

Sec. 172.1

General. Certain areas of the District have been identified to be served by Low Pressure Wastewater Collection Systems ("LPCS"). The following rules apply to the installation, ownership, operation and maintenance of the on-site facilities required for LPCS:

(a) Requirements. The following is required for each Applicant for wastewater service in areas identified for LPCS service.

1. Application for LPCS service shall be signed by the property owner, hereinafter referred to as "Applicant".
2. Applicant shall furnish a plot plan of the property to be served in accordance with the District's design guidelines and standard specifications for on-site low pressure wastewater collection facilities.
3. Service will be granted only where 1) treatment capacity has been reserved for the property and 2) adequate collection facilities have been installed. Where such facilities are not available, arrangements for construction of necessary facilities must be made in accordance with this Code regarding line extensions before service can be provided.
4. All On-Site LPCS Units shall include procurement and installation by the District of a radio wireless alarm system as specified in the design guidelines to notify the District's wastewater operators and the property owner in the event of an alarm condition with the On-Site LPCS Facility. Procurement and Installation of the wireless system is included in the Administration and Inspection fee for residential LPCS Units.
5. The following requirements shall apply to commercial and industrial land use applications:
  - A. On-site LPCS Unit installations shall be processed as a Special Project pursuant to Administrative Code Article 180.
  - B. On-Site LPCS Units shall be a minimum Duplex Grinder Pump Unit; a larger unit may be required depending on allocated capacity.
  - C. On-Site LPCS Units shall include a flow meter for confirming capacity requirements.
  - D. Administration, inspection, material and installation costs, including procurement and installation of the radio alarm system and flow meter by the District shall be funded on a time and material basis by the Applicant as part of the Special Project account expenses.

Sec. 172.1    General. (Cont'd)

- (b) Inspection and Administration Fee. Each Applicant shall submit the LPCS administration and inspection fee, as set forth in Section 172.2, at the time of application for wastewater service. Application for water and LPCS service is required to be made at the same time for property requiring wastewater service. It is the customer's responsibility to call for all inspections at least 24 hours in advance. No inspection can be made until all fees are paid, all required paperwork has been received, and the location for the on-site low pressure wastewater facilities have been reviewed and approved by the District. No final inspection will be made or release given until a legible record drawing showing the on-site facilities has been received.
- (c) Service Location. District staff will review the plot plan with the Applicant and determine the best location for the service facilities. It shall be the Applicant's responsibility to connect to the service point selected by the District at the elevation selected by the District. Any changes of location during construction must be approved by District and shown on the final plot plan before District approval to operate system.
- (d) One Ownership. Separately owned properties may not be serviced through a single private service lateral, with the exception of a condominium or townhouse development where the homeowners' association is empowered to contract for utilities.
- (e) Ownership of Facilities. In order to assure the integrity of the low pressure wastewater collection system, the Applicant shall agree to install, own, operate and maintain the on-site LPCS facilities determined by the District to be necessary to provide adequate and reliable service, in accordance with the District's design guidelines and standard specifications, including, but not limited to:
  - Interceptor tank assembly (*only used with Septic Tank Effluent Pump "STEP" Systems*);
  - Emergency Storage Tank (only with Grinder Pump Systems);
  - Pump Vault Assembly, including pump, motor pump controls, and suction and discharge connections;
  - Alarm control panel and connecting wires;
  - Pressure discharge line between tank and service lateral connection point;

Per Ordinance No. 2000-12 Adopted 9/18/00 [Sec. 172.1(b)]

Per Ordinance No. 2020-12 Adopted 7/20/20 [Sec. 172.1(e)]

(e) Ownership of Facilities (Cont'd.)

Radio for Wireless Alarm Notification System;

Flow Meter Assembly (Commercial/Industrial installations only), and

Other valves and appurtenances required for these items.

The following facilities shall be installed, owned and maintained by the Applicant: 1) gravity wastewater line between the house and the on-site LPCS facility, and 2) electrical power supply to the on-site facility.

(f) Maintenance of On-site LPCS Facilities.

1. District shall provide the following specific repair and maintenance services for the onsite LPCS facilities in a timely manner. Any additional work or repairs required are the responsibility of the applicant and are not included in the services provided for by the monthly low pressure wastewater collection system maintenance fee.
  - A. 24 hour on call status;
  - B. Investigate alarm/unit malfunction notification;
  - C. Repair or replacement of defective components, or upgrade of functioning components, excluding items listed in Section 172.1(f)(2);
  - D. Periodic pumping of interceptor tank (STEP Systems only) and inspection of the onsite LPCS facilities; and
  - E. District shall exercise reasonable care to protect the area and improvements around the on-site LPCS facilities and shall endeavor to leave the premises and improvements in the same condition as found. District shall not be responsible for any damages to landscaping, paving or other site improvements which are installed on Applicant's property in violation of the District's design guidelines and standard specifications.
2. The following specific items are excluded from the services provided by the District:
  - A. Repair or replacement of any component of the onsite LPCS facility due to the negligence of the applicant;

Sec. 172.1    General (Cont'd.)

