

ACDEH Projects in Sunol 2017-2018

Address	Date Received by ACDEH	How Project Initiated	Result/ Requirement	Variance Items
Kilkare Woods Area				
X1 Kilkare	6/12/2018	Proposed SFD remodel	OWTS designer is working on submitting plans	Not yet determined
X2 Kilkare Rd	4/27/2017	Replace failing OWTS after evaluation done when property was purchased	New raised sand filter bed OWTS	1. Minimum horizontal setbacks from the septic tank to buildings or structures; 2. Minimum horizontal setbacks from the pump tank to property lines; 3. Minimum horizontal setbacks from the raised sand filter bed to property lines; 4. Minimum horizontal setbacks from the raised sand filter bed to buildings or structures; 5. Minimum horizontal setbacks from the raised sand filter bed to drainage ways; 6. Minimum horizontal setbacks from septic tanks to drainage ways; 7. Minimum horizontal setbacks from the reserve area to a drainage way and cut banks
X3 Kilkare Rd	10/19/2017	Complaint regarding camping on property and defecating outside of home	Complaint was investigated and found to be unsubstantiated	None

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X4 Kilkare Rd	1/31/2018	Proposed addition to existing SFD	Replacement OWTS - subsurface drip dispersal with Anua Purays SBR treatment. OWTS approved and construction permit issued. OWTS is in process of being installed.	None
X5 Kilkare Rd	3/14/2018	Building Referral to repair fire damage to wall framing and rebuild deck	Site was included in Sunol area feasibility study. Clearance provided to Building Department by ACDEH. Owner is working on replacing existing OWTS.	
X6 Kilkare Rd	5/31/2017	Proposed in-law unit	Existing permitted OWTS was expanded with a variance. OWTS approved but not installed.	1. Minimum horizontal setbacks from the primary dispersal bed areas to creek; 2. Minimum horizontal setbacks from the reserve dispersal bed areas to creek
X7 Kilkare Rd	3/31/2017	Proposed addition and remodel of existing dwelling, new from porch and patio	Replacement At- grade OWTS with Anua Puraflo	1. Minimum horizontal setbacks from the primary dispersal bed areas to creek; 2. Minimum horizontal setbacks from the reserve dispersal bed area to creek
X1 Glenora Way	5/9/2017	Operating Permit Renewal for OWTS installed in 2015	n/a	(Variance approved in 2015)

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X1 Ruth Glen Rd	3/7/2017	Sale of property and potential remodel after sale	Replacement pressure dosed, gravelless, OWTS	1. Requirement for a reserve leachfield area; 2. Leachfield sizing requirements; 3. minimum horizontal spacing between trenches; 4. Minimum horizontal setbacks from septic tanks to creek; 5. Minimum horizontal setbacks from the leachfield to structures; 6. Minimum Horizontal Setbacks from leachfield and septic tank to property lines.
X2 Ruth Glen Rd	8/21/2017	Proposed SFD remodel	Pressure dosed OWTS approved and installed	None
X1 Fern Trail	2/24/2017	Building Referral for new detached garage plus addition to main house	Dripfield dispersal area designated	None
X2 Fern Trail	4/18/2017	Existing OWTS was failing	Replacement pressure dosed, gravelless, OWTS	None

Downtown Sunol Area

X1 Main St	2/10/2017	Building Referral - Remodel of existing bistro	Building Plan approved by ACDEH. (Advanced OWTS was installed at this site in 2016)	None
X2 Main St	5/10/2018	Site visit by Dilan revealed unpermitted modifications to OWTS	Site was included in Sunol area feasibility study to resolve any potential damage.	None
X3 Main St	10/19/2017	Complaint regarding shoveling waste out of septic tank. Past complaint in ACDEH file about ponding in leachfield	Site visit was conducted by ACDEH and property owner was instructed to hire a licensed professional to conduct a performance evaluation	None

