On Site Sewage Facilities (OSSF) (Septic Tanks) in Leon Valley

City Council Meeting

May 7, 2024

Crystal Caldera, Ph.D., City Manager

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Summary

- Should the City Council approve an Ordinance allowing the installation of septic tanks on lots ½ acre or more in size

- Options
  - Approve
  - Deny
  - Other

- Declaration
  - Staff recommends leaving regulations as is, but allowing on all lots over 1 acre in size

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Purpose

- LVCC Chapter 14 Utilities, Article 14.05, Section 14.05.001 Connection states:
  - Every residence, place of business, or other building or place where persons reside, congregate, or are employed, which abuts a street in which there is a public sanitary sewer, or the lot or tract of land which is at any point within 300 feet of a public sanitary sewer, within the city, shall be connected to the sewer, by the owner or agent of the premises, in the most direct manner possible, and with a separate connection for each home, building or place except for lots which meet all of the following criteria

Purpose

- Exceptions are:
  - The lot is a minimum of one acre in area;
  - The lot is served by a public water source; and
  - The lot must be located in the Monte Robles Subdivision
- The City has allowed 2 septic systems in the past 2 years
  - One in Monte Robles Park
  - One on Althea (not w/I 300' of a sewer main)
- Systems were designed by engineer, then inspected by engineer & Building Inspector

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Purpose

- Staff has received inquiries from several residents with septic systems in both Monte Robles Park and in Castle Estates subdivisions

- They want to collapse their systems and connect to the City's sewer main as their tanks had failed

- Property owners are required to keep maintenance records annually, but most don't

- City charges monthly fee for sewer disposal & treatment, which assures wastewater is properly disposed of

Recommendation

- Staff recommends:
  - Leaving code as is or at most amending current ordinance to allow septic systems on all lots over 1 acre – not just in Monte Robles Park
  - Creating permit and inspection program

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