

** New Septic Guidelines*



County of Santa Cruz

HEALTH SERVICES AGENCY

701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060-4073
(831) 454-2022 FAX: (831) 454-3128

ENVIRONMENTAL HEALTH

<http://sceh.com/htm>

June 1, 2018

To: Contractors, Consultants and Others involved with Septic System Permitting

From: John Ricker, Water Resources Division Director

Subject: Change in Permit Review Procedures and Requirements for Some Septic Systems,
Effective Immediately

Some septic system applications will be subject to an additional level of review and tighter requirements, effective immediately. As of May 13, 2018 the County may only approve permits for new and replacement septic systems that meet the Tier 1 Requirements of the State Water Quality Control Policy for Siting, Design Operation and Maintenance of Onsite Wastewater Treatment Systems, as adopted by the State Water Resources Control Board on June 19, 2012 (referred to as State Onsite Policy). Applications for systems that cannot meet Tier 1 requirements will require review and approval by the Regional Water Quality Control Board.

The State Water Resources Control Board has placed temporary restrictions on any agency that does not have an approved Local Area Management Plan for Onsite Systems (LAMP). Santa Cruz County and other counties in the state are still in the process of completing their LAMP and having it reviewed for approval by the Regional Board. This process has taken much longer than expected. We had expected the State to continue to work with us until the LAMP was approved, but on Monday, May 14, 2018, we received notification that we would need to comply with Tier 1 immediately until our LAMP is approved. We expect this process will take up to 6 months, but will try to move it along as quickly as possible.

Until our LAMP is approved we will only approve and issue permits that meet the Tier 1 requirements. If Tier 1 requirements cannot be met, approval must be obtained from the Regional Board in San Luis Obispo. We are still working out the most efficient process for referral and approval by Regional Board staff.

The Tier 1 requirements are attached for your review. The major Tier 1 requirements that are more strict than current County Code are:

- Percolation rates shall not be faster than one minute per inch.
- The 30% reduction in surface area for chamber systems will no longer be allowed.
- No more than 4 square feet dispersal area per running foot on a trench is allowed. This equates to a 2 ft flow.
- Seepage pits or deep trenches are only allowed for repairs through a variance due to siting limitations.

- Sewage disposal systems in high groundwater areas must maintain a separation of 5-20 ft from groundwater.
- Stream and well setback must be at least 100 ft.
- Leaching areas will not be approved on slopes over 25% or within 100 ft of a landslide.
- Access tank openings shall have watertight risers.
- Tops of tanks or risers shall be set no more than 6" below finished grade.
- No dispersal system shall be covered by impermeable surface.
- We cannot presently approve deviations from these standards by using enhanced treatment
- We also cannot currently approve drip systems or mound systems.
- Some variances for system repairs may be allowed by the County under Tier 1, provided there is no increased threat to water quality. We are still working with Regional Board staff to define allowable variances for repairs.

It should be noted that in instances where Santa Cruz County Code requirements are more strict than the Tier 1 standards, the County Code requirements will still apply.

During this interim process, if it is unclear whether the proposal will meet the Tier 1 requirements, we are recommending that the applicant instead pay just the Site Evaluation fee. Land Use staff will perform the initial review and determine if the proposed system can be approved by the County under Tier 1. If the application can be approved by the County, the regular application fee will need to be paid, with a credit for any site evaluation fees already paid. If the proposed system cannot be approved under Tier 1, the applicant will need obtain approval from Regional Water Quality Control Board. We are still working with Regional Board staff on the most effective way for this to occur.

Central Coast Water Board staff is currently developing guidance for owners of new or replacement onsite wastewater treatment systems that will require review and approval by the Regional Board. This information is posted on the following webpage:

https://www.waterboards.ca.gov/centralcoast/water_issues/programs/septics/permits.html

Once Regional Board approval is obtained, we anticipate that the County will still conduct the installation inspections and an additional installation review fee will need to be paid.

Please contact Cheryl Wong or myself if you have any questions or suggestions. We apologize for this sudden change in process.

We will do all that we can to make this period as short and efficient as possible.

Thank you for your patience.

★ Site Evaluation Form
★ Likely 2-3 weeks

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICE
701 Ocean Street - Room 312, Santa Cruz, CA 95060 (831) 454-2022

SITE EVALUATION

☐ **PRELIMINARY LOT INSPECTION REPORT**
MLD # _____ PROPOSED LOT _____ LOT SIZE _____ SITE LOCATION _____
APN _____ WATER SUPPLY _____ OWNER'S WRITTEN PERMISSION ATTACHED YES ___ NO ___

☐ **SITE EVALUATION** VALIDATION
☐ FULL ☐ SOIL ☐ GROUNDWATER ☐ PERCOLATION ☐ REPAIR ☐ ALTERNATIVE SYSTEM

☐ **OTHER CONSULTATION** _____

REQUESTED BY: _____
(NAME) (ADDRESS) (PHONE)

