

State of California  
California Regional Water Quality Control Board  
Santa Ana Region

March 14, 2014

STAFF REPORT

ITEM: 6\*

SUBJECT: Appeal for an Exemption from the Yucaipa-Calimesa Waste Discharge Prohibition for Subsurface Disposal System Use, Bill McIntosh, 36063 Liana Street, Yucaipa, San Bernardino County – APN 0320-191-82

DISCUSSION:

Bill McIntosh owns the property located at 36063 Liana Street, Yucaipa. The lot size is 45,258 sq. ft. (1.039-acres). There is a single family home on the lot which is served by onsite septic tank-subsurface disposal system. Mr. McIntosh proposes to construct a second single-family home on the lot (1 or 2 bedroom) for his parents, which will either be served by the existing septic system that serves the house or a second septic system to serve the new structure. Yucaipa Valley Water District (sewering agency) has indicated that the nearest sewer line to the property is about 4,000 feet away.

On March 9, 1973, after extensive study and following public notice and a public hearing, the Regional Board adopted a waste discharge prohibition applicable to the use of septic systems in the Yucaipa-Calimesa area of San Bernardino County. The studies leading to the waste discharge prohibition indicated that the continued use of subsurface disposal systems in the area could adversely impact water quality and public health. To eliminate this threat, the USEPA provided assistance in the form of grant money for the construction of a sewage treatment plant and sewer lines. The prohibition required all septic systems within the Yucaipa Valley Water District be connected to sewer unless an exemption was granted. After February 1, 1988, only those septic systems that are on one acre (net) or more lots and are more than 200 feet from the sewer could be exempt from the waste discharge prohibition.

Mr. McIntosh's property is located within the Yucaipa-Calimesa prohibition area. The property is more than 200 feet from the nearest sewer line and meets the one-acre criterion for an exemption from the waste discharge prohibition; however, the lot does not meet the criterion for an exemption for the proposed second dwelling unit and/or second septic system on the lot. Consequently, staff was required to deny Mr. McIntosh's request for an exemption.

Mr. McIntosh notes that the additional flows that would occur as a result of this project would be no greater than the flows that would occur while his parents reside with him or if he were allowed to add on to the existing house and replace the existing septic tank to accommodate the increased flows (an addition to the existing house would be exempt from the waste discharge prohibition). The Yucaipa Valley Water District has indicated that there are no current plans to offer or extend sewer service to the property.

Since the adoption of the prohibition, Yucaipa Valley Water District has sewered the vast majority of the area and has abated the issues that had occurred in the past regarding the use of subsurface disposal systems. Staff believes that the use of a second septic system at the site would not significantly impact the quality of groundwater in the area.

Although Yucaipa Valley Water District has no current plans to extend sewer in the area, they have requested that connection of the property to sewer to be mandatory if the sewer is extended to this area. Mr. McIntosh does not object to this requirement.

**RECOMMENDATION:**

Approve Mr. McIntosh's request for an exemption from the waste discharge prohibition applicable to the Yucaipa-Calimesa area for the use of a second septic system on his property to accommodate the proposed additional dwelling, with the provision that he must abandon all septic tanks on the property and connect to the sewer if it becomes available.