

Section 18 Variance Prohibition and Special Standards Areas

- A. There are several areas in Sonoma County that are subject to variance prohibitions and/or special standard requirements. These areas include the following:
1. Camp Meeker
 - a. Variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.
 - b. All applications approved by Permit Authority are subject to a condition that the structures involved will be connected to a community system when it becomes available.
 2. Canon Manor Subdivision
 - a. Permits/clearances for new construction of structures on vacant lots and/or construction on existing structures on OWTS that would result in an increase of flow prohibited.
 3. Coastal Subdivisions of Carmet, Rancho del Paradiso, Salmon Creek, Sereno del Mar and the Community of Jenner
 - a. Variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.
 4. Happy Acres Subdivision
 - a. Lots of less than 30,000 square feet are unbuildable unless connected to the Happy Acres Water System.
 - b. All standard OWTS with intercept drains shall be designed by a Qualified Consultant.
 - c. If wet weather percolation testing required, no variances allowed.
 5. Larkfield-Wikiup Area
 - a. Septic system prohibition area Mayfield Drive, Ascot Drive, Fairly Drive, Eton Court, and Devon Court.
 6. Monte Rio
 - a. Variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.
 7. Penngrove/South Cotati
 - a. Variance requests of wet weather percolation requirements prohibited.
 8. West Petaluma Area
 - a. All lots subject to 7.5 and 7.11 wet weather percolation testing and groundwater determination requirements.
 - b. An interceptor drain shall be provided on all lots that have not had wet weather groundwater determinations (for example, lots with a slope of greater than 5 percent).
 - c. Lack of a confining layer in which to bed an interceptor drain will result in the need for wet weather groundwater determinations.

- d. Areas which exhibit spring activity or potential wintertime seepage shall be subject to wet weather groundwater determinations.

9. Russian River Meadows Subdivision Units 1 and 2 (also known as Rein's Beach)

- a. Wet weather testing may be conducted when observed water levels range from 0 to 12 inches below ground surface in the groundwater monitoring wells located on Assessor's Parcel Number 096-211-017 (22800 Conifer).
- b. Except for the above noted provision, variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.

10. South Wright Area

- a. Variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.
- b. No permits and/or clearances for property improvement, land division or change in use in the "septic tank ban area" shall be granted unless connection to sewer is included in the proposed application.

11. Thomas Larkin Woods Subdivision Unit 1

- a. Variance requests for new construction of structures on vacant lots and construction on existing structures that would result in an increase of flow prohibited.

12. Westvue Meadows Subdivision

- a. Compliance with depth to groundwater requirements (without variance), required on all lots, regardless of slope.

B. Sonoma Creek is subject to the approved 2010 Pathogen TMDL Implementation Plan.

C. RWQCB Impaired Water Bodies for Pathogens subject to Tier 3 Impaired Areas

1. TMDL Completion Date 2016

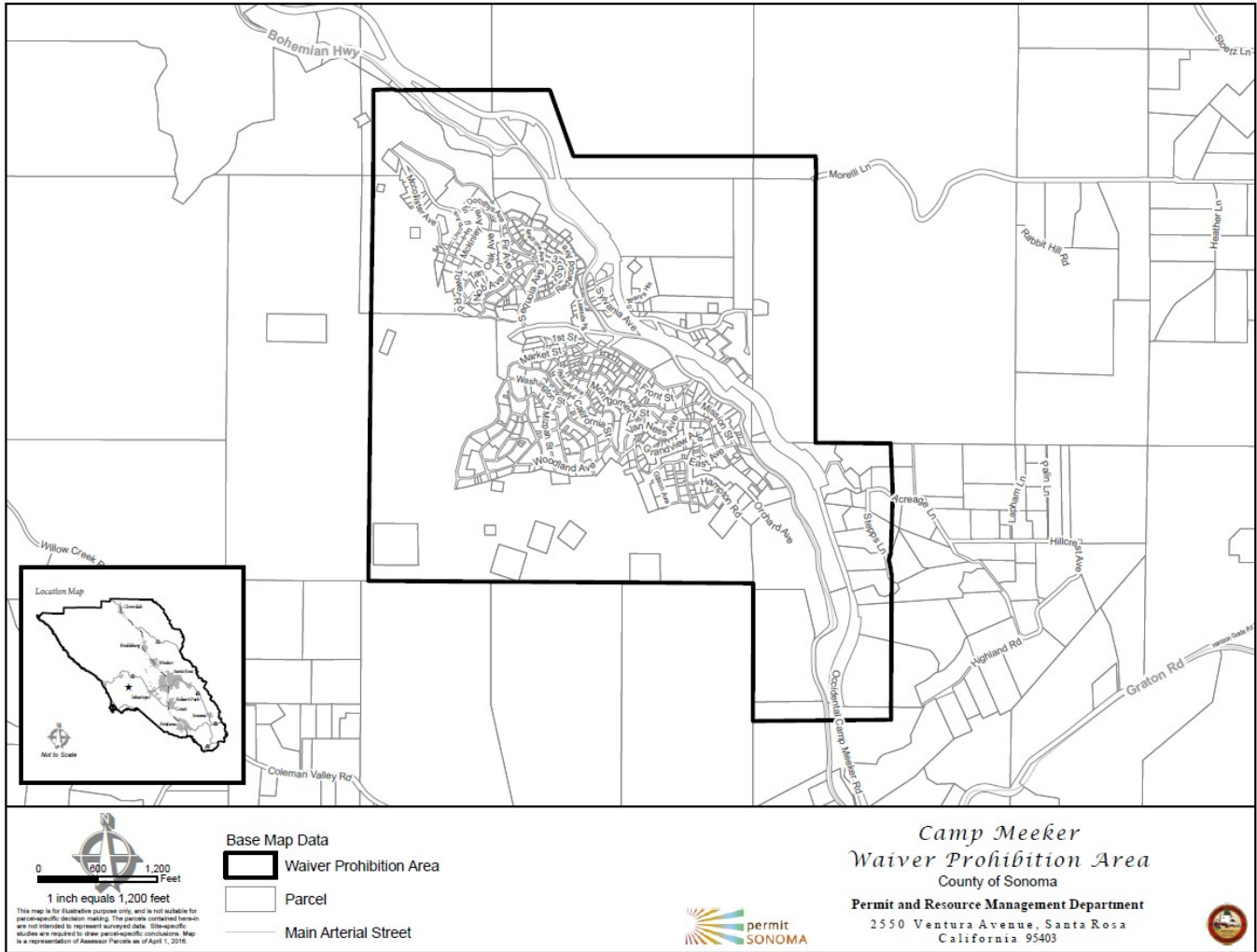
- a. Mainstem Russian River from Fife Creek to Dutch Bill Creek, Green Valley Creek watershed, Russian River at Healdsburg Memorial Beach and unnamed tributary at Fitch Mountain, mainstem Laguna de Santa Rosa, mainstem Santa Rosa Creek. (See LAMP Part 1, Appendix C and Part 3 Advanced Protection Management Plan).

