

4. Where the expanded or additional use will result in the OWTS serving structures on more than one legal parcel, the OWTS shall be subject to an operating permit and enrollment in CSA 6.

F. Change of Character of Use

1. Where a change in the character of use is proposed, the Department shall review the proposal. If the Department determines that the new proposed use will not result in increased flow to the OWTS and the waste strength will not increase, the proposed change in use shall be approved.
2. Where the Department determines that the proposed change in character of use could increase waste flows or result in higher strength waste, the applicant shall be directed to retain the services of a qualified professional to review the existing OWTS and the proposed use(s) and submit a report to the Department certifying that the existing OWTS may be expected to provide acceptable service for the proposed use or to specify any modifications, expansion replacement or treatment that would be needed for such certification to be possible.

G. OWTS Certification

1. Certification of the adequacy of an existing OWTS by a qualified professional shall include the following information
 - a. Description of the size, materials, dimensions and condition of the existing OWTS.
 - b. Estimated daily design flow capacity of the OWTS based on dispersal field dimensions, soil type, perc rate (if known), size of tank(s) or any treatment unit(s). Assumption that any existing residential system is capable of accepting daily flows of 150 gallons per bedroom is insufficient without additional supporting information.
 - c. Estimated daily wastewater flows to be generated by the proposed use. If the estimate is based on average measured historic flows for the particular operation or measured average flows of similar operations a safety factor equal to at least 50% shall be included. If based on information in the current California Plumbing Code, no additional safety factor need be included.
 - d. Any additional treatment, modification, repair or replacement required to gain certification.
 - e. Operational requirements to assure ongoing success of the OWTS.

- f. The certification report shall include data gathered, calculations, any assumptions made and the results of any tests that support the conclusions.

XII. LAND DEVELOPMENT

A. General Requirements for Land Divisions Proposing Individual OWTS

1. The Department shall not recommend for approval any parcel proposed to be created by land division which requires site modification to create a site compliant with conditions required for OWTS approved for land division.
2. The Department shall not recommend for approval any parcel proposed to be created by land division which requires an off-site easement for OWTS or a water supply well.
3. No remainder or NAPOTS parcel shall result from a land division which does not comply with the requirements of Amador County Code Chapter 14.12 and these regulations regarding land divisions.
4. These criteria establishing OWTS designated disposal sites are based on reasonable expectations of residential use. It may be appropriate for other criteria to apply to land divisions proposing parcels intended for commercial, industrial or institutional use. Proponents of such projects should consult the Department in advance of filing a tentative map to determine whether other criteria may apply to their project.
5. The Department shall refer to the regional board any tentative subdivision map, or other development project, proposing the discharge of 10,000 gallons per day or more to a single OWTS.
6. The Department shall not recommend for approval any land division, change to the Amador County General Plan, or other discretionary land use project enabling an increased intensity of OWTS use beyond the density equivalent of a single family dwelling and the entitled second dwelling unit per five (5) acres unless an evaluation by a qualified professional demonstrates that wastewater loading shall not conflict with the Central Valley Salt and Nutrient Management Plan.

7. The Department shall not recommend for approval any parcel proposed to be created by land division which requires a variance to sanitary setbacks to sources of public water supply.

B. Preliminary review

1. The Department shall, upon request by a subdivider, provide informal preliminary review of a proposed subdivision for suitability for OWTS and shall render an opinion prior to submission of a tentative map. It is recommended that every land division project be informally reviewed by the Department prior to submission of the tentative map.
2. In cases where available information indicates a high probability that compliant sites for OWTS will be demonstrated for each and every proposed parcel, the Department is unlikely to recommend additional field work prior to recommending tentative approval of the project.
3. In cases where information is lacking or suggests location of compliant sites for OWTS may be difficult or impossible to locate for each and every proposed parcel, the Department will recommend field work prior to submittal of the project application, the nature and extent of which will be determined by the perceived degree of risk based on soil conditions typical of the area, proposed project density and other related factors affecting the probability of demonstrating an approved OWTS site for each and every parcel. In some cases project configurations must be significantly revised to accommodate OWTS sites which can affect other aspects of the project. This can cause delays or added costs to the subdivider.
4. In some instances, a subdivider may decide to postpone some or all review by the Department until after the project application is accepted. If it is not possible to accomplish sufficient fieldwork to satisfy the Department that a compliant OWTS site may reasonably be expected on each and every proposed parcel within the statutory time frame to process a project recommendation, the applicant may sign an agreement to waive the time frame in order to complete this work. Without sufficient information to support an opinion that a compliant OWTS site may reasonably be expected to be demonstrated on each and every parcel, the Department cannot recommend approval of the project.

