

### **ARTICLE III . SUBDIVISION 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.

(Ord. No. 1609, §18)

#### **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.

(Ord. No. 1609, §18)

#### **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).
- (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.

(Ord. No. 1609, §18)

**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.

(Ord. No. 1609, §18)

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

- (a) 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.
- (b) 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 on-site 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.

(Ord. No. 1609, §18)

**Sec. 6.4-35. Approval**

(a) 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.

(b) 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, or 4) lot line adjustments that do not decrease any lot by more than 20% and do not impact the parcel's primary and reserve leach field to the ability to disperse sewage as determined by this department.

(c) 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 graywater system complying with the requirements of the latest adopted version of the Uniform Plumbing Code and any other standard regarding graywater adopted by Solano County. The size of the sewage disposal system or replacement area shall not be decreased or affected by the graywater system, or

(4) Any system approved and under permit from the Regional Water Quality Control Board having authority.

(d) Any proposed subdivision requiring the use of alternative systems on one or

more lots shall have a declaration recorded with the final map that states site evaluation data submitted at time of recordation requires the use of an alternative systems and that such a system must be operated, monitored, and maintained in accordance with the standards set forth in this Chapter. The declaration shall also state on which lots site evaluation indicates an alternative system is necessary. The declaration may also state that a standard system may be provided if future site evaluation demonstrates a standard system can be installed in compliance with the standards set forth in this Chapter.

(Ord. No. 1609, §18; Ord. No. 1655, §3)