



County of San Diego
Department of Environmental Health and Quality
Land and Water Quality
5500 Overland Ave., Suite 210, San Diego, CA 92123 / (858) 565-5173
www.sdcdehq.org

ONSITE WASTEWATER TREATMENT SYSTEM PERMIT
PERMIT EXPIRATION DATE: 1/26/2025

RECORD ID: DEH2024-LSTP-007995

OWNER: MENDOZA JORGE&SARAH HITOMI **SITE:** 21860 WILLIAM TELL ST, SANTA YSABEL, CA 92070
ADDRESS: 1275 E MISSION AVE **PARCEL:** 248-045-14-00
ESCONDIDO, CA 92027
PROFESSIONAL: **LAYOUT RECORD:**

This **PERMIT** is issued for the following: Alternative System Construction/Operating Permit - New

Commercial / Residential: Residential

Gallons / Day: 450

Number of Bedrooms: 2

Source of Potable Water: Well

Well Permit #: DEH2018-LWELL-002178

ONSITE WASTEWATER TREATMENT SYSTEM DETAILS

Primary Septic Tank (in gallons): 1000

Secondary Septing Tank (in gallons):

Supplemental Treatment Type: Presby Enviro-Septic
Make/Model of Supplemental Treatment:
System Details:

Soil Disposal System

Values below are expressed in feet

	System type	Length	Width	Depth	Cap Depth	Spacing	Depth of Medium	# of Pods
Primary Dwelling	Sand Bed	150						

COMMENTS:

TIME EXTENSION: PROPOSED 3 BR SFD, 1000 GAL. SEPTIC TANK, 150 FT PRESBY PIPE IN 800 SQ. FT., PRESBY SAND BED. DESIGN DETAILS ON SEPTIC LAYOUT. 100% RESERVE AREA AVAILABLE.
CERTIFICATE OF COMPLIANCE MERGING PARCELS 248-045-19, 20 IS NOW PARCEL 248-045-14-00.
PASSING WATER SAMPLE SUBMITTED 3/14/23.

THE SEPTIC CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER PRIOR TO INSTALLATION OF ANY SYSTEM COMPONENTS AND COORDINATE NECESSARY INSPECTION(S) BY THE ENGINEER.

FINAL APPROVAL SHALL REQUIRE:

- WRITTEN CERTIFICATION AND AS BUILT FROM DESIGN ENGINEER
- TELEMTRY
- COPY OF MAINTENANCE AGREEMENT
- OBTAIN AN ANNUAL OPERATING PERMIT

ANY CHANGES IN THE ABOVE DESIGN MAY VOID THE PERMIT

THIS PERMIT IS NOT TRANSFERABLE

INSPECTION REQUEST PHONE LINE: 858-694-2553

This permit is provisional. The Director or designee of the Director may order that the Permit or any permit element be denied, suspended or revoked for violation of any relevant requirement established or provided by law.



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH AND QUALITY
LAND AND WATER QUALITY DIVISION
5500 Overland Ave, Suite 210, San Diego, CA 92123
(858) 565-5173

DATE: 1/30/2024
Project#: LSTP- 007995
APN#: 248-045-14-00

FINAL

INSPECTION REPORT



APPROVED

New Presby Enviro-septic

INSPECTION TYPE

☒ DISAPPROVED

☐ REINSPECTION
FEES REQUIRED

Site Address: 21860 William Tell St. City: Santa Ysabel

- * 1000 gallon Pro-cast concrete septic tank with 24" risers connected to 800 ft² Presby sand bed (22' x 40').
- * 5 rows of Presby pipe for 150 linear feet total pipe.
- * Inlet cap in tank uncapped per Presby requirements.
- * Low vent observed in sand bed at time of install.
- High vent to be ~~on~~ on house roof.
- * System to serve 3 bedroom SFD.
- * Remaining items prior to approval:
 - As-built signed by design engineer → received
 - Certification letter signed by design engineer → received
 - Signed maintenance contract agreement → received
 - Sand system receipt → received
 - Then obtain LAOP (annual operating permit) → Paid 11/27/24

INSTALLED BY: Waples Backhoe

OK TO BACKFILL

AS-BUILT PROVIDED BY CONTRACTOR



YES



NO



YES



NO

MUST BE SUBMITTED

-----This Section for Repair/Modification Permits Only-----

- ☐ Permit issued for sewage disposal system repair purposes only.
- ☐ A nonstandard repair has been installed that may limit the long-term performance (See Repair Authorization Comments).
- ☐ No building permits are to be approved that would increase the sewage demand on the septic system, occupancy of the structure, or encroach upon the sewage disposal system because of the limited sewage disposal area available.
- ☐ Future failure may require engineering evaluation, pumping to a higher elevation, or connection to public sewer because no additional area exists on the site for a standard repair.