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X4 Main St	6/19/2017	Ongoing OWTS failure from the past years documented in ACDEH records	Pressure dosed, commercial OWTS approved and installed for a café and 3 residences	None
X1 Foothill Rd	7/6/2017	New owners recognize OWTS was undocumented and consultant advised replacement	Pressure dosed sand trench OWTS approved and construction permit issued. OWTS is in process of being installed.	None
X2 Foothill Rd	6/6/2018	Building Referral - proposed metal barn	Performance evaluation conducted and as-built plan submitted for existing OWTS. Clearance provided to Building Department by ACDEH.	None

Little Valley Area

X1 Laguna Heights	2/10/2017	New SFD proposed in 2015 triggers new OWTS	A shallow trench pressure distribution OWTS was approved and installed for the new SFD	None
X1 Little Valley Rd	1/5/2017	Building department Referral - to build new garage and new barn	Clearance provided to Building Department by ACDEH.	None
X2 Little Valley Rd	2/7/2017	Building department Referral - to build new barn	Clearance provided to Building Department by ACDEH.	None
X3 Little Valley Rd	2/16/2017	Planning Referral - New SFD proposed	New standard OWTS approved and installed	None

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X4 Little Valley Rd	5/17/2017	Owner initiated Performance Evaluation which revealed OWTS failure	Replacement Pressure dosed, gravelless, OWTS approved and installed	None
X5 Little Valley Rd	12/21/2017	Proposed 3- way parcel split	Investigation was done on the site by a licensed professional to determine the ability of each subdivision to meet OWTS regulations. Recommendations were developed for each proposed lot.	None
X6 Little Valley Rd	3/21/2018	Building Referral for proposed pool cabana	OWTS was previously approved. Clearance provided to Building Department by ACDEH.	None

Other Sunol Areas

X1 Calaveras Rd	4/25/2017	Building Referral - new lab/office at existing plant	three (3) OWCU Holding tanks installed for exiting and new buildings.	1. The use of holding tanks and portable toilets as the primary sewage treatment method
X2 Calaveras Rd	9/12/2018	Planning Referral to allow temporary RV construction camp	Project was reviewed and comments were provided to the Planning Department and owner. No clearance was provided for the project.	Not yet determined

