

## SEPTIC TANK GUIDELINES

Memorandum of Understanding  
Between the  
California Water Quality Control Board  
Lahontan Region  
and the  
City of California City

This Memorandum of Understanding is entered into by and between the California Regional Water Quality Control Board, Lahontan Region (hereinafter Board), and the City of California City (hereinafter City). Its purpose is to expedite the overall review process for proposed land developments and to provide a clear operating policy for the Board and the City on the implementation of the Board's guidelines for wastewater disposal from land developments.

Section 13260 of the California Water Code requires any person discharging waste or proposing to discharge waste that may affect waters of the State, except to a community sewer system, to file a report of waste discharge with the regional board of that region. Implementation of this code section has included regulation of individual waste systems wherever warranted.

In 1973, the Board adopted guidelines to (1) establish the conditions under which waivers of the filing requirement would be in the public interest (pursuant to California Water Code Section 13269); (2) establish minimum criteria for the use of individual systems; and (3) prevent pollution or nuisance caused by the discharges from leaching or percolating systems.

On January 14, 1988, the Regional Board adopted revisions to the "Guidelines for Waste Disposal from Land Developments". In conjunction with these revisions, the Regional Board also adopted the "Regional Board Guidelines for Implementation of Criteria for Individual Waste Disposal Systems". These implementation guidelines list general and specific provisions in considering exemptions to the maximum density criteria (2 EDUs per acre) for individual waste disposal systems in both new and existing land developments.

This requirement also applies to domestic wastewater discharges from new commercial and industrial developments with wastewater discharge volumes exceeding two EDUs per acre density (500 gal/day/acre based on 250 gal/day/EDU). On June 16, 1988, the State Water Resources Control Board approved the revisions. For purposes of this Memorandum of Understanding, gross acreage is that area which encompasses the entire net lot area plus any underlying fee title within the adjacent right(s)-of-way, if any.

Inasmuch as the City has incorporated into its review criteria the "Minimum Criteria for Subsurface Discharge of Sewage" contained in the Board's guidelines, and has consistently applied these criteria in its review of proposed developments, it is not against the public interest for the Board to reduce its oversight work by eliminating redundant review of proposed projects.

It is agreed that:

I. The City is authorized to issue construction permits for projects that utilize individual subsurface disposal systems without Regional Board approval under the following conditions:

A. All of the following:

1. The on-site soil characteristics comply with established "Minimum Criteria for Individual Waste Disposal Systems as adopted by Resolution 6-88-15; and
2. The discharge is composed of domestic wastewater only; and

B. One of the following:

1. The development consists of single-family residences, multiple-family residences, non-residential or of mixed occupancy and the cumulative development density in the specified area, as defined on Map "A" which is made a part of this memorandum, does not exceed two equivalent dwelling units (EDUs) per acre (500 gallons/acre/day wastewater

flow). The estimated wastewater flow from non-residential or mixed occupancy developments shall be determined using Table I-2 and I-3 in the Uniform Plumbing Code and occupant loads as determined by Table 33A in the Uniform Building Code; or

2. The development consists only of a single-family home on an individual lot, subdivided prior to January 14, 1988, which has a minimum net area of 15,000 square feet; or
3. The project is in a class that has been designated exempt from Regional Board review in writing under signature of the Regional Board Executive Officer; or
4. The project/development has been granted an exemption by the Board and complies with the City's standards for use of septic tank wastewater disposal systems.

II. The City shall not issue construction permits without Regional Board approval for the following projects:

- A. Projects that involve domestic wastewater discharge from residential, commercial or industrial development if the cumulative development density in the specified area as defined on Map "A" is in excess of two EDUs/acre or 500 gallons/acre/day as determined by the Board (except in exempted areas); or
- B. Projects that will have industrial wastewater discharges; or
- C. Projects that do not comply with the City's standards for use of septic tank wastewater disposal systems; or
- D. Projects located within existing waste discharge prohibition areas (unless in areas exempted in I.B. above); or
- E. Projects utilizing package wastewater treatment plants with on-site disposal; or

