



County of San Diego

GARY W. ERBECK
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH LAND AND WATER QUALITY DIVISION

RICHARD HAAS
ASSISTANT DIRECTOR

P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

February 9, 2004

Mr. Gary Maxwell
PO Box 836
Descanso, CA 91916

Dear Mr. Maxwell:

RE: LOWS 2111^R, Manzanita Drive, Descanso, APN 408-232-19, 23, and 24

This letter is written in response to the percolation test and septic system layout submitted to this department to serve a proposed 2 bedroom SFD on the above lot. There is a drainage swale at the west end of the lot, an easement running through the lot, and a vein of rock running west to east at the south end of the lot. Due to the limited available area on this lot, Gary Maxwell has proposed Horizontal Seepage Pits as the mechanism for sewage disposal. The most recent layout was field reviewed on January 27, 2004. Prior to further review, the following concerns need to be addressed:

1. Per the original memo for this lot dated August 7, 2003, a historic high groundwater statement that states groundwater will not rise to within 10' of the bottom of the horizontal seepage pits needs to be submitted to this department. The statement is to be written by a registered professional.
2. Only 2 percolation test holes were completed at depths greater than 3'. Complete at least 4 additional test holes at depths throughout the proposed H-Pits. At least two of the holes are to be completed in the proposed reserve pit area.
3. Also per the original disapproval memo, the existing drainage swale has been plotted inaccurately on the layout. It is farther east on the lot than shown. As a point of reference, perc hole 6B is shown on the layout to be 50' from the centerline of the swale, but it is actually 30' from the centerline of the swale as measured in the field. Revise the layout to show the swale in the correct location, and a 50' setback to the swale.
4. The vein of rock running west to east appears to run into the reserve H-Pit area. I am requesting that both H-Pits be staked out on site, to ensure the reserve pit isn't in rock and that it meets proper setbacks to the 20' easement. Also, revise the layout to show the rock outcropping.

No borings were done in the reserve pit area. Due to the proximity of rock to the reserve pit, I am requesting that two backhoe slices be completed to 15' in the reserve pit area. One of the two slices is to be completed directly adjacent to the vein of rock.

5. Either the existing 20' easement needs to be vacated, or written permission needs to be obtained from SDG&E and the local water district to cross this easement with a sewage tightline.
6. The "ESMT FOR PCL C FOR H-PIT EXPANSION" is only 15' wide. It needs to be 26' wide. Revise the layout to show a 26' wide easement. Revise the dwelling so it meets proper

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DEH COPY

setbacks. Specify on the layout that the dwelling is to be built raised foundation.

7. Show a 25' setback to any water line easements, and provide a signed water line statement on the layout.
8. Prior to issuance of a septic permit, a certificate of compliance is to be completed that merges the parcels into one legal lot.

Once the above items are completed, please re-submit the layout to DEH. Should you have any questions, call me at 619-441-4086.

Sincerely,



Scott Weldon, Environmental Health Specialist
Department of Environmental Health
Landuse Program



County of San Diego

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P.O. BOX 129261, SAN DIEGO, CA 92112-9261
(619) 338-2222 FAX (619) 338-2377
1-800-253-9933

August 7, 2003

Mr. Gary Maxwell
P.O. Box 836
El Cajon, CA 92022

Dear Mr. Maxwell:

RE: LOWS 2111, Manzanita Dr, Descanso, APN 408-232-19,23,24

This letter is written in response to the above layout submitted to this department for a percolation test and layout of a septic system to serve a proposed two-bedroom dwelling. Prior to further review, the following concerns need to be addressed:

1. The layout shows groundwater at 10' in boring B-2, however the perc test states groundwater >20' in June/July 2002. Percolation test reports should always show the highest known water level, regardless of the date. Revise the perc test report to show depth to groundwater as 10'.

Since groundwater was at 10' it will be necessary to check the deep borings when adequate groundwater recharge has occurred. Either you may check them after adequate recharge has occurred, or you may request that DEH check them.

