

## Comparison State Policy Requirements, Proposed LAMP and Current County Regulations

Issue	State Policy	County Proposed LAMP	County Current Regulations
<p>Connection to a Public Sewer</p>	<p><b>STANDARD:</b> Prohibits installation of new or replacement Systems when a public sewer is located within 200 feet from a building or a lot that abuts and is served by a public sewer.</p> <p><b>EXEMPTION:</b>                      (1) Cost - An exemption is provided for replacement Systems where the connection fees and construction cost are greater than twice the total cost of the replacement System and the discharge will not affect groundwater or surface water.</p>	<p><b>STANDARD:</b> Same as State. (Mandated by State Policy section 9)</p> <p><b>EXEMPTIONS:</b> Same as State</p>	<p><b>STANDARD:</b> Prohibits installation if public sewer is within 200 feet of the building.</p> <p><b>EXEMPTION:</b> An exemption is provided for replacement of Systems existing prior April 26, 2007 provided that the System was installed in accordance with applicable laws in effect at the time of installation and the property owner submits a report demonstrating that the System is functioning appropriately.</p>
<p>Types of Systems</p>	<p><b>STANDARD:</b> Only allows County approval of standard systems (Systems with treatment train components limited to septic tanks for primary treatment and gravity fed or pressure dosed leachfield trenches). All other Systems must be submitted for approval to State and meet all of their conditions.</p>	<p><b>STANDARD:</b> Allows County to approve additional Systems than what State Policy and current County requirements allow so as to accommodate County geography as described in the LAMP, such as site constraints of high groundwater, impermeable soil, and steep terrain.</p> <p>It will allow County to approve Advanced System types, under conditions permitted by the State Policy, but not require the property owner to obtain State approval</p>	<p><b>STANDARD:</b> Same as State AND allows County to also approve Advanced System types to address site constraints such as high groundwater, impermeable soil, and steep terrain.</p>

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System Sizing	STANDARD: Maximum wastewater flow not to exceed 3,500 gallons per day.	STANDARD: Maximum wastewater flow not to exceed 10,000 gallons per day.	STANDARD: Not addressed.
Dispersal System area Ground slope	STANDARD: Maximum ground slope of 25 percent.	STANDARD: Maximum ground slope of up to 50 percent, depending on type of System.	STANDARD: Maximum ground slope up to 30 percent, depending on the type of System.
Dispersal System Sizing	<p>EXAMPLE: A four bedroom house must have 125 feet to 1,500 feet of leachfield trenches depending on the soil percolation rate or soil texture.</p> <p>EXCEPTIONS: Not allowed</p>	<p>EXAMPLE: A four bedroom house must have 125 feet to 750 feet of leachfield trenches depending on the soil percolation rate or soil texture.</p> <p>EXCEPTIONS: A 30 percent reduction in trench sizing can be utilized for IAPMO certified-dispersal systems.</p> <p>A 20 percent reduction in the dispersal system size can be granted for structures with water saving devices.</p> <p>Also allows similar reductions in sizing for other dispersal system.</p> <p>Actual metered flows may be used instead of design peak flows to size existing OWTS dispersal systems conditioned upon issuance of an Operating Permit.</p>	<p>EXAMPLE: A four bedroom house must have 167 feet to 1,000 feet of leachfield trenches depending on the soil percolation rate or soil texture.</p> <p>EXCEPTIONS: A 20 percent reduction in the dispersal system size can be granted for structures with water saving devices.</p>

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Setback from streams	STANDARD: Minimum 100 foot setback from streams for all System components, unless demonstrated that site conditions prevent migration of wastewater.	STANDARD: Same as State. (Mandated by State Policy section 9).  EXCEPTION: 50 foot setback allowed from ephemeral streams.  EXCEPTION: Reduced setbacks allowed for existing OWTS on constrained sites conditioned upon issuance of an Operating Permit.	STANDARD: Minimum 100 foot setback from streams for dispersal system and 50 foot setback from perennial and intermittent streams for tanks and effluent piping.
Setback from ponds, lakes and non-water system reservoirs	STANDARD: Minimum 200 foot setback from ponds, lakes and reservoirs	STANDARD: Minimum 100 foot setback from ponds, lakes, and springs for dispersal system and 50 foot setback for tanks and effluent piping.  EXCEPTION: Reduced setbacks allowed for existing OWTS on constrained sites conditioned upon issuance of an Operating Permit.	STANDARD: Same as proposed LAMP.
Depth from bottom of System to high groundwater	STANDARD: Minimum 5 to 20 foot separation, depending on soil characteristics and percolation rate.	STANDARD: Minimum 2 to 5 foot separation depending on soil characteristics and System.  Allows installation of curtain drains to lower the groundwater in the dispersal area.  EXCEPTION: Reduced setback (0 to 2 feet) allowed for existing OWTS on constrained sites conditioned upon issuance of an Operating Permit.	STANDARD: Minimum 5 foot separation for standard Systems; 2 to 3 foot separation allowed depending on soil characteristics and System.

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Setback from private water wells and springs	STANDARD: Minimum 100 foot setback from all System components.	STANDARD: Minimum 100 foot setback from dispersal systems and 50 foot setback from tanks and effluent piping to all types of wells and springs.	STANDARD: Same as proposed LAMP.
Setback from public water well	STANDARD: Minimum 150 foot setback from all system components.	STANDARD: Same as State (Mandated by State Policy section 9).	STANDARD: Minimum 100 foot setback from dispersal systems and 50 foot setback from tanks and effluent piping.
Setback from public water system reservoir	STANDARD: Minimum 200 to 400 foot, depending on distance to surface water intake.	STANDARD: Same as State.	STANDARD: Not addressed
Notification to public water system	STANDARD: Variety of requirements to provide notification to owners of public water system if Systems are located within a certain proximity to a surface water intake or its catchment basin and likely to cause contamination.	STANDARD: Same as State. (Mandated by State Policy section 9)	STANDARD: Not addressed
Setback from unstable land mass	STANDARD: Minimum 100 foot setback from all System components; exceptions allowed if recommended by a geotechnical report.	STANDARD: 50 foot setback from dispersal system and tanks.  EXCEPTION: Reduced setback allowed for existing OWTS on constrained sites conditioned upon issuance of an Operating Permit.	STANDARD: Same as proposed LAMP.
Setback from property lines	STANDARD: Minimum 5 foot setback from all System components.	STANDARD: Minimum 10 foot setback from dispersal system and tanks.	STANDARD: Same as proposed LAMP.

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Subdivision	STANDARD: Maximum average development densities (acres per dwelling unit per System) of 1.5 to 2.5 acres depending on average rainfall.	STANDARD: Minimum lot size of 5 acres in the Upper Alameda Creek Watershed Area; for all other areas of the County, 0.9 acres on lots with public water delivery and 1.4 acre for areas reliant on private water supply.	STANDARD: Same as proposed LAMP.