

SOLANO COUNTY  
DEPARTMENT OF RESOURCE MANAGEMENT  
Environmental Health Division  
Technical Services Section



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Excerpts form the  
**Solano County**  
**Sewage Disposal Standards**  
Chapter 6.4  
and other codes pertaining to

***SUB DIVISION MAPS AND***  
***LOT LINE ADJUSTMENTS***

### **Sec. 6.4-30. Applicability and reporting**

This Article shall apply to all land divisions and lot line adjustments processed by or submitted to the Environmental Health Services Division for review or final approval after the effective date of these regulations. The Environmental Health Services Division shall review all tentative maps and proposed lot line adjustments. The Environmental Health Services Division shall report its conclusions together with any conditions necessary to ensure compliance with all applicable Environmental Health rules and regulations to the Planning Division or other responsible agency.

### **Sec. 6.4-31. Minimum lot size**

Minimum lot size shall be in accordance with Chapter 26, section 26-82 of the Solano County Code.

Section 26-82 states: "**ON-SITE SEWAGE DISPOSAL SYSTEMS** – In all cases where sewage disposal is not to be by means of a sewer operated by a public sewer agency, it shall be by means of an individual sewage disposal system located entirely on the lot generating the sewage. Each proposed lot within a subdivision that is not served by a public sewer system shall meet minimum site and design criteria in this section and Chapter 6.4 of the Solano County Code.

#### **Minimum Parcel Size**

- (1) Parcels which are served by on-site sewage disposal systems and individual, onsite water supplies shall not be less than 5 acres.
- (2) Parcels, which are served by on-site sewage disposal systems and community water supplies, operated by a public agency or utility district shall be no less than 2.5 acres. Where a planned unit development process is proposed where parcels vary in size, the overall density of the project shall not be greater than one dwelling unit per 2.5 acres with a community water supply and no individual parcel development shall be less than one acre in area.
- (3) Parcels which meet the above-noted minimums, but are otherwise limited by conditions such as steep slopes, watercourses, easements, wetlands or other site constraints shall be of sufficient size to accommodate conventional development (considering buildable area, driveways, parking area, etc.) without the need to waive required setbacks, leachfield area, or reserve areas."

### **Sec. 6.4-32. Required information and inspections**

The Environmental Health Services Division may require any and all information and/or inspections necessary to determine if subdivisions or lot line adjustments comply with these standards. The applicant and/or owner of the property shall be responsible for supplying all information and tests necessary for review. Such information includes, but is not limited to, the following:

- (a) Site Plan Requirements:  
Site plans shall contain the following information:
- (1) Address, if assigned, parcel number, and subdivision number
  - (2) Name, address, and phone number of property owner, contact person, and person preparing plans
  - (3) Vicinity map
  - (4) Scale used
  - (5) Lot dimensions, including all property lines
  - (6) Setbacks
  - (7) Paved areas and unpaved areas subject to vehicular traffic
  - (8) Easements and rights-of-way, public and private
  - (9) Structures, dwellings (including pools and auxiliary buildings)
  - (10) Animal Enclosures
  - (11) Fuel tanks, hazardous material storage
  - (12) Water lines (public and private)
  - (13) Areas subject to flooding, inundation, or storm water overflow
  - (14) Existing and proposed wells, abandoned wells, springs, neighboring wells, streams, ditches, canals, culverts, ponds, lakes, swales, 10-year flood plains, or any body of water (intermittent or perennial) located within 100 feet of property lines
  - (15) Existing and proposed on-site sewage disposal systems (including replacement areas), abandoned septic tanks, works treating or storing wastewater, sewer lines, storm sewers
  - (16) Soil profile test holes, percolation test holes, groundwater observation wells
  - (17) Percent and direction of slope in and adjacent to absorption system area
  - (18) Topography of sewage disposal areas and 50 feet adjacent to these areas (on slopes show contour lines in maximum two feet increments). Indicate any proposed grading of sewage disposal areas
  - (19) Trees within 10 feet of sewage disposal areas (including replacement areas)
  - (20) Underground utilities within 10 feet of septic system (including replacement area)
  - (21) Cut banks, unstable land forms, bluffs, and ravines
  - (22) Written information required to determine availability of public sewer (see section 6.4-20).

#### **Sec. 6.4-20. Sewer connection required**

Connection to a public sewer system shall be required for all proposed lots, new development, additions, or remodels that propose to generate wastewater, and for existing structures requiring repairs to the septic system if sewer is available. Sewer is available if: 1) it is within 200 feet of the property line, and 2) the structure to be served is within one thousand feet of the property line closest to the sewer or of another structure on the same property that is connected to the sewer, and 3) there is willingness by the agency in control of the sewer to permit connection to the sewer main. No permit for installation, repair, replacement or expansion of a septic system shall be issued if sewer is available. Exception: permits for repairs to the solid pipe of an

on-site sewage disposal system shall be allowed if sewer is available provided that a nuisance is not created or maintained and the repair will comply with these standards.”

- (b) Site Evaluation: Each proposed and remainder lot shall have a site evaluation as indicated in Article VIII, sections 6.4-81, 6.4-81.1, and 6.4-81.2 for on-site sewage disposal systems prior to approval of any tentative map or lot line adjustment. The site evaluation shall include a determination of the soil conditions in the area proposed for on-site sewage disposal systems and replacement areas. (Refer to chapter 6.4 and brochure on Site Evaluation for requirements.)