OWNER: _____
(NAME) (ADDRESS) (PHONE)

- ☐ Item/s checked below do not meet present sewage disposal requirements or require further testing:
- ☐ Soil tests indicate soils not suitable.
 - ☐ Lot slope excessive, area has been graded; and/or unable to provide setback from cut bank
 - ☐ Winter water table testing required.
 - ☐ Tests indicate failure to provide required separation of leaching and seasonal high groundwater.
 - ☐ Unable to provide a 100 foot separation between a septic system and a well, spring, stream, or waterway.
 - ☐ Inadequate space for both the sewage disposal system and the required future expansion area.
 - ☐ Septic area in floodplain.
 - ☐ Other _____

☐ Preliminary inspection of this lot indicates suitability for individual sewage disposal using conventional septic technology under standards currently in effect, subject to any limitations identified below.

☐ Water supply must be developed.

☐ Site conditions may be mitigated by alternative technology. Further testing and evaluation is needed.

Design Parameters

Percolation Rate 1-5 6-30 30-60 60-120 Groundwater Depth for Design Purposes _____

REMARKS:

NOTE: Preliminary inspections and evaluations do not take into account all factors which are considered in the issuance of a sewage disposal permit. An application for sewage disposal will be subject to further evaluation based on the specific sewage disposal design; the possible presence of geologic hazards, biotic resources, or other site constraints; and, the provisions of the Sewage Disposal Ordinance in effect at the time of permit application.

ENVIRONMENTAL HEALTH SPECIALIST

DATE

SUPERVISOR

DATE

Pete's Outflow Technicians

P.O. Box 1066
Soquel, CA 95073
831-475-0959

Invoice

Date	Invoice #
1/31/2017	11300

Bill To	Location
Investment House c/o Linda Smestad 1515 Lincoln Avenue San Jose, CA 95125	11 South Circle Drive Santa Cruz, CA 408-839-2021 Seller; Dr. Richard Mason lmsinvest@yahoo.com

P.O. No.	Terms	Truck
	Due on receipt	KW 2013

Description	Quantity	Price Each	Amount
Truck/service call probe property for tank location. 1/5/17		100.00	100.00
Transmit line to locate tank, electronic locator. 1/27/17		150.00	150.00
Tank location indicates very deep in ground and most likely a redwood tank that is collapsed. Lines also indicate may not be attached to tank. Effluent surfacing above ground. Recommend install new system or investigate with tractor work.			

Thank you for your business.

Total \$250.00

Please Note: 2% Will Be Charged on ALL ACCOUNTS Over 30 Days.

Pete's Outflow Technicians

P.O. Box 1066
Soquel, CA 95073
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PAID
02/23/2017

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Tank location indicates very deep in ground and most likely a redwood tank that is collapsed. Lines also indicate may not be attached to tank. Effluent surfacing above ground. Recommend install new system or investigate with tractor work.			
* Stumbled into this information last few days.			
* Indicator issuer with system.			
* Seller did not provide upfront.			
Thank you for your business.	Total		\$250.00

Please Note: 2% Will Be Charged on ALL ACCOUNTS Over 30 Days.

Alyssa Nelson

From: Darren Brown <brownssepticconstruction@gmail.com>
Sent: Wednesday, June 13, 2018 5:05 PM
To: Alyssa Nelson
Subject: Re: Bid for 11 S Circle
Attachments: Example of site eval form.pdf; Change in permit review 6_5.pdf

Hi Alyssa,

A brief summary of our phone conversation. This particular site has 2 present issues related to a septic system repair

1.) The access to the rear of the property is not possible through left/north side of the home, the right side has a brick gate, planters and walkways but is still quite narrow. I believe it is less than 7' wide making heavy equipment entry very difficult. During our visit in 2017 the home owner to the right/south of the property gave us permission to remove part of a fence from which we could access the property through his driveway. This is a key item to verify with him.

2.) The county has been placed under Tier 1 review (see attached document) meaning that the ability to pull a permit on a conventional repair is unlikely, in addition to that many of the homes in Pasatiempo that have failing systems are requiring enhanced treatment systems. Enhanced treatment is a on site waste water processing system requiring designers, additional permits and bi-annual servicing, these systems run \$50k and up.

The county is recommending that contractors, home owners, designers etc file for what is called a site evaluation. A form must be completed and a check is to be issued to the county of Santa Cruz in the amount of the \$610.00, from there the inspector responsible for the area will review the site to determine what type of repair the county would approve. Attached is a example of the site eval form, the county uses carbon based applications so the attached copy is just an example.

If we can be of further assistance please let us know.

Ken

Brown's Underground



License #1019245

On Wed, Jun 13, 2018 at 9:01 AM, Alyssa Nelson <alyssa@sellsantacruz.com> wrote:

This email is for Ken.

↓
* Email Summarizes concerns about septic at 11 S. Circle
* Also refers to new Tier 1 guidelines