



PRIVATE SEWER LATERAL ORDINANCE (PSLO)

Rules Committee Presentation

Pg 1 Meeting Date 09/24/2025



OBJECTIVE



**Overview of Private
Sewer Laterals**



**Elements of a Private
Sewer Lateral Program**



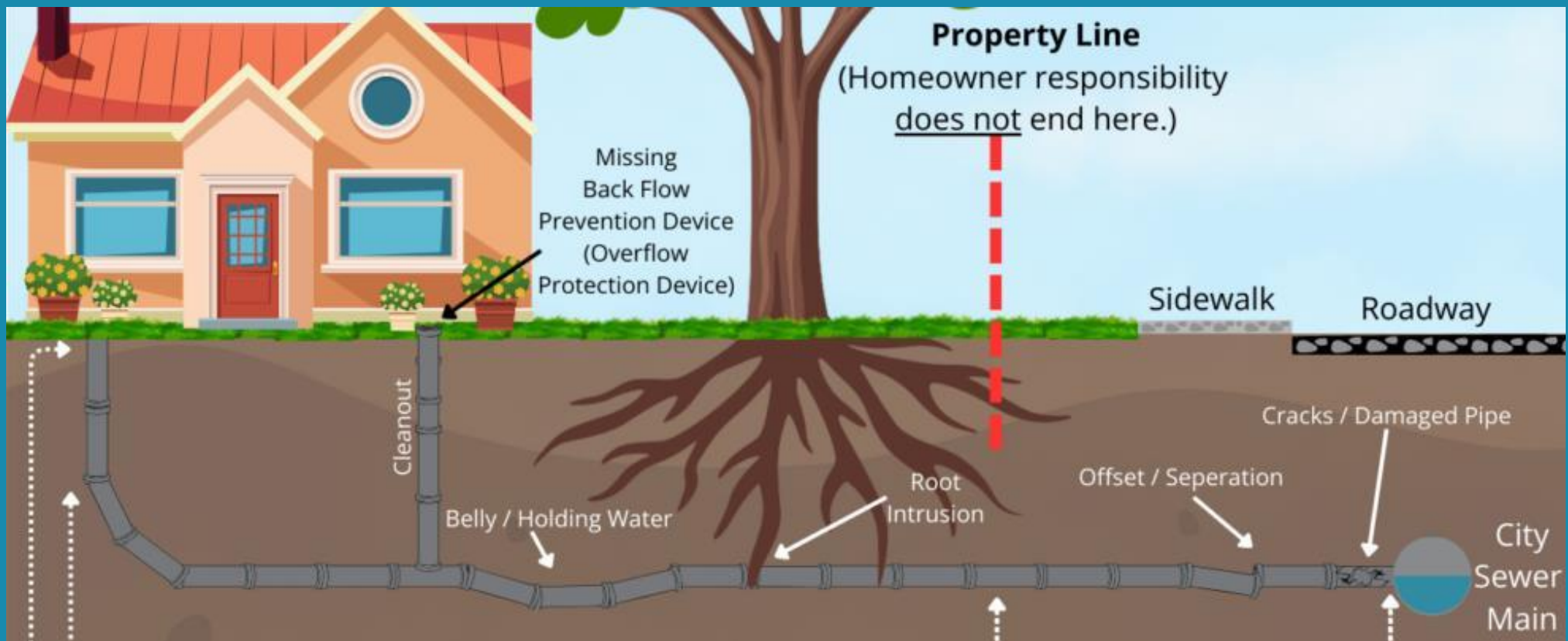
**Impacts of a Private
Sewer Lateral Ordinance**

Receive committee direction on a Private Sewer Lateral Ordinance

What is a Sewer Lateral?

