

Troubling Concerns about the Sacramento County  
**Proposed** NEW “On-Site Management of Wastewater” Complete Code Re-Write

**New MINIMUM PARCEL SIZE REQUIREMENTS TO OBTAIN A SEPTIC PERMIT  
2 ACRES OR LARGER IF YOU HAVE A WELL  
1 ACRE OR LARGER IF YOU ARE ON CITY WATER**

VIEW MAY 4th BOARD PROCEEDINGS AND READ SUPPORTING MATERIALS @  
<http://www.agendanet.saccounty.net/sirepub/mtgviewer.aspx?meetid=10417&doctype=SUMMARY>

*Code Section 6.32.020 - A6*

Must abide with NEW rules to obtain ANY permission, permit, lot split, entitlement, etc.

*Code Section 6.32.020 - D*

EMD (County Environmental Department) reserves the right to require “more protective” standards **if they feel like it.**

*Code Section 6.32.050 - B*

This is a very weak “grandfather clause” if at all. “Existing” systems are considered to be in compliance with the new ordinance until “FIRST FAILURE.”

*Code Section 6.32.060*

EMD determines what is “substandard.” Private Maintenance Companies become the required quasi “potty police” because they are now required (presumably under penalty) to report to EMD anything “substandard” within 7 days of the service. This could set up an open invitation to abuse of community members’ rights.

*Code Section 6.32.110*

EMD reserves the right to change the rules in the “event of new or unforeseen conditions” presumably even without the Board of Supervisors’ knowledge or input.

*Code Section 6.32.130*

EMD, nor the County, nor employees of the County are ever responsible for their actions.

*Code Section 6.32.140*

EMD sets new fees to fund their department. Does this mean they can write their own check?

*Code Section 6.32.150*

You can no longer put a septic system on less than a 2 Acre lot if you also have a well on the lot, or a 1 Acre lot if you are on a city water system. Also there are serious restrictions with new lot splits and subdivisions. You may be subject to an entire “system evaluation” along with the additional fees and costs associated with such a study.

***The wording is not clear enough to protect existing parcels from the NEW Code language!***

*Code Section 6.32.160*

EMD gets to review virtually ALL changes to a property AND gets to charge a “fee” for the review.

*Code Section 6.32.240 - 3*

EMD can require “at will” an operation permit for septics, etc. that must be renewed every year. A new fee accompanies the permit for the “life of the system.”

*Code Section 6.32.260*

Operating Permits require “inspections” and “maintenance checks” based on a 45 cell “Inspection Frequency and Maintenance Checks” table. Do standard residential systems require annual inspections?

*Code Section 6.32.530*

Recipients of an “Administrative Enforcement Order - Penalty are subject to a \$1,000/day/violation

*Code Section 6.32.570*

Penalty fees & “Administration Civil Penalties” must be paid within 30 days.

*Code Section 6.32.610*

A lien can be placed on properties not in compliance.

***47 Pages of New Code Designation...***

***... is simply too much to evaluate without a broader base of stakeholder input. Period!***

**STOP the NEW Sacramento County Sanitary Sewage Code  
*Scheduled for Adoption on July 13th, 2010*  
It Deserves a Broader Review by Land Owners and Stakeholders**

We already have development issues in the Rio Linda and Elverta area because of the lack of robust district water infrastructure.

The County would be potentially boxing in owners’ choices... and quite possibly to a NO-choice option until the designated County infrastructure finally gets to their parcel.

What is the hurry?

We have little to gain by passing this today... and potentially much for property owners to lose.

The county really needs to pay attention to relationships which are literally disintegrating as we direct ALL of our efforts to putting out financial fires...  
...while not paying enough attention to the long view.

On some local streets we were 100% owner-owned properties just 5 years ago...  
...that has changed to 50% almost overnight. Are we unknowingly creating the slums of the next decade?

Things are bad enough right now without cutting off our proverbial noses in haste.