

POLICY FOR ENVIRONMENTAL HEALTH REVIEW OF A NEW ONSITE WASTEWATER TREATMENT SYSTEM (OWTS)

A new OWTS may be required if the OWTS Fire Damage Assessment Form shows that all components of the existing OWTS, such as the septic tank and the dispersal area, are damaged or not in passing condition. An advanced OWTS will also be required for beachfront, multi-family, and commercial properties currently being serviced by a conventional OWTS.

An application for the new OWTS will be required to submit to the Planning Department and reviewed by the various agencies. Please submit to the Planning Department:

NEW OWTS

- **OWTS Design Report:** A preliminary design report and plan drawings to demonstrate the feasibility of the proposed project.
- **OWTS Plot Plan:** A plot plan showing a conceptual plan for an OWTS design meeting the minimum requirements of the current MMC for a private sewage disposal system. The OWTS plot plan must be drawn to scale.
- **Bedroom and Fixture Unit Worksheet:** Using the worksheet provided by the City, list the type and number of all proposed bedrooms and plumbing fixtures to be used in the new building. A bedroom equivalent is considered a room that is not a core room (living room, family room, kitchen, dining room), and which is enclosed and is in proximity to a full (or 3/4) bathroom. The fixture unit worksheet must include a complete count of Drainage Fixture Unit (DFU) values as per the DFU values in the current edition of the California Plumbing Code. The worksheet shall be certified by an Architect, Civil Engineer, Environmental Health Specialist, or an "A", "C-42", "C-36" Contractors License.
- **Architectural Plans:** The architectural plans must show the entire structure, including all bedrooms, bathrooms, and kitchen. The floor plans must also show all existing and proposed plumbing fixtures.
- **Soils Analysis/ Percolation/ Infiltration Report:** The location and dimensions of any proposed subsurface sewage effluent disposal system must be based on a percolation test report and/or soils analysis report that is performed for the purpose of providing information for the design of an advanced OWTS.



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- **Supporting Geology/ Soils Report:** A report from the project geologist and/or soils engineer must be submitted which contains specific engineering geologic data pertinent to the advanced OWTS design. The report, or a report section(s) within a larger report with a scope that may also cover building and site design topics, must be drafted for the purpose of providing information for the design of an advanced OWTS.

Additional requirements and submittal documents will be required for new OWTS along beachfront areas and in Known Mapped and Documented Hazard Zones:

- **New OWTS in Known Mapped and Documented Hazard Zones:** The OWTS design report, supporting geology report, and soils analysis/ percolation/ infiltration report must quantitatively demonstrate the feasibility of an evapotranspiration system. All water closets are counted as 6 plumbing fixture units.
- **New OWTS on Beachfront:** A Wave Uprush Report prepared by a Coastal Engineer must be submitted as to the necessity of a shoreline protection device, and the location and design of any existing, or proposed shoreline protection device, which is intended to protect the OWTS.



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