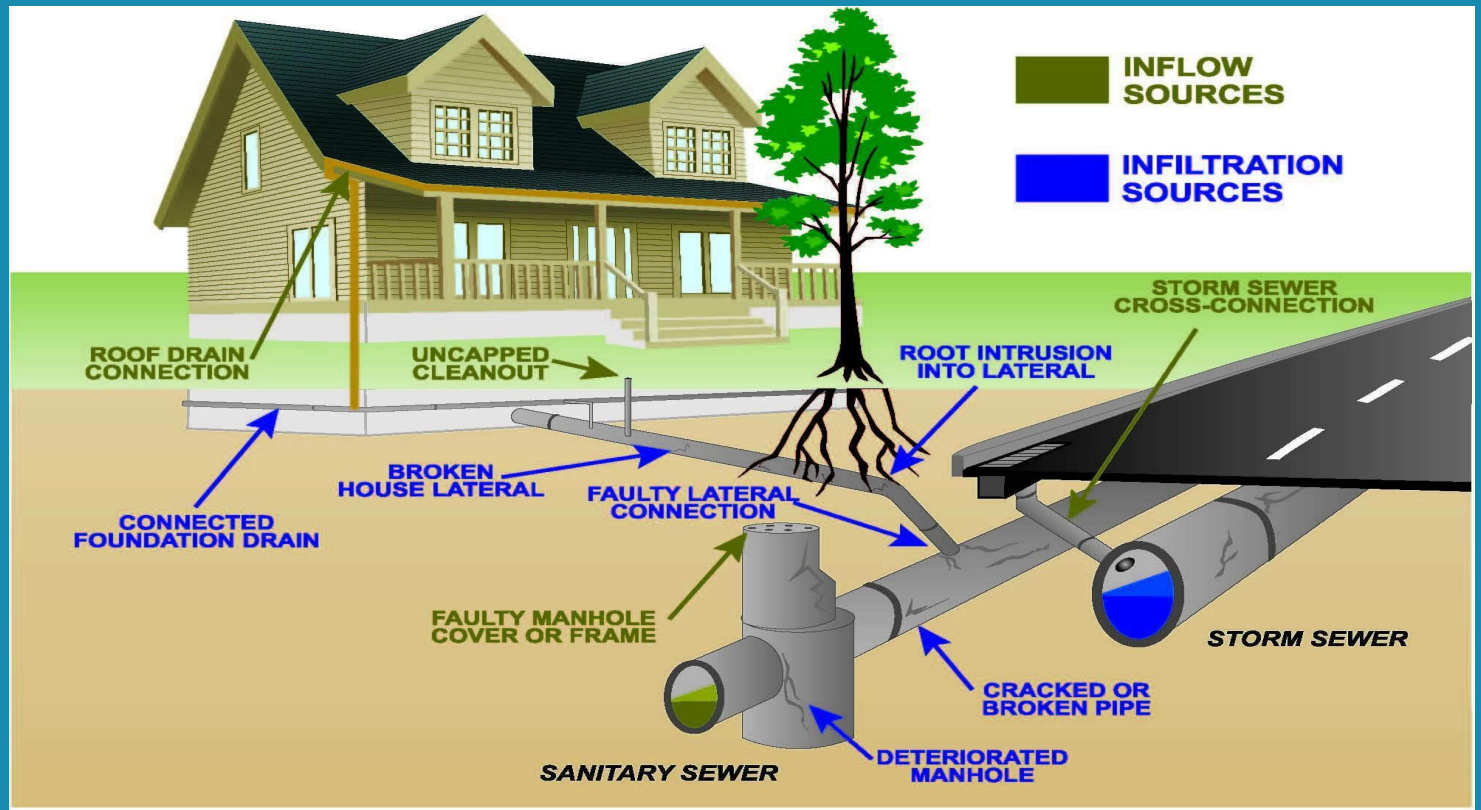


Potential Sewer Lateral Defects

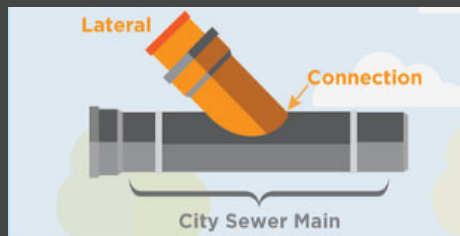


Inflow & Infiltration

Addition of clean water increases volume of water to be transported to wastewater treatment plant.



