



BKT:jrj/4-5-88

ORDINANCE NO. 3845

AN URGENCY ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, REQUIRING THE SONOMA COUNTY PUBLIC HEALTH DEPARTMENT TO REFUSE TO ACCEPT PERMIT APPLICATIONS FOR SEPTIC SYSTEMS PROPOSED AT A DEPTH GREATER THAN THREE (3) FEET AND REQUIRING THAT ALL NEW WATER WELLS BE SEALED BELOW AN IMPERVIOUS STRATUM WHENEVER FEASIBLE, BUT IN NO CASE LESS THAN FIFTY (50) FEET BELOW THE SURFACE OF THE GROUND IN THE CANON MANOR SUBDIVISION (URGENCY ORDINANCE'S 4/5THS VOTE REQUIRED)

The Board of Supervisors of the County of Sonoma, State of California ordains as follows:

SECTION I: Findings.

FINDINGS AND PURPOSE.

WHEREAS, the North Coast Regional Water Quality Control Board has determined that dwelling densities of greater than one dwelling unit per 1.6 acres of land in the area of the subdivision set forth in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Canon Manor Subdivision") can be expected to create a nitrate contamination problem in the groundwater, and

WHEREAS, nitrate treatment occurs as a result of biological and botanical actions which take place predominately within the top three (3) feet of soil, and

WHEREAS, septic systems with a dept of greater than three (3) feet can be expected to provide little or no treatment of nitrates, and

WHEREAS, the Canon Manor Subdivision relies totally on groundwater as a source of potable drinking water, and

WHEREAS, nitrate contamination of groundwater changes very slowly over time and is very expensive to treat, and

WHEREAS, at least three (3) private wells recently tested in the Canon Manor Subdivision exceeded the maximum legal nitrate contamination level of 45 milligrams per liter, and

WHEREAS, the present building density in the Canon Manor Subdivision has reached one dwelling per 1.61 acres of land, and

WHEREAS, private wells sealed to a depth of twenty (20) feet are not being protected from contamination from nitrates.

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Based on the foregoing findings, the adoption of this Ordinance must be made on an urgency basis for the immediate preservation of the public health, safety, peace and welfare.

The Public Health Officer is directed to prepare regulations addressing septic systems in the Canon Manor Subdivision with a depth of greater than three (3) feet, and the provisions of this Ordinance relating to such septic systems shall expire at that time.

SECTION II. The Board of Supervisors of the County of Sonoma directs the Sonoma County Public Health Department to refuse to accept permit applications for septic systems which have a depth greater than three (3) feet in the Canon Manor Subdivision until such time as the Public Health Officer can adopt regulations addressing deep septic systems, and further directs that all new private well applications in the Canon Manor Subdivision be required to be sealed to a depth below an impervious stratum whenever feasible, but in no case less than fifty (50) feet below the surface of the ground. Septic systems with a depth of greater than three (3) feet shall not be expanded, or replaced, except when an acceptable alternative system is approved by the Public Health Department.

SECTION III. This Ordinance shall take effect immediately upon its adoption as an emergency ordinance and before the expiration of fifteen (15) days after its adoption shall be published once with the names of the Supervisors voting for or against the same, in the Press Democrat, a newspaper of general circulation, published in the County of Sonoma, State of California.

SECTION IV. This Ordinance shall not apply to those applications for a septic system or water well which, as of the effective date of this Ordinance, have been received by the Public Health Department.

SECTION V. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION VI. Adoption of this urgency Ordinance shall require an affirmative vote of 4/5th's of the membership of the Sonoma County Board of Supervisors.

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BKT:jrj/4-5-88

In regular session of the Board of Supervisors of the County of Sonoma, State of California, adopted on the ____ day of _____, 1988, on roll call of the members of said Board by the following vote:

SUPERVISORS:

NICHOLAS ☒ RUDEE ☒ ESPOSTI ☒ CARPENTER ☒ HARBERSON ☒

AYES 5 NOES _____ ABSTAIN _____ ABSENT _____

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.

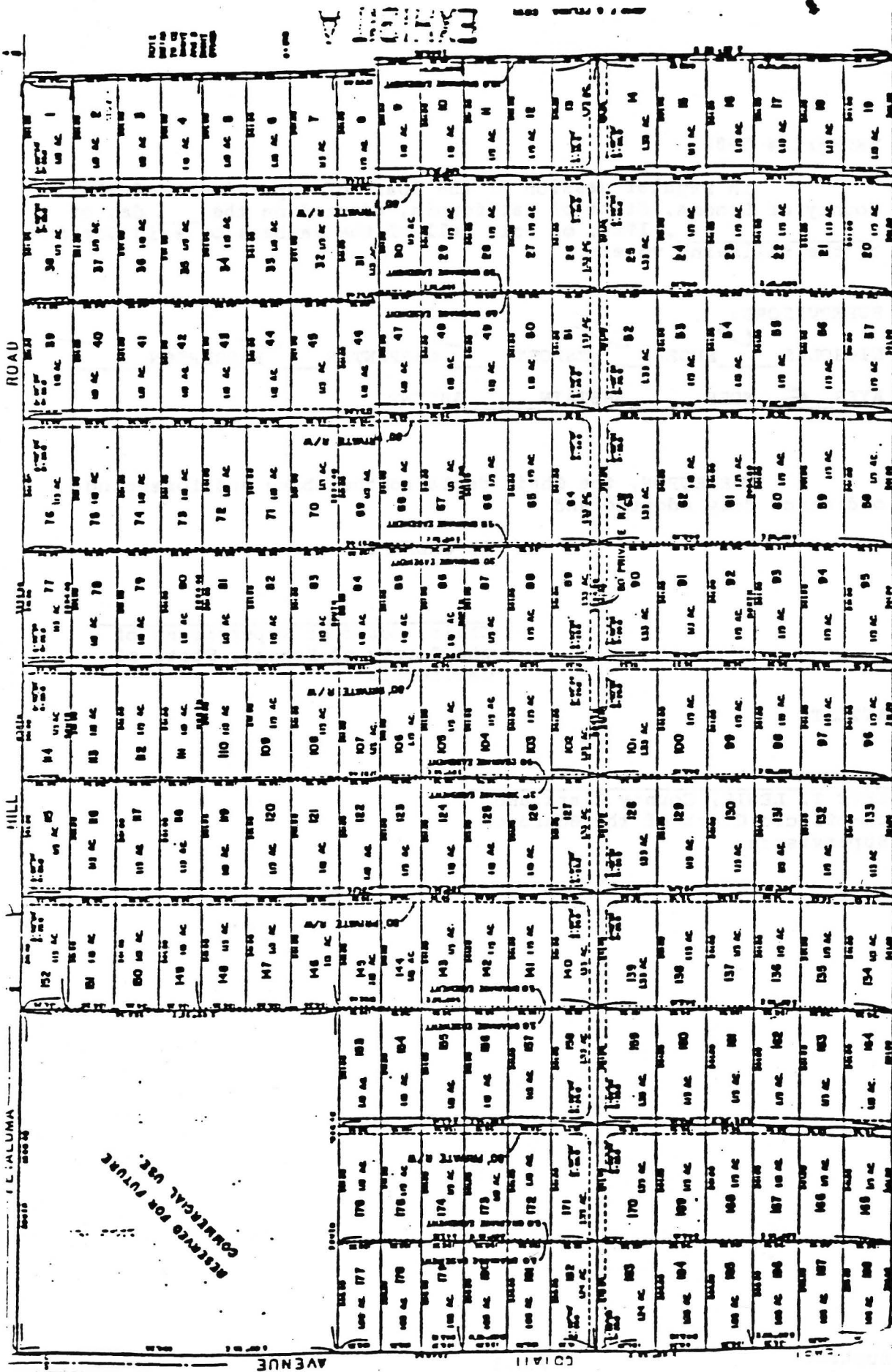
Chair, Board of Supervisors of
the County of Sonoma, State of
California

ATTEST:

EVEE T. LEWIS, County Clerk and
ex-officio Clerk of the Board of
Supervisors

rush.bt

V,b,3



RECORD OF SURVEY

CANON MANOR

BEING A PORTION OF COTATI RANCHO
LOCATED IN T. 10N. R. 7W. M.D. 83M.
IN THE COUNTY OF SONOMA, CALIFORNIA.

SCALE 1"=200'



ADMINISTRATIVE ORDER 90-1

Subject: Waiver Prohibition Area for On-Site Sewage Disposal Systems for the Community of Camp Meeker	Date Issued: January 9, 1990
Reference: Sonoma County Code, Chapter 25B, Sonoma County Code, Chapter 7, and North Coast Regional Water Quality Control Basin Plan	Review Date: Shall remain in effect until amended or terminated

BACKGROUND:

The community of Camp Meeker is serviced by a local water system whose water supply is derived from approximately 25 surface water diversions of spring-fed creeks and four wells in the immediate vicinity. A 1982 report from the Department of Health Services (by Stephen Nelson, P.E.), entitled "Evaluation of the Public Health Aspects of the Camp Meeker Water System" identified fecal contamination of some of the water diversions as the result of drainage from failing sewage disposal systems.

As a result of the 1982 DOHS report and suspected public health and water quality concerns, the community of Camp Meeker was proposed by the Sonoma County Public Health Department as a candidate for a State Grant-Funded Wastewater Pollution Study. The purpose of the study was to investigate the adequacy of existing sewage disposal practices and document the extent of public health and water quality effects in the community. In 1988 the State Water Resources Control Board approved the County's request for a Pollution Study grant for Camp Meeker. The County of Sonoma contracted with Questa Engineering Corporation to conduct the study.

The Final Report of the Wastewater Pollution Study submitted in December 1989 confirms that a Public Health Threat exists in the Community of Camp Meeker related to the use of on-site sewage disposal systems. The report revealed:

- 1) evidence of chronic fecal contamination in roadside drainages and tributary streams which drain to water supply spring diversion and to a public bathing area;
- 2) high density of development throughout the entire community;
- 3) excessively steep slopes, numerous road cuts and high degree of spring activity throughout the area;
- 4) large number of sub-standard and antiquated septic systems in use;
- 5) a 60 percent malfunction rate of sewage disposal systems in the area (37-percent direct observation);
- 6) lack of adequate land area for effective septic system repairs over 70-percent of the properties;

FINDINGS:

Human waste and wastewater discharge from inadequate septic systems is known to harbor bacteria, viruses, and other material which may transmit disease.

On the basis above, the Health Officer does hereby declare a real health hazard to exist in the community of Camp Meeker.