SPECIALIST: Cara

PHONE: 619-613-1397



County of San Diego
Department of Environmental Health and Quality
Land and Water Quality
5500 Overland Ave., Suite 210, San Diego, CA 92123 / (858) 565-5173
www.sdcdehq.org

ONSITE WASTEWATER TREATMENT SYSTEM LAYOUT APPROVAL
EXPIRATION DATE: 4/25/2024

Owner: Mendoza Jorge&Sarah Hitomi
Address: 1275 E Mission Ave
Escondido, CA 92027
Phone:

Site: 21860 WILLIAM TELL ST, SANTA YSABEL
Parcel: 248-045-14-00
Certification: MAP 822
Record ID: DEH2023-LOWTS-016857

This project is **APPROVED** for the following:

Commercial / Residential: Residential *Gallons / Day:* 450
Number of Bedrooms: 3

THIS IS NOT AN ONSITE WASTEWATER TREATMENT SYSTEM PERMIT

You have until 4/25/2024 to obtain a septic permit. However, a site recheck may be required at any time to determine if site conditions have changed. Refer to the County of San Diego, Department of Environmental Health and Quality, Local Agency Management Program for Onsite Wastewater Treatment Systems for all applicable setbacks and standard conditions of approval.

ONSITE WASTEWATER SYSTEM REQUIREMENTS

Primary Septic Tank (in gallons): 2000

<i>Soil Disposal System</i>										
	System Type	Length	Width	Depth	Cap Depth	Spacing	Depth of Medium	# of Pods		
Primary Dwelling	Sand Bed	150								

CONDITIONS TO BE COMPLETED PRIOR TO THE ISSUANCE OF A SEPTIC PERMIT

Potable Water Source: Well *Water District:* N/A
DEHQ Grading Inspection: Not Proposed *DEHQ Building Plan Review:*

