed at initial construction for lots created after June 26, 1981, if the area will be inaccessible upon site build-out.

5.5 PROHIBITIONS

- Installation of OWTS on slopes greater than 30 percent will not be allowed without a slope stability report prepared by a qualified professional and a variance is issued by EHB.
 - ❖ A variance will not be required for engineered Alternative OWTS dispersal systems that meet the requirements for Allowable Ground Slope specified by Table 5-7.
- OWTS dedicated to received RV holding tank waste will not be allowed.
- A separation of the bottom of dispersal system to groundwater less than 2 feet, and less than 10 foot separation for rock filled seepage pits preceded by supplemental treatment will not be allowed.
- When the public sewer main is located within 300 feet of a proposed/existing structure, EHB will require the owner to connect.
 - ❖ Connection to sewer may not be required when the connection/construction costs are greater than twice the total cost of the replacement OWTS.

5.6 PROFESSIONAL QUALIFICATIONS

- Qualified consultants will be required to perform site evaluations.
- Owner/builder may abandon or demolish an OWTS septic tank under permit from EHB without a contractor's license.

5.7 TANK REQUIREMENTS

- All tanks shall be capable of being pumped out completely without the need to backfill with water to maintain structural integrity.
- New or replacement septic tanks and pump chambers shall be tested for watertightness by a qualified professional, prior to backfilling the tank.
 - ❖ A Watertight Tank Certification Form shall be submitted to EHB prior to or concurrent with final inspection.
- A 2,000-gallon septic tank will be allowed for 6 bedrooms and 250 gallons will be required for each additional bedroom.
- Minimum pump chamber capacity shall be at least 300 gallons and specified by the qualified professional so that the tank will have surge capacity equal to at least 200% of the estimated daily flow.

- ❖ Audible and visual alarm to alert when the high-water level in the tank is reached will be required.
- ❖ Electrical connection should be made outside of the dosing tank and riser in a weatherproof box.
- ❖ An electrical permit shall be obtained from the Monterey County Resource Management Agency.
- ❖ Any pump chamber preceding a septic tank must be capable of handling solids. Grinder pumps are not allowed.

5.8 DISPERSAL SYSTEMS

- New leach fields shall be designed using not more than 4 square-feet of infiltrative area per linear foot of trench with a width no wider than 3 feet.
- Seepage pits and other dispersal systems may only be authorized for repairs where siting limitations require a variance.
- Supplemental treatment shall be incorporated when the total depth is greater than 10 feet, or when the dispersal system is covered by an impermeable layer or when minimum vertical setbacks to groundwater cannot be met.
- Required infiltrative area shall be calculated using the daily wastewater generation from Table 5-2 of the LAMP for residential development, or as calculated by the qualified professional for commercial, industrial, institutional and multi-family units, divided by the soil application rate specified by Table 5-4 and/or Table 5-5.
- The maximum soil application rate shall be determined from stabilized percolation test results or soil observations that correspond with the effective depth of the proposed dispersal system.
- Percolation rates of <1 minute per inch or >90-120 minutes per inch will require supplemental treatment.