Provide a historic high groundwater statement from a licensed engineer or geologist that that groundwater will not rise to within 5' of the bottom of the leachlines and within 10' to the bottom of the H-Pits.

2. The existing drainage swale is not plotted accurately on the layout. It is farther east on the lot than shown. As a point of reference, perc hole 6B is shown on the layout to be 50' from the centerline of the swale, but it is actually 30' from the centerline of the swale as measured in the field. Revise the layout to show the swale in the correct location, and a 50' setback to the swale.
2. There's a vein of rock in the proposed leachfield, and it appears approximately 60' of leachline will be lost to rock. In addition, it may be difficult to tightline through the boulders on contour, resulting in additional lost leachfield area. If half the system is to be leachlines, revise the layout to show the areas of rock and don't show leachlines in the rock.
3. There are two issues that need to be addressed regarding the proposed H-Pit area in the center of the lot: 114' of pit length is shown, and 126' is needed. Also, one of the proposed pits appears to be in an easement. To pursue the pits for primary and reserve, the following needs to be done:
 - a. Provide documentation that the easement has been vacated.
 - b. Show 128' of total lineal H-Pit area.

DEH copy

4. Prior to issuance of a septic permit, a "certificate of compliance" is to be provided that shows that the proposed lot is one legal lot.
5. Either revise the layout to show a pad or specify "house to be built raised-foundation" on the layout.

Once the above concerns have been addressed, please re-submit the project for review. Should you have any questions, call me at 619-441-4086.

Sincerely,



Scott Weldon, Environmental Health Specialist
Department of Environmental Health, Landuse Program



**COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
PERCOLATION TEST REPORT**

DEH #: _____

Assessor's Parcel #: 408-232-23A, 24 / 408-232-19 Map #: _____ Lot #: _____

Date: 7-1-02

Site Location: EGMT. OFF MANZANITA LN., DESCANSO 91916

Owner's Name: KEN HUMPHREY Phone: (619) 447-2482

Mailing Address: P.O. Box 13051, EL CAJON 92022

Test Hole	Test Depth	Time/Inch	Test Hole	Test Depth	Time/Inch	Average Rate (Time/Inch)
P-1	3'	10 mpi	B-1	20'		10 mpi
P-2	3'	12 mpi				
P-3	8'	8 mpi				
P-4	3'	8 mpi				

Vertical seepage pits: Provide soils log, uniformity/capacity test results, and calculations on separate 8-1/2" x 11 sheets of paper.

TYPE OF SOIL: (clay, silt, sand, decomposed granite, etc.)

Surface Silty sand

1-3 ft. below surface Silty sand to D.G.

3-5 ft. below surface D.G.

5-8 ft. below surface D.G.

8-20 ft. below surface D.G.

Depth to refusal: VARIABLE ROCK ON SITE

Depth to groundwater: >20' - JUNE / JULY 2002

Source of potable water: DESCANSO WATER DISTRICT

Proposed structure: 2 BEDROOM

RECOMMENDATIONS:

Septic tank size: 1000 gal. Pit length: 63 ft.

Leach line length: 275 ft. Pit width: 6.0 ft.

Trench depth: 3.0 ft. Pit depth*: 6.0 ft.

Rock under pipe: 12 in. Cap depth*: 1.0 ft.

*BELOW GRADE

I have reviewed this percolation data and design of the subsurface sewage disposal system for this parcel and find the data and design to be accurate and in compliance with state and local regulations and good engineering practice.

GARY C. MAXWELL, REHS 3962
Registered CE, PE, Geologist, REHS

P.O. Box 836 (619) 445-5667 7-1-02
Address Phone Date
Descanso, CA 91916

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APPROVED: YES _____ NO _____