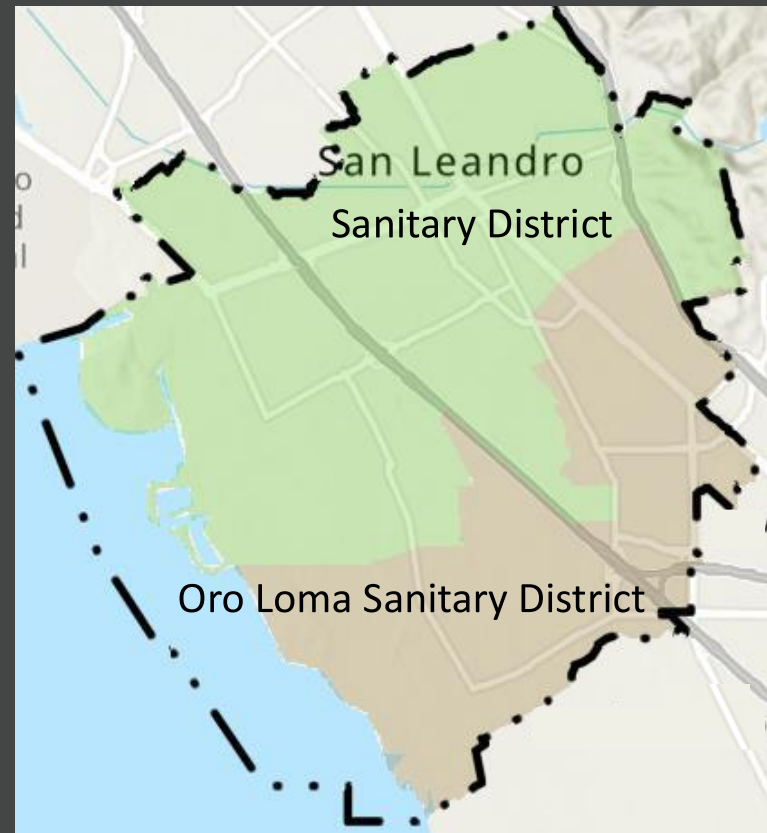
San Leandro Sewer Service Areas



~14,000 connections



97 Sewer Permits in 2024