2. TMDL Completion Date 2017

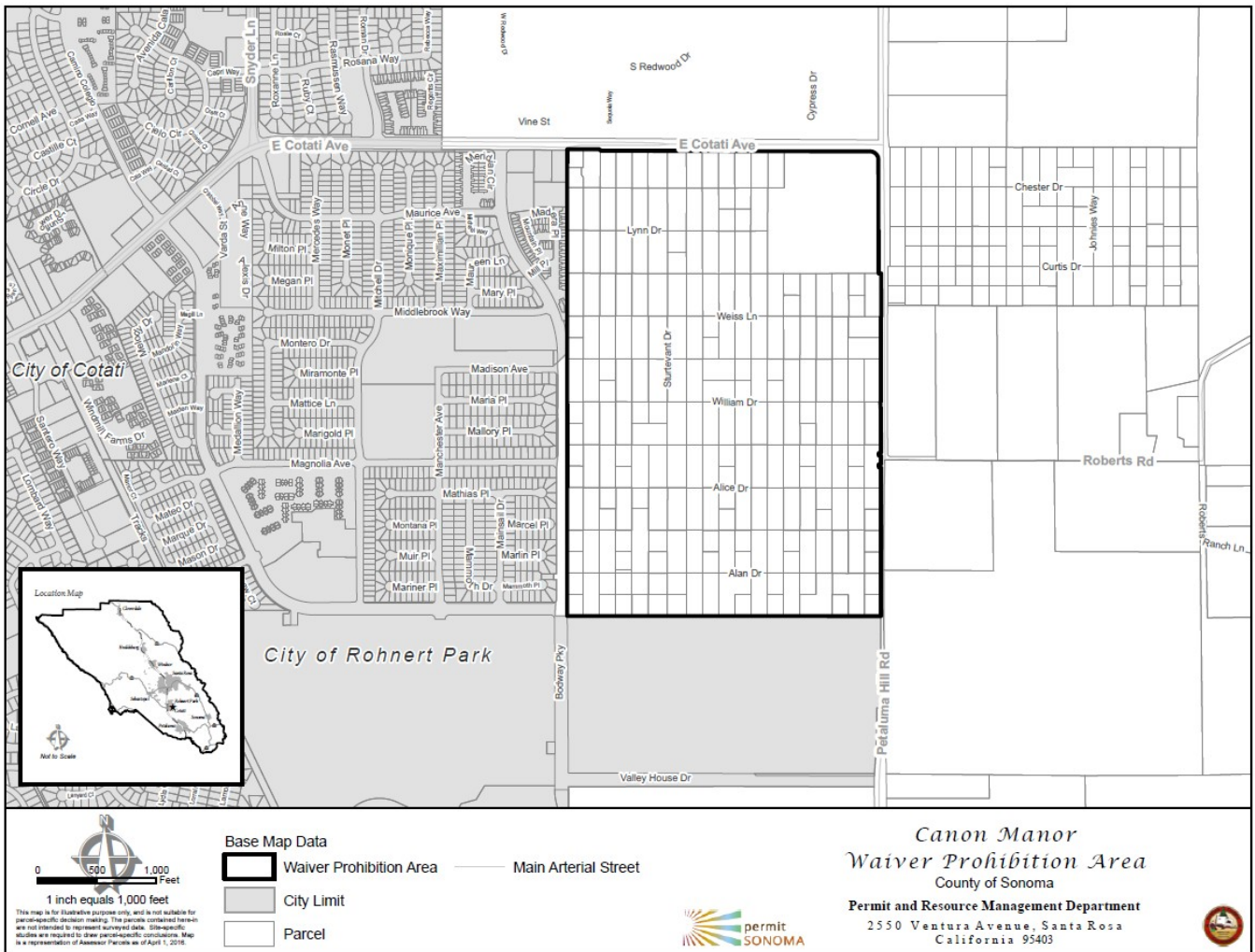
- a. Petaluma River, Petaluma River (tidal portion).

