



## Yolo County Health Department Environmental Health

137 N. Cottonwood Street, Suite 2400  
Woodland, CA 95695

PHONE - (530) 666-8646 ~ (916) 375-6475

FAX - (530) 669-1448

Land Use  
Program  
Bulletin 07-001

Revised 12/08  
Page 1 of 2

### Approvable Site Plan for Projects Using a Well and Septic System

The preliminary step to a house project that is not served by city sewer and water is to develop an approved site plan for sewage disposal and water supply. Equally important is to establish a reliable domestic well water source on the property. Projects that cannot demonstrate a viable sewage disposal plan or cannot provide a reliable domestic water source cannot be approved for a building permit.

To have an acceptable submittal, coordinate the site plan development between the sewage disposal system designer/contractor, house plumbing designer/contractor, well contractor, and landscape designer. It is best to work with those professionals that are experienced with the requirements of Yolo County Environmental Health.

Since lack of an approved water supply is crucial to development, exploration for water on the property should begin early in the project. A permit to construct a new domestic or test hole permit can be issued for the project provided there is a sufficient site plan for the development of the septic system.

Minimum features of an approved site plan for a new house with a new well and sewage disposal system **must be to scale** and include:

#### Sewage disposal system:

- Identified soil(s) using the USGS soil survey or onsite soils report. GIS for soils information is online at <http://www.yolocounty.org/gis/default.htm> (If the soils data indicates restrictive conditions such as shallow soils above bedrock, high ground water, or excessively permeable soils, modified or alternative designed sewage disposal systems are required.)
- Number of bedrooms of the proposed house (bedroom as defined by the Building Official).
- The foot print for the house foundation. (Verify setback requirements of the house with the planning department.)
- The location and elevation of the building sewer as it exists to the foundation.
- Terrain contours and slopes. Show any contour or slope greater than 1:100
- The precise location of the septic tank, pump tank (if required), distribution boxes and leach lines.
- The future repair/replacement area. Site plan must include an approved area that equals 100 percent of the new septic system. For sizing of the septic system, see "Guidelines to the Planning, Installation, and Maintenance of Septic Systems in Yolo County."
- The plan must show elevations of the building sewer at the foundation; the flow line of the septic tank; the top of leach field gravel; the trench bottom; and the elevation of the final soil cover.
- The plan must show set back distance(s) from the septic tank and leach field to features such as wells, property lines, structures, drainage courses, water impoundments, storm water disposal, cut banks, paved areas, or driveways. Include all such features that are within 200 feet. This includes features on adjacent properties. See Yolo County Code **Sec. 6-8.1103 Septic tank systems: Locations**

- Proposed or existing landscaping including trees, paving, driveways, decking, pool/spa, outbuildings, structures, etc. within 30 feet of the new septic system or repair/replacement area.

**Well:**

- Must accurately show any sources of contamination that are within a 150 radius of the proposed well location. See **Yolo Code section 6-8.1004**
- Well casing must be 1 foot above 100-year flood plan elevation. Identify this elevation on the site plan

A reference copy of the USGS soil survey and copies of “Guidelines to the Planning, Installation, and Maintenance of Septic Systems in Yolo County ” are available at the Yolo County Health Department, Environmental Health Division, 137 North Cottonwood Street, Woodland , CA 95695 Phone (530) 666-8646

The Water Quality Protection Ordinance, with sited code sections can be viewed at <http://www.yolocounty.org/CountyCode/Title06.pdf>

**Sec. 6-8.1103 Septic tank systems: Locations.**

(b) No septic tank or leach field shall be located within the minimum distances from the water sources or features specified in Table No. 4 set forth in this section.

TABLE NO. 4  
*Septic Tank and Leach Field Spacing (Feet)*

	Nearest Structure	Individual Domestic Well	Public or Community Domestic Well	Other Well	a) Flowing Stream	b) Drainage Course or Ephemeral Stream	c) Cut or Fill Bank	d) Lake or Reservoir	e) Property Line
Septic Tank	10	50	100	100	50	25	50	100	25
Leach Field	10	100	100	100	100	50	100	200	50

- a) measured from ten (10) year flood line
- b) measured from edge of drainage course or ephemeral stream
- c) measured from top edge of bank
- d) measured from high water line
- e) the property line spacing requirement does not apply to a property line separating the property containing the septic tank or leach field from property supplied by a community domestic well which supplies domestic water supply systems.

*Sewage disposal areas may be used for landscaping, but may not be used for vehicle parking, driveways, building construction of any type, confined feeding, or any other activity that will compact soil or prevent plant growth within the disposal area.*