

Criteria for Development of On-site Sewage Disposal Systems in Happy Acres Subdivision (Record of Survey)

PURPOSE

The purpose of this policy is to establish the criteria and procedure to be followed by Department staff in receiving, evaluating and processing applications for on-site sewage disposal systems in the Happy Acres Subdivision.

GENERAL

Three categories of lots have been identified and mapped. Maps are located in the Department's file for Happy Acres Subdivision

AUTHORITY

Sonoma County Code, Chapter 7
North Coast Regional Water Quality Control Board Basin Plan
This policy supersedes Division of Environmental Health Instruction 12-79.

PROCEDURE

- A. Category 1. Parcels requiring standard percolation tests and not needing provision for intercept drains to protect leach fields from storm water saturation.
 - a. All building and improvements must be designated and constructed so that roof and surface drainage is directed away from any neighboring parcel and away from any leach field.
 - b. Leach fields and future expansion areas for the leach fields are to be located at least 50 feet from the perforated portion of any intercept drain(s) on adjacent lot(s).
- B. Category 2. Parcels requiring winter percolation tests:
 - a. Waivers from this determination will not be given by staff.
 - b. Intercept drains will likely be required on many of those lots; If so, criteria shall also meet Category 3.
- C. Category 3. Parcels requiring standard percolation tests and provision for intercept drains and other improvements to protect leach fields from storm water saturation.
 - a. Sewage disposal systems and drainage plans for all parcels shall be designed and justified by a Registered Civil Engineer, or by a Registered Environmental Health Specialist.

- b. The perforated portion of any intercept drain (surface and subsurface) shall be located a minimum of 50 feet horizontally from any existing or proposed leach fields on the lot or adjacent lots: the clearance requirement also applies to future expansion areas.
- c. All drainage facilities shall discharge only into an improved drainage easement or into a roadway easement that is improved to carry off the discharged water without adversely affecting any property.
- d. All building and improvements must be designed and constructed so that roof and surface drainage is discharged into the required site drainage facilities.

The following general criteria apply to all lots in the subdivision.

- 1. No lots may connect to Happy Acres Water System unless it is operating under a valid permit and the permit allows additional service connection.
- 2. Only lots of a net square-footage of 30,000 or greater may be both on-site water supply (private well) and sewage disposal. Lots of less than 30,000 ft.² will remain unbuildable unless connected to an approved public water system.
- 3. Applications for well and sewage systems permits must be processed simultaneously for any parcel which will be developed with a private well. Wells may be in no instance located less than 100 feet from any leach field or future expansion area. Wells must be tested for yield in compliance with Sonoma County Code, Chapter 7, before issuance of a sewage system permit.
- 4. Any combination of lots to accomplish a 30,000 ft.² or larger site must be accomplished by recordation of a combining agreement form and voluntary merger. A recorded copy of the agreement must accompany any permit application.
- 5. No deviation from approved plans is permitted unless the professional (or applicant) who has designed the system has submitted a revised plan delineating the deviation and the revision has been approved by the district specialist. The deviation must be approved before construction; any unapproved deviation will void the permit.

ATTACHMENTS:

Map

Approved by:

Date Posted 9/27/02

/s/ Richard L. Holmer

Richard L. Holmer, Operations Manager

Intranet Intranet and Internet