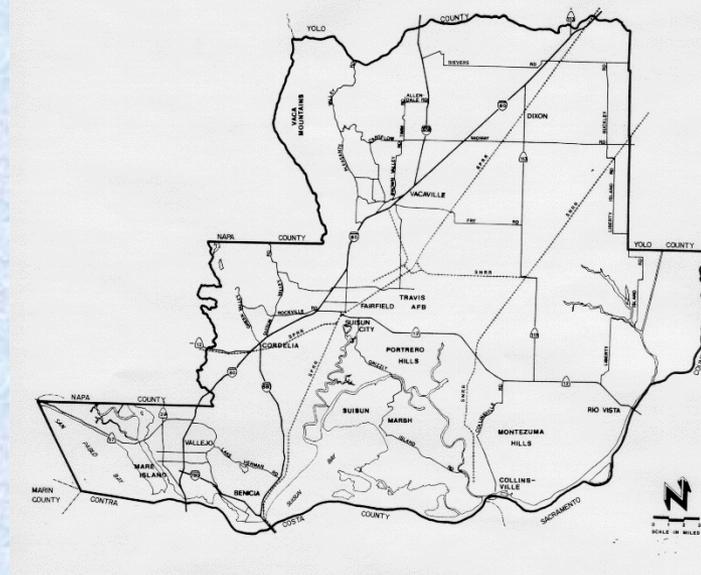


# SEPTIC SYSTEMS AND WELLS IN SOLANO COUNTY



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# Methods of Sewage Disposal

## Community Sewer

Serves many structures on different lots.

Sewage removed off of lot for treatment and disposal.

Takes up very little space on each lot.

Owned and operated by a utility or municipality.

Worries flushed away-  
very little action required by homeowner.

# Methods of Sewage Disposal

## On-Site Sewage Disposal System

Serves a single structure, or multiple structures on same lot.

Sewage stays on lot for treatment and disposal.

Requires land dedicated solely to its use.

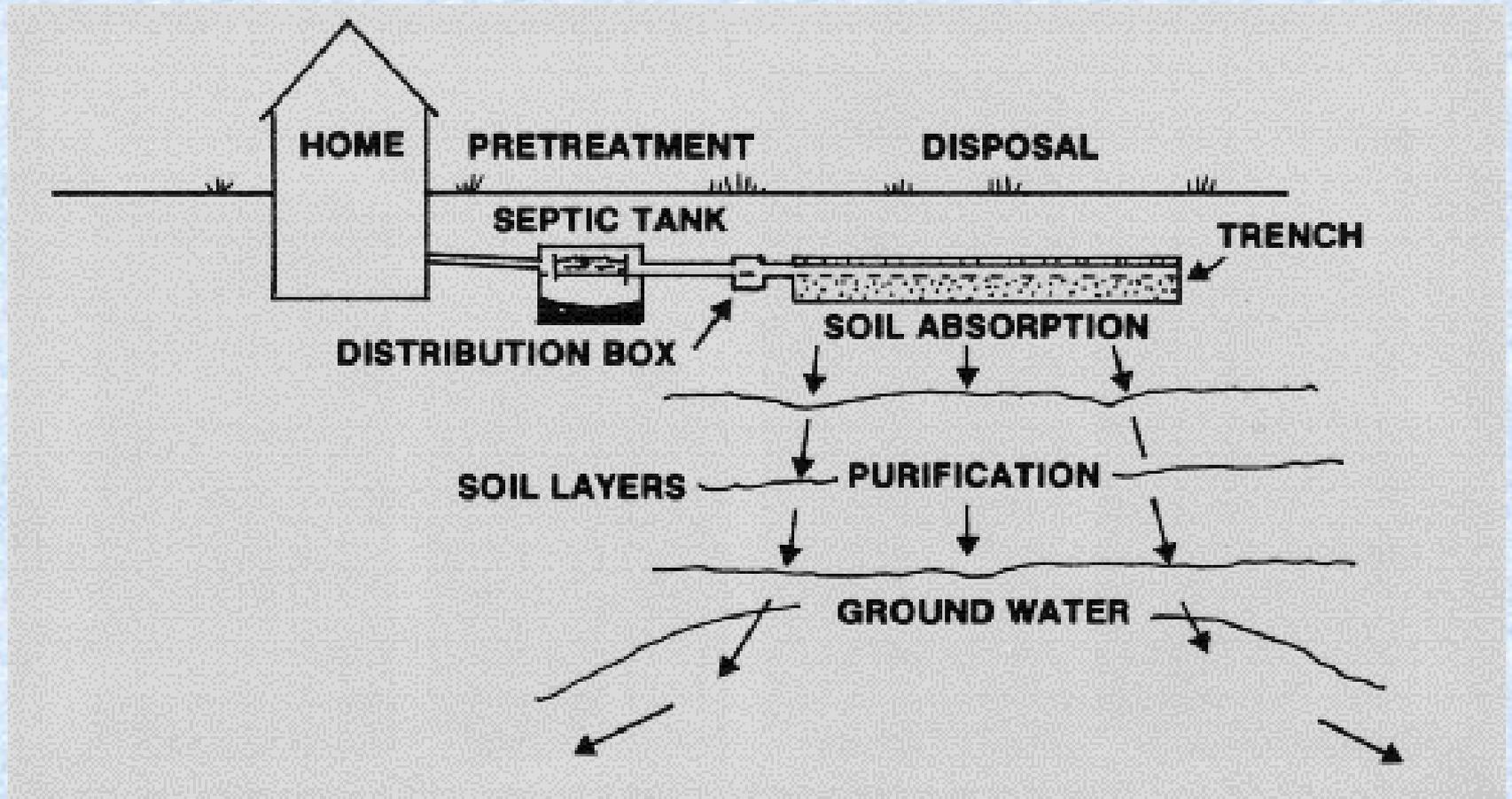
Owned and operated by homeowner.