- III. The City, at its discretion, may defer consideration of projects, based on water quality impacts, to the Board for any projects even if it appears that compliance with Section I. of this Memorandum of Understanding has been achieved.
- IV. The City, at its discretion, may require the formation of a public entity (as defined in the State of California Government Code Section 53090 et seq.) to maintain septic systems in residential developments of one hundred (100) lots or more.
- V. The Board may review permits issued by the City at its discretion. Copies of permits will be made available upon request for review in City offices.
- VI. The Board, upon reviewing permits issued by the City, may require proposals be submitted and/or waste discharge requirements (permits) be obtained for all other types of waste discharges such as stormwater runoff and solid waste leachate.
- VII. The City, on its own initiative or at the request of an applicant and upon providing the information specified in the implementation guidelines, may apply for individual, large scale, or area-wide exemptions.
- VIII. The applicant, for projects found in compliance with the Board's guidelines, will be notified of acceptance by issuance of a City building permit or by issuance of a Board clearance letter.
- IX. The City shall maintain a record of all documents submitted and reviewed under this Memorandum of Understanding. This record shall be kept as a note on the construction permit for each project.
- X. This Memorandum of Understanding shall be effective immediately after execution of this agreement and shall remain in full force until terminated by a prior thirty (30) day written notice by either party.

XI. This Memorandum of Understanding may be amended as mutually agreed to by the City and the Regional Board.

XII. All notices and communications under this Memorandum of Understanding shall be addressed to the following:

Peggy L. Rosler  
City of California City  
City Manager  
21000 Hacienda Blvd.  
California City, Ca 93505

O.R. Butterfield  
California Regional Water Quality  
Control Board, Lahontan Region  
15371 Bonanza Road  
Victorville, Ca 92392-2494

This Memorandum of Understanding is executed on the date of the most recent signature below, by the following authorized representatives of the parties.

Peggy L. Rosler  
Peggy L. Rosler  
City Manager

O.R. Butterfield  
O.R. Butterfield  
Executive Officer

Date 3/20/89

Date 3-24-89

ENGINEER & ARCHITECT, INCORPORATED

Engineering Consultants  
3602 University Avenue Suite 201  
RIVERSIDE, CALIFORNIA 92501-3348

(714) 684-6900

# LETTER OF TRANSMITTAL

TO CALIFORNIA REGIONAL WATER QUALITY CONTROL  
BOARD - LAHONTAN REGION  
P.O. BOX 9428  
SOUTH LAKE TAHOE, CA 95731-2428

DATE 5/5/89	JOB NO. 116-74
ATTENTION O.R. BUTTERFIELD	
RE: CITY OF CALIFORNIA CITY MEMORANDUM OF UNDERSTANDING BETWEEN THE CRWQCB-LAHONTAN REGION AND THE CITY OF CALIFORNIA CITY	

WE ARE SENDING YOU  Attached  Under separate cover via MAIL the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1			SEPTIC TANK GUIDELINE MEMORANDUM OF UNDERSTANDING MAP "A"

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO PEGGY ROSLER, CCC (w/o enclosure)

SIGNED: DAVID K. LUKER

*If enclosures are not as noted, kindly notify us at once.*

/jlm

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

LAHONTAN

2092 LAKE TAHOE BLVD.

P. O. BOX 9428

SOUTH LAKE TAHOE, CALIFORNIA 95731

TELECOPY TRANSMITTAL PAGE

DATE:

October 25 1990

TELECOPY FOR:

Ted

FROM:

Cindy Rofer

NO. OF PAGES INCL. COVER

6

ADDITIONAL COMMENTS

I'm putting a copy of the  
MOU in the mail also & you might check with  
George or Tony because I think we sent one  
of them a copy of every MOU for So. Basin  
Counties.

IF ANY PROBLEMS OCCUR IN RECEIVING PLEASE CALL (916) 544-3481

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD—  
LAHONTAN REGION

1092 LAKE TAHOE BOULEVARD  
P. O. BOX 9428  
SOUTH LAKE TAHOE, CALIFORNIA 95731-2428  
(916) 544-3481

*file to KM*



April 4, 1989

Peggy L. Rosler, Interim City Manager  
City of California City  
21000 Hacienda Blvd.  
California City, California 93505

MEMORANDUM OF UNDERSTANDING BETWEEN THE CALIFORNIA REGIONAL WATER  
QUALITY CONTROL BOARD-LAHONTAN REGION AND THE CITY OF CALIFORNIA  
CITY

Dear Ms. Rosler:

On March 9, 1989, we received your letter and Memorandum of Understanding (MOU) between the City of California City and the California Regional Water Quality Control Board-Lahontan Region regarding the septic system permitting process. We appreciate the cooperation extended from the City of California City by entering into this MOU.

The MOU refers to an attachment "Map A" which we did not receive. Please send a copy of "Map A" to this office.

A copy of the signed MOU is enclosed. If you have any questions or require more information regarding this matter, please contact Cindy Rofer or David Himebaugh at this office.