### **Sec. 6.4-33. On-site sewage disposal system area requirements**

All lots utilizing or proposing to utilize an on-site sewage disposal system shall demonstrate an area that shall comply with the following:

- (a) All portions of the area shall have surface and subsurface characteristics suitable for the installation of an on-site sewage disposal system complying with these standards.
- (b) The size of the area shall be based on site evaluation within the boundaries of the proposed disposal field, and on the maximum projected wastewater flow or 600 gallons per day, whichever is greater. The area shall contain sufficient room for a 100% replacement area in addition to the original disposal field. The replacement area may be in a different location than the original system provided a site evaluation in that location reveals the site complies with these standards and that there is the required space available to install a system that can treat and dispose of the maximum projected wastewater flow, or 600 gallons per day, whichever is greater.
- (c) The boundaries and location of the area shall be clearly delineated on all maps submitted for review.
- (d) The area shall remain free of pavement, vehicular traffic, improvement, or other activities that may affect its use for wastewater disposal.
- (e) All requirements pertaining to the area shall remain in effect until such time as the structures or facilities served by the on-site sewage disposal system installed within the boundaries of the area are connected to a sanitary sewer, or another area for disposal of sewage is approved.

### **Sec. 6.4-34. Cumulative impacts**

An applicant shall submit a hydrogeologic evaluation and/or report on the project's cumulative impact in an entire drainage basin to prevent significant degradation or elevation of groundwater or surface water supplies in those circumstances where the Environmental Health Services Division has determined there is potential for the increasing discharge of sewage effluent into a given drainage basin to result in significant elevation or degradation of groundwater or surface water.

Groundwater evaluation shall identify existing and potential groundwater aquifers and focus primarily on those aquifers where there is greater potential for water quality impact from onsite sewage disposal systems. Information to be included in hydrogeology reports, when required, shall address each of the aquifers in the project area and shall include but not be limited to: drainage basin area, saturated thickness, transmissivity, flow contours, existing water quality, seasonal depth to the water table, ultimate density of soil absorption systems based on current land use planning for the groundwater basin being evaluated, and such other data as deemed necessary by the Environmental Health Services Division.

### **Sec. 6.4-35. Approval**

The Environmental Health Services Division shall review the applicable information associated with the tentative map of the proposed subdivision or with the lot line adjustment and submit recommendations and/or conditions of approval to the Planning Division or other responsible agency. Any significant deviations or modifications to the project after Environmental Health Services Division review and prior to any approval affecting the tentative map or lot line adjustment on file with the Environmental Health Services Division shall be resubmitted for review to the Environmental Health Services Division to determine compliance with earlier Division recommendations and conditions.

No subdivisions or lot line adjustments shall be approved unless each lot and remainder can be shown to have an area suitable for the installation of an individual on-site sewage disposal system and replacement area complying with the provisions of these standards. Exceptions to this subsection are 1) lots that will be served by public sewer or a community on-site sewage disposal system, or 2) subdivisions or lot line adjustments for which development rights have been relinquished and can demonstrate good cause to have such testing exempted to the Environmental Health Services Division., or 3) lot line adjustments that do not create a more substandard condition for on-site sewage disposal for any lot than the previously existing lot boundaries.

Types of individual on-site sewage disposal systems that can be used for creation of new lots are:

1. Standard systems, or
2. Alternative systems as approved by the Environmental Health Services Division (refer to Article VIII, section 6.4-89(b)), or
3. Standard or alternative systems as indicated above in combination with a gray water system complying to the requirements of the latest adopted version of the Uniform Plumbing Code and any other standard regarding gray water adopted by Solano County. The size of the sewage disposal system or replacement area shall not be decreased or affected by the gray water system, or
4. Any system approved and under permit from the Regional Water Quality Control Board having authority.

Any proposed subdivision requiring the use of alternative systems shall have a declaration recorded with the final map that alternative systems are required. The declaration shall also describe the type of alternative system required for each specific lot and state that the system must be operated, monitored, and maintained in accordance with the standards set forth in this Chapter.

### **Definitions:**

**Alternative System** - A sewage disposal system that uses an advanced method of effluent treatment and/or distribution and is designed by a Civil Engineer or Environmental Health Specialist registered in the State of California. An alternative system is designed to mitigate soil and/or groundwater conditions which render a lot inappropriate for a standard septic system, or to mitigate severely inadequate replacement area for repair or replacement of an existing, improperly functioning on-site sewage disposal system. An alternative system does not include a standard system that only uses a pump to deliver effluent to a non-pressurized disposal field complying with all surface and subsurface set back requirements.

**Lot** – as defined by Chapter 26 of the Solano County Code. “Sec.26-21.18 – LOT- “lot” means an area of land having fixed boundaries depicted on or described by a tentative map, final map, parcel map or instrument of conveyance for the purpose of defining land to be held, actually or potentially, in fee title as discrete unit; provided that roads, alleys, and similar rights-of-way, whether held in fee or otherwise, are not lots. Condominium units that consist of airspace, as opposed to division of land, are not lots. Mere easements and licenses are not lots. Except where otherwise specified in this Chapter, references to lots are intended to include remainder parcels and parcels offered for dedication.”

**Standard System** – An on-site sewage disposal system that uses gravity to disperse effluent throughout the disposal field, and in which no pretreatment device is utilized. This term includes systems that use a pump to transport effluent received from the septic tank to an uphill disposal field where the effluent is then dispersed by gravity into an absorption field placed in an area with surface and subsurface features complying with these standards.

**Subdivision** – The division of land as defined by the Solano County Subdivision Ordinance.

“Sec. 26-21.30 – SUBDIVISION – “Subdivision” means any division of land which is a subdivision as defined in Section 66424 of the Subdivision Map Act and, in addition, the following: (a) The division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized County assessment roll as a unit or as contiguous units, for the purpose of any transfer, whether immediate or future, of the right to the exclusive possession of the surface of the land or portions thereof, unless excepted by the Subdivision Map Act or this chapter.”