D. Refer to Maps 18.1-12 for areas subject to this Section.

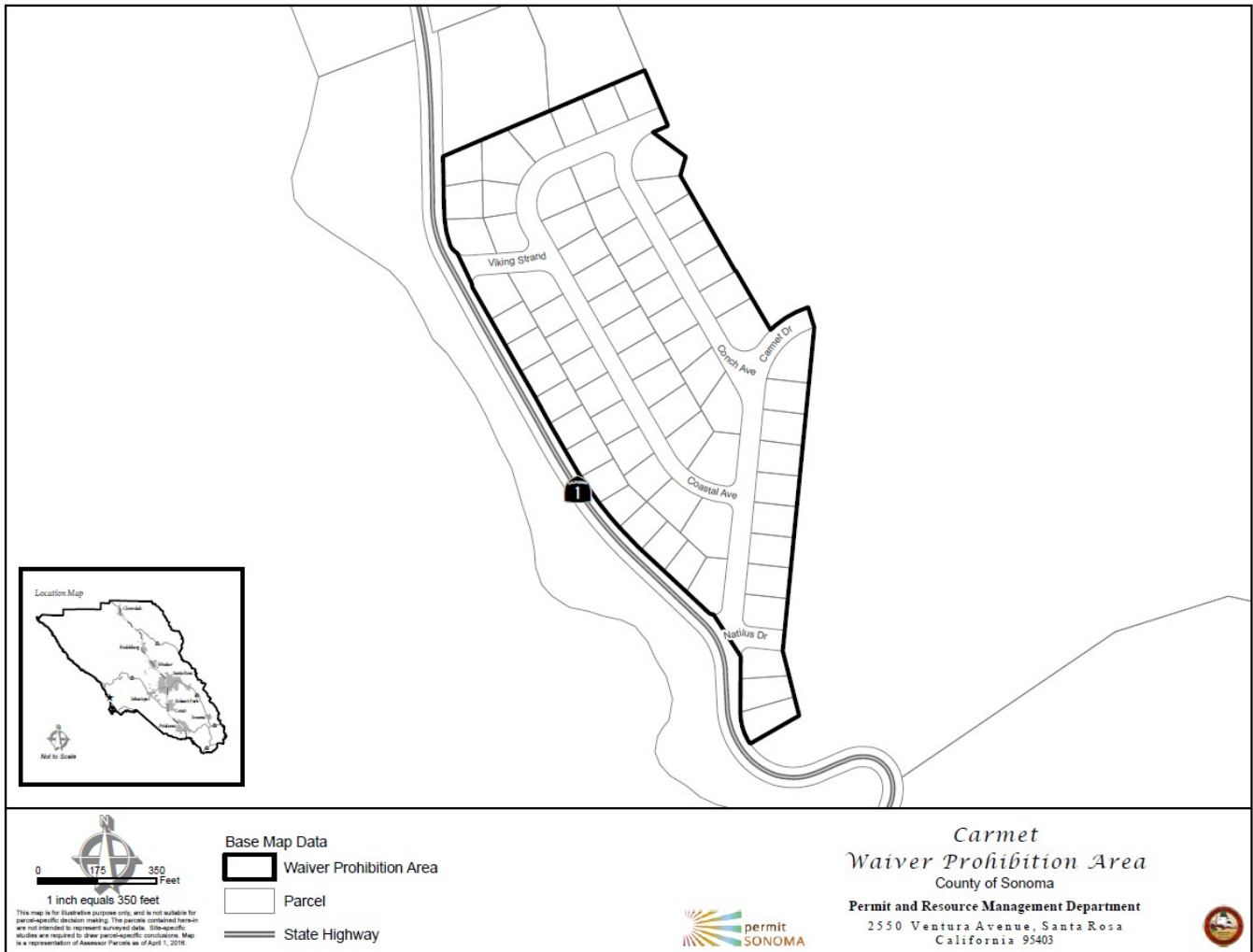
Map 18.1 Camp Meeker



Map 18.2 Canon Manor



Map 18.3a Carmet