PURPOSE:

The purpose of this Administrative Order is to establish minimum measures necessary to protect the health of the public and the surface and subsurface aquifers within the unincorporated community of Camp Meeker. These requirements are necessitated by the findings of the Pollution Study report by Questa Engineering, 1989 and the 1982 report entitled "Evaluation of the Public Health Aspects of the Camp Meeker Water System", by the Department of Health Services.


POLICY

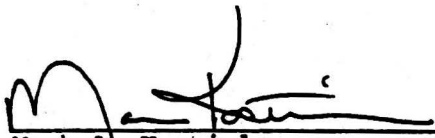
On-Site Sewage Disposal Systems:

- 1) Permits that allow creation of new sewage discharges or potential expansion of existing discharges shall not be issued within the subject area designated as "Waiver Prohibition" on the attached Exhibit "A" unless all Departmental and Water Quality Control requirements are met without Waiver.
- 2) All proposals for new sewage discharges, potential expansion of existing discharges, and replacement of previously existing dwellings; shall meet all requirements established for "wet-weather" percolation testing and groundwater determination testing regardless of soil hydrometer tests and slopes.
- 3) All proposals to mitigate failing "wet-weather" groundwater determination tests and "wet-weather" percolation tests with the use of a surface or subsurface drain; must demonstrate that the mitigation measure works under "wet-weather" testing conditions. Shallower depth to groundwater readings for Innovative Types of sewage disposal systems will not be allowed. (5' to ground water must be maintained.)
- 4) No permits and/or clearances for property improvements, land divisions or change in use shall be granted if the parcel utilizes a cesspool, seepage pit, or pit privy type of sewage disposal system.
- 5) No permits and/or clearances for property improvements, land divisions or change in use shall be granted if the parcel does not possess at least a 100% expansion area for the replacement of a standard or approved type of Innovative Sewage Disposal System. Innovative systems require 200% expansion.

- 6) No permit and/or clearance for property improvements, land divisions or change in use shall be granted within the area designated as "Waiver Prohibition" until the property owner demonstrates to the satisfaction of the Health Officer that the property has a valid water connection to the water system.

Note: If a proposal to mitigate the public health problems associated with the existing sewage disposal systems for the community is found and is acceptable to the community and the related agencies, this Administrative Order may be modified.


George R. Flores, M.D.
Public Health Officer

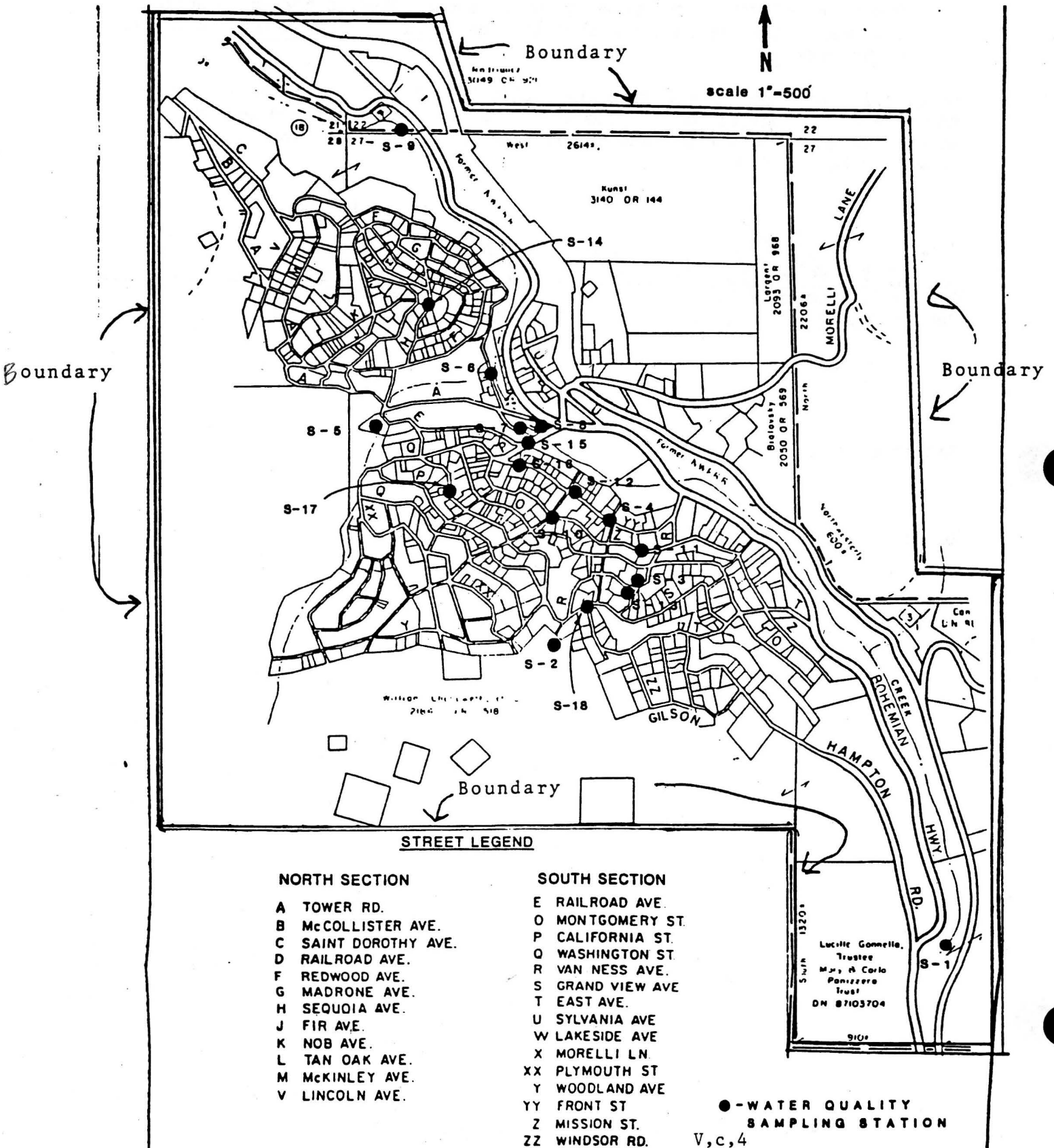

Mark A. Kostielney
Public Health Director

Attachment: Map

0083o

EXHIBIT "A"

CAMP MEEKER WAIVER PROHIBITION DISTRICT BOUNDARIES



ATTEST: SEP 4 1981

EEVE T. LEWIS

County Clerk & ex-officio Clerk of the
Board of Supervisors of the State of Cal-
ifornia, in & for the County of Sonoma
By E. T. Lewis Deputy

Resolution No. 70173 **70174, 70175**
County Administration Building
Santa Rosa, California

August 25, 1981

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF SONOMA, STATE OF CALIFORNIA, FINDING THAT THE PRO-
POSED COASTAL ZONING PLAN, ZONING ORDINANCE, AND
ADMINISTRATIVE MANUAL CAN IMPLEMENT THE SONOMA COUNTY
COASTAL PLAN AND APPROVING THE IMPLEMENTATION PACKAGE

WHEREAS, the Planning Commission held a duly noticed Public Hearing on the Coastal Zoning Plan, Zoning Ordinance, and Administrative Manual, at which time all interested persons were given an opportunity to be heard, and

WHEREAS, the Planning Commission decided to recommend certain changes, and

WHEREAS, the Planning Commission found the Coastal Zoning Plan, Zoning Ordinance, and Administrative Manual adequate to implement the Sonoma County Coastal Plan and recommended approval, and

WHEREAS, the Board of Supervisors held a duly noticed Public Hearing on the Coastal Zoning Plan, Zoning Ordinance, and Administrative Manual, at which time all interested persons were given an opportunity to be heard, and

WHEREAS, the Board of Supervisors has decided to incorporate certain changes as listed on Exhibit "A" (attached),

NOW, THEREFORE BE IT RESOLVED that the Sonoma County Board of Supervisors finds the Coastal Zoning Plan, Zoning Ordinance, and Administrative Manual are adequate to implement the Sonoma County Coastal Plan, and

FURTHER BE IT RESOLVED, that the Board of Supervisors adopts the Coastal Zoning Plan, Zoning Ordinance, and Administrative Manual as modified.

The foregoing resolution was introduced by Supervisor Carpenter.

Supervisors:

Adams	<u>No</u>	Rudee	<u>Aye</u>	Esposti	<u>Absent</u>	Carpenter	<u>Aye</u>	Putnam	<u>Aye</u>
Ayes:	<u>3</u>	Noes:	<u>1</u>	Abstain:	<u>0</u>	Absent:	<u>1</u>		

SO ORDERED

RESOLUTION NO. _____
Sonoma County Admin. Bldg.
Santa Rosa, CA. 95401
Date: _____

RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF SONOMA, STATE OF CALIFORNIA
ESTABLISHING WAIVER PROHIBITION OF ON SITE
SEWAGE SYSTEM REGULATIONS IN CERTAIN COASTAL
DEVELOPMENT AREAS.

WHEREAS, the community of Jenner, and the subdivisions of Sereno del Mar, Carmet, Rancho del Paradiso and Salmon Creek were identified as areas having severe sewage disposal constraints and failing septic systems during preparation of the Coastal Plan, and

WHEREAS, on-site sewage system failures in these areas have a high likelihood of causing health hazards or water quality impairment, and

WHEREAS, the Coastal Act of 1976 requires that new development occur only where it will not have significant adverse effects on coastal resources, and

WHEREAS, prohibiting waiver of adopted on-site sewage system installation regulations will significantly decrease chances of failure of new septic systems, and

WHEREAS, the Coastal Plan specifically recommends prohibition of any waiver of Regional Water Quality standards for on-site wastewater disposal in Jenner, Sereno del Mar, Carmet, Rancho del Paradiso, and Salmon Creek,