(f)    Maintenance of On-site LPCS Facilities (Cont'd.)

- B.    Repair or replacement of the gravity wastewater line or electrical line from the house to the on-site LPCS facilities;
- C.    Repair or replacement of the discharge line from the Pump Vault Assembly to the District's Low Pressure Collection System;
- D.    Repair or replacement of the Interceptor Tank or Emergency Storage Tank;
- E.    Repair or replacement of the Pump Vault; and
- F.    Replacement of landscaping, paving or other site improvements installed in violation of the District's standard specifications, which may be damaged in the execution of repair or maintenance activity.

3.    The Applicant's responsibilities are as follows:

- A.    Applicant shall pay a monthly low pressure wastewater collection system maintenance fee, as set forth in Section 172.2, for specific maintenance services provided by the District.
- B.    The Applicant remains ultimately responsible for the proper operation and maintenance of the on-site LPCS facilities. Maintenance and repair of facilities not provided by the District will be the responsibility of the Applicant. Applicant shall be responsible for performing the work identified in Section 172.1(f)(2) above. Applicant agrees to perform the work in accordance with the District's standards and specifications and notify the District prior to commencing work. A licensed contractor is required for Items A through E. The District shall inspect the work to verify compliance with the District's standards and specifications.
- C.    Applicant shall notify the District by phone (760) 735-4500 or other such number as designated by the District, immediately upon any indication of improper operation or malfunction of the on-site LPCS facilities; i.e., audible and/or visual alarm activation, wastewater spills, unusual noises coming from the on-site pump unit or odors from any part of the on-site LPCS facilities.

Sec. 172.1 General (Cont'd.)(f) Maintenance of On-site LPCS Facilities (Cont'd.)

- D. Applicant shall instruct other persons having access to the property, tenants, groundskeeper, etc., in the proper operation and notification procedures applicable to the on-site LPCS facilities.
- E. Applicant shall not, without prior notification and approval of the District, make any adjustments or repairs to the on-site LPCS facilities.
- F. The Applicant shall grant the District access to the on-site LPCS facilities for maintenance and inspection purposes.

- (g) Properties with "Pressure Sewer Maintenance Agreements". Prior to September 18, 2000, and after January 1, 1995 property owners were required to enter into separate Pressure Sewer Maintenance Agreements with the District. The terms and conditions of the Pressure Sewer Maintenance Agreement have been incorporated into this Article. Owners of property being served by a LPCS on January 1, 1995 were given the option to accept or reject the District maintenance program for the on-site system, as described in the Pressure Sewer Maintenance Agreement.
- (h) Property Owners Declining the Maintenance Program. Owners of property described in Section 172.1(g) above, declining to enter the maintenance program, shall be responsible for the maintenance and repair of their on-site LPCS until such time as property ownership is transferred. Upon transfer of the water and wastewater service to the new property owner, the on-site LPCS facilities shall be included in the maintenance program in accordance with this Article. The new property owner shall be subject to the applicable fees and charges described in this Article. Prior to being accepted into the maintenance program, the on-site LPCS facilities shall be inspected to determine if the facilities are in good working condition and in compliance with the current District standard specifications. The property owner will be responsible for any costs associated with the inspection and subsequent repairs that may be necessary to meet this criteria. A maintenance acceptance inspection deposit, as set forth in Section 172.2(b), shall be collected upon application to be included in the maintenance program or transfer of wastewater service.
- (i) Construction of On-site LPCS Facilities. Each Applicant for wastewater service must construct their on-site LPCS facilities in accordance with the current District design guidelines and standards specifications at no expense to the District. The Applicant shall use a licensed contractor.

Sec. 172.2    Low Pressure Wastewater Collection System Charges:

(a)    General

1. Administration & Inspection Fee - \$1,200.00 per LPCS unit per Section 172.1(b). (Residential LPCS Units Only; Commercial/Industrial LPCS Unit costs funded by Applicant on time and material basis through Special Project Account pursuant to Article 180).
2. Timing of Monthly Charges - Monthly service charges applicable in paragraphs (b) and (c) and District maintenance of the on-site LPCS would begin upon connection of the on-site facilities to the wastewater system service lateral and an acceptable final inspection of the facilities.

(b)    Lower Moosa Canyon WRF Service Area

1. Monthly Service Fee - same as specified for the Lower Moosa Canyon wastewater service area shown in Section 171.10 - Monthly Wastewater Service Fee.
2. Additional Monthly Low-Pressure Wastewater Collection System Maintenance Fee of \$58.87 per EDU (per Sec. 172.1(f)(3)).
3. Maintenance Acceptance Inspection Deposit - \$150.00 (per Sec. 172.1(h)).

