

**INTERIM GUIDELINES FOR LAND DEVELOPMENT**  
***Minimum standards***

3/12/09

*BEFORE DIGGING, CONSTRUCTING, OR SURVEYING, CHECK WITH EL DORADO COUNTY DEVELOPMENT SERVICES DEPARTMENT, PLANNING SERVICES, TO VERIFY THAT YOUR PROJECT MEETS ALL APPLICABLE GENERAL PLAN AND ZONING REQUIREMENTS*

**ONSITE WASTEWATER TREATMENT SYSTEMS**

An onsite wastewater treatment system land feasibility study and report, prepared by a licensed OWTS consultant is required as part of the tentative map submittal process. The study includes a soil test trench evaluation on each proposed parcel. The location of the soil test trenches and sewage disposal areas shall be shown on the tentative map and submitted with the feasibility report.

Percolation tests are required for all parcels under 5 acres.

For parcels greater than 5 acres, a 12,000-sq.ft. minimum sewage disposal area shall be delineated in the area of the documented test trench. If the soil test trench indicates slow soil permeability such as high clay content, hardpan, gleyed or mottled soils, or other evidence of an impervious layer; soil percolation tests shall be required. If a smaller minimum usable sewage disposal area is delineated, percolation data supporting the reduction is required.

Shallow soils (less than 7 feet deep) and those with a percolation rate of greater than 240 minutes per inch are not acceptable for land divisions. Sewage disposal areas shall meet all State and County setback requirements and cannot be located in areas with 30% or greater slopes.

**WATER SUPPLY – INDIVIDUAL WELLS**

All proposed parcels using individual wells for the domestic water source shall be at least 5 acres. In areas with groundwater supply limitations, the parcel size shall not be less than 10 acres.

For tentative maps, a minimum of 10% of the proposed parcels shall have a well drilled. For proof of adequate water quantity, these wells shall then have a twenty-four (24) hour pump test conducted. The well sites shall be spread throughout the project area to provide an accurate representation of the project water supply. The well sites shall be accurately shown on a site map and submitted with the tentative map. Tentative maps that include rezoning may require a larger percentage of parcels to show adequate quantity and quality of water.

For every well drilled on a project that is either dry or does not meet the minimum quantity or quality required for proof of adequate water, at least 2 additional wells in the same vicinity as the failed well shall be drilled and tested. If a well is drilled on every proposed parcel that meets the minimum criteria of EDC policy 800-02, the map may be deemed acceptable for proof of adequate water.

For parcel maps, a minimum of 1 well shall have a twenty-four (24) hour pump test or there shall be a well drilled on each parcel that meets the minimum standards of EDC policy 800-02.

Pump test procedure shall be approved by the Department and, at a minimum, shall include initial water level measurement; periodic measurements of water drawdown and pumping rate; and after 24 hours of continuous pumping, the pumping shall continue until the water drawdown is constant for at least four hourly readings. Wells that do not meet or exceed 5 gallons per minute shall not be acceptable as proof of an adequate water supply for the purpose of land divisions.

Water quality testing shall be performed on the tentative map wells and on at least one well for a parcel map. Wells that exceed State drinking water health standards shall not be acceptable as an adequate water supply for the purpose of land division

State drinking water health standards:

Total and fecal coliform		Nitrate (as NO <sub>3</sub> )	Nitrite (as nitrogen)
Nitrate plus Nitrite (sum as nitrogen)		Aluminum	Antimony
Arsenic	Asbestos	Barium	Beryllium
Cadmium	Chromium	Fluoride	Mercury
Nickel	Selenium	Thallium	

Secondary standards for taste, odor, appearance

Bicarbonate, carbonate, and hydroxide alkalinity			
Foaming agents (MBAS)		Odor-threshold	
Methyl-tert-butyl ether (MTBE)-also a primary health standard			
Specific conductance or total dissolved solids			
Chloride	Color	Copper	Calcium
Magnesium	Manganese	pH	Iron
Sodium	Sulfate	Thiobencarb	Silver
Total hardness		Zinc	Turbidity

As part of the review and approval process, to be submitted with the tentative map, you shall demonstrate through production testing and other studies that the groundwater supply is adequate to meet the highest demand associated with the project in question.

For the final map all parcels shall have a safe and reliable water source that meets the minimum criteria of EDC policy 800-02.

*\*\*When a proposed parcel is to be less than 5 acres, any existing wells are required to be destroyed under permit by the Department.*

## **ZONE CHANGE AND GENERAL PLAN AMENDMENTS**

For zone changes and general plan amendment proposals that, if approved, will increase development densities in areas where public sewer and/or public water is not available, a land feasibility report is required.

Onsite Wastewater Treatment Systems: A site evaluation, including soil test pits and percolation tests on at least 10% of the proposed lots shall be conducted as part of the feasibility report for zone change approval. All soil types, as delineated in the USDA Soil Survey of El Dorado Area, California, that are present within the zone change request parcel(s) shall be included. Proposed test pit sites shall be spread throughout the project to obtain an accurate representation of the project sewage disposal capability and sites shall be pre-approved by the Environmental Management Department prior to digging. The test locations shall be accurately shown on a site map. Site evaluations shall be scheduled to include Environmental Management Staff in the process. Environmental Management staff may require additional site evaluations and percolation tests when field conditions indicate. there may be development constraints for wastewater disposal.

Water Supply - Individual Wells: For zone changes, a minimum of 10% of the maximum allowable parcels shall have a well drilled. For proof of adequate water quantity, these wells shall then have a twenty-four (24) hour pump test conducted. The well sites shall be spread throughout the project area to provide an accurate representation of the project water supply. The well sites shall be accurately shown on a site map and submitted with the zone change land feasibility report.