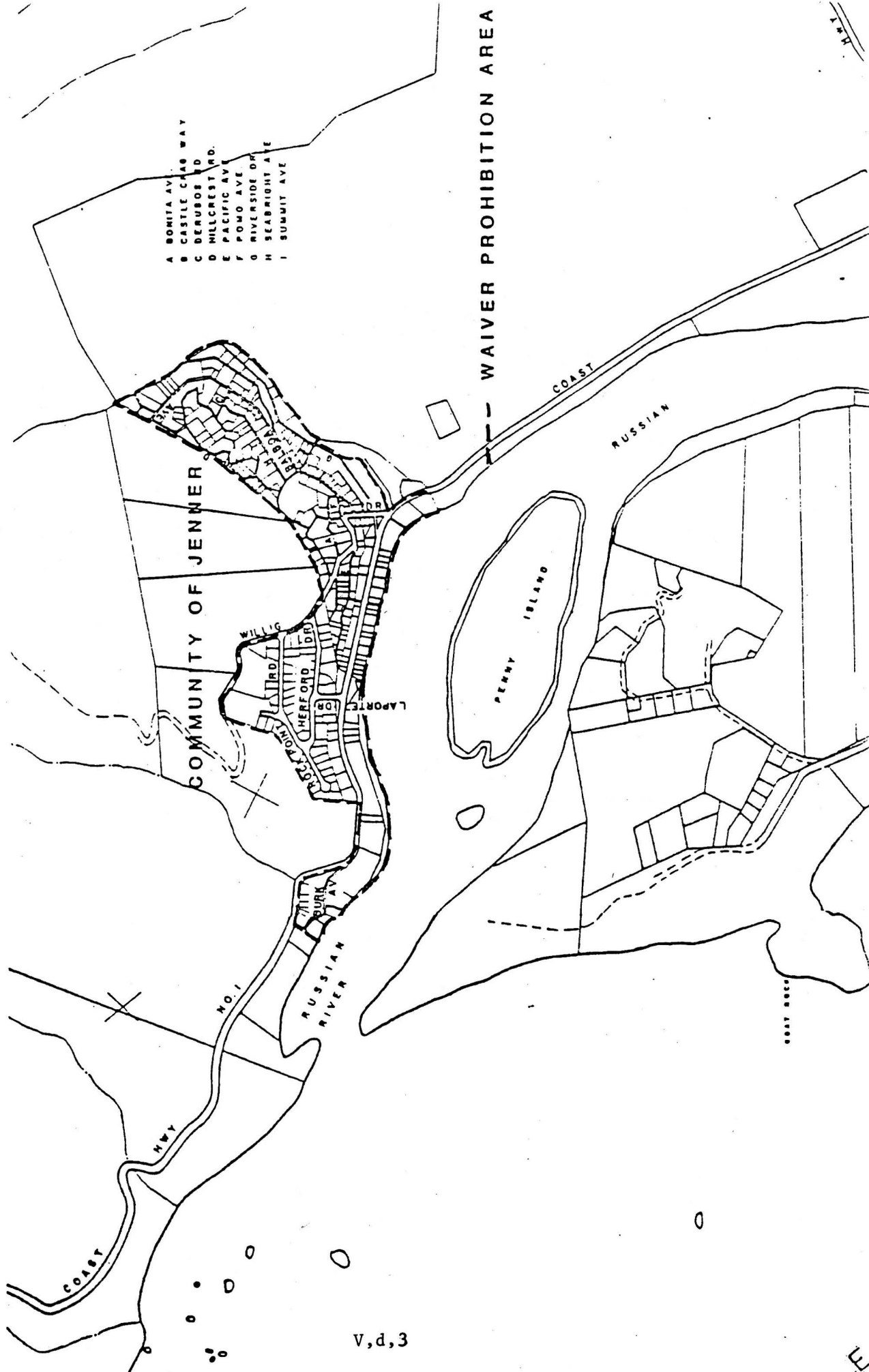
NOW THEREFORE BE IT RESOLVED that the Board of Supervisors does direct the County Public Health Service to extend a waiver prohibition order to cover the community of Jenner, and the subdivisions of Carmet, Rancho del Paradiso, and Salmon Creek.

SUPERVISORS

Adams _____ Rudee _____ Esposti _____ Carpenter _____ Putnam _____

AYES: _____ NOES: _____ ABSTAIN: _____ ABSENT: _____

SO ORDERED.



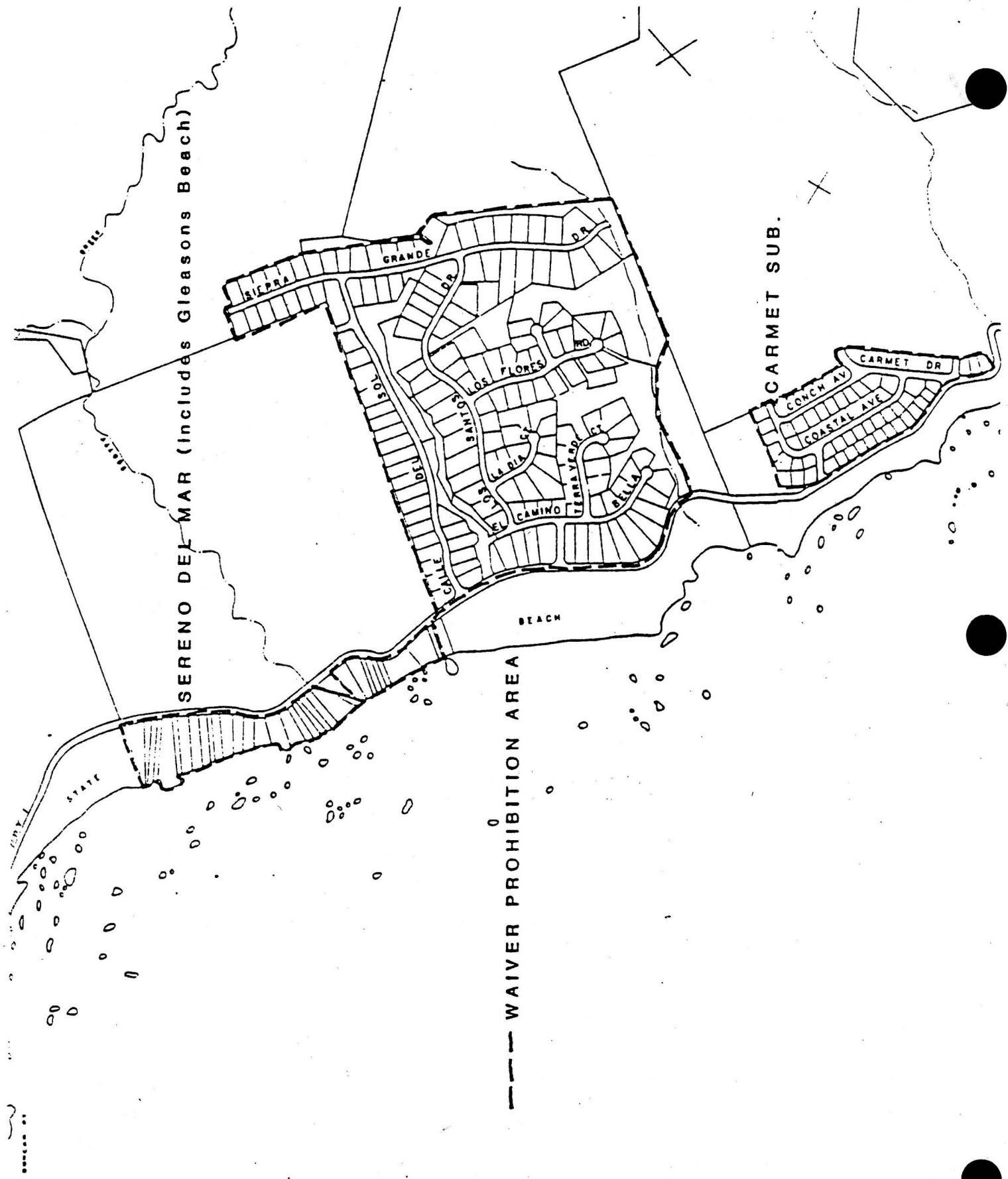
- A BONITA AV.
- B CASTLE CHASE WAY
- C DERUBOS RD.
- D MILCREST RD.
- E PACIFIC AV.
- F POMO AVE
- G RIVERSIDE DR
- H SEABRIGHT AVE
- I SUMMIT AVE

WAIVER PROHIBITION AREA

COMMUNITY OF JENNER

RUSSIAN

PENNY ISLAND



--- WAIVER PROHIBITION AREA

RANCHO DEL PARADISO SUB.

V,d,5

HWY 118

US 118

FREETOWN

BECKHEAD RD

RD

MOSCOW

RD

RIVER

--- WAIVER PROHIBITION AREA

SALMON CREEK SUB.

HIWAY ONE

HWY 1

SALMON CREEK

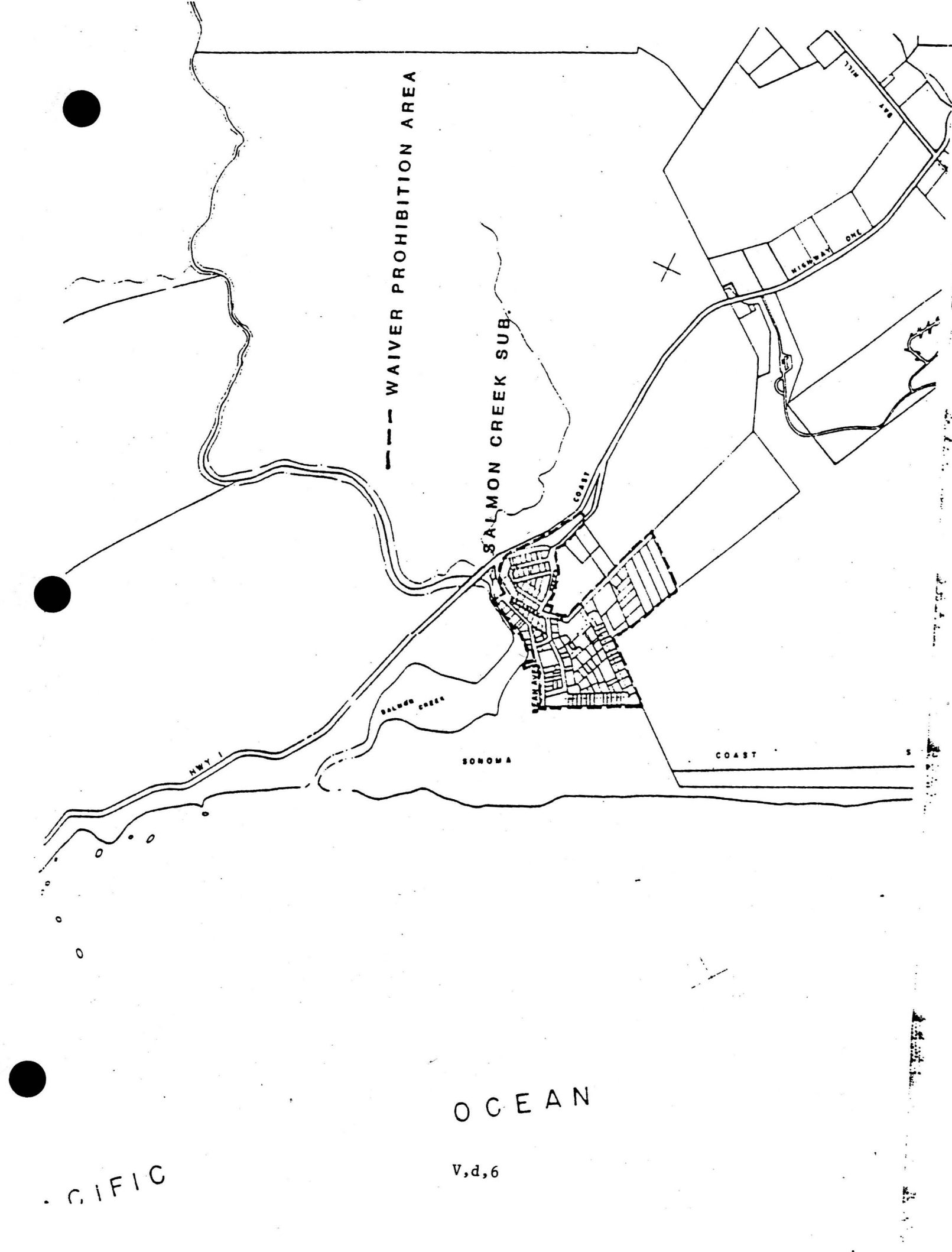
SONOMA

COAST

OCEAN

V,d,6

. CIFIC



JOINT AGREEMENT FOR REVIEW OF
ON-SITE SEWAGE DISPOSAL SYSTEMS
SERENO DEL MAR SUBDIVISION

SONOMA COUNTY PUBLIC HEALTH SERVICE
AND
NORTH COAST REGIONAL WATER QUALITY CONTROL BOARD

The purpose of this agreement is to establish procedure and policy for review and approval or denial of on-site sewage disposal systems within the Sereno Del Mar Subdivision on the Sonoma County Coast. The ultimate intent is to insure that any system approved for installation will be located in a manner to maintain sewage below the surface of the ground so as to not contaminate or degrade the waters of the State.

