

VENTURA COUNTY SEWER POLICY

Adopted by the Board of Supervisors
June 6, 1995

Any subdivision or change in land use requiring land use permits and having a direct effect upon the volume of sewage, filed after the adoptive date of this policy, will require the installation of a public sewer system. This policy does not apply to land use actions which do not require discretionary land use permits nor to Planned Development Permits for the construction or modification of one single-family or two-family dwelling on an existing legal lot.

Exception:

Subdivisions or changes in land use having a direct effect upon the volume of sewage will be exempted from this requirement if approval is made subject to all of the following three conditions:

1. That the maximum density of private sewage disposal systems (septic systems), as defined in the Ventura County Building Code, shall be as follows:
 - a. In cases where the subdivision or change in land use is for residential purposes, each affected lot shall contain at least 20,000 square feet of gross area for each dwelling unit located or to be located thereon; and
 - b. In cases where the subdivision or change in land use is for non-residential purposes, each affected lot shall contain at least 20,000 square feet gross area and, further, shall be sized so that the ratio of aggregate private sewage disposal system capacity in gallons (determined in conformance with the Ventura County Building Code) to the gross area of the lot in square feet does not exceed 1,500 to 20,000.
2. That the character of the soil, geology and hydrology are such that a private sewage disposal system can be expected to function properly and have no adverse effects on soil stability or underground water supplies. Such determination shall be made by a qualified engineering geologist and/or soils engineer at no expense to the county. The findings of the geologist and soils engineer shall be subject to review and approval by the Division of Environmental Health, the Division of Building and Safety, and the Public Works Agency.

When it has been adequately demonstrated that the character of the soil, geology or hydrology is such that neither a septic tank-leach line nor a seepage pit nor a seepage bed ("conventional") private sewage disposal system can be expected to function properly, then and only then other ("alternate") private sewage disposal systems may be considered provided they conform with applicable county codes and standards, if any, and provided further that the Division of Environmental Health is satisfied such alternate systems will function properly.

3. That a public sewer system with capacity for additional wastewater load is not available within one-half mile, unless it can be demonstrated to the satisfaction of the Public Works Agency, that --
 - (a) in cases where a conventional private sewage disposal system is proposed for the site, the total cost of such conventional private system could be no more than one-half the total cost of connecting to the public sewer system, or
 - (b) in cases where an alternate private sewage disposal system is proposed for the site, the total cost of such alternate private system would be both --
 - (i) less than the total cost of connecting to the public sewer system, and
 - (ii) at least twice the total cost of a conventional private sewage disposal system for the site.

All data and feasibility studies shall be submitted at the time of application for the subdivision or change in land use having a direct effect upon the volume of sewage. Determination of conformance with this policy or waiver of this policy must be obtained before the application will be approved.

Waivers of this policy may be considered by the Board of Supervisors on a case-by-case basis. Requests for waivers of this policy shall be processed through the Environmental Health Division.

The Environmental Health Division is responsible for the administration of the Ventura County Sewer Policy, on behalf of the Board of Supervisors.

History: Recommended by the Health Officer in 1952
Adopted by the Board of Supervisors in 1957
Revised by the Board of Supervisors in 1961
(twice), 1962, 1965, 1968, 1972, 1982, 1984, and 1995
(this revision).