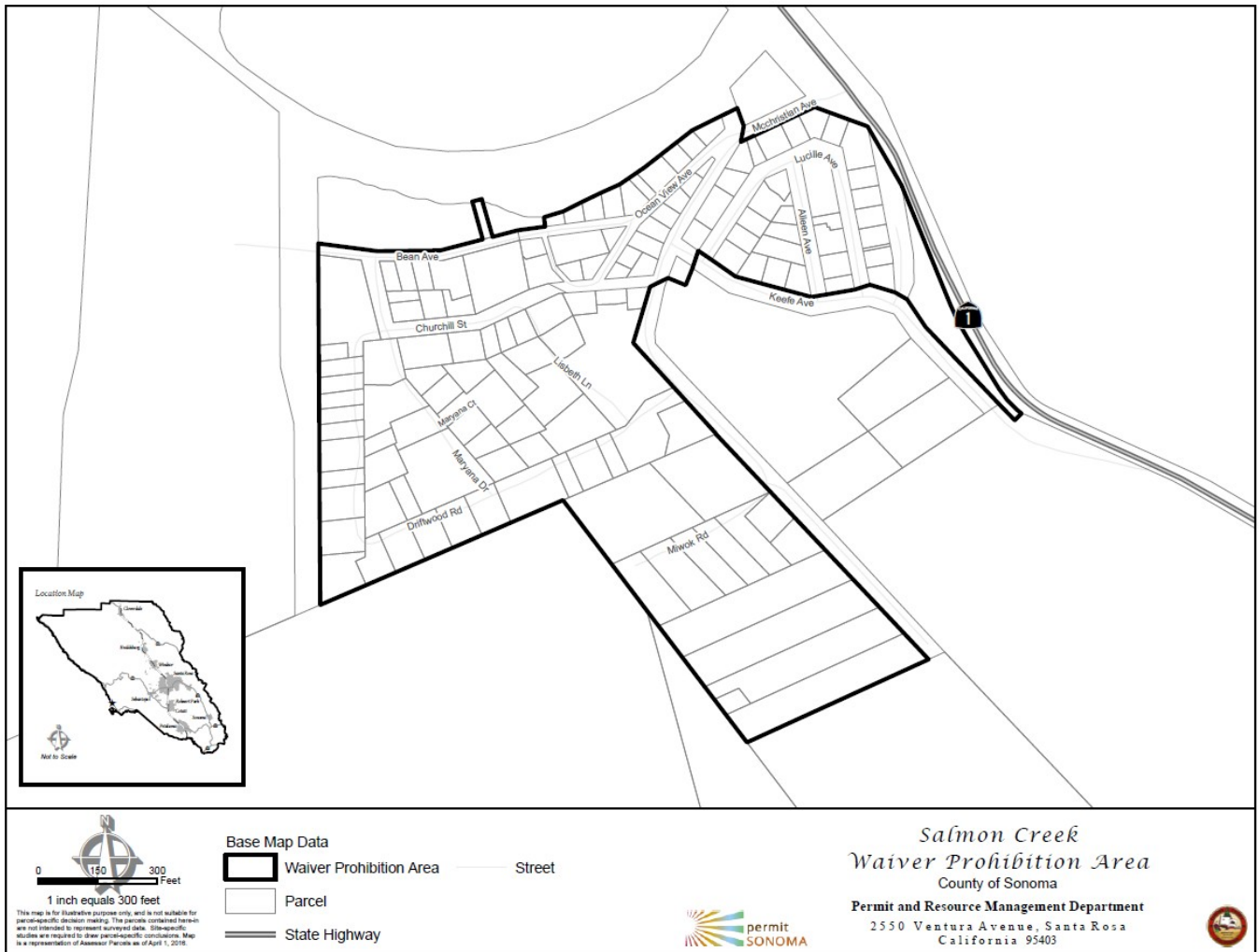
Author: PRMD GIS Date: April 14, 2016

Map 18.3b Rancho del Paradiso



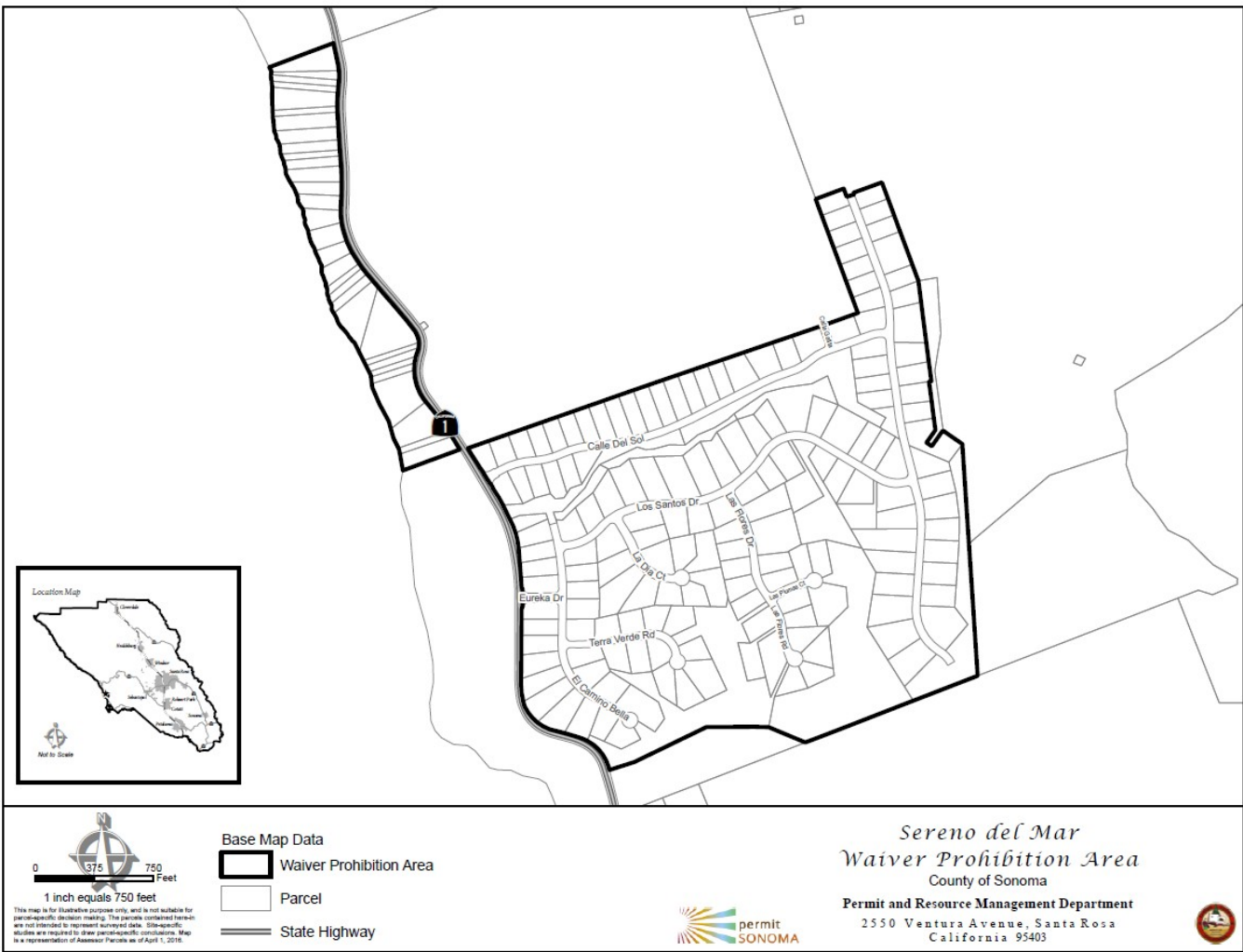
Author: PRMD GIS Date: April 14, 2016