This agreement is necessitated by observations that conditions in the Subdivision are severely constrained for proper function of on-site sewage disposal systems by soils of low permeability, shallow depth of permeable soil over impermeable strata, elevated water tables, and poor surface and subsurface drainage.

Wet-weather percolation tests have been required for all proposed installations since 1976 by order of the Public Health Officer. Many parcels have failed to meet percolation standards under such criteria. Because of concerns that cumulative effects from on-site sewage disposal systems installed under such marginal conditions will be significant in the future, more stringent standards for demonstration of site suitability are deemed appropriate and necessary.

All parcels for which percolation tests were performed during the 1978-79 wet-weather testing period and for which data was submitted prior to 4-30-79 will be reviewed on a case-by-case basis by staff of the Public Health Service under the following set of criteria:

1. Waivers to the Basin Plan for the North Coast Region must be applied for in all cases where depth of soil and/or depth to water table as required in the Plan cannot be met.
2. If water table (zone of saturation) is known to be 12" or less below the proposed leaching trench bottom and the applicant states that an intercept drain can be installed to remove water to a depth greater than 12", the drain must be installed and monitored. Monitoring shall be for a period of time which demonstrates water conditions over a significant interval during a normal winter; this interval is not necessarily related to a wet-weather testing period as defined by Rule V-I, SCPHS.
3. Where intercept drains are to be installed on slopes of less than 5%, distance from perforated pipe and rock of the drain to all adjacent septic systems and expansion areas shall be a minimum of 50'. Intercept drains must "daylight" into an approved drainage easement with appropriate improvements or into a naturally occurring drainage way in a common area.
4. As there is no homeowners' association to manage common areas or to grant use of such areas for leachfields, common areas will not be approved for leach fields.
5. In addition to the above criteria, information to justify waivers shall be evaluated in light of the following correspondence (attached): 8/19/76 memo by Gil Torres and 8/10/76 letter by Robert Holtzer, M.D.

MEMO

DIV. OF EH

1981-7-100

LOCAL HEALTH SERVICE

DATE: October 27, 1981

TO: Sonoma County Environmental Health Department

FROM: Melanie Perry/Toby Ross

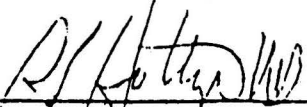
SUBJECT: WAIVER PROHIBITION AREAS FOR JENNER, SERENO DEL MAR,
CARMET, RANCHO DEL PARADISO AND SALMON CREEK

On August 25, 1981, the Board of Supervisors adopted the Coastal Administrative Manual as part of the Local Coastal Plan Implementation Program (Resolution attached). Included in the Administrative Manual is a Waiver Prohibition Order for Jenner, Sereno Del Mar, Carmet, Rancho del Paradiso, and Salmon Creek. Please begin implementing these areas as waiver prohibition areas as described on page 54 and accompanying maps in the attached Coastal Administrative Manual.

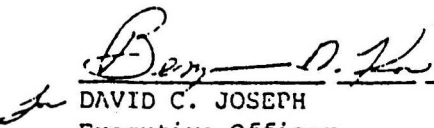
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All parcels for which percolation test data is submitted after 4-30-79 must be demonstrated to comply with all provisions of the Basin Plan without waiver. This "non-waiver" provision shall also extend to all other coastal areas under the jurisdiction of the Coastal Commission which have been designated in the Interpretive Guidelines of the Commission as areas where waivers to the Basin Plan are not appropriate. This agreement is promulgated as an interim measure preceeding formal action to adopt "waiver prohibition" for Sereno Del Mar by the Regional Board.

The foregoing agreement may be re-evaluated and modified at such time as an on-site waste water management zone as authorized by the California Health and Safety Code is created for the Sereno Del Mar Subdivision.



ROBERT L. HOLMER, M.D.
Public Health Officer
Sonoma County



DAVID C. JOSEPH
Executive Officer
North Coast Regional Water
Quality Control Board



(date)



(date)

DIVISION OF ENVIRONMENTAL HEALTH INSTRUCTION 12-79

DATE: December 6, 1979

TO: Staff, Division of Environmental Health

FROM: Director of Environmental Health

SUBJECT: Happy Acres Subdivision (Record of Survey) criteria for development of on-site sewage disposal systems.

PURPOSE: The purpose of this Instruction is to establish the criteria and procedure to be adhered to by the Division staff in reviewing, evaluating and processing applications for on-site sewage disposal systems in the Happy Acres Subdivision (Record of Survey). Previous DEH Instruction 12-77 is hereby superseded.

CRITERIA: A field survey was performed on a lot-by-lot basis by staff on June 14, 1977 due to staff's concern that development was being proposed which, if not properly designed, could lead to improperly functioning sewage disposal systems in the future. Three categories of lots have been identified and mapped. Maps are located in the Division's Book #24 of Assessor's Parcel Maps and the Division's Happy Acres Subdivision file.

CATEGORY I. 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 designed 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).

CATEGORY II. Parcels requiring winter percolation tests in accordance with Rule V-II, Sonoma County Public Health Service.

- a. Waivers from this determination will not be given by staff.
- b. Intercept drains will likely be required on many of these lots; if so, criteria shall also meet Category III.

CATEGORY III. 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.
- 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 buildings 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 until such time as it is operating under a valid permit from the Public Health Officer and the permit allows additional service connections.
2. Only lots of a net square-footage of 30,000 or greater may use both on-site water supply (private well) and sewage disposal. Lots of less than 30,000 ft.² will remain unbuildable until an approved public water system exists.
3. Applications for well and sewage system permits must be processed simultaneously for any parcel which will be developed with a private well. Wells may in no instance be located less than 100 feet from any leachfield 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 obtainable from the Planning Department. A recorded copy of the agreement must accompany any permit application.
5. No deviation from approved plans is permitted unless the engineer who has designed the system (or the applicant if not engineer designed) has submitted a revised plan delineating the deviation and the revision has been approved by the district sanitarian. The deviation must be approved before construction; any unapproved deviation will void the permit.

ACTION: Staff will carefully screen all proposals for development in the Happy Acres Subdivision which is located on Meacham Road just west of Stony Point Road (T5N-R8W-Sec.3) and refer any request for specific information or application approval to the District Sanitarian, or in his absence, the Supervising Sanitarian.

EFFECTIVE DATE: This instruction is effective immediately and applies to any lot for which a private sewage disposal system permit has not been issued as of this date. The criteria shall remain in effect until superseded or amended.

Michael T. Vinatieri
MICHAEL T. VINATIERI, R.S., M.P.H.
Director of Environmental Health

ADMINISTRATIVE ORDER 91-2

Subject: Mirabel Heights Pollution Study	Date Issued: January 23, 1991
Reference: Sonoma County Code, Chapter 25B, Sonoma County Code, Chapter 7 and North Coast Regional Water Quality Control Board Basin Plan	Date Expires: Shall remain in effect until amended or terminated

BACKGROUND:

In 1987, the community of Mirabel Heights was proposed by the Sonoma County Public Health Department as a candidate area for a State Grant-Funded Wastewater Pollution Study. The purpose of the study was to investigate the adequacy of existing sewage disposal practices and document the extent of public health or water quality effects. In 1988 the State Water Resources Control Board approved the County's request for a pollution study grant for Mirabel heights and in early 1989 the County of Sonoma contracted with Oscar Larson and Associates to conduct the study.

FINDINGS:

In July 1990, Oscar Larson and Associates submitted the final report.

I have reviewed the Wastewater Pollution Study, and find that the report confirms that a significant public health risk exists in the community of Mirabel Heights related to the use of on-site sewage disposal systems. The report revealed:

1. Evidence of increasing fecal chloriform bacteria and nitrate contamination of surface water tributaries and streams which drain directly into the Russian River from upstream to downstream of Mirabel Heights.
2. Steep slopes, numerous road cuts, and drainage concerns exacerbate the problem, and a portion of the subject area is located in a flood plain.
3. Approximately 70% of the existing residences in the community are serviced by malfunctioning or marginal functioning septic systems.
4. The report documents a direct relationship between density and septic system malfunction rate.

Human waste and wastewater discharge from inadequate septic systems is known to harbor bacteria, viruses, and other material (nitrates, etc.) which may cause disease.

Based on the above, the Health Officer does hereby declare a significant health risk to the public exist in the community of Mirabel Heights.

PURPOSE:

The purpose of this Administrative Order is to establish minimum measures necessary to protect the health of the public and the surface and subsurface aquifers within the community of Mirabel Heights. These requirements are necessitated by the findings of the Pollution Study report by Oscar Larson & Associates, 1990, "Wastewater Pollution Study".