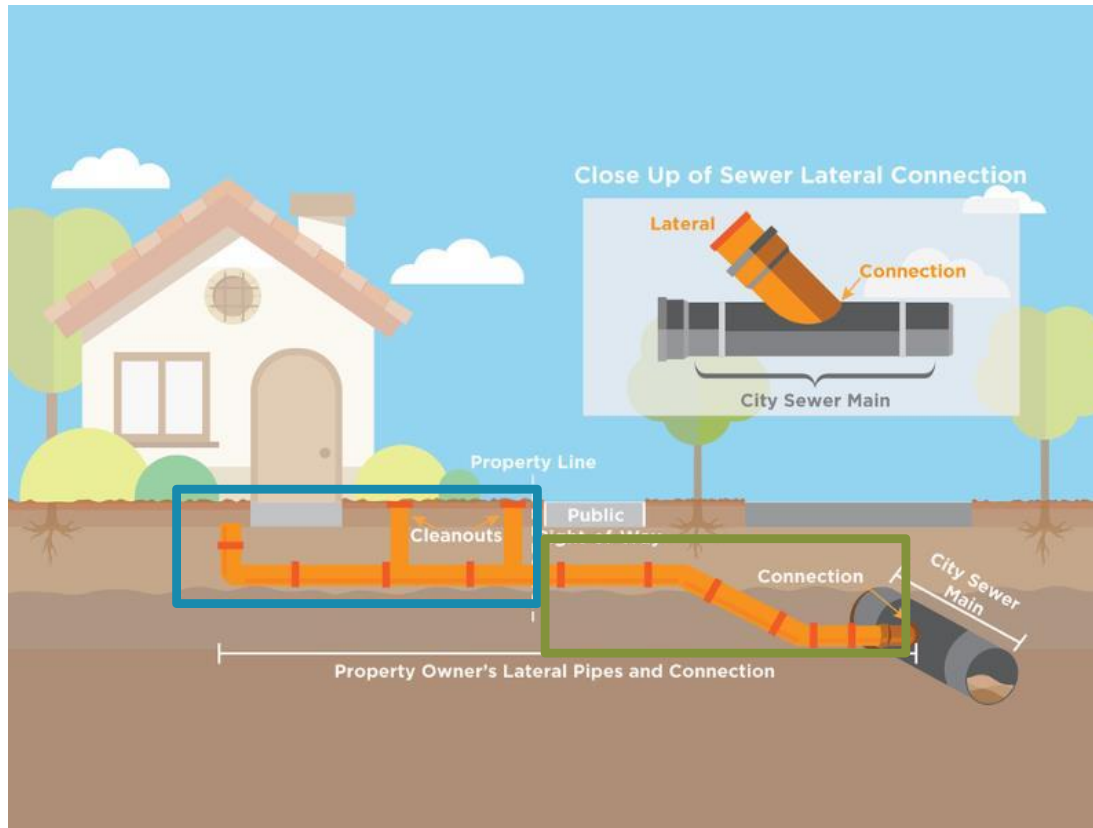


PERMITS FOR SEWER WORK



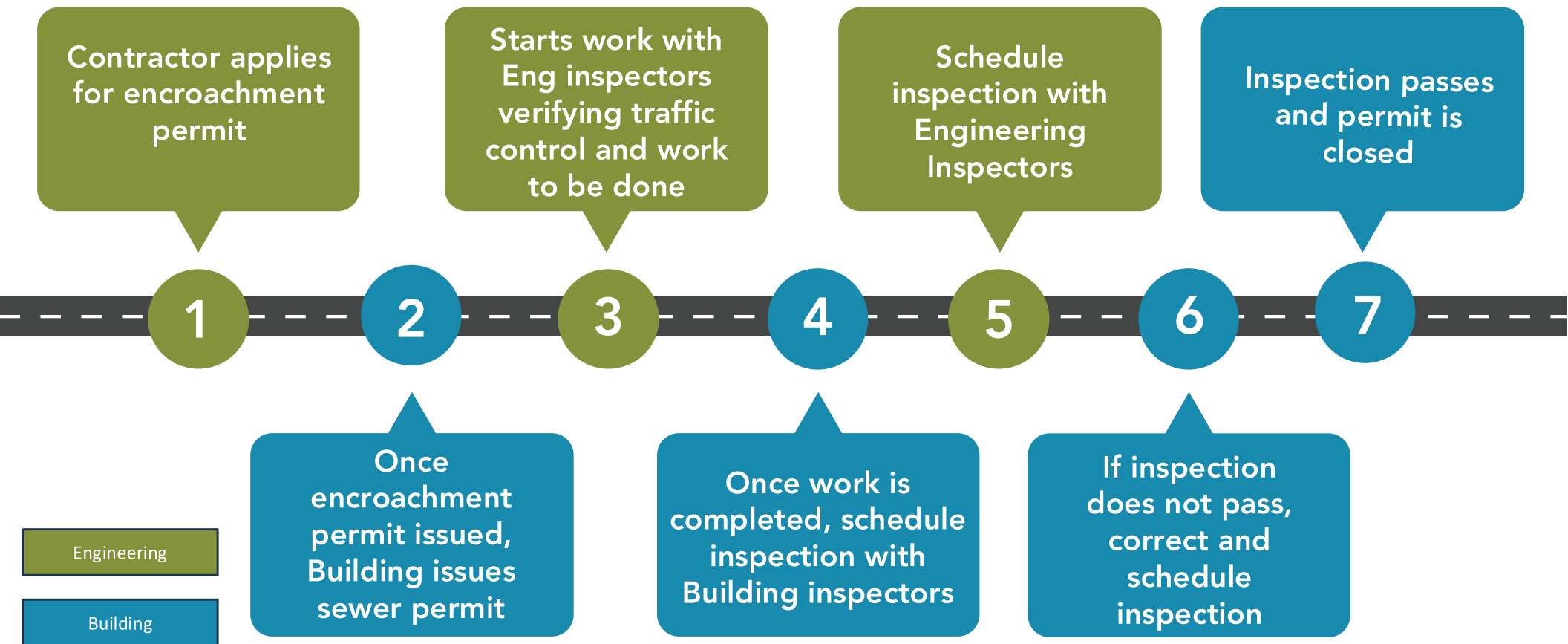
City of San Leandro
Community
Development

