

October 6, 2021

Email from Danielle Pohlman (to Mary Beth Van Voorhis)

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RE: Code reference question – **Water and Sewer Service Availability**

Danielle replied:

“Sorry for the delay in getting back to you. We’ve been a little busy and wanted to review all of the applicable codes so that we can give you the most accurate information. Mohan Ganapathy, Supervisor of the Land Development Program drafted the below response. Hope this information is helpful and thanks for reaching out to us. ~Danielle Pohlman”

In Placer County, minimum parcel sizes (when parcels are to be created) are determined by the Zoning in that specific area. In some areas of Placer County the minimum zoning is 5 acres. In some other areas the minimum Zoning is 20 acres. There are some areas where the minimum zoning is 1 acre. In areas of septic systems and wells (no public sewer or public water available), the proposed parcels that are to be created must first meet the minimum parcel size. The application to split the parcel has to demonstrate that. Once the application comes in to the County, the Planning department then sets up a predevelopment meeting with the applicant. At this meeting all the agencies that will be setting conditions for the project (whether it is for a minor land division – 4 lots or less or a major subdivision – 5 lots or more) will be present to present their potential conditions of approval for the project. It is at this meeting that EH will require soils testing upfront (if project is going to be on septic systems and if the project proposes wells we will also require wells to be drilled up front. This is to determine the feasibility of the project – can it sustain septic and does it have adequate water - quality and quantity). If the project is proposing public sewer and public water then we require the applicant to provide the necessary documents from the public sewer and public water provider.

Placer County requires the process called Environmental Review (ER) to be completed first prior to moving onto the Tentative Map stage. At this ER process the applicant needs to demonstrate the proposed parcels can have wells and/or septic first by drilling the wells and conducting the soils testing (perc and mantle) to make sure the parcel can sustain these infrastructure. It is not uncommon at this time for the applicant to change his number of proposed lots, the lot lines etc in order to fit the well and/or septic for each lot. Some parcels may not have good enough soil for septic and therefore the lot does not get created for example.

Minor Land Division

Sewage disposal - If the project is a minor land division that is within 600 feet (of any portion of project boundary) to nearest sewer connection and the sewer agency can connect or annex the property, then the project must connect to sewer (PCC 8.24.050 Septic manual). If not within 600 feet then can do septic if passes soils testing.

Water supply – PCC 16.20.180 Water supply. Code requires subdivider to provide water for domestic use on each proposed lot. If public water system then public water system needs to provide “water availability” letter for the project. If public water is not available then project can propose wells.

Major subdivision

Sewage disposal -The project must connect to sewer if it is in the sewer district or can annex into the sewer district (PCC 8.24.050 Septic manual, PCC 16.08.040 – Major subdivision requirements – Sewer system). PCC 16.08.040 requires each subdivider to comply with all the requirements of this section which is to connect to sewer if available. If cannot be served by sewer or sewer unavailable, then can apply for soils testing and do septic systems.

Water supply - If the subdivision is within the water district or can be annexed into the water district, then the project shall connect to public water (PCC 16.08.040 – Major subdivision requirements – Water supply). PCC 16.08.040 requires the subdivider to comply with all requirements of this section which is to provide each lot with domestic water. If cannot be served by the public water system or public water unavailable, then can do wells.

The above requirements in Placer County Code are written to implement the goals and policies of the Placer County General Plan and also the Community Plans. Please take a look at the Land Use section and the Public Facilities and Services section of the General Plan to see the goals and policies.

Mohan Ganapathy R.E.H.S.

Land Use and Water Resources Supervisor

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