POLICY

ON-SITE SEWAGE DISPOSAL SYSTEMS:

1. Permits that allow creation of new sewage discharges shall not be issued within the subject area designated as "Septic Moratorium" on the attached Exhibit "A".
2. All proposals for new sewage discharges, potential expansion of existing discharges, and replacement of previously existing dwellings; shall meet all requirements established for "wet-weather" percolation testing and groundwater determination testing regardless of soil hydrometer tests and slopes without waiver. Shallower depth to groundwater readings for Innovative Types of sewage disposal systems will not be allowed. (5' to ground water must be maintained.) All proposals shall be reviewed by the North Coast Regional Water Quality Control Board on a case by case basis. Exceptions to the Septic System Moratorium can only be granted in writing by the North Coast Regional Water Quality Control Board.
3. No permits and/or clearances for significant property improvements, land divisions or change in use shall be granted if the parcel utilizes a cesspool, seepage pit, or pit privy type of sewage disposal system.
4. No permits and/or clearances for property improvements, land divisions or change in use shall be granted if the parcel does not possess at least a 100% expansion area for the replacement of a standard or approved type of Innovative Sewage Disposal System. Innovative systems require 200% expansion.

NOTE:

If a proposal to mitigate the public health problems associated with the existing sewage disposal systems for the community is found and is acceptable to the community and the related agencies, this Administrative Order may be modified.

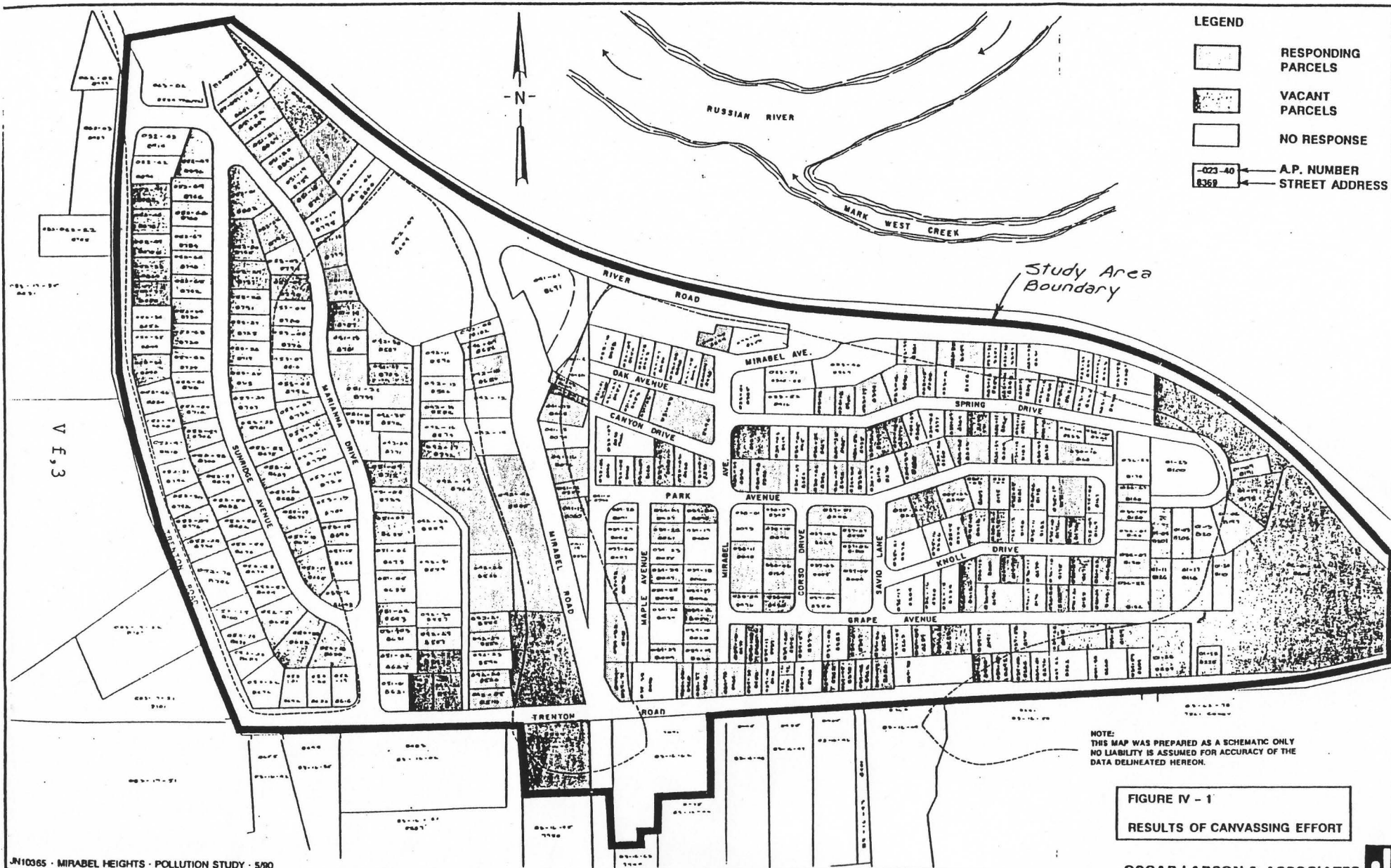


George R. Flores, M.D.
Public Health Officer



Mark A. Kostielney
Public Health Director

Enclosure: Map



MIRABEL HTS.
NOW A CSD

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

#55

ATTEST: APR 23 1997

Resolution Number 97-0516

County of Sonoma
Santa Rosa, California

EVEE T. LEWIS,
County Clerk & ex-officio Clerk of the Board of
Supervisors of the State of California, in & for
the County of Sonoma
BY *E. T. Lewis* DEPUTY

April 22, 1997

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SONOMA, STATE OF CALIFORNIA, DECLARING A POTENTIAL
POLLUTION PROBLEM AND ADOPTING A PROHIBITION AGAINST
WAIVERS TO ON-SITE SEWAGE DISPOSAL REGULATIONS IN THE
MONTE RIO AREA

WHEREAS, the Board of Supervisors has knowledge that there is a potential pollution problem from septic systems in the Monte Rio area, and

WHEREAS, the State Water Resources Control Board requires a local declaration of a pollution problem in order to qualify for Class B priority for grant funding for community sewage disposal problems, and

WHEREAS, it is the desire of the Board of Supervisors to assist the Monte Rio area to qualify for state grant funding,

NOW, THEREFORE, BE IT RESOLVED, that the Sonoma County Board of Supervisors hereby declares that there is a potential pollution problem from septic systems in the Monte Rio area, and

BE IT FURTHER RESOLVED, that the Sonoma County Board of Supervisors hereby directs the Permit and Resource Management Department not to process any waiver requests to on-site sewage disposal regulations for new construction of structures in the area shown on the attached map marked "Monte Rio Waiver Prohibition Area", and

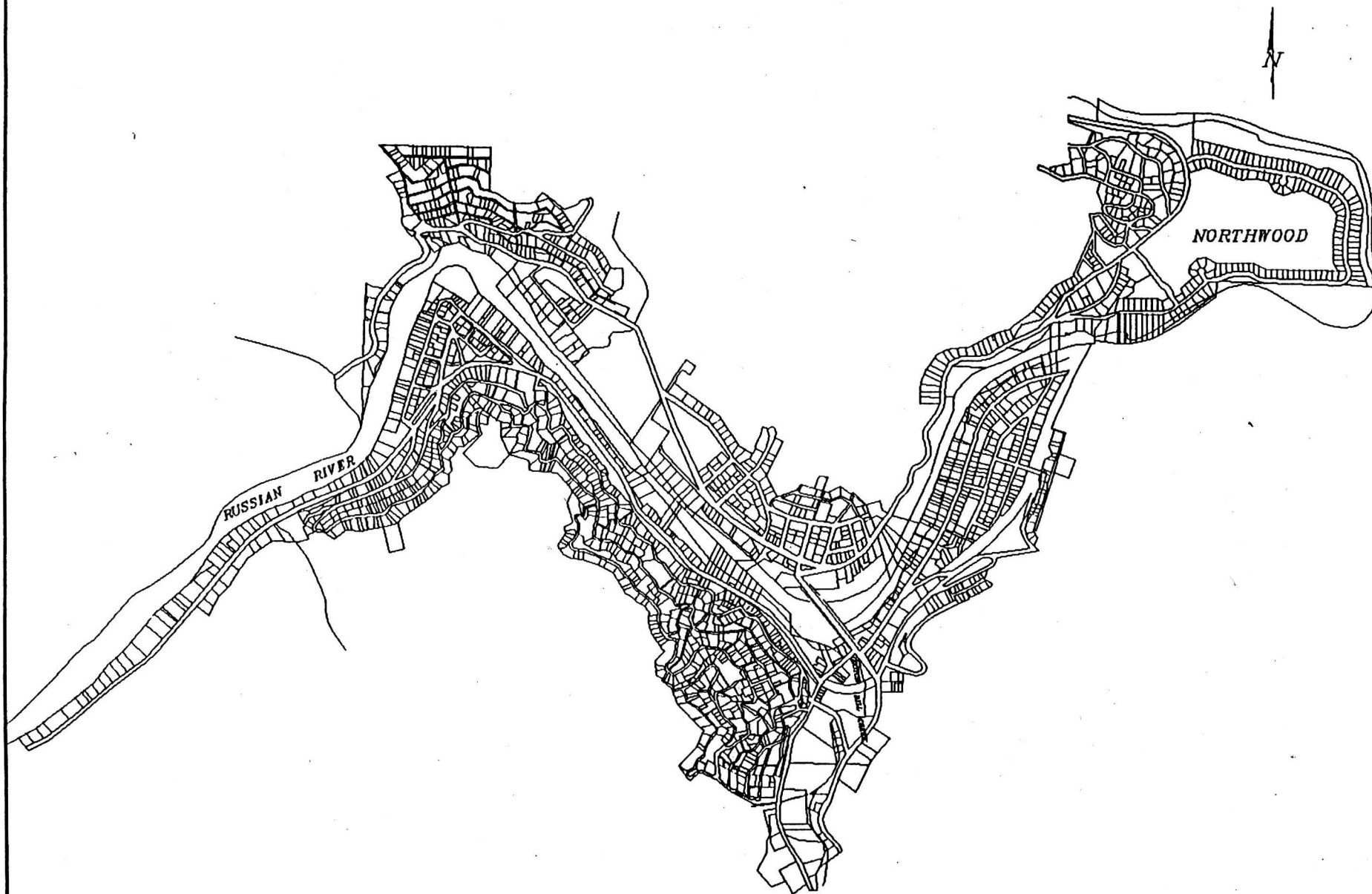
BE IT FURTHER RESOLVED, that the Sonoma County Board of Supervisors hereby directs the Permit and Resource Management Department to take the necessary actions by working with the North Coast Regional Water Quality Control Board and the State Water Resources Control Board in selecting and securing funding of a project to resolve the pollution problems from septic systems and to complete the facility planning, design, and construction of the selected project by September, 2002.

