APPENDIX VII

Minimum Usable Lot Areas for Subdivisions and Land Divisions
Where Individual Sewage Disposal Systems are to be used; Minimum Separation Distances 1

APPENDIX VII

MINIMUM USABLE LOT AREAS FOR SUBDIVISIONS AND LAND DIVISIONS WHERE INDIVIDUAL SEWAGE DISPOSAL SYSTEMS ARE TO BE USED; MINIMUM SEPARATION DISTANCES

A. The requirements below for sewage disposal are applicable to subdivisions and land divisions where septic tanks and leach fields are proposed. The required minimum areas shall be computed proportionally based upon sewage flows expected from the land division or subdivision in question using the Table I value as 350 gallons of waste water per day per area requirement.

1. For subdivisions of AGRICULTURAL LAND for continued AGRICULTURAL LAND PURPOSES only, no required minimum areas for sewage disposal shall be necessary. No development requiring an individual sewage disposal system shall be permitted on any such agricultural parcel unless the requirements of A are met.

   A statement shall be placed on any required map and reserved in deeds for each lot that "lots within this division are not approved for sewage disposal." "Agricultural Purposes" as used in this section means cultivation of food or fiber or grazing or pasturing of livestock on parcels of 20 acres or larger.

B. Usable lot area shall mean that area of the lot usable for installation of an individual sewage disposal system. Usable lot area shall not include areas contained in the following:

1. Building setbacks required by County Ordinance or the Butte County Code unless approved by the Health Department and Department of Public Works.
2. Easements dedicated or reserved for surface or underground improvements unless dedicated or reserved for sewage disposal purposes on the approved and recorded map.
3. Easements for access or roadway purposes.

4. Areas occupied by structures and within five-feet (5') of existing structures or to be occupied by structures. For purposes of single-family residential lots on which there are no existing structures, this area shall be deemed to be 2,500 square feet.
5. Areas within five feet (5') of the property line
6. Areas that do not comply with the minimum separation distances shown in Table II below.
7. Paved areas or areas proposed to be paved, where the percolation rate exceeds 20min/in.
8. Areas with a slope in excess of 30%.
9. Areas where the percolation value is in excess of 120 min/in.
10. Areas with less than two feet (2') of soil above impervious stratum.
11. Areas with less than five feet (5') of soil above seasonal high groundwater level.

C. Each lot in a subdivision or land division shall provide the minimum area for sewage disposal found in Table I attached. Areas shown in Table I up to and including 2.0 acres are minimum usable areas for sewage disposal as defined in B above. Areas in Table I in excess of two (2) acres are minimum gross parcel sized provided; however, that such gross parcels shall contain not less than two (2) acres of usable area as defined in B above.

D. Seepage pits shall not be utilized on any lot created after January 20, 1987.

E. Required usable sewage disposal area for these smaller lots created in accordance with IV F (3) of the Nitrate Action Plan for the Greater Chico Urban Area may be located on adjacent land by easement acceptable to the Health Department, provided:

1. The easement is within the land area proposed for division and overlays a duly approved subdivision designed for community sewers.
2. A note shall be placed on the map that the easement-encumbered lots shall not be buildable lots until such time as sewers have been made available and the easements terminated

(Amended per Resolution 85-113)

Table I
Minimum Useable Areas (square feet or acres)
Soil Depth Above A, Groundwater or B, Impervious Stratum

(Based Upon 350 Gallons of Waste Water Per Day Per Area Requirement)

Slope	Perc Value	A-B 7' or Greater	A-B 7' to 6'	A-B 6' to 5'	B 5' to 4'	B 4' to 3'	B 3' to 2'
0 to 10%	* 0-10	6,000	16,000	21,000	31,000	76,340	5 acres
	11-20	8,000	18,000	23,000	33,000	78,340	5 acres
	21-40	10,000	20,000	25,000	35,000	80,340	5 acres
	41-60	12,000	22,000	27,000	37,000	82,340	5 acres
	61-80	27,000	32,000	37,000	47,000	2.0 acres	5 acres
	81-100	37,000	42,000	47,000	57,000	2.25 acres	5 acres
	101-120	57,000	62,000	67,000	77,000	2.75 acres	5 acres
OVER 10% to 20%	* 0-10	9,000	26,000	34,000	49,000	2.5 acres	5 acres
	21-40	11,000	28,000	36,000	51,000	2.5 acres	5 acres
	21-40	13,000	30,000	38,000	53,000	2.5 acres	5 acres
	41-60	15,000	32,000	40,000	55,000	2.5 acres	5 acres
	61-80	35,000	42,000	50,000	65,000	2.75 acres	5 acres
	81-100	45,000	52,000	60,000	75,000	3.0 acres	5 acres
	101-120	65,000	72,000	80,000	2.25 acres	3.5 acres	5 acres
OVER 20% to 30%	* 0-10	16,000	36,000	46,000	69,560	3.5 acres	
	21-40	18,000	38,000	48,000	71,560	3.5 acres	
	21-40	20,000	40,000	50,000	73,560	3.75 acres	
	41-60	22,000	42,000	52,000	75,560	3.75 acres	NO DEVELOPMENT
	61-80	42,000	52,000	62,000	2.0 acres	4.0 acres	
	81-100	52,000	62,000	72,000	2.25 acres	4.25 acres	
	101-120	72,000	82,000	2.0 acres	2.75 acres	4.75 acres	

*** Perc values of less than 5 must show sufficient soil to assure proper filtration**

Table II

Minimum Separation Distances in Lineal Feet

Facility	S-T or Sewer Line	Leaching Field	Seepage Pit
a. Individual Domestic Wells	50'	100'	150'
b. Public Domestic Wells	100'	100'	150'
c. Perennial Stream or Spring	50'	100' from high water line	100' from high water line
d. Drainage Course or Ephemeral Stream	25'	50' from edge of channel	50' from edge of channel
e. Cut or Fill Bank	10'	4' x vertical height	4' x vertical height
f. Lake or Reservoir	50'	200' from high water line	200' from high water line
g. Lot Lines where Individual Wells Used*	25'	50'	75'

*Note: This requirement shall not apply where location of wells on each lot is specified on the final map and required usable area for each lot is 100' from any well location.

Notes: a. An impervious stratum or layer is a bed or lens of fine-grained soil, rock, cemented material, or similar soil structure, which retards the downward movement of water. A stratum, which has a percolation value in excess of 120 minutes per inch and/or in which six (6) inches of water will not seep completely away in a 12-hour period, shall be deemed to be impervious.

b. Areas with less than two feet (2') of soil above an impervious stratum or less than five feet (5') of soil above the seasonal high groundwater level, slopes in excess of 30%, or percolations values in excess of 120 min/inch are deemed unsuitable for septic tank systems.

c. In addition to the requirements of these standards, sewage disposal areas must be of such a configuration that it is practicable to use them as disposal areas based upon standard practices for the installation of septic tank systems.