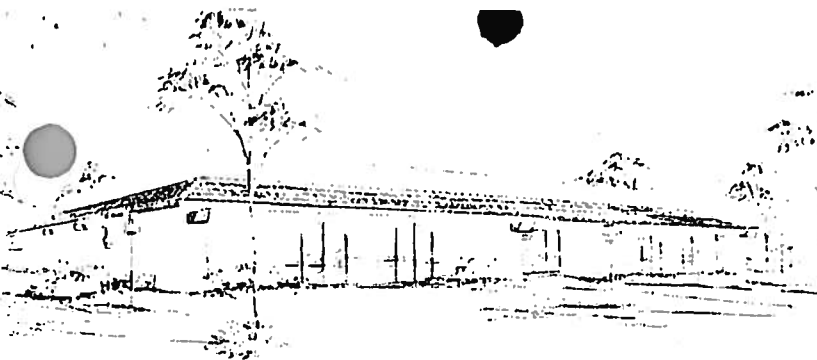
Yours truly,

*O. R. Butterfield*  
O. R. BUTTERFIELD  
EXECUTIVE OFFICER

Enclosure (1)

sh





Incorporated 1965

# City of California City



City Hall

PHONE (619) 373-8661

21000 HACIENDA BLVD - CALIFORNIA CITY CALIFORNIA 93505

MAR 24 1989

March 20, 1989

Mr. O. R. Butterfield  
Executive Officer  
California Regional Water Quality  
Control Board - Lahontan Region  
P. O. Box 9428  
South Lake Tahoe, CA 95731-2428

3/24 OAB  
3/29 RSD  
3/30 LSR  
3/30 C.M.R. } A  
3/30 DH }  
OAB  
CME  
DH

Basin Plan Amendment septic system  
file: w/MOU file - Kathie M.

RE: City of California City  
State Water Resources Control Board  
Regional Water Quality Control Board  
Memorandum of Understanding and  
City Ordinance Implementing Same

Dear Mr. Butterfield:

In regard to your meeting on February 9, 1989 with SWRCB and RWQCB representatives at which our city representatives were present, please find enclosed two (2) signed copies of a Memorandum of Understanding between the California Water Quality Control Board, Lahontan Region, and the City of California City on Septic Tank Guidelines and a copy of the City of California City Ordinance No. 89-414 adopted March 7, 1989.

We would appreciate your returning one fully executed copy of the Memorandum of Understanding to us as soon as possible.

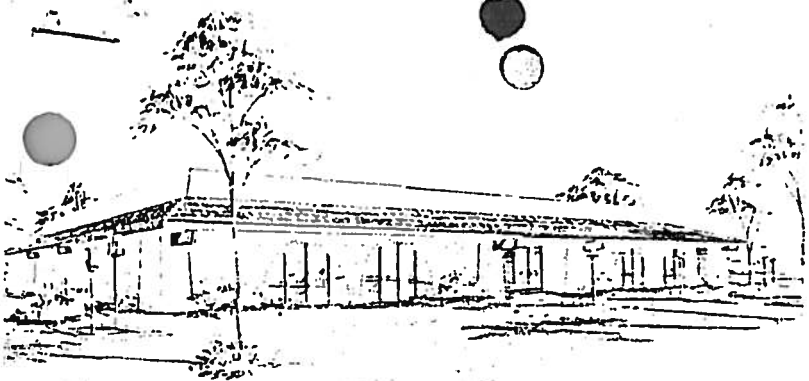
Sincerely,

*Peggy Rosler*  
Peggy Rosler  
Interim City Manager

rb

Encs.

cc: City Engineer  
City Attorney  
Public Works Director



Incorporated 1965

# City of California City



City Hall

PHONE (619) 373-8661

21000 HACIENDA BLVD — CALIFORNIA CITY, CALIFORNIA 93505

March 17, 1989

Mr. D. R. Butterfield, Executive Officer  
California Regional Water Quality Control Board  
Lahontan Region  
15428 Civic Drive, Suite 100  
Victorville, CA. 92392-2359

RE: Memorandum of Understanding  
Between California Water Quality Control Board and City of California City

Gentlemen:

Enclosed is a copy of Ordinance No. 89-414 approved by the City Council of our City on March 8, 1989, and which will become Law on April 8, 1989, relating to the limiting of on-site sewage disposal systems in certain zones of the City where the density is in excess of two (2) dwelling units per acre.