SUPERVISORS VOTE:

Cale: Smith: Kelley: Reilly: Harberson:

Ayes: 5 Noes: Absent: Abstain:

SO ORDERED






VFL,2



SONOMA COUNTY

MONTE RIO WAIVER PROHIBITION AREA

LEGEND

ROADWAY 
 PARCEL 
 HYDROLOGY 

NOT TO SCALE

MAP FILE: C:\MONTE_RIO
 AUTHOR T.WALKER
 DRAWN BY SJM
 DATE DRAWN 04/22/97
 DATE REVISED

PREPARED BY
 SONOMA COUNTY
 GIS

THE WITHIN INSTRUMENT IS A
CORRECT COPY OF THE ORIGINAL
ON FILE IN THIS OFFICE.

ATTEST: MAY 18 1979

EVEE T. LEWIS

County Clerk & ex-officio Clerk of the
Board of Supervisors of the State of Cal-
ifornia, in & for the County of Sonoma
By M. Shayer Deputy

Resolution No. 63649

Sonoma County Administration
Building, Santa Rosa, Calif.

Date: April 24, 1979 ?

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SONOMA, STATE OF CALIFORNIA, DESIGNATING A WAIVER PROHI-
BITION AREA OF WET-WEATHER PERCOLATION TEST REQUIREMENTS,
WITHIN THE AREA REZONED BY THE PENNGROVE/SOUTH COTATI
REZONING STUDY

WHEREAS, the Board of Supervisors on April 17, 1979, approved the rezoning of
the Penngrove/South Cotati Area, and

WHEREAS, minimum lot sizes approved by the rezoning are relatively small,
ranging from 1½ acre to 3 acre minimums, in the subject area, and

WHEREAS, residents within the subject area are totally dependent on septic
systems for waste disposal in an area which has exhibited septic system difficul-
ties, and

WHEREAS, the Planning Staff after consultation with the Environmental Health
Department has recommended that the Board of Supervisors adopt a Waiver Prohibition
Area of wet-weather percolation requirements, NOW

THEREFORE BE IT RESOLVED, that this Board of Supervisors does direct the
Director of the County Health Department not to grant any waivers of wet-weather
percolation test requirements within the area designated on the map entitled,
"AREA RECOMMENDED FOR WAIVER PROHIBITION OF WET-WEATHER PERCOLATION REQUIREMENT".

Motion by Supervisor Kahn

SUPERVISORS:

Kahn Aye Putnam Aye Esposti Aye Koenigshofer Aye Rudee Absent

Ayes 4 - Noes 0 Abstain 0 Absent 1

SO ORDERED

PUBLIC HEALTH SERVICE :

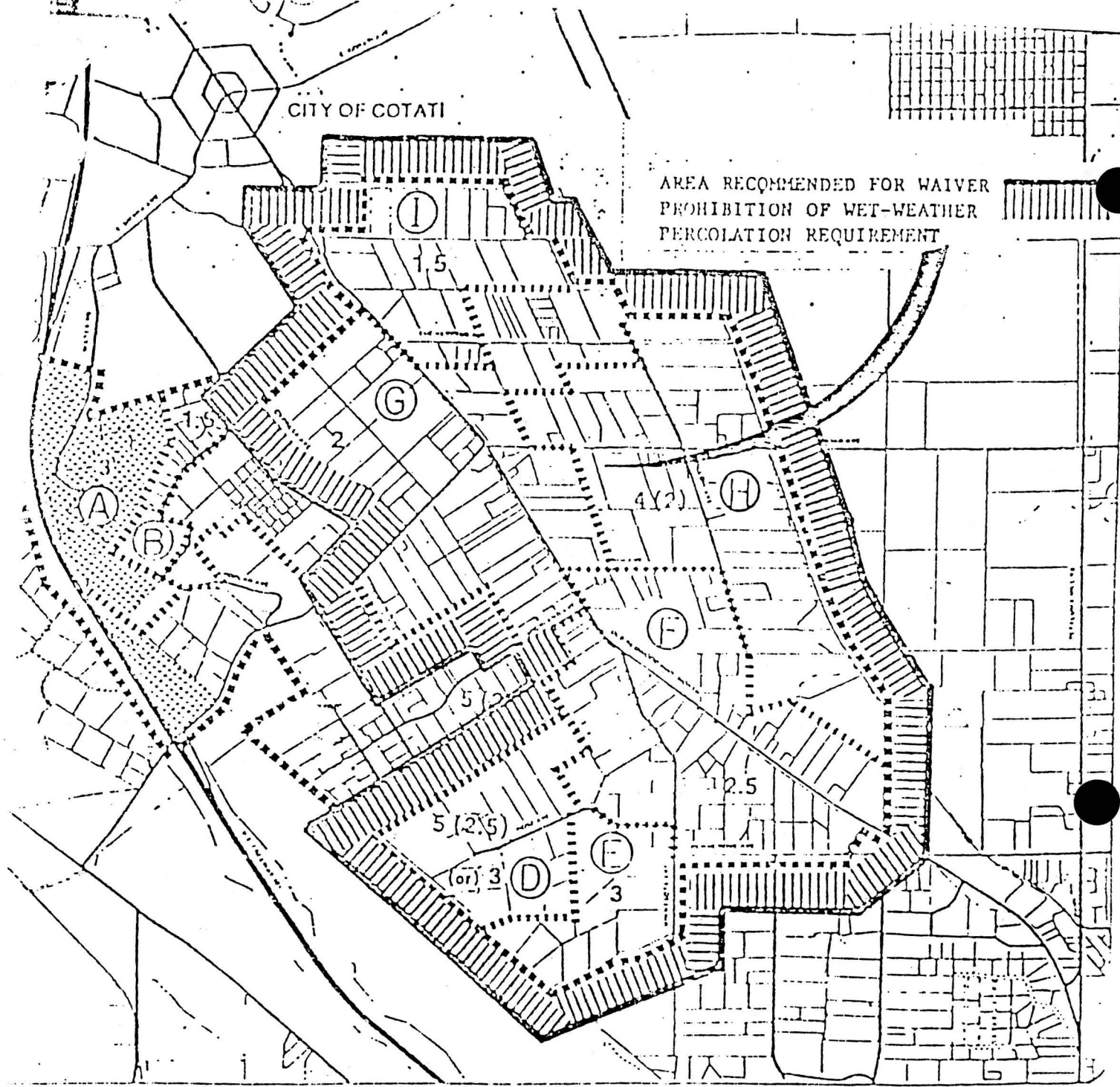
MAY 22 1979

DIV. OF E.H.

PUBLIC HEALTH SERVICE

MAY 22 1979

V.g.1



CITY OF COTATI

AREA RECOMMENDED FOR WAIVER
PROHIBITION OF WET-WEATHER
PERCOLATION REQUIREMENT

--- Study Area Boundary

--- Change in minimum lot size and/or density

□ A-1 Primary Agricultural District (Entire District)

■ SD Scenic Design Combining District

Minimum allowable lot size in acres

(0) Maximum allowable density - acres per dwelling unit
(Minimum allowable lot size in acres)

V, g, 2

Penngrove — South Cotati Study

ZONING / NEIGHBORHOOD

Scale 1" = 100'

North Arrow

ORDINANCE NO. 2607

AN ORDINANCE OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA,
ESTABLISHING STANDARDS FOR WELL AND SEPTIC PERMITS IN THE
UNINCORPORATED AREA OF PETALUMA AFFECTED BY NITRATE
CONTAMINATION (URGENCY--TWO THIRDS VOTE REQUIRED)

The Board of Supervisors of the County of Sonoma,
State of California, do ordain as follows:

SECTION 1. No site proposed for on-site sewage disposal systems within the area designated in the map below shall be approved for purposes of major or minor subdivision or on-site sewage disposal permits unless soils percolation tests accompanied by wet weather ground water level determinations are performed during the official wet weather testing period established by the Public Health Officer.

Upon determination of the ground water elevation, no waivers to the depth to ground water requirements of the Public Health Officer shall be granted in the approval of the site.

Sites which are determined by the Public Health Officer to be in a basin area or to contain soils which are subject to shrink-swell phenomenon due to high clay content shall additionally require satisfactory completion of wet weather soils percolation tests.

SECTION 2. All water wells constructed in the subject area shall be constructed with an annular seal of at least 50 feet, but in no case less than into the first impervious structure.

SECTION 3. This ordinance shall take effect immediately upon its adoption as an emergency ordinance and before the expiration of fifteen (15) days after its adoption shall be published once with the names of the Supervisors voting for or against the same in Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California.

The Board of Supervisors hereby finds that the emergency necessitating the immediate effectiveness of this ordinance is the recent information pertaining to the size of the geographic area involved with nitrate pollution of groundwater. Nitrate contamination has already endangered

the life of one child. The Health Department's efforts to protect present and future residents in the area will be enhanced by this Ordinance. Without this Ordinance the Health Department may be required to issue sewage system permits on the basis of inadequate documentation of safety. This is not in the best interest of residents or potential residents of the area. This Ordinance is therefore necessary for the immediate protection of human life.

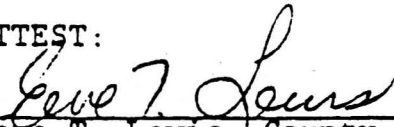
In regular session of the Board of Supervisors of the County of Sonoma introduced on the 13th day of February, 1980, and finally passed and adopted this 13th day of February, 1980, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

Kahn Aye Putnam Aye Rudee Aye Esposti Absent Koenigshofer Aye
Ayes 4 Noes 0 Abstain 0 Absent 1


Chairman, Board of Supervisors

ATTEST:


Eve T. Lewis, County Clerk
and ex-officio Clerk of
the Board of Supervisors

AN ORDINANCE OF THE COUNTY OF SONOMA, STATE OF CALIFORNIA, REPEALING AND AMENDING PORTIONS OF SONOMA COUNTY ORDINANCE 2607, ESTABLISHING STANDARDS FOR WELL AND SEPTIC SYSTEMS IN THE UNINCORPORATED AREA OF PETALUMA AFFECTED BY NITRATE CONTAMINATION (URGENCY—TWO THIRDS VOTE REQUIRED)

The Board of Supervisors of the County of Sonoma, State of California, do ordain as follows:

Section 1. Section 2 of Ordinance 2607 is amended to read:

Section 2. All water wells constructed in the subject area shall be constructed with an annular seal of at least 100 feet, but in no case less than into the first impervious structure, except when such construction would seal off all water bearing formations. If sealing to 100 feet will seal off all water bearing formations, the seal depth may be reduced to no less than 50 feet, or first impervious structure, provided nitrate concentrations of the produced water shall not exceed drinking water standards.

Section 2. Section 3 of Ordinance 2607 is renumbered to Section 4.

Section 3. Renumbered Section 3 of Ordinance 2607 is adopted to read:

Section 3. All new lot subdivisions in the subject area utilizing wells as water source shall construct wells and establish the water produced meets drinking water standards for nitrates before approval of the final map.

