

**From:** Nathan Quarles Nathan.Quarles@sonoma-county.org

**Subject:** Board Meeting (5/22) and OWTS Manual

**Date:** April 27, 2018 at 4:10 PM

**To:** Brittany Jensen Brittany@goldridgercd.org, Valerie Minton Quinto VMinton@sonomarc.org, Sierra Cantor Sierra@goldridgercd.org, Brenda Adelman rrwpc@comcast.net, Lisa Badenfort lisa@northbayrealtors.org

NQ

All,

The Board of Supervisors will be holding a meeting to discuss the County's Local Area Management Program for Onsite Wastewater Treatment Systems. The technical document (OWTS Manual) has been edited based on the public review and the comments received both written and verbal. Below is a link to the version that will be attached to the staff report for this Board item. As before there is a folder for the "clean" version and one for the "strikeout" version.

Please note the Board meeting date has moved to **May 22, 2018**. This is different than originally thought. Delays in making the edits moved the Board date back two weeks.

The Staff Report and LAMP will follow early next week, but I thought it best to get this to provide as much review time as possible. I will confirm the time of the meeting and provide this when I send out the Staff Report and LAMP.

Sincerely,

Nathan Quarles

Clean: <https://links.sonoma-county.org/8scEEgsAPtA/>

Striekout: [https://links.sonoma-county.org/u\\_Y7ZHQKaNQ/](https://links.sonoma-county.org/u_Y7ZHQKaNQ/)

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**From:** Nathan Quarles

**Sent:** Monday, March 26, 2018 10:48 PM

**To:** 'Brittany Jensen' <Brittany@goldridgercd.org>; 'Valerie Minton Quinto' <VMinton@sonomarc.org>; 'Sierra Cantor' <Sierra@goldridgercd.org>; 'Brenda Adelman' <rrwpc@comcast.net>

**Subject:** OWTS Manual Response to Comments

Please follow this link for our response to comment document. This is inclusive of the public comments received by March 15, 2018, plus or minus.

Sincerely,

Nathan

<https://links.sonoma-county.org/1y2AZxVMGhU/>

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**From:** Nathan Quarles  
**Sent:** Friday, March 23, 2018 5:15 PM  
**To:** 'Brittany Jensen' <[Brittany@goldridgercd.org](mailto:Brittany@goldridgercd.org)>; 'Valerie Minton Quinto' <[VMinton@sonomarc.org](mailto:VMinton@sonomarc.org)>; 'Sierra Cantor' <[Sierra@goldridgercd.org](mailto:Sierra@goldridgercd.org)>  
**Subject:** Revised OWTS Manual Workshop Reminder (DAG)

All,

Several items. First a reminder about next Friday's workshop to review, discuss and accept comments on the revised OWTS Manual. Workshop is here at Permit Sonoma, 2550 Ventura Ave, Santa Rosa, 9:00 a.m. to 1:00 p.m.

The process will be to go through the submitted comments and then open it up to the group for a Q&A session. I'm thinking about using 3x5 index cards for the questions and staff can respond.

My goal was to provide the submitted comments and written responses to you by today. That did not happen. I have posted the submitted comments at the following location:

<https://links.sonoma-county.org/QORHVDVxF6aw/>

I have read all the comments and have draft responses. Staff and I will be working to put the finishing touches on the responses and we will have a response to comments document posted on Monday for your review.

See you all next Friday.

Sincerely,

Nathan

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**From:** Nathan Quarles  
**Sent:** Wednesday, March 14, 2018 8:50 AM  
**To:** 'Brittany Jensen' <[Brittany@goldridgercd.org](mailto:Brittany@goldridgercd.org)>; 'Valerie Minton Quinto' <[VMinton@sonomarc.org](mailto:VMinton@sonomarc.org)>; 'Sierra Cantor' <[Sierra@goldridgercd.org](mailto:Sierra@goldridgercd.org)>  
**Subject:** FW: Revised OWTS Manual Comment Period February 23 to March 15, 2018 (DAG)

FYI. Heard you all were interested in the OWTS Manual.