Map 18.3c Salmon Creek

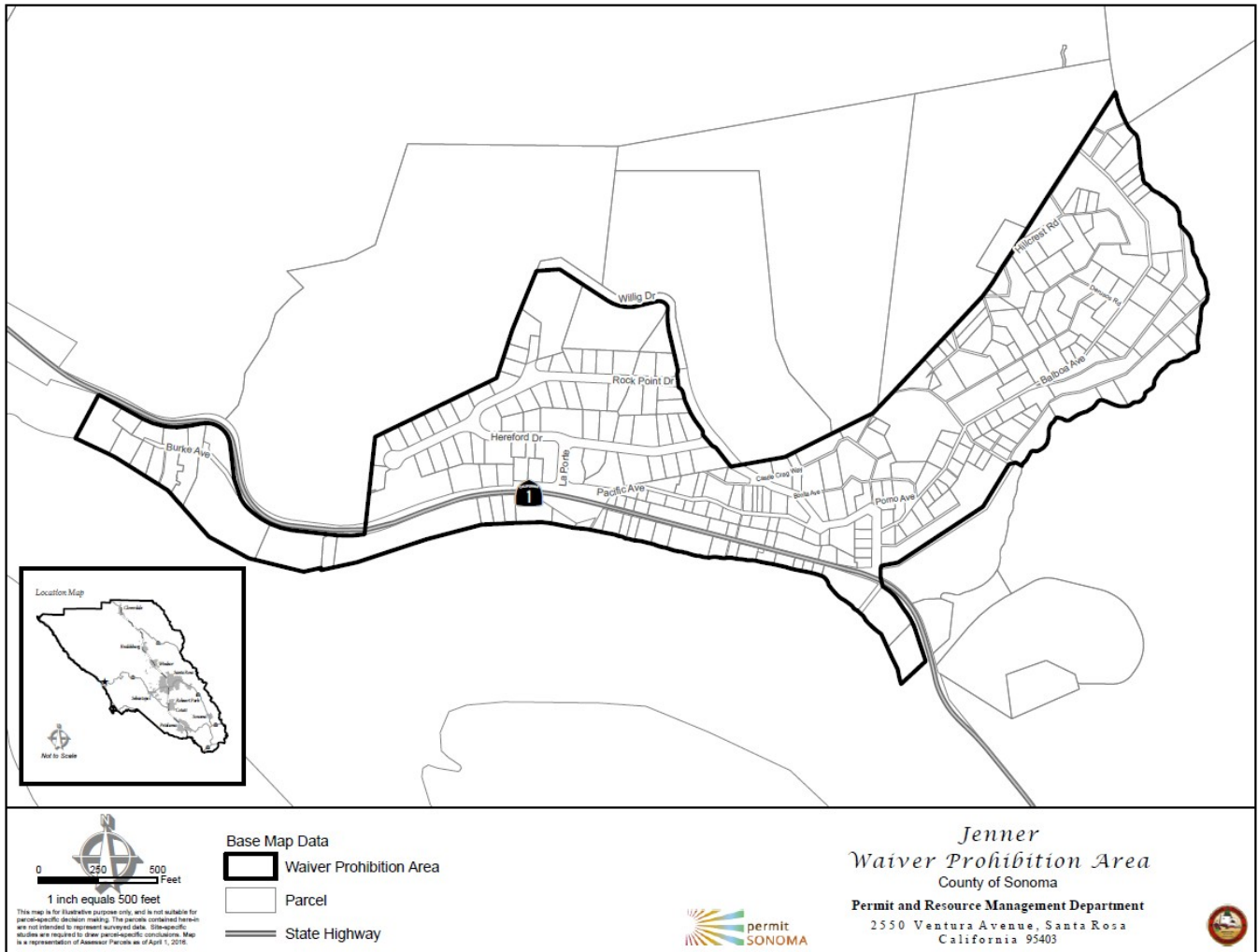


Author: PRMD GIS Date: April 14, 2016

Map 18.3d Sereno del Mar/Gleason's Beach

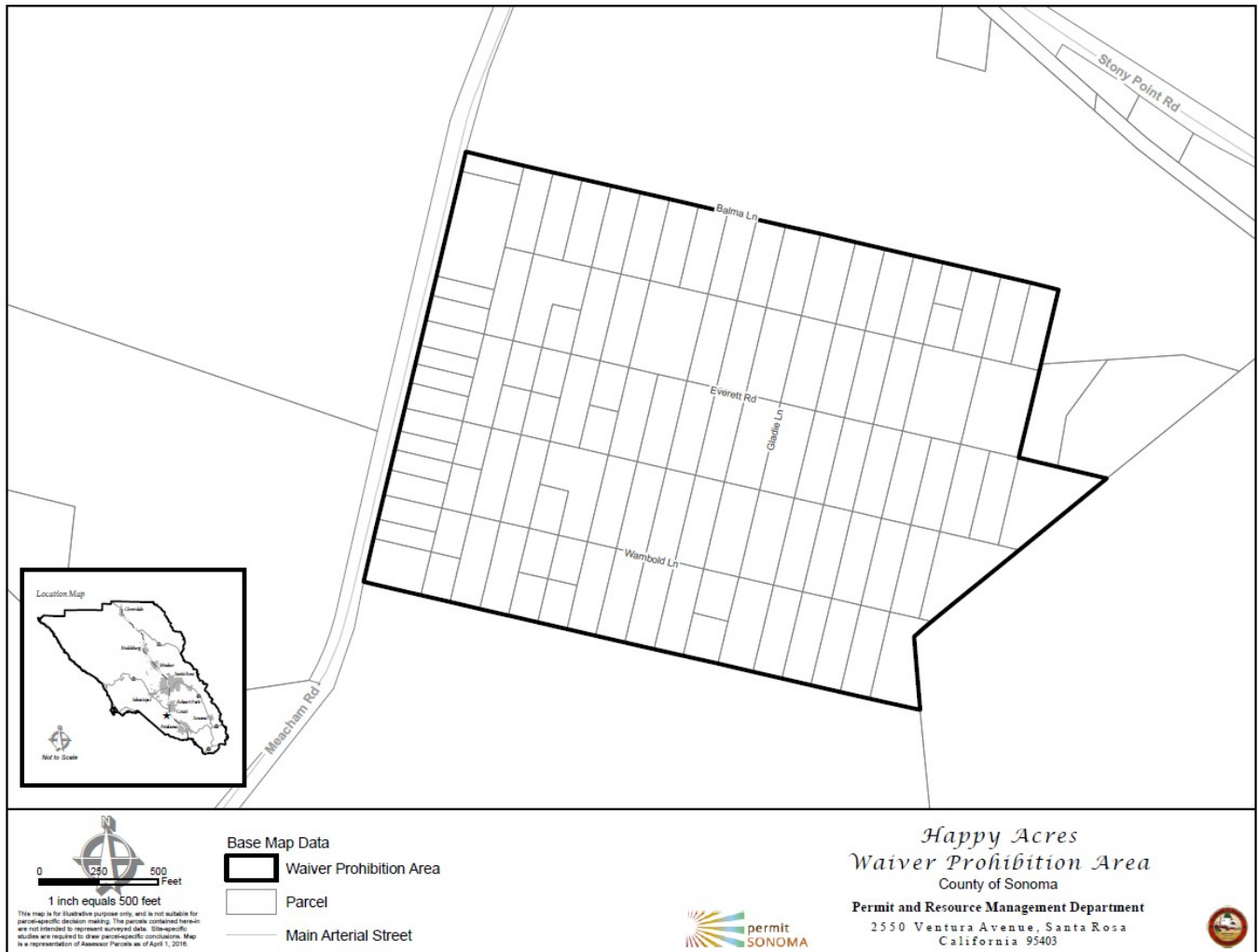