C. Formal Review

1. Unless all required work to demonstrate proof of compliant OWTS sites for each and every parcel has been performed prior to tentative map approval, the necessary items will be proposed as conditions to be met prior to recordation of the final map or maps.
2. For every undeveloped parcel to be created relying on OWTS, the following must be completed prior to recordation of the final map creating the parcels to demonstrate conditions compatible with OWTS design types approved for the size parcel proposed and the proposed water supply.
 - a. Soil profile testing within each designated disposal site for each parcel. A minimum of three (3) soil profile tests shall be required and each test shall demonstrate soil conditions compliant with the design type proposed. The Department may require additional profile testing if soil conditions are marginal or highly variable.
 - b. Percolation testing within each designated disposal site for each parcel. A minimum of six (6) percolation tests shall be required and each test shall demonstrate soil conditions compliant with the design type proposed. The Department may require additional testing if soil conditions are marginal or highly variable.
 - c. Unless waived by the Department, wet weather testing within each designated disposal site for each parcel. A minimum of three (3) wet weather tests shall be required and each test shall demonstrate soil conditions compliant with the design type proposed. The Department may require additional profile testing if soil conditions are marginal or highly variable.
 - d. Where native ground slope within any portion of a designated disposal site exceeds 30%, or if the Department observes signs indicative of unstable landforms, a slope stability assessment shall be prepared by an appropriate professional and submitted to the Department for review.
 - e. Each designated disposal site shall provide at least the following area:

Percolation Rate (minutes/inch)	Minimum Usable Disposal Area (sq. ft.)
41--60	12,000
21--40	10,000
11--20	8,000
Less than 10	6,000

- f. Any designated disposal site which does not provide the minimum square footage identified above shall be approved if a conceptual disposal system design prepared by a qualified consultant is submitted, reviewed and approved by the Department which demonstrates that the area available is capable of serving at least a three (3) bedroom residential equivalent including 100% replacement area.

- g. The subdivider shall submit a report prepared by a qualified professional to the Department for review and approval which includes a plot plan for each proposed parcel locating and dimensioning the designated disposal site, soil profile logs, perc test results, wet weather testing results, and slope stability assessment. The designated disposal site polygons shall include dimensions and at least one tie to a property corner pin including distance and bearing. The locations of pertinent field testing, any existing or proposed wells within 200 feet of the disposal site, and any water bodies within 200 feet of the disposal site shall be shown. If the disposal site does not comply with the criteria for conventional sewage disposal pursuant to Amador County Code Chapter 14.12 and these regulations, the qualified professional shall demonstrate compliance with siting and design criteria for modified conventional, mound or supplemental treatment with pressure dosed trench dispersal by including a conceptual disposal system design which includes, at a minimum, a typical trench or bed cross section, a foot print or layout of the disposal system, topography in the disposal site, and required linear footage per bedroom. In all cases the conceptual design shall demonstrate that the area available is capable of serving at least a three (3) bedroom residential equivalent including 100% replacement area.

D. Parcel Size and Provision for Water Supply and Wastewater Treatment

- 1. The Department shall recommend for approval a proposed parcel five (5) acres or more in size to be served by an OWTS provided the designated disposal site fully

complies with siting and design criteria for conventional, modified conventional, mound or supplemental treatment with pressure dosed trench OWTS. Water supply may be via individual wells or by an approved public water system. The Department shall also recommend for approval parcels this size which will be served by a sanitary sewer and either individual wells or an approved public water system.

2. The Department shall recommend for approval a proposed parcel at least one (1) but less than five (5) acres in size to be served by an OWTS provided the designated disposal site fully complies with siting and design criteria for conventional or modified conventional OWTS and water supply is provided by an approved public water system. The Department shall also recommend for approval parcels this size which will be served by a sanitary sewer and either individual wells or an approved public water system.
3. Subdivisions proposing density averaging may not result in any parcels less than two (2) acres in size to be served by private wells and OWTS. Those parcels less than five (5) acres and at least two (2) acres in size shall be recommended for approval provided the designated disposal site fully complies with siting and design criteria for conventional or modified conventional OWTS.
4. No subdivision shall be recommended for approval if such land division or subdivision would create any parcel of less than forty thousand square feet in net size, as determined pursuant to Amador County Code Section 17.28.062, unless each such parcel is served by a sanitary sewer and an approved public water system.
5. The Department shall refer to the regional board any tentative subdivision map, or other development project, proposing the discharge of 10,000 gallons per day or more to a single OWTS.

E. Land Development Projects Proposing Community OWTS

1. For the Department to recommend a discretionary land development project proposing wastewater service to be provided by a new or existing community OWTS, the developer shall provide the Department a written statement from an approved public entity such as a city, the County or a special district, indicating that the entity is willing to accept ownership and operation of the community OWTS, subject to terms and conditions identified in the tentative acceptance document.
2. In addition to the field work identified for individual OWTS, the developer shall retain the services of a qualified professional to demonstrate that wastewater loading shall not conflict with the Central Valley Salt and Nutrient Management Plan. The report required prior to final map recordation shall include an

evaluation for groundwater mounding, modeling to determine the lateral extent to which elevated nutrients may be expected to be detectable in groundwater, propose and justify a minimum setback to property boundaries from the community OWTS and replacement area.