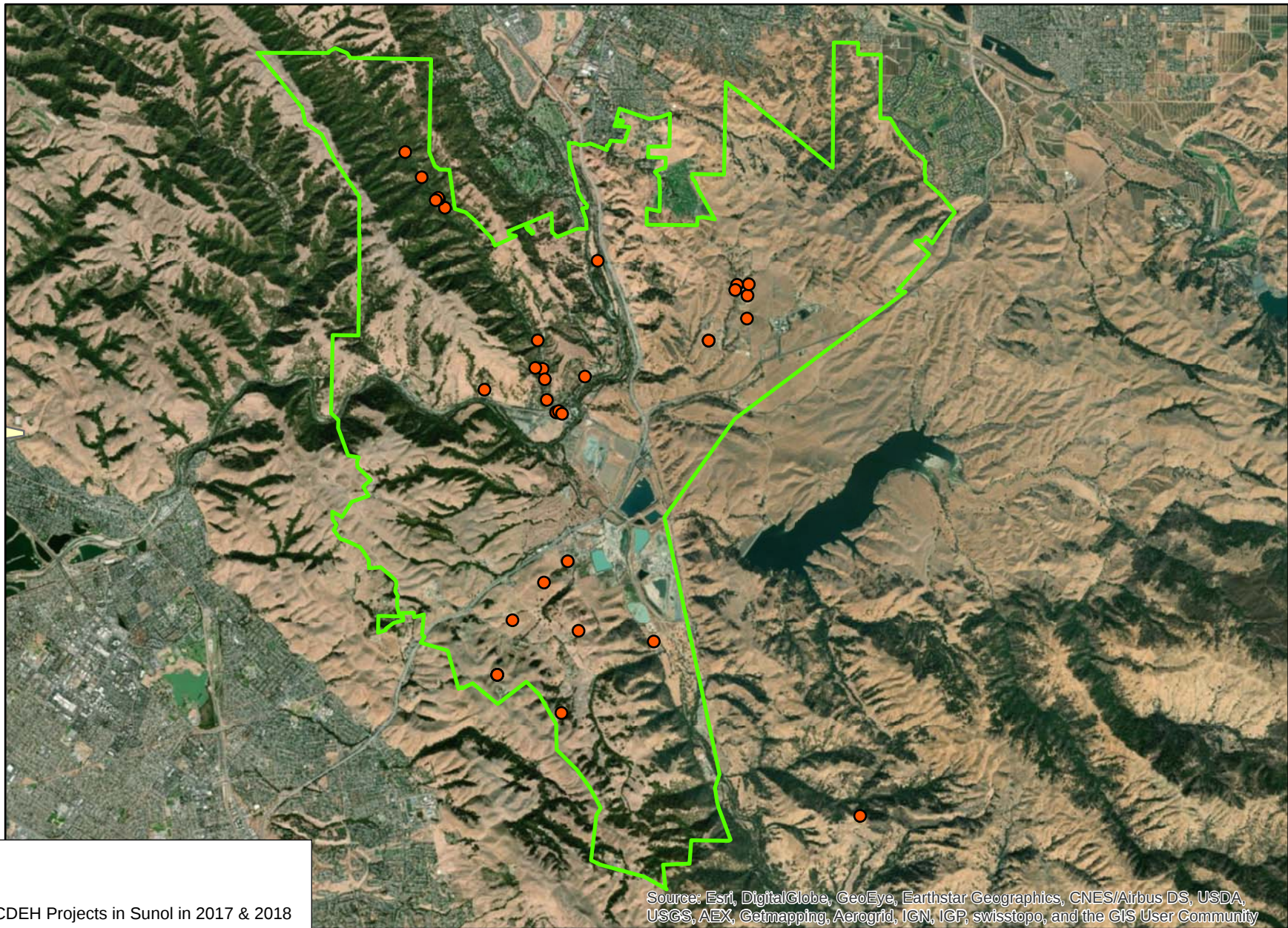
ACDEH Projects in Sunol 2017-2018

Address	Date Received by ACDEH	How Project Initiated	Result/ Requirement	Variance Items
X1 Geary Rd	6/5/2017	EBRPD determined that multiple buildings had inadequate sewage disposal	A pressure dosed OWTS was approved for multiple buildings. Construction permit issued but OWTS has not been installed.	None
X1 Sheridan Rd	3/22/2017	New event center proposed	New Pressure dosed ,gravelless OWTS installed	None
X2 Sheridan Rd	5/2/2017	OWTS Plan previously approved for New SFD, OWTS damaged during reconstruction and redesigned	New At-Grade OWTS	None
X3 Sheridan Rd	5/10/2017	Planning referral - to legalize caretaker dwelling	Clearance provided to Planning Department by ACDEH.	None
X4 Sheridan Rd	5/30/2017	Planning Referral - for existing caretaker dwelling	OWTS was previously approved. Clearance provided to Planning Department by ACDEH.	None
X5 Sheridan Rd	12/13/2017	Proposed new 2BR caretaker dwelling	New Pressure dosed ,gravelless OWTS installed	None
X6 Sheridan Rd	10/23/2018	Building Referral - ground Mounted solar	Clearance provided to Building Department by ACDEH.	None
X1 Alpha Ln	4/19/2017	Building referral - Proposed new pool	OWTS located on building plan. Clearance provided to Building Department by ACDEH.	None