Nathan

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**From:** Nathan Quarles  
**Sent:** Tuesday, March 13, 2018 4:06 PM  
**To:** 'Beth Bruno' <[beth.consulting@gmail.com](mailto:beth.consulting@gmail.com)>; 'Bob Ost' <[robert@ostsite.com](mailto:robert@ostsite.com)>; 'Dan Wright' <[Dan@d4e.net](mailto:Dan@d4e.net)>; 'Eric Koenigshofer' <[ejklaw@yahoo.com](mailto:ejklaw@yahoo.com)>; 'Greg Swaffar' <[GREG@summit-sr.com](mailto:GREG@summit-sr.com)>; 'Howard Brunner' <[hbrunner@cinquinipassarino.com](mailto:hbrunner@cinquinipassarino.com)>; Jennifer Barrett <[Jennifer.Barrett@sonoma-county.org](mailto:Jennifer.Barrett@sonoma-county.org)>; 'Jerry Eddinger' <[thebldr@eddinaers.com](mailto:thebldr@eddinaers.com)>; 'Jim Olmsted' <[OaPLANCONS@aol.com](mailto:OaPLANCONS@aol.com)>; Jo Ann Barker

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**Subject:** RE: Revised OWTS Manual Comment Period February 23 to March 15, 2018 (DAG)

All,

I need to inform you of a change in our process for the review and approval of the OWTS Manual. Due to a consistent theme in early comments, we will be presenting the revised OWTS Manual to the Board of Supervisors seeking their approval to submit a revised Local Area Management Program (LAMP) and OWTS Manual to the North Coast Regional Water Quality Control Board. The LAMP/OWTS Manual is being agenzized for the May 8, 2018, Board of Supervisors meeting.

In addition, Permit Sonoma will be hosting a public workshop on March 30, 2018, to discuss the revised OWTS Manual. Time of workshop is 9:00 a.m. to 1:00 p.m. and location is Permit Sonoma's office (2550 Ventura Ave), in our hearing room. We still appreciate comments by March 15 (this Thursday). This will allow staff time to review comments and speak to these at the March 30 workshop.

Sincerely,

Nathan Quarles  
Deputy Director  
Engineering and Construction  
(707) 565-1146



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**From:** Nathan Quarles

**Sent:** Friday, February 23, 2018 4:40 PM

**To:** 'Beth Bruno' <[beth.consulting@gmail.com](mailto:beth.consulting@gmail.com)>; 'Bob Ost' <[robert@ostsite.com](mailto:robert@ostsite.com)>; 'Dan Wright' <[Dan@d4e.net](mailto:Dan@d4e.net)>; 'Eric Koenigshofer' <[ejklaw@yahoo.com](mailto:ejklaw@yahoo.com)>; 'Greg Swaffar' <[GREG@summit-sr.com](mailto:GREG@summit-sr.com)>; 'Howard Brunner' <[hbrunner@cinquinipassarino.com](mailto:hbrunner@cinquinipassarino.com)>; Jennifer Barrett <[Jennifer.Barrett@sonoma-county.org](mailto:Jennifer.Barrett@sonoma-county.org)>; 'Jerry Eddinger' <[thebldr@eddingers.com](mailto:thebldr@eddingers.com)>; 'Jim Olmsted' <[Oaplancons@aol.com](mailto:Oaplancons@aol.com)>; Jo Ann Barker <[JoAnn.Barker@sonoma-county.org](mailto:JoAnn.Barker@sonoma-county.org)>; Karen Giovannini <[Karen.Giovannini@sonoma-county.org](mailto:Karen.Giovannini@sonoma-county.org)>; 'Lisa Badenfort' <[lisa@northbayrealtors.org](mailto:lisa@northbayrealtors.org)>; 'AIA' <[npeoples@nparch.biz](mailto:npeoples@nparch.biz)>; Patrick Mullin <[Patrick.Mullin@sonoma-county.org](mailto:Patrick.Mullin@sonoma-county.org)>; 'Robert Cantu' <[rcantu@westernbuilders.info](mailto:rcantu@westernbuilders.info)>; 'Simon Fairweather' <[simon@fairweather-assoc.com](mailto:simon@fairweather-assoc.com)>