Building Permit



Encroachment Permit

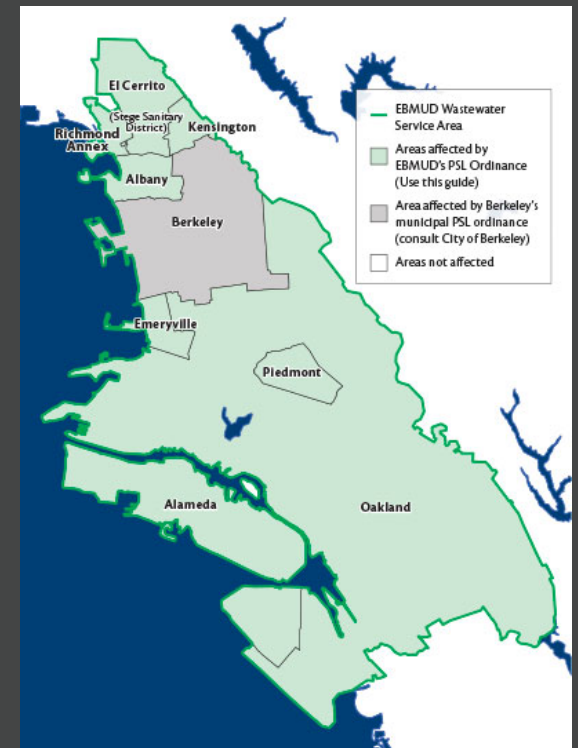
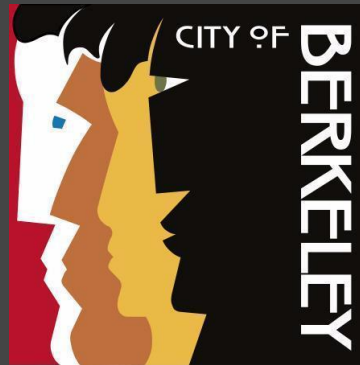
Sewer Lateral Replacement



Private Sewer Lateral Ordinance

Establishes regulation for the *inspection, maintenance, and compliance* of sewer laterals to ensure reliability of wastewater systems and reduce environmental impacts.

Who in Alameda County has a PSLO?



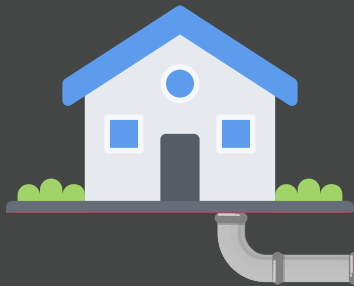
Ordinance Variances

Agency	Trigger	Verification
EBMUD	Property Sale, remodel over \$100K, change in water capacity	Pressure Test by contractor while inspector present
Castro Valley Sanitary District	Property Sale	CCTV by contractor while inspector present
City of Berkeley	Property Sale, remodel over \$60K	Pressure Test by contractor while inspector present
City of San Mateo	Property Sale, remodel over \$90K, sewer overflow, change in sewer class	Licensed contractor submits Sewer Lateral Inspection Form
City of Richmond	Property Sale, subdivision of parcel, remodel with two or more plumbing fixtures	CCTV footage submitted to staff for review
Oro Loma Sanitary District	Property Sale, TBD	TBD

EXAMPLE

Castro Valley Sanitary District's PSLO

Selling your house?



