

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: SUPERVISOR MARION ASHLEY

SUBMITTAL DATE: May 30, 2005

SUBJECT: A RESOLUTION OF THE COUNTY OF RIVERSIDE DECLARING A POTENTIAL PUBLIC HEALTH HAZARD AND ESTABLISHING A SEPTIC TANK PROHIBITION FOR THE COMMUNITY OF ENCHANTED HEIGHTS

RECOMMENDED MOTION:

1. Introduce and set for public hearing (Clerk to advertise) Resolution No. 2005-300 declaring a Potential Public Health Hazard and establishing a Septic Tank Prohibition for the Community of Enchanted Heights.
2. At the close of the public hearing approve Resolution No. 2005-300.

BACKGROUND:

The Enchanted Heights community is located at the western edge of the City of Perris and includes both City and unincorporated area. It consists of 446 manufactured homes constructed between 1960 and 1970 on lots that vary in size from 5700 square feet to ½ acre, all of which are serviced by septic systems. 224 of these lots lie in the unincorporated portion of this community. Due to poor soil conditions and high groundwater there numerous failures, especially during wet seasons. A number of lots remain undeveloped due to the soil conditions.

The Eastern Municipal Water District has performed a feasibility study to provide a gravity sewer system to transport the wastewater to an existing treatment facility, estimating the cost at \$4,200,000. By declaring a potential health hazard and instituting a moratorium on new septic systems, this sewer project becomes eligible for State and Federal grants to help defray the implementation costs.

Supervisor Marion Ashley
Fifth District

RESOLUTION NO. 2005-300

**A RESOLUTION OF THE COUNTY OF RIVERSIDE ESTABLISHING A SEPTIC
TANK PROHIBITION FOR THE COMMUNITY OF ENCHANTED HEIGHTS**

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4 **Whereas**, the proper disposal of sewage waste as generated in homes and business is
5 essential to protect the health and welfare of the residents and visitors to the County; and

6 **Whereas**, there are many areas of the County in which Sanitary Sewer is not
7 available, and homes and business must rely on on-site disposal (septic) systems; and

8 **Whereas**, the Enchanted Heights Community was developed in the 1960's with
9 individual septic systems and now experiences an unacceptable number of on-site disposal
10 system failures due to age of the systems, small lot sizes and current groundwater conditions.

11 **Whereas**, these failures lead to the discharge of untreated sewage to the surface of
12 the ground, mixing with other run-off water that directly impacts the residents of the
13 community and can pollute the runoff water during rain events; and

14 **Whereas**, storm water runoff from this area drains through the San Jacinto River to
15 Canyon Lake which is listed by the USEPA as an impaired water body due to excessive
16 concentrations of bacteria, Nitrogen and Phosphorus, all of which are present in septic
17 wastes, and

18 **Whereas**, the undeveloped lots in the community cannot meet criteria for on-site
19 disposal systems, effectively preventing further development; and

20 **Whereas**, the Eastern Municipal Water District has completed a feasibility study for
21 a gravity sewer system that will transport the wastewater to an existing treatment facility; and

22 **NOW, THEREFORE, BE IT DECLARED** by the Board of Supervisors of the
23 County of Riverside assembled in regular session on _____ 2005 in light of the above
24 findings that a potential health hazard exists in the Enchanted Heights Community due to the
25 lack of an effective sewer system.

26 **BE IT FURTHER RESOLVED, DETERMINED AND ORDERED** by the Board
27 of Supervisors that a Septic Tank Moratorium is hereby established within the Enchanted
28 Heights Community as described in Section 2 below.

1 **SECTION 1. RECITALS** The Board of Supervisors hereby finds and determines that
2 all the above recitals are true and correct.

3 **SECTION 2. AREA**

4 For purposes of this Resolution, the Enchanted Heights Community is the
5 unincorporated area on the western edge of the City of Perris enclosed by Lukens Lane
6 on the west and the Perris City limits on the north, east and south.

7 **SECTION 3. PROHIBITION**

8 A. No new septic systems shall be approved or installed for any lot or parcel within
9 the Enchanted Heights Community after the date of the effective date of this
10 Resolution.

11 B. No existing system shall be expanded or otherwise modified to accommodate new
12 construction and or additional wastewater generating fixtures or appliances.

13 **SECTION 4. EXCEPTIONS**

14 A. The Santa Ana Regional Water Quality Control Board shall have the final authority
15 for approving any and all exemptions.

16 B. In the event that an existing system requires replacement or repair, such
17 replacement may be approved and installed, subject to the existing requirements of
18 Riverside County Ordinance No. 650.

19 C. If and when a decision is formally made to provide sewer service to the area, a
20 holding tank may be provided as a substitute for replacement of an existing system
21 subject to the conditions in Riverside County Ordinance No. 650.

22 **SECTION 5. MANDATORY CONNECTION TO SEWER**

23 All existing households and businesses within the Enchanted Heights area as defined
24 shall connect to the sewer within 24 months of its completion.

25 **SECTION 6. REQUIREMENT FOR COMPLIANCE**

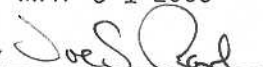
26 Non-compliance with this Resolution shall be deemed a violation of Ordinance 650.

27 **SECTION 7. EFFECTIVE DATE**

28 This Resolution shall take effect on _____, 2005.

FORM APPROVED
COUNTY COUNSEL

MAY 31 2005

BY 
ASSISTANT COUNTY COUNSEL