Map 18.3e Jenner

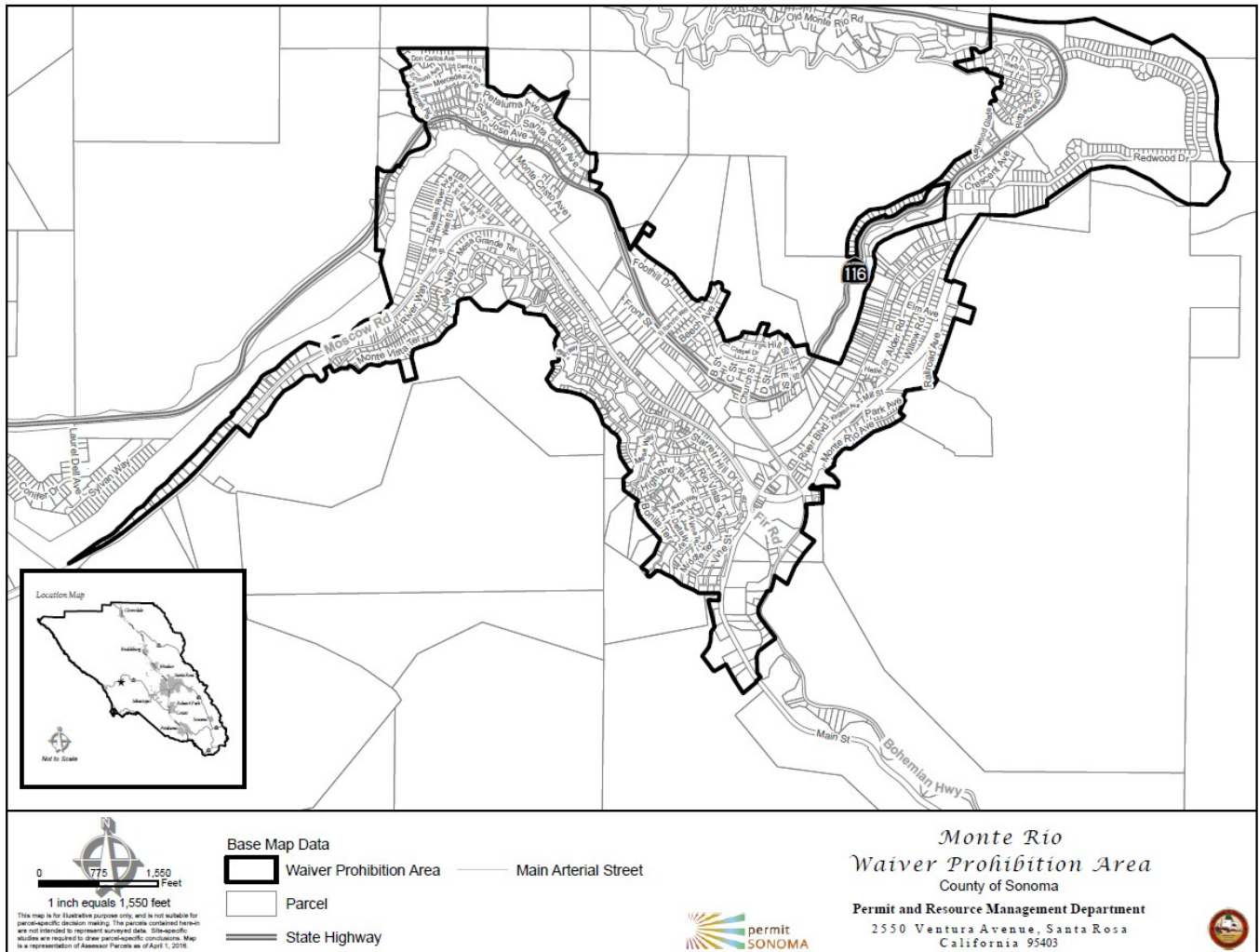


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Map 18.4 Happy Acres

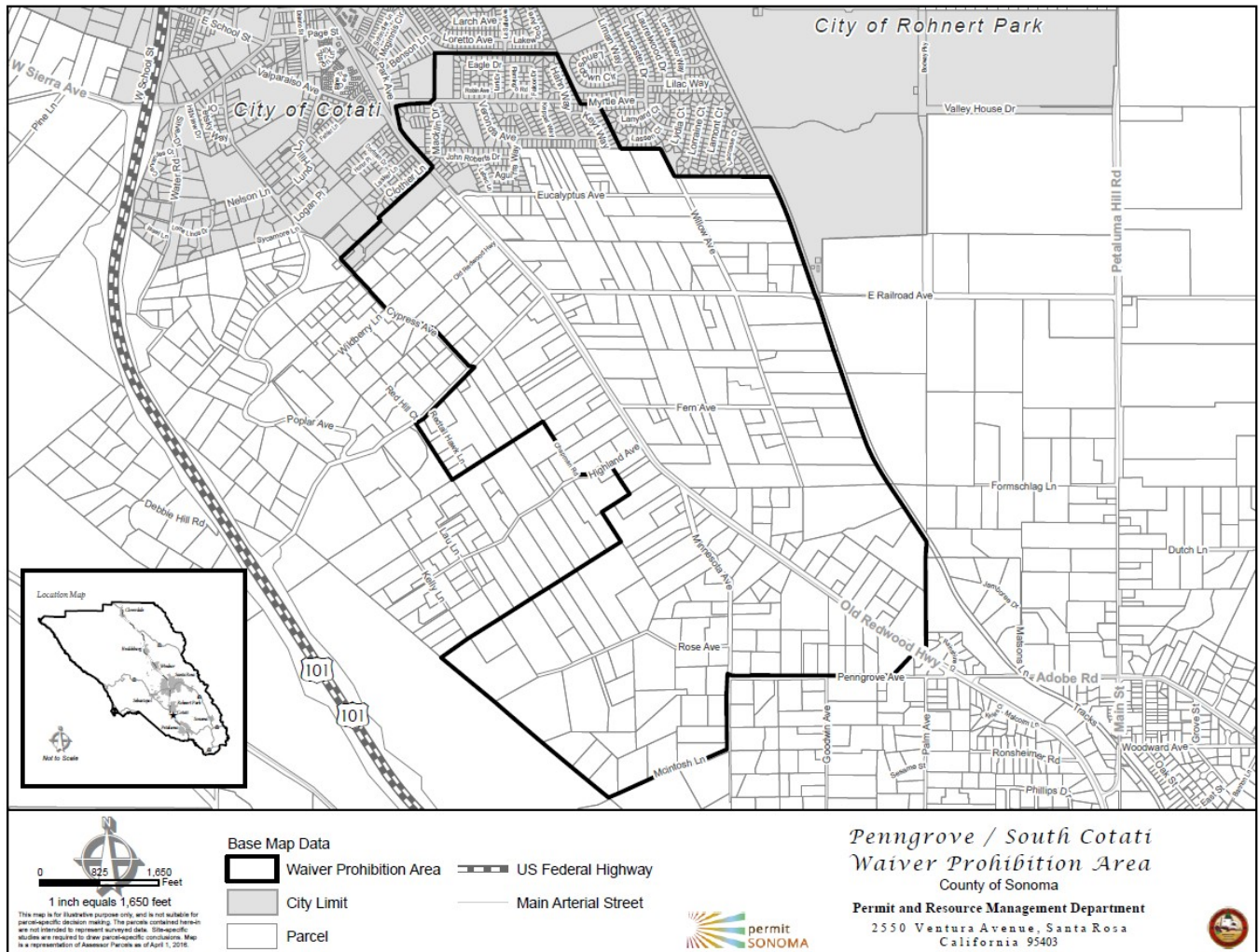