ACDEH Projects in Sunol 2017-2018

Address	Date Received by ACDEH	How Project Initiated	Result/ Requirement	Variance Items
X2 Alpha Ln	7/10/2017	Building referral - Proposed pool cabana and trellis	OWTS location place on building plan, Building Plan approved by ACDEH	None
X1 Andrade Rd	1/3/2017	To allow Ag. caretaker dwelling	Inconclusive - owner never got back to us	None
X2 Andrade Rd	2/10/2017	Building Referral - ground mounted solar	Leachline location verified. Clearance provided to Building Department by ACDEH.	None
X3 Andrade Rd	12/6/2017	Planning referral - to allow renewal of a conditional use permit to operate a service station with convenience store	Application for new OWTS has been submitted but no plans have been submitted yet	None
X4 Andrade Rd	9/26/2018	Building Referral - to legalize two accessory structures	OWTS located on building plan. Clearance provided to Building Department by ACDEH.	None
X1 Pleasanton Sunol Rd	2/8/2017	Building Referral - ground Mounted solar	Performance evaluation conducted and location of solar panels found to not affect existing OWTS. Clearance provided to Building Department by ACDEH.	None

ACDEH Projects in Sunol in 2017-2018



Legend

● ACDEH Projects in Sunol in 2017 & 2018

Area_na...

□ Sunol

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

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Date: 12/7/2018

Sunol Wastewater Feasibility Study Onsite Field Reviews – Summary of Findings

In August and September 2018 Questa Engineering conducted field reviews of 14 residential properties in the Sunol area to evaluate the available options and constraints for upgrading existing on-lot septic systems. This was on a voluntary basis for participating property owners.

The purpose of the field reviews was to assess the conditions and constraints of each property (e.g., setbacks, slopes, area, soils, drainage) and how individual systems could be upgraded, if needed.

The information from these field reviews is intended to provide a representative cross-section of the different circumstances in the Sunol study area, which can then be extrapolated to make an overall estimate of the type of improvements, associated costs and other factors for continued use and maintenance of onsite wastewater systems as a long-term wastewater solution for the area.

Results of the field reviews are summarized in the attached **Table A**, which includes field observations, recommendations and ratings as explained below.

Recommended OWTS. The recommendations indicate Questa's best professional judgment regarding the type of onsite wastewater system (OWTS) upgrade to provide long-term reliability and best means of complying with regulations and standards of practice. The recommendations can be understood to be the type of improvements likely required in connection with major building remodel/additions, property transfer, refinancing, or repair/replacement in the case of a system failure.

Disposal Site Rating. For each property the area identified as the best location for wastewater disposal system was rated (A to E) in regard to the ability to comply with current Alameda County regulations, as follows:

- A** - Full compliance with current regulations regarding setbacks, ground slope, land area, and soil conditions (best estimate) - no variances required.
- B** - Compliance with watercourse and drainage setbacks, but variance required for other setback requirements.
- C** - Non-compliance related to water course setback (50 to <100 feet), variance(s) required.
- D** - Non-compliance related to watercourse setback (<50 feet or w/cut banks also), variance(s) required.
- E** - Serious OWTS feasibility questions related to multiple factors such as watercourse setbacks, excessive slopes, inadequate soils, and cut banks.

Upgrade Cost Rating. The cost of implementing the recommended upgrade was rated for each property in general terms, without assigning a dollar value (to be developed later in the study).

- 1 - Low.** This was assigned for recently permitted systems, where recommended upgrades are substantially in place.
- 2 - Moderate.** This was assigned where the recommended upgrade consists of either disposal field changes or addition of a supplemental treatment unit.
- 3 - High.** This was assigned where the recommended upgrade consists of *both* disposal field changes and the addition of a supplemental treatment unit, or off-site easement.