Worries can surface in yard- requires maintenance and water flow monitoring by homeowner.

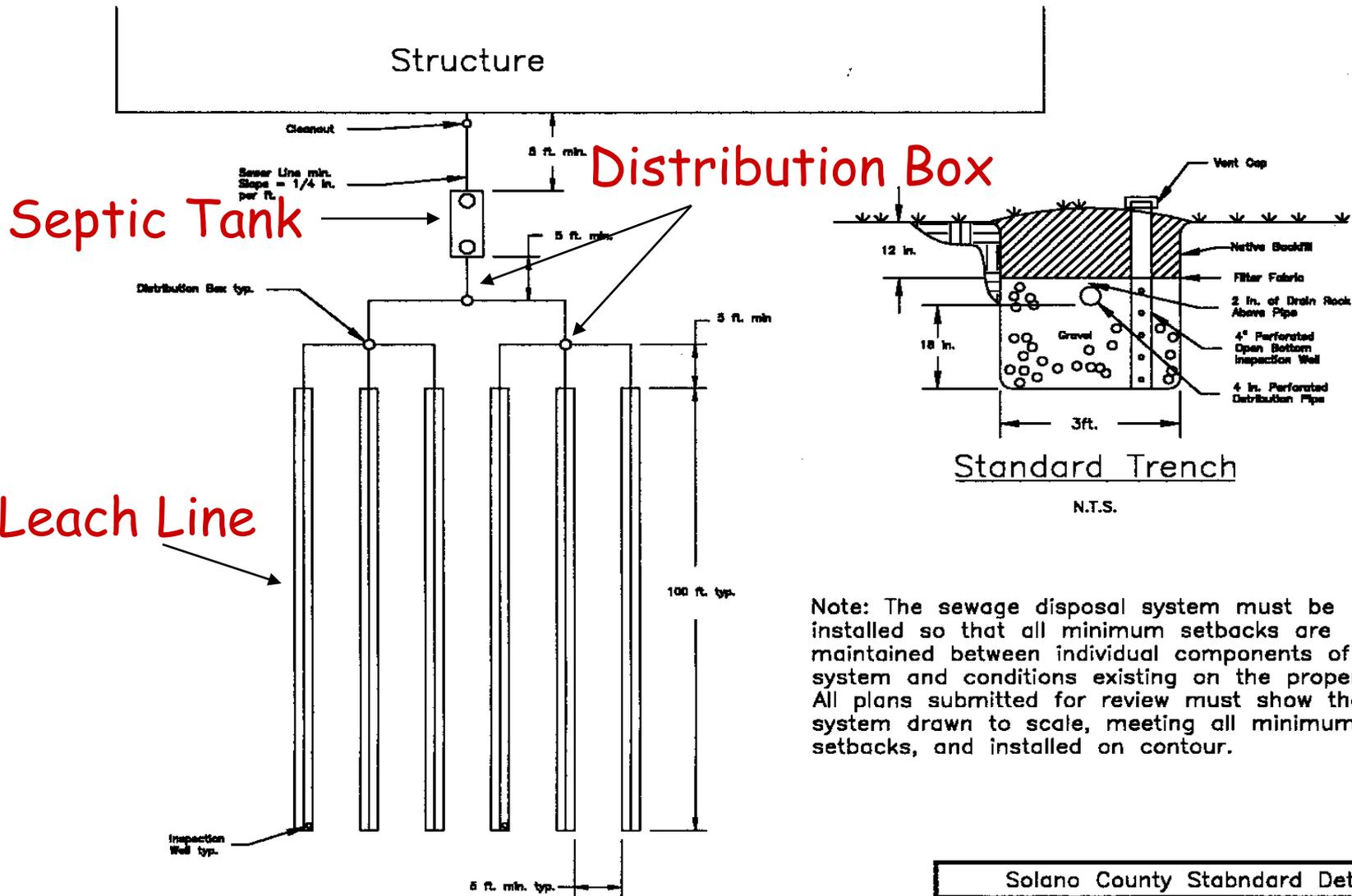
# PURPOSE OF THE SEPTIC SYSTEM

TREAT SEWAGE SO THAT IT IS MADE HARMLESS.