(c)    Woods Valley Ranch WRF Service Area

1. Annual Grinder Pump Maintenance Charges, described in subparagraphs 3. and 4. below, shall be collected on the property tax roll pursuant to Administrative Code Section 171.15 – Woods Valley Ranch Water Reclamation Facility Service Area 2 – Sewer Service Charge.
2. Mid-Year Service Connections – Sewer Service Charge and Grinder Pump Maintenance Charge for connections made during the fiscal year shall be prorated monthly and collected on the water meter bill until the end of the fiscal year, after which time the charges shall be levied on the property tax roll.
3. Grinder Pump Maintenance Charges for Simplex Grinder Pump Units (one EDU) shall be \$706.44 annually and prorated to \$58.87 for monthly billing for mid-year connections.

Per Ordinance No. 2025-11 Adopted 12/15/2025 [Sec. 172.2 (b)2. and (c)3.]

Per Ordinance No. 2024-13 Adopted 12/16/2024 [Sec. 172.2 (b)2. and (c)3.]

Per Ordinance No. 2023-01 Adopted 01/03/2023 [Sec. 172.2 (b)2. and (c)3.]

Per Ordinance No. 2022-01 Adopted 01/03/2022 [Sec. 172.2 (b) 2.]

Per Ordinance No. 2021-10 Adopted 07/19/2021 [Sec. 172.2 (c)]

Per Ordinance No. 2020-12 Adopted 7/20/2000 [Sec. 172.2]

Per Ordinance No. 2020-15 Adopted 11/16/2000 [Sec. 172.2(b)(2)]

Article 172      Low Pressure Wastewater Collection Systems (LPCS) (Cont'd.)

Sec. 172.2      Low Pressure Wastewater Collection System Charges (Cont'd.)

(c)    Woods Valley Ranch WRF Service Area (Cont'd.)

4. Grinder Pump Maintenance Charges for Duplex Grinder Pump Units shall be in accordance with the following schedule and prorated monthly for mid-year connections as indicated for the EDU capacity allocated to the property served by the Grinder Pump Unit.

DUPLEX GRINDER PUMP MAINTENANCE CHARGES FY 2026-27		
EDUS	MONTHLY	ANNUALLY
1	\$72.45	\$869.40
2	\$88.35	\$1,060.20
3	\$103.42	\$1,241.04
4	\$117.85	\$1,414.20
5	\$131.55	\$1,578.60
6	\$144.52	\$1,734.24
7	\$156.74	\$1,880.88
8	\$168.08	\$2,016.96
9	\$178.82	\$2,145.84
10	\$188.82	\$2,265.84
11	\$198.08	\$2,376.96
12	\$206.59	\$2,479.08
13	\$214.24	\$2,570.88
14	\$221.28	\$2,655.36
15	\$227.58	\$2,730.96
16	\$233.11	\$2,797.32
17	\$237.94	\$2,855.28
18	\$242.01	\$2,904.12
19	\$245.22	\$2,942.64
20	\$247.81	\$2,973.72

Per Ordinance No. 2025-11 Adopted 12/15/2025 [Sec. 172.2 (c)4.]

Per Ordinance No. 2024-13 Adopted 12/16/2024 [Sec. 172.2 (c)4.]

Per Ordinance No. 2023-01 Adopted 01/03/2023 [Sec. 172.2 (c)4.]

(c) Woods Valley Ranch WRF Service Area (Cont'd.)

5. Larger Grinder Pump Units - Triplex and Quad Grinder Pump Units are available if additional capacity is required. Maintenance Charge information shall be determined pursuant to Administrative Code §171.15 - Woods Valley Ranch Water Reclamation Facility Service Area 2 - Sewer Service Charge.
6. Grinder Pump Excess Usage Charge - A Grinder Pump Excess Usage Charge shall be determined and collected on commercial properties with an on-site LPCS unit when the monthly discharge exceeds the property's wastewater capacity allocation. The charge is proposed to be billed to the commercial customer on their monthly water bill and should be sufficient to recover all costs associated with maintaining the on-site LPCS unit pursuant to §172.1(f). The charge shall be \$9.92 per HCF for monthly discharge amounts greater than 7.0 HCF times the number of EDUs of wastewater capacity allocation.

Per Ordinance No. 2022-01 Adopted 01/03/21 [Sec. 172.2 (c) 6.]

Per Ordinance No. 2020-12 Adopted 7/20/20 [Sec. 172.2]

Per Ordinance No. 2021-10 Adopted 7/19/21 [Sec. 172.2(c)]