<[stevebor@westernbonders.com](mailto:stevebor@westernbonders.com)>, Simon Fairweather <[simon@fairweather-associates.com](mailto:simon@fairweather-associates.com)>, 'Steve Borchardt' <[sebor@pacbell.net](mailto:sebor@pacbell.net)>; 'Steve Brown' <[SBrown@adobeinc.com](mailto:SBrown@adobeinc.com)>; Tennis Wick <[Tennis.Wick@sonoma-county.org](mailto:Tennis.Wick@sonoma-county.org)>; Thomas Cirimele <[Thomas.Cirimele@sonoma-county.org](mailto:Thomas.Cirimele@sonoma-county.org)>; 'Tito Sasaki' <[tito@att.net](mailto:tito@att.net)>  
**Subject:** Revised OWTS Manual Comment Period February 23 to March 15, 2018 (DAG)

All,

Permit Sonoma is releasing, for public review and comment, a revised Onsite Wastewater Treatment System (OWTS) Manual. The OWTS Manual is primarily a reformatted version of existing County regulations and standards to comply with the State Water Resources Control Board OWTS Policy Tier 2 Local Area Management Program (LAMP) requirements. The purpose of this document is to allow continued PRMD authorization for oversight of OWTS countywide.

The OWTS Manual was reviewed by the Land Use Advisory Panel in January 2016 and the general public in March 2016. In May 2016, the Board of Supervisors approved submittal of the OWTS Manual and the County's LAMP to the North Coast Regional Water Quality Control Board for review and approval. The Regional Water Board provided comments that required edits to the OWTS Manual. It was anticipated that the OWTS Manual would be reviewed and updated periodically to keep pace with new issues, policies, procedures, and technologies affecting the use and management of OWTS.

The revised OWTS Manual was reviewed recently by a subcommittee of the Land Use Advisory Panel in February 2018 and is being published for public review and comment pursuant to Sonoma County Code section 24-31.5 starting on February 22, 2018 and running for twenty (20) days with the end date being March 15, close of business.

We are providing a clean version and a strikeout/underline version. The strikeout version is also annotated with yellow highlights to help the reader understand why a particular change was made or where that provision was located in the prior version. Many provisions simply were moved for clarity and/or organization. Below are links to two folders—one for the clean version and one for the strikeout version.

Revised OWTS Manual -- Clean version: [https://links.sonoma-county.org/\\_7JRnRsdYFo/](https://links.sonoma-county.org/_7JRnRsdYFo/)

Revised OWTS Manual -- Strikeout-Underline-Annotated version: <https://links.sonoma-county.org/0mgvKW20imc/>

The main changes, relative to the 2016 version, include the following:

- Re-organization of sections 4, 5, 6, 7 and 17.
- There are three types of permits: new, replacement and repair. New OWTS are for undeveloped properties. Replacement OWTS are for tank replacements and/or

undeveloped properties. Replacement OWTS are for tank replacements and/or dispersal system replacements for developed sites (previously known as a voluntary repair). And Repairs for the relatively minor work: d-box, valves, etc.

- The previous voluntary repairs are being eliminated. The typical voluntary repair includes replacing the dispersal system. A new or replacement dispersal system must meet a two (2) foot separation to groundwater, have adequate soil type and depth, and be designed by appropriately licensed professional defined as qualified consultants.
- Elimination of Class I, II and III classifications which are being replaced with either a Code Compliant or a Legal Non-Conforming systems.
- Remodel/Rebuild. The remodel/rebuild and minor/major addition thresholds are staying the same. The definitions have been revised for clarity. The requirement relative to roofs has been deleted.
- The OWTS Manual includes a financial hardship provision that allows a client an exemption from the standards provided a hardship exists as demonstrated by the client and as approved by the Director of PRMD. The hardship replacement permit will not grant any building permits.
- The North Coast Regional Water Quality Control Board adopted a revised Waiver of Waste Discharge Requirements that now includes OWTS that cannot meet the two foot (2') separation to groundwater. The OWTS Manual contains a provision that if the system cannot meet the two foot separation standard, the mitigation is to apply with the RWB for their "wavier." Local programs cannot waive or mitigate this standard per the state's OWTS Policy.

A couple things to note: the page numbering and table of contents will be inserted and made correct once the document is final. Also in the "strikeout/underline/annotated" folder there are some documents labelled as "clean." These sections were not edited and are in this folder so that each folder is complete.

Thank you for your time and comments.

Sincerely,

Nathan Quarles  
Deputy Director

Engineering and Construction  
(707) 565-1146