2) Pay for and
schedule CCTV
Permit/Inspection

4) Obtain sewer repair
permit and complete
repairs by deadline

Point Repair:
10 Year Certificate

1) Hire a contractor
for CCTV Inspection

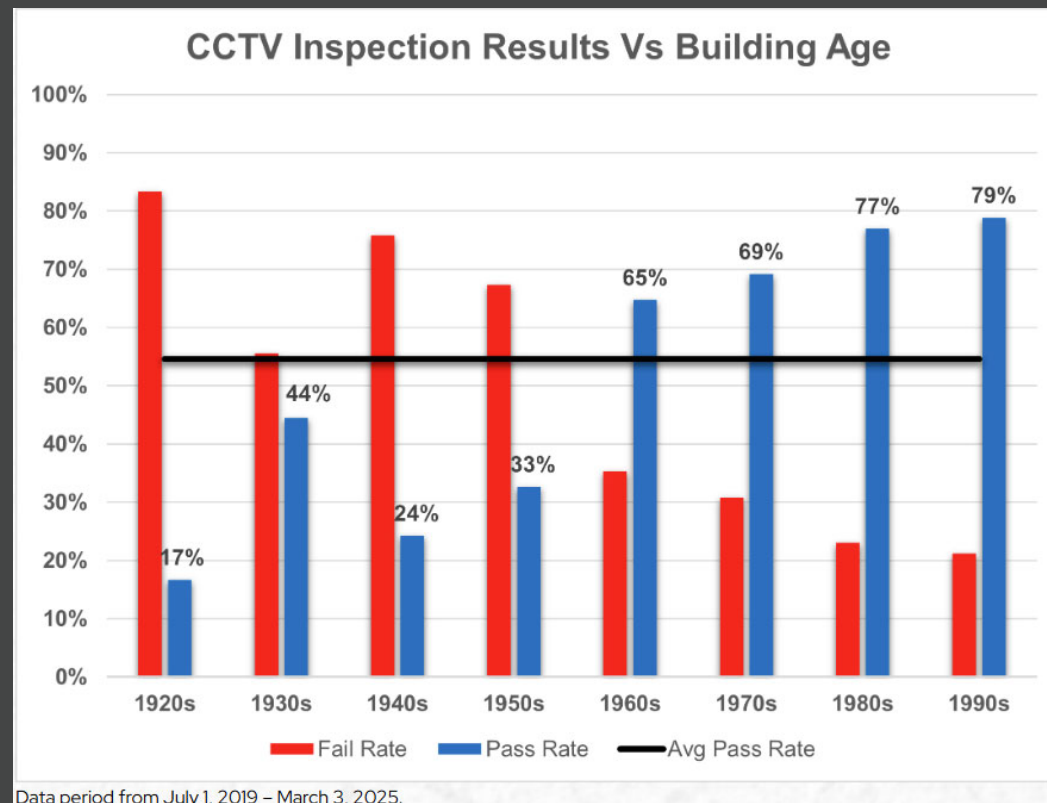
3) Staff reviews video and
either issues 10 year
certificate or require repair

Full Replacement:
30 Year Certificate

Certificate of compliance must be obtained prior to close of escrow OR an extension (180 days) must be filed if work will be done AFTER sale.

Pass Rate by Building Age

Castro Valley Sanitary District



Common Elements of a PSLO Program

- ☐ What triggers a sewer lateral inspection
- ☐ Inspection and verification of compliance
- ☐ Timeline for compliance
- ☐ Certification and validity period
- ☐ Allowable exceptions and exemptions

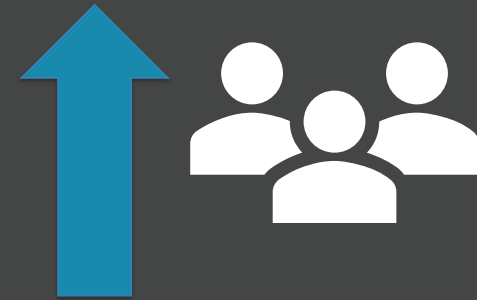
Impacts of a PSLO Program



Permits



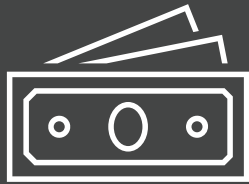
Inspections



**Administrative
Services**

	2022	2023	2024
Sewer Lateral Permits	94	100	97
Property Sales	628	493	489

Impacts of Implementing PSLO



**Cost to
Property Owners**



Outreach Efforts



**Improvements to the
Collection System**

Estimate for full replacement:

\$9,000-\$12,000 Contractor (cost determined by the market)

\$3,000 Permit Fee (current updated fee schedule)

Considerations



Increase in staffing for more anticipated work



Cross-Departmental Coordination



Fees to ensure program is 100% self-sustaining



Alignment across the City service providers to reduce public confusion

Estimated Program Costs & Timeline*

Estimated Timeline:

1 Year for Program Setup

- ☐ Recruiting Program Staff
- ☐ Drafting and Approval of Ordinance
- ☐ Documentation of Program Details
- ☐ Purchasing Equipment
- ☐ Creation of Public Outreach Material
- ☐ Public Outreach

Estimated Costs**:

Program Setup: \$1,000,000
First Year Operation: \$900,000

*Based on Oro Loma Sanitary District's PSLO Program Budget Proposal.

**Administration of a PSLO will result in the need for additional staff.

Questions for the Committee

1. Does the Committee recommend staff to continue to research a Private Sewer Lateral Ordinance?
2. If so, does the Committee recommend staff draft an Ordinance and Program Implementation similar to Oro Loma Sanitary District?