Table A. Sunol OWTS Field Reviews Summary

System ID	Subarea	Existing Development		Potential Leachfield Area			Setback Variances; Tank, Field					Recommended OWTS	Disposal Site Rating (A to E)	Upgrade Cost Rating (1 to 3)
		Bldg. Size (Bedrooms)	Lot Size (acres)	Ground Slope (%)	Soils ^{1*}	Distance to Stream	Property Lines	Building, driveway	Cut Banks	Drainage Ditches	Watercourse			
1	Downtown	3	5.08	40	18"+ Gr SCL	900' (Alameda Cr)						Treatment or PD trenches	A	2
2	Downtown	2	0.14	<3	30"+ Gr SCL	100' (Alameda Cr)						Pump-up to standard trenches	A	2
3	Downtown	4	5.2	<5	72"+ Gr SCL	85' (Sinbad Cr)	Tank, Field				Field	Treatment, w/subsurface drip	C	1
4	Mid Reach	3	0.57	<3	72"+ Gr CL**	65' (Sinbad Cr)	Field				Field	Treatment	C	2
5	Mid Reach	4	1.2	<5	72"+ Gr SCL	100' (Sinbad Cr)						Pump-up to standard trenches	A	2
6	Mid Reach	3	0.44	<10	72"+, Gr SiCL**	65' (Sinbad Cr)			Tank, Field	Field	Field	Treatment, w/subsurface drip	D	3
7	Kilkare West	1	0.14	<10	72"+ SCL	45' (Sinbad Cr)***					Field***	Treatment, offsite adjacent PD trenches***	D	3
8	Kilkare West	1	0.12	45 - 75	30"+ SCL, bedrock at 30"	100' (Sinbad Cr)	Tank, Field	Field	Tank, Field			Off-site TBD	E	3
9	Kilkare West	3	0.72	<10	45"+ Gr SCL	50' (Sinbad Cr)	Tank	Tank	Tank, Field		Tank, Field	Treatment w/subsurface drip	D	3
10	Kilkare West	2	0.35	30	72"+ SCL	<50' (Tributary)		Tank	Tank		Tank, Field	Treatment w/PD trenches	D	3
11	Kilkare West	2	0.11	30-40	72"+ SCL	100' (Tributary)***	Field	Tank, Field			Tank	Treatment, offsite adjacent PD trenches***	C	3
12	Kilkare West	2	0.12	<25	72"+ SCL	200' (Sinbad Cr)	Field	Tank, Field	Tank, Field	Tank, Field		Treatment w/subsurface drip	B	1
13	Kilkare East	2	0.38	30-50	72"+ SCL**	50' (Sinbad Cr)	Field	Tank	Tank, Field		Tank, Field	Treatmen w/PD or subsurface drip	C	3
14	Kilkare East	3	0.3	40-60	96"+ Gr SiCL**	90' (Sinbad Cr)	Tank	Tank	Tank, Field		Field	Treatment w/subsurface drip	D	3

¹ All soils sampled using hand auger, except as noted. Auguring depth limited by gravels and cobbles in some cases.

* Soil types: Gr- Gravelly, SCL - Sandy Clay Loam, SiCL - Silty Clay Loam, CL - Clay Loam

** Denotes soil sampling performed by examination of nearby cut banks.

*** Off-site neighbor lot

Table B. Summary of Sunol OWTS Questionnaire Survey Responses*

Survey Item	Sub-Area				Total
	Downtown Sunol	Kilkare Rd Middle Reach	Kilkare Woods West Side	Kilkare Woods East Side	
Total Responses	17	8	7	2	34
# of Buildings on property	2.1	2	1.4	2.5	2.0
# of Buildings w/ Drains	1.75	1	1	1.5	1.4
Total # Bedrooms	4	3	2.3	3	3.4
# of Full-time Tenants	2.25	2	2	2	2.1
Age of Septic Tank, yrs	44	44	18	44	39
Age of Leachfield, yrs	42	46	18	40	38
Greywater Disposal (total #)	2	0	4	0	6
Septic Tank Pump Frequency	2-5 yrs	Half 2-5 yrs Half >5 yrs	Half 2-5 yrs Half >5 yrs	> 5yrs	
Formal OWTS Inspection	8	4	2	0	14

* Average values except as noted