DISPOSE OF SEWAGE (MAKE IT GO AWAY)



# COMPONENTS OF A SEPTIC SYSTEM



Note: The sewage disposal system must be installed so that all minimum setbacks are maintained between individual components of the system and conditions existing on the property. All plans submitted for review must show the system drawn to scale, meeting all minimum setbacks, and installed on contour.

Solano County Standard Detail

Figure 8: Standard Sewage Disposal System

DATE: 5.19.2000

SCALE: NTS

DRAWN BY: JLC

# ALTERNATIVE SYSTEMS

Will have additional components:

pumps

filters

treatment devices



Commonly used alternative systems include:

pressure distribution

sand filtration

at-grade

mound

# How do septic systems impact buying and selling property?

For existing developed lots:

Is the septic system currently working?

If not working, can it be properly repaired?

Has the system been properly maintained?

Has there been any unapproved development on the lot.

Is the system sized to accommodate future remodels or additions.

Is there adequate room on the lot for all future development plans.

# How does this impact buying and selling property?

For Existing Undeveloped Lots:

Is there approved soils testing in the area proposed for the septic system?

If "YES":

Is the area of adequate size to support the proposed development?

What type of system is required?

If "NO":

Site evaluation will need to occur.

For proposed subdivisions site evaluation must occur on each proposed lot to be created.

# PROPOSED SOLANO COUNTY SEWAGE DISPOSAL STANDARDS

Provide for:

A single document containing all pertinent requirements.

Consistent professional review of a lot.

Mechanism for installing different types of systems.

Standards that comply to State requirements.

# PROPOSED SOLANO COUNTY SEWAGE DISPOSAL STANDARDS

A single document containing all pertinent requirements.

Contains procedures on:

Obtaining permits for new construction, remodels additions, repairs, and replacement structures.

Subdivision and lot line adjustment approvals.

Variances and appeal process.

Contains comprehensive details on required construction details and inspections.

Contains operation and maintenance guidelines.

# PROPOSED SOLANO COUNTY SEWAGE DISPOSAL STANDARDS

Consistent professional review of a lot.

Site evaluation by registered or licensed consultants to determine proper placement and design of septic system. Site evaluation may include:

- On site review.
- Soil profile review.
- Hydrometer testing.
- Percolation testing.
- Wet weather tests.



# PROPOSED SOLANO COUNTY SEWAGE DISPOSAL STANDARDS

## Mechanism for installing different types of systems

- Typical standard system.
- Non-typical standard system.
- Alternative System
  - Pressure Distribution
  - Sand Filtration
  - At-Grade & Mound Systems
- Experimental System

# PROPOSED SOLANO COUNTY SEWAGE DISPOSAL STANDARDS

Standards that comply to State requirements.

- Regional Water Quality Control Board Guidelines
- California Health and Safety Code
- Recent legislation  
AB 885



# WELLS

Areas of concern when buying or selling:

Is the water potable?

Have the water from well tested for coliform bacteria.

- Required by most lenders.
- Total Coliform - Not necessarily harmful, but indicates harmful bacteria may gain access to well.
- Fecal Coliform - Harmful bacteria. Well is contaminated and action is required to make water potable.



## Is the water potable?

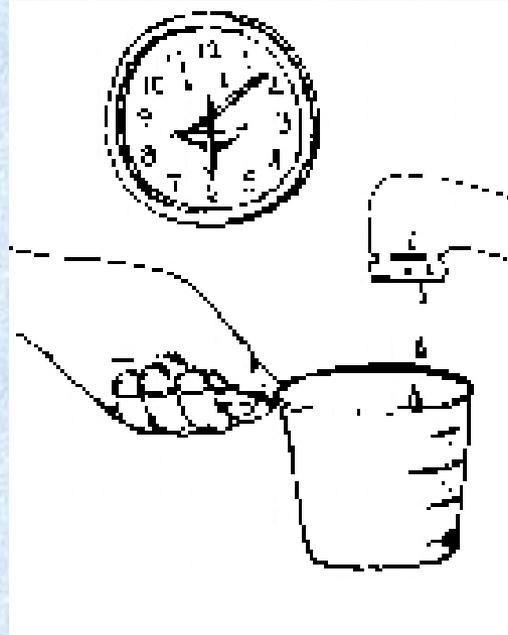
Have the water from well tested for chemicals of concern.

- Not required by most lenders.
- Aesthetic - smell, taste, odor. Unpleasant, but not hazardous.
- Health - immediate or long term health effects.

Remember, any test only provides a snapshot in time.

Is there an adequate supply of water?

Have a 4 hour minimum flow test performed on the well by a licensed well driller.



Remember, any test only provides a snapshot in time.

## Areas of concern when buying or selling:

Is there enough space on the property for a well?

- Can a well be installed meeting all setbacks from septic systems, corrals, drainage, etc?
- Does the well location lend itself to the desired development proposed for the lot?



QUESTIONS???