

Environmental Health Proposal Update

Charles Ice, Director

Ed Diaz, Supervisor, Land Use Programs

Maria Gomez-Casillas, Lead, Water Programs



SAN MATEO COUNTY HEALTH

**ENVIRONMENTAL
HEALTH SERVICES**



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- During the safety checks conducted on 145 farm labor housing units, lack of safe drinking water and concerns with wastewater disposal were two of the most cited issues
- Some of the water systems serving those farm labor housing units tested positive for the presence of total coliforms and/or *E. coli*
- *Some of the wastewater systems required corrective action (i.e. repair or construct OWTS)*



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- Farm Labor Housing water system (proposed) 1-4 service connections that serve at least 1 Farm Labor housing unit
- Extend the **intent of** protection provided to residents with State Small systems to residents with Farm Labor Housing water systems
- Require ongoing water sampling to be collected by the owner and/or designee of the water system for bacteria (**quarterly**) and for other contaminants, if they are identified (e.g., Nitrates)
- Routine inspections to occur every 5 years, **reduced from 3 years based on feedback in Fall '25.**



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- Fees: **\$1,705, from \$2,296, in 2026**
- Adjust every Jan 1
- **FY2026-27: 100% reduction**
- **FY2027-29: 50% reduction**
- **FY2029-30: 25% reduction**
- Coliform bacteria sample \$42 at Public Health lab
- Number of systems per units:
 - 1 FLH unit: 15
 - 2 FLH units: 10
 - 3 FLH units: 4
 - 4 FLH units: 3



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- **Minor changes to OWTS installation/design manual with concurrence from the State. Posted on website, www.SMCHealth.Org/Landuse in October:**
 - **Allow for minimum 1 and 2 bedroom design instead of the required 3 bedroom design under residential requirements.**
 - **“Farm labor housing unit” is added under residential system sizing and secondary dwelling units of less than 750sqft.**
- **Environmental Health Request for Proposal to work with an outside OWTS design consultant in coordination with RWQCB for potential updates to the OWTS Ordinance and LAMP.**



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- **Existing Wells Ord. (Chapter 4.68) will be separated into two portions:**
 - **Wells Ordinance:** Clarifies construction, conversion, inactivation, and destruction requirements (Chapter 4.68) and incorporates language from the Ca. Water Code.
 - **Domestic Water Systems Ordinance:** Provides standards for Domestic Water Systems Ord. (Chapter 4.64). Combines the requirements of three types of systems, State Small Water Systems, Farm Labor Housing Systems, and Local Waters Systems.
- **Red line version to go out to stakeholder groups in early August**
- **Targeting October 2026 for Board of Supervisors**

Questions?



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