Map 18.5 Monte Rio

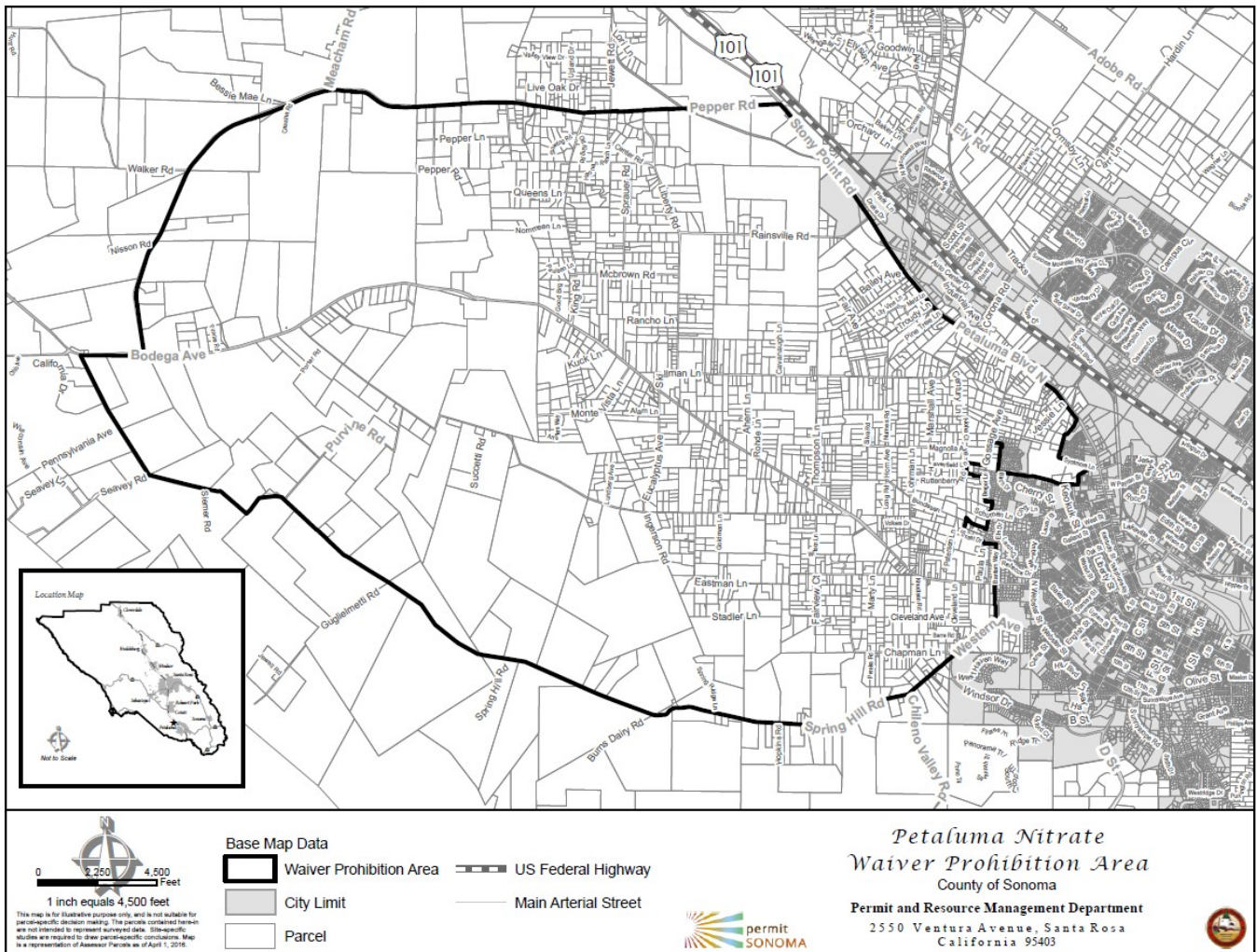


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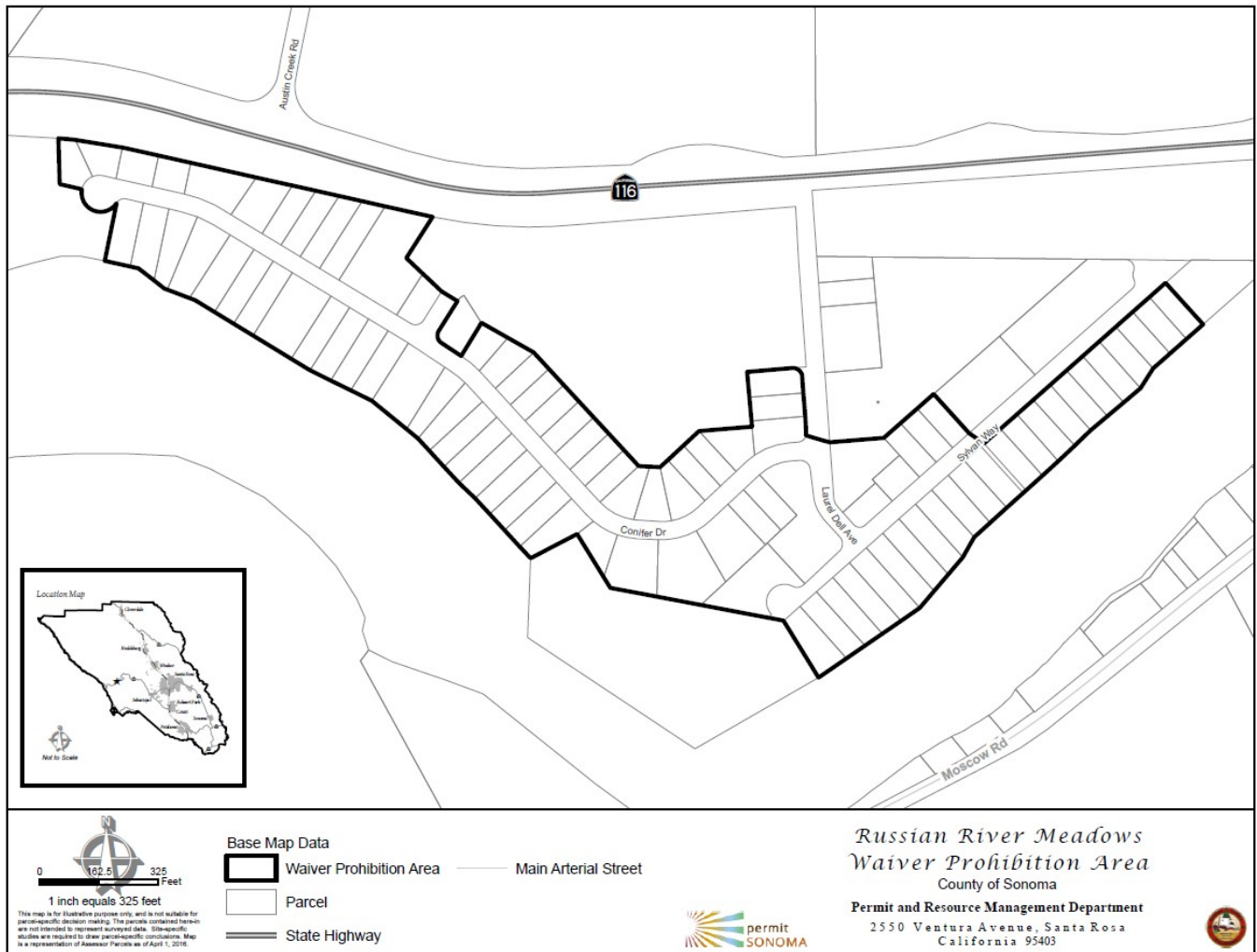
Map 18.6 Penngrove/South Cotati