Section 4. This ordinance shall take effect immediately upon its adoption as an emergency ordinance and before the expiration of fifteen (15) days after its adoption shall be published once with the names of the Supervisors voting for or against the same in Argus Courier, a newspaper of general circulation published in the County of Sonoma, State of California.

The Board of Supervisors hereby finds that the emergency necessitating the immediate effectiveness of this ordinance is the recent report of the State Department of Water Resources that pumping of wells sealed to less than 100 feet may further endanger water quality in the subject area to increased nitrate contamination. This ordinance is therefore necessary for the immediate protection of human life.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 13th day of July, 1982, and finally passed and adopted this 13th day of July, 1982, on regular role call of the members of said Board by the following vote:

Supervisors

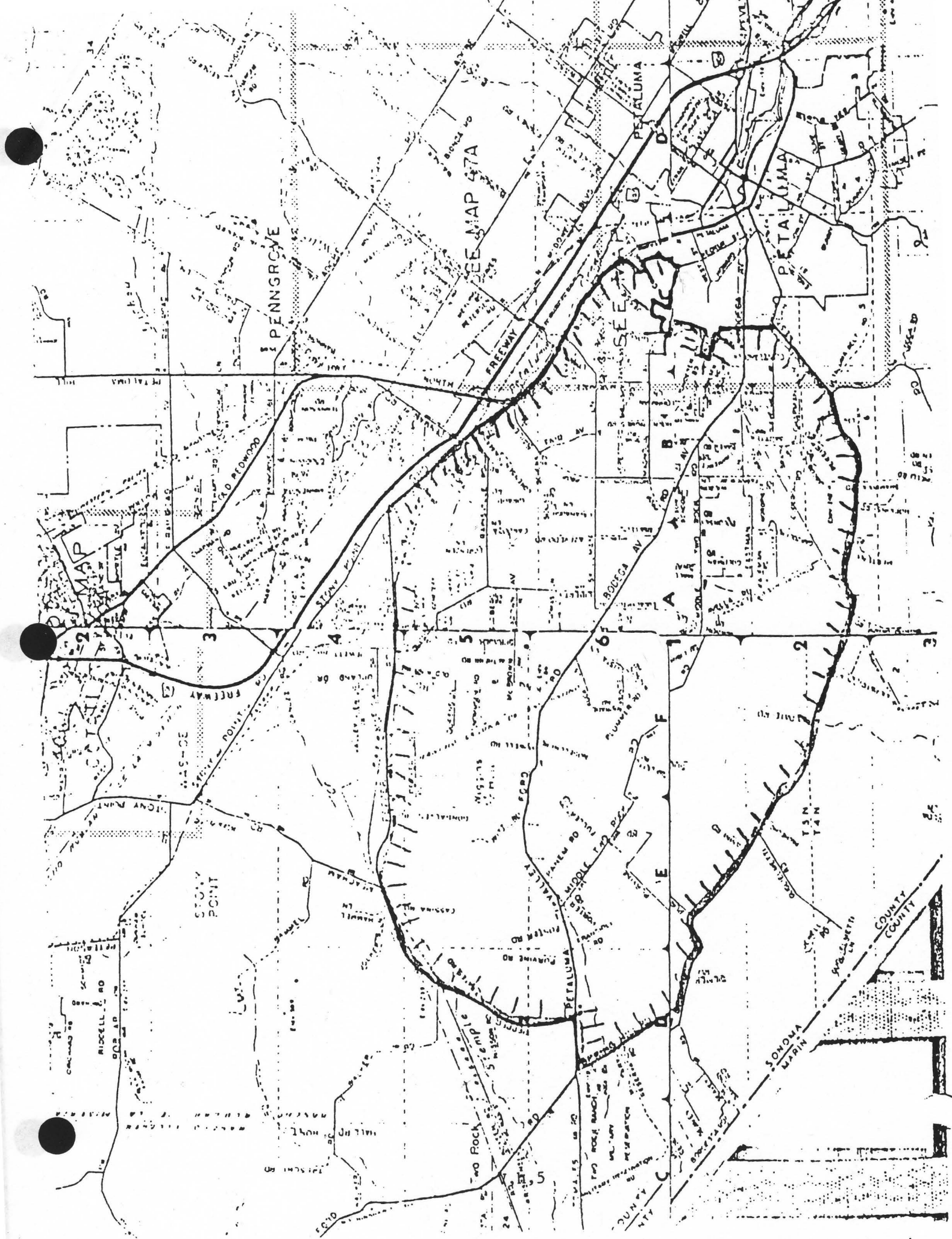
Adams Abstⁿ Putman Aye Rudee Aye Esposti Aye Carpenter Aye

Ayes 4 Noes 0 Abstain 0 Absent 1

Mike Esposti
Chairman, Board of Supervisors

ATTEST:

Eve T. Lewis
Eve T. Lewis, County Clerk
and ex-officio Clerk of the
Board of Supervisors



ADMINISTRATIVE ORDER 89-5

Subject: Septic System Permit Applications, Subdivisions, and Site Reviews Within the Unincorporated Area of West Petaluma Affected by Nitrate Contamination	Date Issued: December 1, 1989
Reference: Ordinance No. 2067	Date Expires: November 30, 1994

BACKGROUND

Ordinance No. 2067 was adopted as an urgency ordinance to address the problem of contamination of the West Petaluma aquifer with nitrate. A major thrust of the ordinance was to require wet-weather groundwater determinations on all lots. Since the time of adoption of that ordinance, research on nitrate problems has shown that nitrate contamination from septic systems is a function of density of housing, volume of discharge, and depth of disposal trenches. Shallow systems and mounds appear to reduce nitrate problems created by sewage disposal. These systems were untested (innovative) when the ordinance was adopted. It is the intent of the Sonoma County Health Department to begin studying a more effective method of regulating potential nitrate contributions from septic systems in the West Petaluma area.

PURPOSES

The purpose of this Administrative Order is to provide an interim set of guidelines to be observed until the overall problem of nitrate contamination can be studied and new regulations adopted.

POLICY

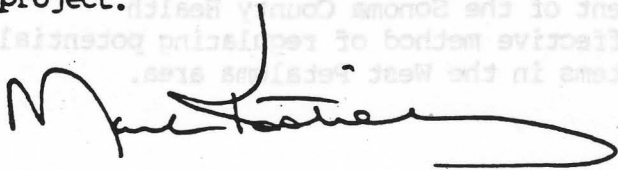
1. All lots shall comply with Sonoma County Public Health Department Rule V-2 pertaining to wet-weather percolation testing and wet-weather groundwater determinations.
2. In applying Rule V-2 to leachfield areas with greater than 5% slope, staff shall carefully evaluate profile holes to determine that there is a confining layer below the proposed septic system into which an interceptor drain may be bedded. This confining layer must be demonstrated to be of sufficient uniformity to provide for effective dewatering of the leachfield area.

If there is any question as to the potential effectiveness of an interceptor drain on a particular parcel, it shall be resolved by installation of the drain and observation of groundwater monitoring wells under wet-weather conditions.

3. An interceptor drain shall be provided on all lots that have not had wet-weather groundwater determinations. Drains shall discharge to approved locations and shall meet required setbacks.
4. Lack of a confining layer in which to bed an interceptor drain will result in the need for wet-weather groundwater determinations.
5. Areas which exhibit spring activity or potential wintertime seepage areas shall be subject to wet-weather groundwater determinations.

PROCEDURES

All Land Use Environmental Health Specialists shall observe the above interim standards when processing applications in the West Petaluma area as defined by Ordinance 2067. Additional profile holes may be required to substantiate the necessary soil conditions in the proposed leachfield area. All such holes shall be personally observed by an Environmental Health Specialist from the Land Use team and shall be observed by the consulting Civil Engineer or Environmental Health Specialist and included in the report prepared for the project.



MARK A. KOSTIELNEY
Director

00820

DIVISION OF ENVIRONMENTAL HEALTH INSTRUCTION 15-78

DATE: December 5, 1978

TO: Staff, Division of Environmental Health

FROM: Director of Environmental Health

SUBJECT: Sewage Disposal: Russian River Meadows
Subdivision Units 1 & 2 (also known as Rien's Beach)

REFERENCE: (a) Sonoma County Code Sec. 7-12 (i) et seq.
(b) Water Quality Control Plan, North Coast Basin-July, 1975

PURPOSE: The purpose of this Instruction is to revise previously established standards and requirements for the installation of on-site sewage disposal systems in subject subdivision. The revision will continue to preclude the creation of a health hazard due to the surfacing of sewage effluent from individual sewage disposal systems and contamination of the ground and surface waters of the State. Previous DEH Instruction 6-77 is hereby cancelled and superseded.

BACKGROUND: It has been determined in concert with staff of the North Coast Regional Water Quality Control Board that revision of the previous DEH Instruction can be justified by knowledge of the area and depth to water table as observed in the well serving Citizens Utilities Co. Revision will allow waiver of the 40 foot distance to water table but not less than 5 feet to water table under specific conditions.


POLICY: Where percolation rates are faster than 5 minutes per inch, waiver of the 40 foot distance to ground water but no less than 5 feet to ground water may be granted if justified by soils particle size analysis and/or demonstration of an underlying impervious stratum which will serve to adequately treat the effluent before it reaches the water table.

Distance to water table will be assumed to be 17 feet on all lots, based on records of the Citizens Utilities Co. well, unless wet-weather water table determination on a specific lot indicates the water table on that lot to be at a more elevated level.

Wet weather soil percolation tests and ground water determination are required on all lots. For purposes of ascertaining proper functioning of any sewage disposal system proposed for installation, wet-weather testing periods will be authorized based on staff observation and evaluation of ground water monitoring wells located on A.P.#96-211-17 (22800 Conifer). When observed water level ranges from 0"-12" below ground surface on the subject lot, wet weather testing may be conducted in the Russian River Meadows area.

Except for the above noted provisions, all other divisional requirements and the criteria and guidelines established by reference (b) must be met without waiver.

EFFECTIVE DATE: This instruction is effective immediately and remains effective until cancelled or superseded.


LESTER N. BENNETT, R.S.
Director of Environmental Health

V,i,1

ADMINISTRATIVE ORDER 84 - 4

Subject: Prohibition for On-Site Sewage Disposal Systems and Special Measures for Correction of Contaminated Individual Water Wells - South Wright Area	Date Issued: March 21, 1984
Reference: Sonoma County Code, Chapter 25B, Sonoma County Code, Chapter 7	Review Date: March 21, 1989 Shall remain in effect until amended or terminated

This Administrative Order amends and supersedes Administrative Order 83-15 which established special measures for correction of contaminated wells and created a prohibition area for on-site sewage disposal systems in the South Wright area. Amendment of the previous order is in recognition of the projected improvements in ground water and surface water quality within that portion of the area which will be provided with public sewer within the 1984-85 fiscal year. The amendment is also to facilitate the housing rehabilitation program of the Sonoma County Housing Authority within the area.