Respectfully,

David K. Luker  
City Engineer

Enclosure: Ordinance No. 89-414

DKL/ajs

cc: P. Rosler, City Manager

3-254

Rec'd.	MAR 21 1989
HAB	3-23
MBW	3/24
RSD	MAR 27 1989
DRB	3/29 JWS
AMR	3/30 AMR

file: Basin Plan Amendment  
Septic System  
Xfile: w/ MOU file - Kathie Moulton

ORDINANCE NO. 89-414

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY  
OF CALIFORNIA CITY AMENDING THE CALIFORNIA  
CITY MUNICIPAL CODE AS IT RELATES TO THE  
LIMITING OF ON-SITE SEWAGE DISPOSAL

THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY ORDAINS as follows:

Section 1. Purpose

This Ordinance amends the California City Municipal Code by limiting development of real property with on-site sewage disposal to conform to the Memorandum of Understanding between the California Water Regional Water Quality Control Board and the City of California City.

The Council finds, determines and declares as follows:

(a) The California Regional Water Quality Control Board has adopted amendments to the Water Quality Control Plans for the North and South Lahontan Basins which prohibit discharge of domestic waste water to individual waste disposal systems where the density is in excess of two dwelling units per acre.

(b) The California Regional Water Quality Control Board has proposed an exemption to the above requirements which would allow an exemption to the above requirements allowing the City to develop in distinctly specified areas in accordance with the above-mentioned Memorandum of Understanding.

(c) The above-mentioned proposed exemption is within the guidelines of the public policy of the City with regard to the use of individual waste water disposal systems and the City sewer system.

Section 2. Amendment

Section 6-4.01 of the City of California City Municipal Code is hereby amended as follows:

"Section 6-4.01 Connections Required

- (a) Prior to the issuance of any building permit for any building upon property which fronts upon or is located within 200 feet of a City sewer line, provisions shall be made for such building to be connected to such City sewer line. Property which does not front upon a City sewer shall be deemed located within 200 feet of a City sewer only if such property is also contiguous to a public right-of-way through which such City sewer line may be reached. (Chapter 4, Art. VII, C.C.M.C., as amended by Section 1, Ord. 9-69-14)
- (b) On-site sewage disposal systems shall be limited to two (2) dwelling units per acre pursuant to the above-mentioned Memorandum of Understanding. Where the density has exceeded the standards of the Memorandum of Understanding, all domestic waste water discharge shall discharge to the community sewer system.
- (c) The City is divided into zones for the purposes of resolving density determination. Each zone shall be evaluated on its individual density. Where any individual zone exceeds two (2) dwelling units per acre, development shall be halted and a moratorium shall be declared in that zone until all domestic waste water discharge can be discharged into the City sewer system."

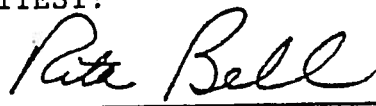
Section 3. Other

Except as provided herein, the California City Municipal Code is reaffirmed and readopted.

PASSED, APPROVED and ADOPTED this 7th day of March, 1989.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
City Clerk

(SEAL)

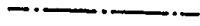
JUNE 11 1988

2

# LEGEND

2

DEVELOPMENT DENSITY AREA NUMBER



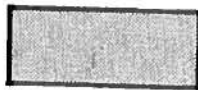
DEVELOPMENT DENSITY AREA BOUNDARY



TRACT BOUNDARY



EXISTING SEWERS



PROPOSED SEWER ASSESSMENT DISTRICT ZONES

24

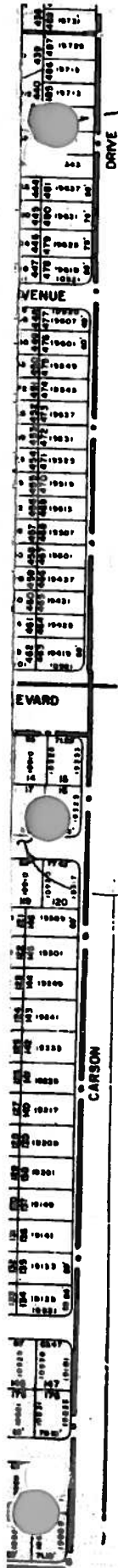
SECTION NUMBER

## CITY OF CALIFORNIA CITY

### SEPTIC TANK GUIDELINE MEMORANDUM UNDERSTANDING

# MAP "A"

DATE: 3/89 JOB# 116-74 SCALE: 1"= 400'



116-74

MAY 05 1989

116-74 Tubefile Co- E-5

01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	00
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