5.9 SITE EVALUATION AND SOIL CHARACTERISTICS

- New subdivisions and new OWTS on vacant lots of record will require the following:
 - ❖ At least 1 groundwater boring per lot.
 - ❖ Site evaluation, soil profiling and percolation testing shall be completed for each of the area proposed to accommodate the required dispersal systems.
 - This requirement may be reduced at discretion of EHB if conformity to a certain soil type can be established.
 - ❖ The soil application rate shall be determined by Table 5-4 (based on measured percolation rate).
 - ❖ OWTS feasibility report shall demonstrate the feasibility of the proposed lot design and density.
 - ❖ Alternative OWTS or seepage pits shall not be used to demonstrate OWTS feasibility for new subdivisions.
- Replacement or expansion of existing OWTS dispersal system will require the following:
 - ❖ Soil profile analysis.
 - The absorptive characteristics may be evaluated by direct inspection or percolation testing and shall be used to determine the soil application rate.
 - The qualified professional shall make a recommendation of the appropriate soil application rate.
 - ❖ An excavation or boring shall extend sufficiently beyond the final depth of the proposed dispersal field to demonstrate vertical groundwater separation in conformance with Table 5-5 or Table 5-6.
 - The qualified professional may use the same boring to evaluate the soil profile or absorptive characteristics.
- EHB may require a minimum of 24 hours to pass before an accurate groundwater measurement is taken.
 - ❖ If groundwater is immediately observed, EHB shall be notified and the measurement shall be taken no sooner than 24 hours later.
 - ❖ EHB may require groundwater monitoring during wet weather conditions.
- An applicant must hire a qualified professional to conduct percolation tests.
 - ❖ Submission of a workplan will be required for the following:
 - Commercial operations or employee housing that will generate more than 1,000 GPD of domestic wastewater.
 - New or expanded wastewater treatment facility dispersal system.
 - Proposed subdivision of land.
- Vertical separation to groundwater will be determined by percolation rate (Table 5-6) or soil texture, structure and grade (Table 5-5).
- Maximum allowable ground slope will vary by dispersal system type (Table 5-7).
 - ❖ Supplemental treatment will be required for slopes greater than 30%.
 - Slope stability analysis will be required when the system will be installed on a slope 30% or less and setback from impervious layer cannot be met or slope does not conform to Table 5-7 or it will be located closer to steep slope than minimum setback requires.

- Additional horizontal setback requirements to include Public Water System Supply Wells, Surface Water Intake, areas subject to landslides.

5.10 DISPERSAL SYSTEMS DESIGN AND CONSTRUCTION

- New or Expansion Leach fields:
 - ❖ Total depth shall not exceed 10 feet.
 - ❖ Trench width shall be between 1.5 to 3 feet.
 - ❖ Infiltrative area shall be limited to 4 square feet per linear foot.
 - ❖ Separation between sidewalls shall be equal to the trench width or 2 times the effective depth, whichever is greater.
- Replacement Leach fields shall meet requirement for new/expansion leachfields to extent practical:
 - ❖ Effective depth shall not exceed 5 feet.
 - ❖ Total depth shall not exceed 10 feet.
 - ❖ The trench width shall not exceed 60 inches.
 - ❖ Infiltrative area shall not exceed 10 square feet per linear foot.
- Seepage pits are only allowed with an approved variance based on evidence that no area on lot will accommodate a conventional trench or drip dispersal.
 - ❖ Supplemental treatment will be required, including total nitrogen reduction.
 - ❖ Disinfection will also be required if 10 groundwater separation cannot be met.
- Engineered, supplemental, or alternative treatment systems will require certification from qualified professional that installation was in conformance of approved plans.
 - ❖ As-built plans will also be required prior to final approval.

5.12 ALTERNATIVE ONSITE WASTEWATER TREATMENT SYSTEMS

- Alternative OWTS may be utilized for new construction and in situations where replacement or expansion of the existing OWTS is necessary.
- Alternative OWTS must be designed by a qualified professional.
- Prior to final inspection of an Alternative OWTS, a deed restriction shall be required indicating that an Alternative OWTS has been installed.
- Vertical separation to groundwater varies with Alternative OWTS (Table 5-9).
- Horizontal setbacks for Alternative OWTS are the same as for conventional systems to the extent practical.
- Time dosing with pressure distribution is required for all soil dispersal systems over 1,000 GPD.
- Demand dosing is not encouraged, but is acceptable. Should only be considered for flows less than 1,000 GPD.
- When the presence of groundwater results in the requirement of an alternative OWTS with supplemental treatment, a permanent groundwater monitoring well shall be installed to monitor groundwater over time.
 - ❖ A separate monitoring well permit is required to be obtained from EHB, subject to applicable fees.

5.14 OPERATING PERMITS

- OWTS that utilize a supplemental treatment unit or alternative dispersal system will required operating permits from EHB.
- Permit conditions will require regular inspections of the system by a qualified service provider.
- A report of inspection findings must be submitted to EHB for review.

7 ALTERNATIVE MEANS OF WASTEWATER DIPOSAL IN THE EVENT OF AN OWTS FAILURE OR GROUNDWATER DEGRADATION

- When all options for subsurface dispersal are exhausted, included alternative dispersal systems, then a haul away system may be utilized with concurrence of the Monterey County Director of Health and Building Official.