DATE: _____

FINAL MAP REQUIRED: YES _____ NO _____

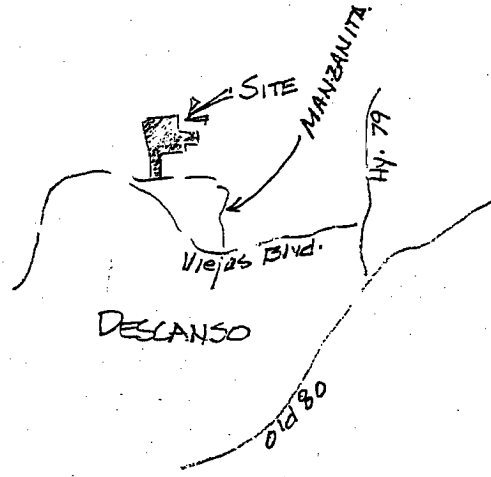
Specialist: _____

Bldg. Plan Review: _____ Date: _____

Grading Review: _____ Date: _____

Water Analysis Results: _____ Date: _____

KEN HUMPHREY
 P.O. Box 13051
 EL CAJON, CA 92022
 PH. (619) 447-2482



NORTH
 1" = 100'

HORIZ. PIT (TESTS IN PIT ZONE)

- P-3 @ 8' = 8 MPI
- P-2 @ 10' = 12 MPI
- P-4 @ 6' = 15 MPI
- P-1 @ 3' = 10 MPI
- P-4 @ 3' = 8 MPI
- B-1 @ 20'

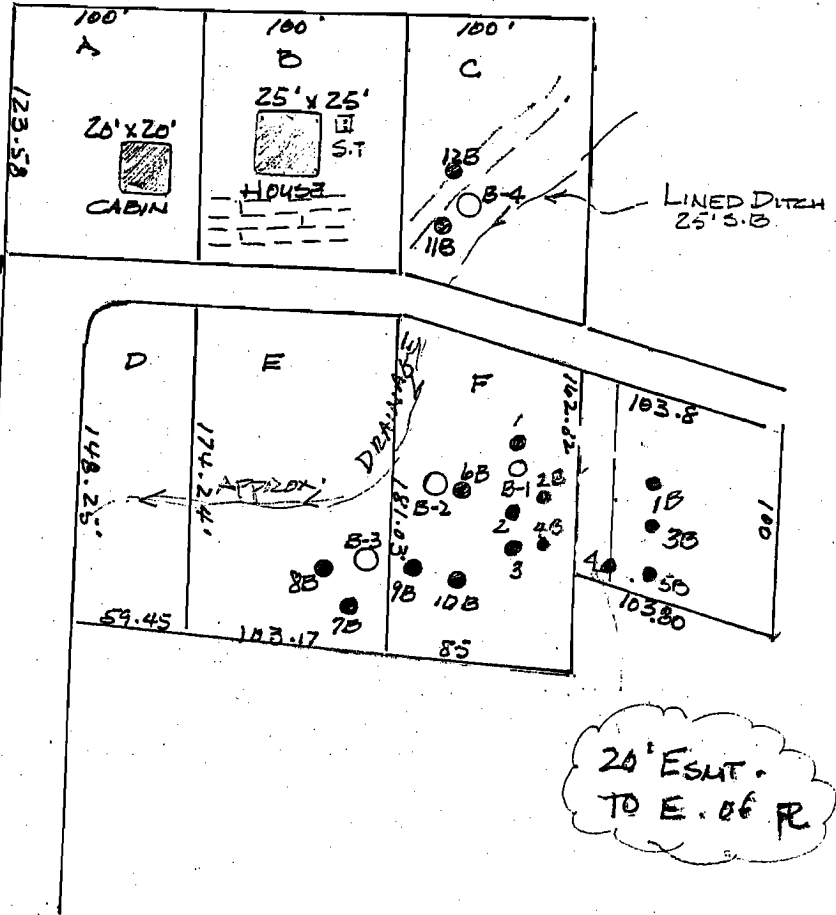
Ave. 11 MPI

2 Bedroom @ 11 MPI = 280 L.F.

$$\frac{3 \times 280' - 72 \text{ sq. ft.}}{12 \text{ sq. ft. / L.F.}} = 64' \text{ HORIZ. PIT}$$

PROPOSED LEACH SYSTEM:

16 MPI @ 3' = 300 L.F. / 2 BEDROOM



MANZANITA LN.