

Comment Summary and Responses

Comment Deadline: March 11, 2020 by 12 noon

An Amendment to the Water Quality Control Plan for the Santa Ana River Basin to Expand Exemptions to the Prohibition of New Discharges from Septic Systems in Quail Valley

List of Commenters:

Comment Reference	Organization	Representative
1	General Public	Millard Blancaflor

Response to Comments:

No.	Author	Comment	Response
1.1	Millard Blancaflor	After waiting for 17 years, the anticipated construction of sewers did not happen in Quail Valley.	Providing sewer service to Quail Valley has proven challenging for Eastern Municipal Water District (EMWD) due to difficulty in acquiring grant funding, the terrain in Quail Valley, challenging soil conditions, and constructing in the narrow streets of Quail Valley. However, EMWD secured grant funds to sewer a portion of Subarea 9 and continues to seek and apply for funding to complete sewer installation in Subarea 9, as well as funding for Subarea 4.
1.2	Millard Blancaflor	After the prohibition of septic systems, Quail Valley slowly deteriorated and growth stymied. Imposition of the prohibition is believed to be the main factor for the deterioration.	<p>Santa Ana Water Board Resolution No. R8-2006-0024 prohibited discharges from new septic systems in Quail Valley unless progress had been made on providing sewer service to Subareas 4 and 9. The need for the Resolution was, in part, founded on the factors contributing to septic system malfunctions, which included inadequate siting and design of septic systems, poor soil conditions, shallow impermeable strata, and high groundwater. These factors resulted in sewage backing up into residences and sewage at the ground surface level that flowed into Canyon Lake when the Quail Valley area became inundated with severe storms. Surveys conducted at the time indicated 37% of residents surveyed were experiencing problems with their septic systems.</p> <p>Since the prohibition went into effect in 2007, various agencies, including Santa Ana Water Board staff, EMWD, the County of Riverside, and the City of Menifee, have been working to address the requirements of the Quail Valley Prohibition. Sewer service has been installed in Subarea 9, and EMWD is seeking funds to install sewer in Subarea 4. In addition, the State Water Resources Control Board</p>

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			<p>adopted Resolution No. 2012-0032, Water Quality Control Policy for Siting, Design, Operation and Maintenance of Onsite Wastewater Treatment Systems (OWTS Policy) in 2012, and a Local Agency Management Program (LAMP) was developed by the County of Riverside and approved by the Colorado River Regional Water Quality Control Board on November 17, 2016.</p> <p>With the OWTS policy adopted, the County of Riverside LAMP in place, and sewer installation beginning in Subarea 9, the Santa Ana Water Board approved Resolution No. R8-2020-0004. The proposed Basin Plan amendment would allow the County of Riverside to apply its LAMP requirements for the review and approval of new and replacement septic systems in Subareas 1, 2, 3, 5, 6, 7, and 8. If the property in question is located in one of these subareas and meets the County’s LAMP, the County would be able to permit a septic system consistent with its LAMP requirements.</p> <p>In addition, the Santa Ana Water Board action in 2006 only prohibited discharges from new septic systems. The 2006 prohibition did not prohibit the building of new homes in Quail Valley that implemented non-discharging septic holding tanks permitted by the County or local municipality.</p>
1.3	Millard Blancaflor	<p>Subareas 4 and 9 have small lot sizes and high density with the highest septic system use that contributed to failures; whereas, the outlying areas with larger lots and low density in the outlying areas did not contribute to septic failures. The prohibition should be lifted in these outlying areas, allowing for the construction of conventional septic systems, as long as they comply with all State, County, and City criteria.</p>	<p>The proposed Basin Plan amendment would allow the County of Riverside to apply its LAMP requirements for the review and approval of new and replacement septic systems in Subareas 1, 2, 3, 5, 6, 7, and 8. These are the areas outside of Subareas 4 and 9. If a property is located in one of these subareas and meets the County’s LAMP, the County would be able to permit a septic system consistent with its LAMP requirements. It should be noted that there are likely to be parcels in Quail Valley that, due to lot size and/or subsurface geology, would not be able to provide the treatment and/or vertical drainage needed for proper septic tank operation and, therefore, would not meet the LAMP requirements.</p>

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1.4	Millard Blancaflor	I applaud the Santa Ana Water Quality Control Board's decision to finally lift this prohibition and allow septic systems in the areas outside of Subareas 4 and 9. I hope that you follow the lead of the Santa Ana Board and finally allow us to build on our land.	The Santa Ana Water Board appreciates the review and response to the proposed Basin Plan amendment.
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