ORDINANCE NO. 1190

AN ORDINANCE AMENDING CHAPTER 25
"SEWERS AND SEWAGE DISPOSAL" CONCERNING
SEPTIC TANK DRAINAGE FACILITIES AND LEACHING SYSTEMS

The Board of Supervisors of the County of Solano, State of California, does ordain as follows:

SECTION I.

- Chapter 25, Section 25-200(b) of the Solano County Code is amended concerning leaching systems, to read as follows:

(b) Minimum Criteria.

(1) The percolation rate in the disposal area shall not be less than one inch per hour. There shall be a minimum of three test holes per lot or parcel. Additional test holes may be required by the Department when soil conditions on the lot or parcel are not uniform.

(2) Soil depth below the bottom of the leaching trench normally shall not be less than five (5) feet. A soil depth of three feet may be substituted if consistent with the rules, regulations, or guidelines of the applicable regional water quality control board. Demonstration of meeting this depth requirement may be through the use of a field observation hole, or a backhoe hole.

(3) Depth to ground water below the bottom of the leaching trench normally shall not be less than five (5) feet to the highest seasonal elevation of the water table. A soil depth of three feet may be substituted if consistent with the rules, regulations, or guidelines of the applicable regional water quality control board. Demonstration of meeting this depth may be through the use of field observation holes or through historical records acceptable to the Department. Greater depths are required if soils do not provide adequate filtration. The Department may substitute a less stringent depth to ground water requirement for parcels which existed or had been approved by tentative or parcel map on or before August 10, 1982, where it can be demonstrated that no hazard to ground water or surface
waters will result. Said requirement shall not be less stringent than the requirement in effect at the time of parcel approval.

(4) Ground slope in the disposal area shall not be greater than 25 percent; except that the Department, in its discretion, may waive the maximum slope limitation where it can be demonstrated through a technical report prepared by a state-registered civil engineer (with soils and a geological background) or geologist, that use of a soil absorption system will not surface in the absorption field or reserve area, create water quality problems, jeopardize surrounding properties, or affect soil stability. The Department may also waive the maximum slope limitation for all parcels which existed or had been approved by tentative map on or before February 4, 1975.

(5) The minimum size building lots for all single family residences or equivalent shall be not less than five acres; provided, that the minimum size building lots for single family residences or equivalent shall be not less than two and one-half acres, where water supplies are available as follows:

a. Where a large public water supply exists which is available for use, and which meets United States public health service drinking water standards and state laws and regulations relating to domestic water supplies; or

b. Where a public agency, including districts, provide water for domestic purposes and assumes responsibility for monitoring the facilities used to treat the water supplies by performing quarterly inspections, including collection of samples of the private water treatment facilities.

However, where development is to occur under the planned unit development process, parcels may vary in size; provided, that the overall density of the project shall not have a density greater than one dwelling unit per two and one-half acres, and no parcel shall be less than one acre in
area. As of January 28, 1975, any existing parcels, or parcels approved by tentative map smaller than the aforesaid size, shall be exempt from the above size requirement, and application for septic tanks thereon may be approved by the public health department in conjunction with the appropriate regional water quality control board; provided, that all other requirements of this chapter are met.

(6) The size of minimum disposal areas and adequate reserve areas for various sized structures shall be established by the Department based upon the percolation rate and other relevant factors. Sufficient usable area meeting slope percolation rate, soil depth, and depth to ground water requirements must be available in order for a permit to be issued.

Areas that are within the minimum distances from wells, streams, lakes, banks, and property lines as set out in this chapter shall not be used for waste disposal nor included in determination of the minimum area.

The following areas are also considered unsuitable for the location of disposal systems or expansion areas:

a. Areas within any easement which is dedicated for surface or subsurface improvement.

b. Paved areas.

c. Areas not owned or controlled by property owners unless said area is dedicated for waste disposal purposes.

d. Areas occupied or to be occupied by structures.

SECTION II.

Chapter 25, Section 25-200(c)(2) of the Solano County Code is amended, concerning variance, as follows:

(c) Evaluation Procedures; Variance.

(2) All minimum criteria shall be met. Failure to do so shall cause the denial of the application unless the
director of the department determines that special circumstances exist which warrant the granting of a minor variance. Any variance shall be in writing and shall include the rationale and supporting data justifying the variance. A copy of the variance shall be submitted to the regional water quality control board having jurisdiction at least 10 working days prior to issuance of the permit.

SECTION III.

Chapter 25, Section 25-200 of the Solano County Code is amended by adding subsection (d) as follows:

(d) Regulations.

The department shall prepare regulations for adoption by the Board of Supervisors to interpret and make certain these provisions.

SECTION IV.

Chapter 25, Article 5 of the Solano County Code, is amended by adding Section 25-505 concerning permits for other individual sewage disposal systems, as follows:

ARTICLE V

Permits Generally

Section 25-505. Permits for Other Individual Sewage Disposal Systems.

(a) Where due to size, shape, topography, soil conditions, or depth to groundwater, the requirements of this chapter cannot be met, a permit may be issued for such other individual sewage disposal system as determined by the department to be capable of safely, continually, and reliably disposing of sewage waste and effluent under all expected climatic and other conditions. No such permit shall be issued unless the executive officer of the regional water quality control board having jurisdiction over the proposed site has approved, in writing, such system for the site. All requirements of the regional board shall be met. The applicant shall be responsible for
paying all fees and providing sufficient information to allow
the proposed system to be completely analyzed. Failure to
provide adequate information or pay for such tests or analysis
by independent consultants named by the department shall be
grounds for the denial of the permit.

(b) A permit may also be issued for any system to which
discharge requirements, pursuant to Water Code Section 13263,
have been prescribed by the regional water quality control
board having jurisdiction over the site.

SECTION V.

This Ordinance shall be published once before the expira­
tion of FIFTEEN (15) DAYS after its final passage in the
Daily Republic, a newspaper of general circulation,
printed and published in the County of Solano, State of Cali­
ifornia, and shall be in full force and effect THIRTY (30) DAYS
after its passage.

ATTEST:

JOHN S. BLACKLOCK
Clerk of the Board
of Supervisors

By
Deputy Clerk

I, JOHN S. BLACKLOCK, Clerk of the Board of Supervisors of
the County of Solano, State of California, do hereby certify
that the foregoing Ordinance was introduced at a regular meeting
held ______, 1983.

On motion of Supervisor ______, Seconded
by Supervisor ______, this Ordinance was
adopted at a regular meeting of said Board on ______, 1983, by the following vote:

AYES:    SUPERVISORS:    Brann, Cunningham, Hewitt, Pippo

NOES:    SUPERVISORS:    None

ABSENT: SUPERVISORS:    None

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WITNESS my hand and the Seal of said Board this 8th day of February, 1983.

JOHN S. BLACKLOCK, Clerk
of the Board of Supervisors

By [Signature]
Deputy Clerk