Map 18.7 West Petaluma

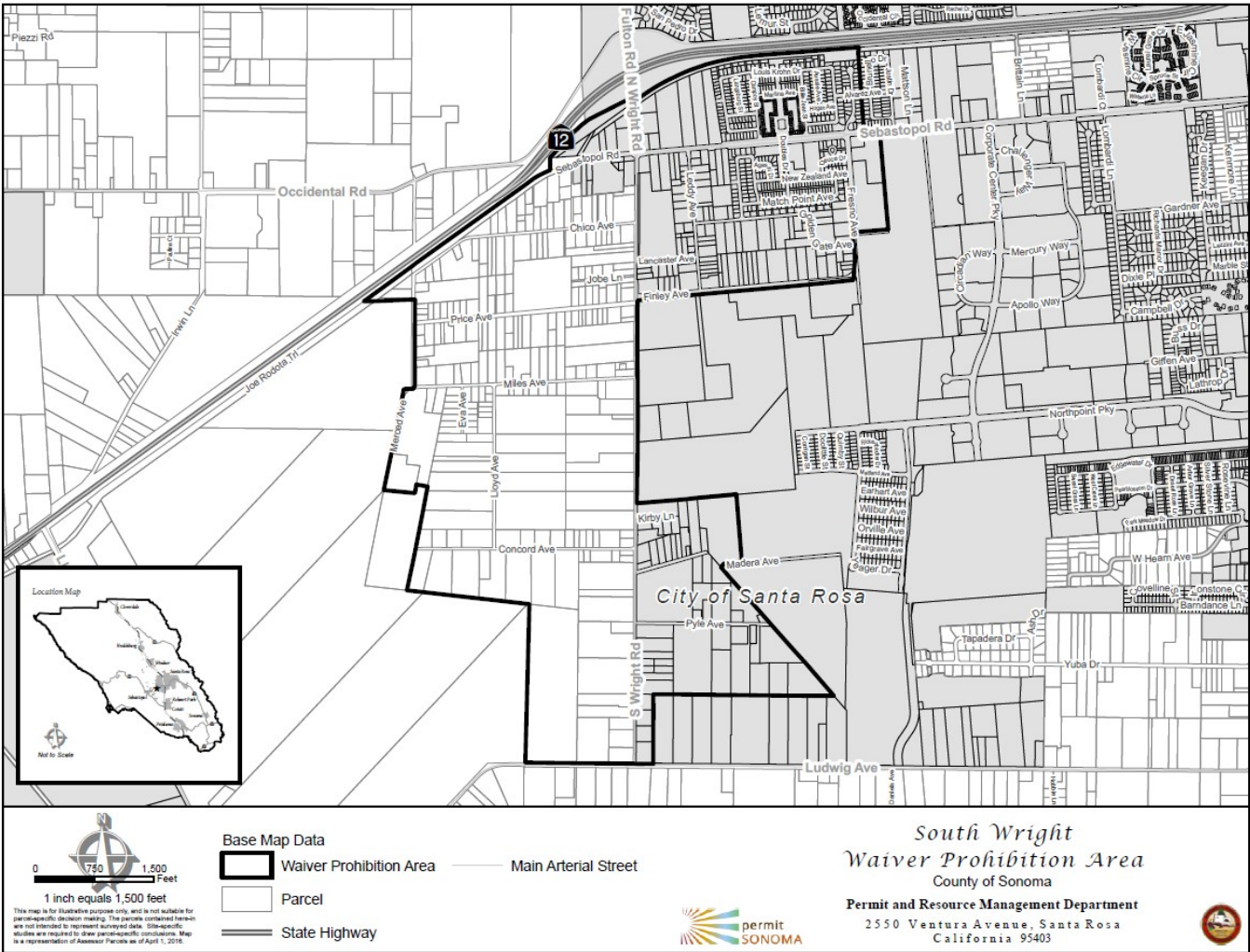


Map 18.8 Russian River Meadows

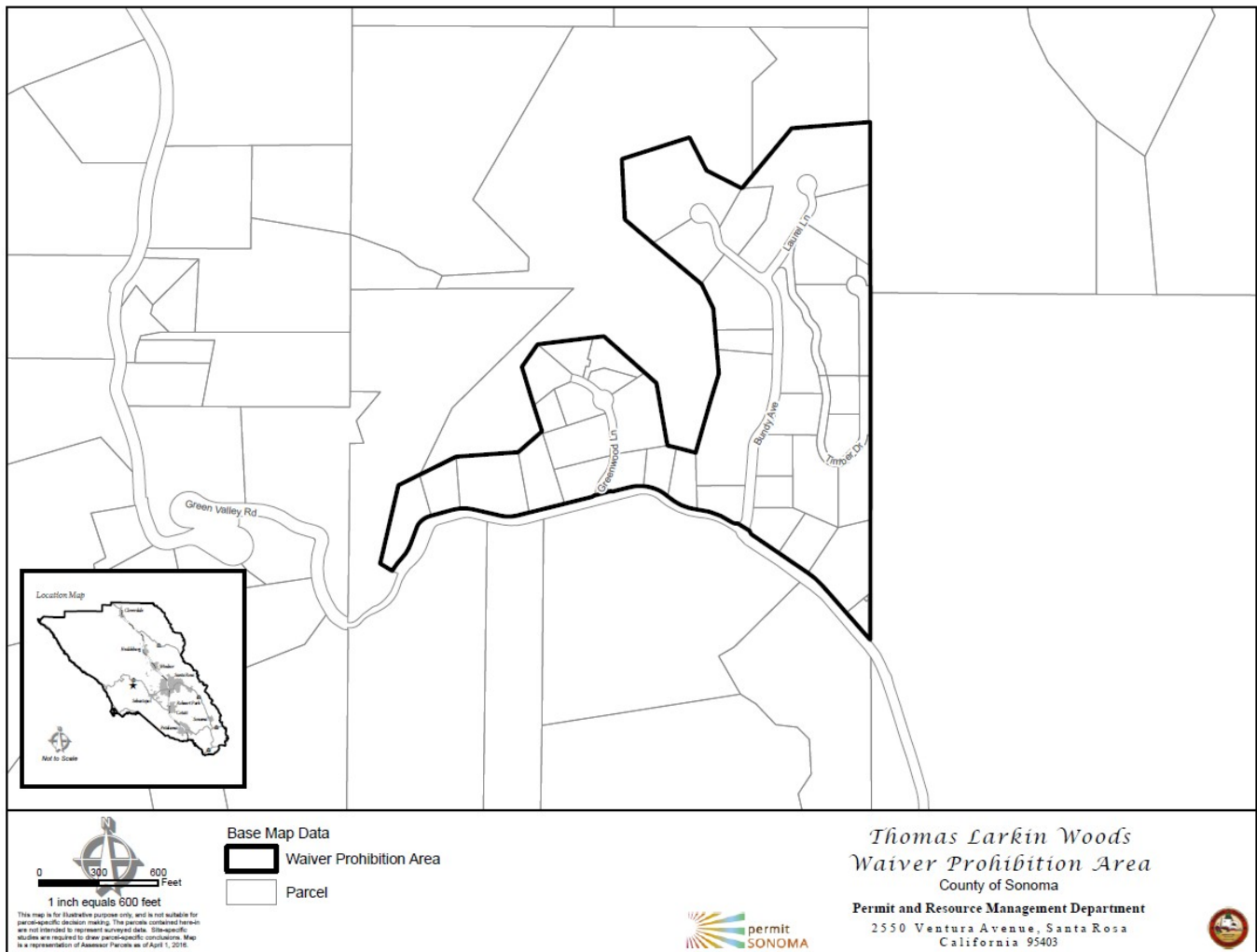


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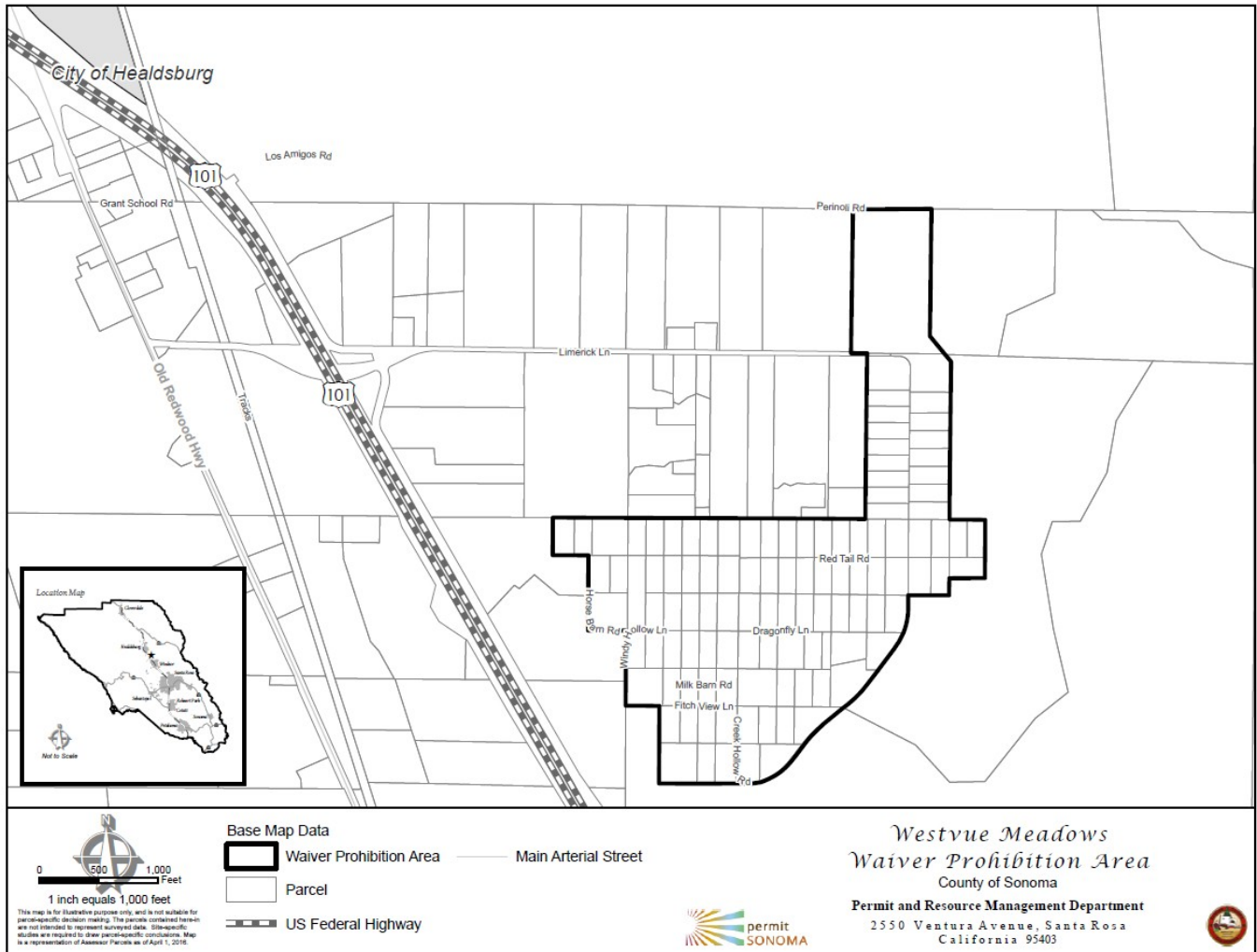
Map 18.9 South Wright Road



Map 18.10 Thomas Larkin Woods



Map 18.11 Westvue Meadows



Map 18.12 South Wright Septic Ban Area