Purpose

The purpose of this Administrative Order is to establish minimum measures necessary to protect the health of the public and the groundwater aquifer within the unincorporated community of the South Wright district. These requirements are necessitated by the findings of a sanitary survey completed in the district during the winter of 1982-83. This survey revealed that of 366 developed parcels surveyed, 321 sites had failing septic systems, contaminated water samples, or both (i.e., 87.7% of the surveyed parcels).

POLICY

On-Site Sewage Disposal Systems

1. Permits that allow creation of new sewage discharges or potential expansion of existing discharges shall not be issued within the subject area designated as "waiver prohibition" on the attached Exhibit A unless all Departmental and Water Quality Control requirements are met without waiver.
2. Within the area designated as "septic tank ban" on the attached Exhibit A, discharge of waste from new on-site systems or increase of discharge into existing systems is prohibited. Discharge of waste from existing on-site sewage disposal systems is prohibited after July 1, 1985. No permits and/or clearances for property improvement, land division or change in use shall be granted unless connection to sewer is included in the proposed application.

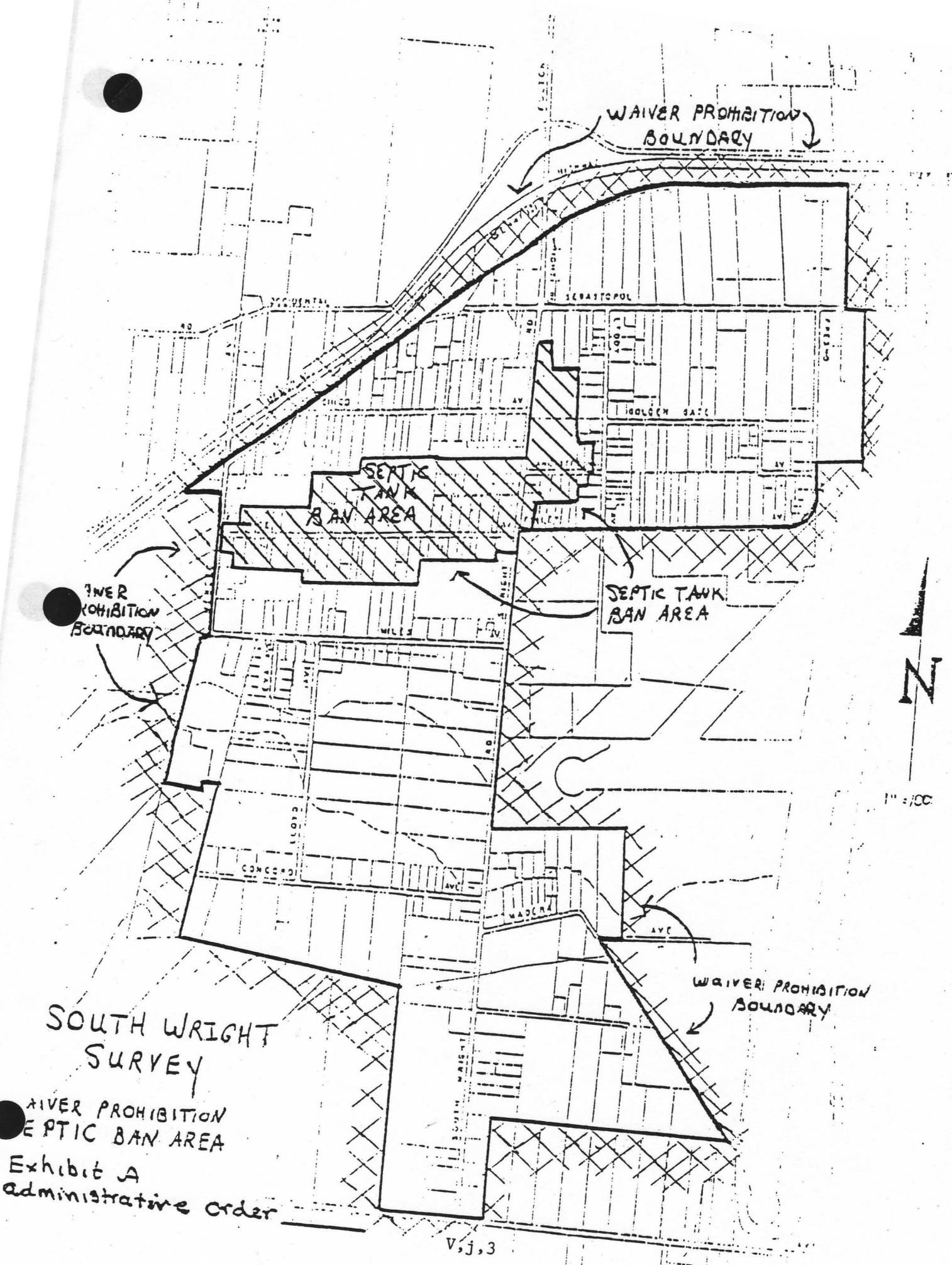
Water Wells

1. No permits and/or clearances for property improvement, land division or change in use shall be granted within the area designated as "waiver prohibition" until the property owner demonstrates to the satisfaction of the Health Officer that the existing water well has water of acceptable bacterial quality without treatment and that the well is constructed in compliance with the minimum standards as contained in Chapter 25B. Any well not meeting these criteria must be destroyed under permit and an approved water source provided prior to issuance of the requested permit/clearance/subdivision.
2. Permits and/or clearances for property improvement, land division or change in use within the area designated as "septic tank ban" shall not be granted until the property owner satisfies either of the following requirements:
 - A) Water is supplied by a well constructed in compliance with the minimum standards as contained in Chapter 25B.
 - B) If the existing water source is not from a well meeting the minimum standards of Chapter 25B, then:
 - 1) The proposed application shall include connection to public sewer and construction of the private lateral.
 - 2) The sewer line and lateral shall meet the required clearances of Chapter 25B from the well.
 - 3) A chlorinator and water storage sufficient for a 30 minute contact time shall be installed by a licensed pump contractor, well driller or qualified water treatment firm/individual.
3. Any parcel utilized as a rental dwelling unit or licensed care facility shall meet the same criteria as outlined above.
4. Any other documented instances of contaminated individual water wells within the South Wright district shall be resolved in accordance with these criteria.


ROBERT L. HOLTZER, M.D.
Public Health Officer

attachment: map

RLH/mb
0162m



Sonoma County
Department of Public Health

TECHINICAL POLICES AND PROCEDURES NO. 2

ADMINISTRATIVE ORDER 87-5

BK 1 PG 21

BK 99 PG 13

Subject: Sewage Disposal, Thomas Larkin Woods Subdivision, Unit I 084-26-30	Date Issued: April 17, 1987
Reference: 1) Joint Innovative System Agreement 2) Policy on Individual On-Site Seage Disposal Systems NCRWQCE, Adopted August 1979	Date Expires: April 17, 1992

The purpose of this Administrative Order is to preclude a hazard to the community water system in Unit 1 of Thomas Larkin Woods Subdivision. The hazard to the water system is due to:

1. Soils that demonstrate high percolation rates (faster than 1 inch per 5 minutes).
2. Shallow depth to groundwater for community water supply (30 to 40 feet), underlain by bedrock or other impermeable material.
3. Seasonally high groundwater in the recharge area supplying the community well.
4. Excessive slopes which severely constrain the placement of buildings and sewage disposal systems.

These factors, singularly and in combination make it likely that continued subdivision build-out on soils demonstrating excessive percolation rate, utilizing standard septic system technology, is likely to result in pollution of the community water supply. Previous Administrative Order 80-9 is hereby cancelled and superseded.

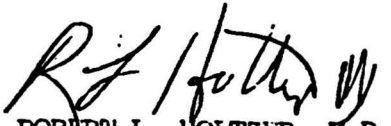
BASIC POLICY

1. Permits for septic systems with standard subsurface disposal fields are not to be issued on Unit 1 of Thomas Larkin Woods Subdivision unless all Departmental and Water Quality Control requirements are met without waiver.
2. Other methods of sewage disposal may be considered on an individual basis for lots showing only excessive percolation rates, i.e., all other criteria be met.
3. In the consideration of other methods of sewage disposal, the applicant would need to demonstrate that no significant public health or water pollution hazard would occur as a result of the proposed disposal method. Further, the applicant would need to demonstrate that bacteriological pollution would be unlikely to spread beyond the boundary of the subject property.

4. Requests for alternative sewage disposal methods are to be processed in accordance with the Joint Innovative Individual Waste Treatment and Disposal System Evaluation Agreement.
5. A log is to be kept of the applications denials, and approvals for Unit
 1. Water quality monitoring data from the community system is also to be logged.

REGULATIONS

The Director of Environmental Health is responsible for ensuring that the policy is communicated and distributed to all personnel having responsibility for issuance of permits and for enforcement of its provisions.


ROBERT L. HOLTZER, M.D.
Health Officer

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—
NORTH COAST REGION1000 CODDINGTON CENTER
SANTA ROSA, CALIFORNIA 95401
Phone: 707—545-2620

PUBLIC HEALTH SERVICE

JAN 6 1978



PUBLIC HEALTH SERVICE

FEB 21 1978

DIV. OF E.H.

January 4, 1978

R. L. Holtzer, M.D.
Public Health Officer
Sonoma County Health Department
3313 Chanate Road
Santa Rosa, CA 95404086-140
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16

Dear Dr. Holtzer:

On January 3, 1978, my staff investigated a failing ~~septic tank~~ located at 11926 Los Amigos Road, Healdsburg, in the West View Meadows Subdivision. This residence was constructed in 1977 and ~~has only been occu-~~ occupied for five months. One obvious cause of failure in this instance is shallow ground water. In examining test pits dug throughout the subdivision we found ground water within four inches, or less, from the ground surface. The pits were approximately 3 feet wide, 10 feet long and 10 feet deep.

In view of our findings we are hereby informing you that all proposed septic tank installations in the West View Meadows Subdivision, including those already approved but not yet installed, must comply with all provisions of this Board's Policy on the Control of Water Quality With Respect to Individual Waste Treatment and Disposal Systems, including the provision for wet weather testing. In addition, all existing systems should be inspected to determine the overall failure rate in the subdivision and all potentially adverse conditions should be mitigated at the earliest reasonable date.

We will be happy to assist you in performing the required inspections.

Very truly yours,

David C. Joseph
Executive Officer