3. A minimum buffer of 50 feet in all directions shall be provided between the community OWTS dispersal field, including all replacement area, and the boundaries of the parcel to be dedicated to the operating entity.

F. Boundary line adjustments

1. A boundary line adjustment shall not be recommended for approval if the new parcel configuration results in the necessity for a variance, an easement or an alternative OWTS where a compliant conventional or modified conventional OWTS was possible prior to the boundary line adjustment.
2. Where there is insufficient information regarding soil conditions and resultant parcels less than twenty (20) acres in size are proposed, the Department shall advise the proponent to perform soil profile testing under inspection by the Department to determine that the project complies with the requirement.
3. A boundary line adjustment is not a land division; the same criteria do not apply and the level of proof is much lower. Where field work is required, the Department shall only require that which is necessary to determine whether the project will likely comply result in an increased number of variances, easements or alternative OWTS as compared to the parcel configuration before the adjustment.
4. Parcels twenty (20) acres or more in size resulting from a boundary line adjustment shall not be required to demonstrate OWTS capacity to the Department.

XIII. Graywater Systems

1. No permit or inspection shall be required for residential graywater systems discharging laundry water only provided that the discharge is limited to a single domestic clothes washing machine at a one or two family dwelling. The owner must comply with state regulations regarding design and use which are outlined below.
 - a. The design shall allow the user to direct the flow to the irrigation or disposal field or the building sewer. The direction control of the graywater shall be clearly labeled and readily accessible to the user.
 - b. The installation, change, alteration, or repair of the system does not include a potable water connection or a pump and does not affect other building, plumbing, electrical, or mechanical components including structural features, egress, fire-life safety, sanitation, potable water supply piping, or accessibility. Note: The pump in a clothes washer shall not be considered part of the graywater system.
 - c. The graywater shall be contained on the site where it is generated.
 - d. Graywater shall be directed to and contained within an irrigation or disposal field.
 - e. Ponding or runoff is prohibited and shall be considered a nuisance.
 - f. Graywater may be released above the ground surface provided at least two (2) inches (51 mm) of mulch, rock, or soil, or a solid shield covers the release point. Other methods which provide equivalent separation are also acceptable.
 - g. Graywater systems shall be designed to minimize contact with humans and domestic pets.
 - h. Water used to wash diapers or similarly soiled or infectious garments shall not be used and shall be diverted to the building sewer.
 - i. Graywater shall not contain hazardous chemicals derived from activities such as cleaning car parts, washing greasy or oily rags, or disposing of waste solutions from home photo labs or similar hobbyist or home occupational activities.
 - j. Exemption from construction permit requirements of this code shall not be deemed to grant authorization for any graywater system to be installed in a manner that violates other provisions of this code or any other laws or ordinances of the Enforcing Agency.
 - k. An operation and maintenance manual shall be provided. Directions shall indicate the manual is to remain with the building throughout the life of the system and indicate that upon change of ownership or occupancy, the new owner or tenant shall be notified the structure contains a graywater system.
2. Any graywater system other than that described above shall require a permit

issued by the Department.

3. Graywater systems shall be designed based projected daily flow.
 - a. For a residence the daily flow of a laundry only system is determined to be at least $(\text{Number of bedrooms} + 1) \times 15$ gallons = Daily flow in gallons per day (GPD)
 - b. Graywater systems for all residential graywater shall determine the daily flow to be at least $(\text{Number of bedrooms} + 1) \times 40$ gallons = Daily flow in gallons per day (GPD)

4. The application rate is determined based on soil type as shown in the table below

Soil Type	Square Feet per 100 GPD	GPD per Square Foot
Coarse sand or gravel	20	5.0
Fine Sand	25	4.0
Sandy Loam	40	2.5
Sandy Clay	60	1.7
Clay with Considerable Sand or Gravel	90	1.1
Clay with Small Amounts of Sand or Gravel	120	0.8

5. Non-residential graywater systems shall be designed by qualified professional. Design flow is based on average measured historic flows for the particular operation or measured average flows of similar operations shall include a safety factor equal to at least 50%.
6. Non-potable water reuse shall not be authorized within residential structures. Any non-potable water re-use in non-residential structures is subject to case by case review by the Director. At a minimum, such systems shall be designed by a qualified professional and shall be subject to an operating permit.
7. The applicant shall be responsible for obtaining necessary permits or clearances from the Building department regarding drain, waste and vent plumbing within the structure.
8. No permit or approval shall be given by the Department for a graywater system in any city or special district where such systems are expressly prohibited.