Well Permit: DEH2018-LWELL-002178 *Water Sample Results:* **Approved**

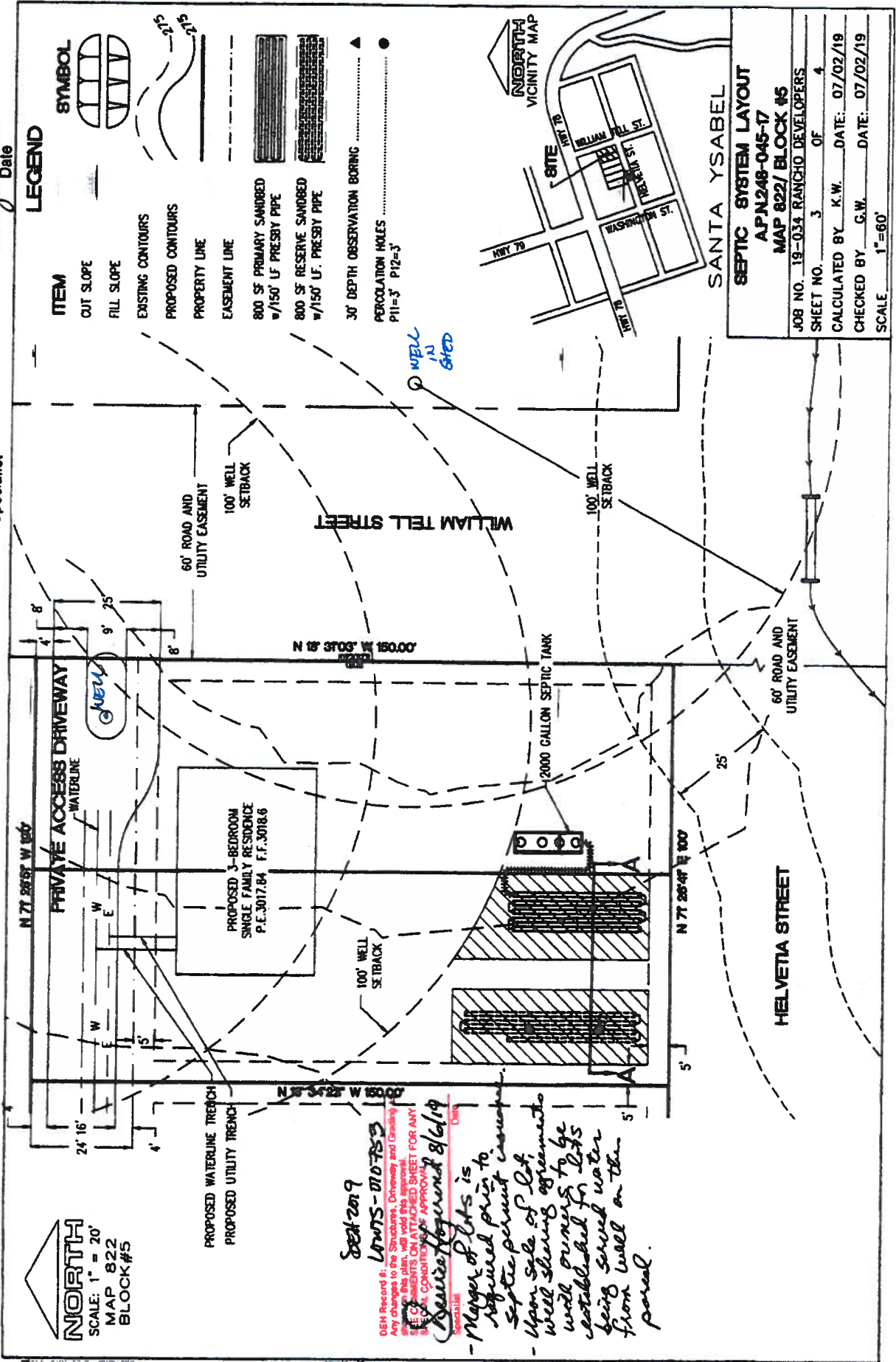
COMMENTS: TIME EXTENSION: PROPOSED 3 BR SFD, 2000 GAL. SEPTIC TANK, 150 FT PRESBY PIPE IN 800 SQ. FT., PRESBY SAND BED. DESIGN DETAILS ON SEPTIC LAYOUT. 100% RESERVE AREA AVAILABLE.
CERTIFICATE OF COMPLIANCE MERGING PARCELS 248-045-19, 20 IS NOW PARCEL 248-045-14-00.
PASSING WATER SAMPLE SUBMITTED 3/14/23.

Approved By: Anita Cosio

Date: 4/25/2023

DEH Record #: **DEM2023-Lowrs-016851**
 Any changes to the Structures, Driveway and Grading as shown on this plan, will void this approval.
 SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL.

Archie May 17, 2023
 Specialist Date



Sept 2019
 LOWRS-010783
 DEH Record 6: Structures, Driveway and Grading
 Any changes to the Structures, Driveway and Grading as shown on this plan, will void this approval.
 SEE COMMENTS ON ATTACHED SHEET FOR ANY SPECIAL CONDITIONS OF APPROVAL.
 Reviewer Signature: 8/6/19
 Date: 8/6/19
 - Mayor of Lts is required prior to Septic permit issuance
 - Upon Sale of Lts, well sharing agreement will be entered into by well owners to be established for Lts being served water from well on the parcel.

SEPTIC SYSTEM LAYOUT
 APN248-045-17
 MAP 822/ BLOCK #5
 JOB NO. 19-034 RANCHO DEVELOPERS
 SHEET NO. 3 OF 4
 CALCULATED BY K.W. DATE: 07/02/19
 CHECKED BY G.W. DATE: 07/02/19
 SCALE: 1"=60'



MAP 822 BLOCK #4

MAP 822 BLOCK #9

SEPTIC SYSTEM LAYOUT			
APN 248-045-19.20			
MAP 822/ BLOCK #5			
JOB NO. 19-034 RANCHO DEVELOPERS			
SHEET NO. 2	OF	4	
CALCULATED BY K.W.	DATE:	07/02/19	
CHECKED BY G.W.	DATE:	07/02/19	
SCALE			1"=60'

WILLIAM TELL STREET

N 15°31'03" W 160.00

20

18

17

16

15

8 77°25'47" W 229.65

8 77°25'47" W 300.01

MAP 822 BLOCK #5

PRIVATE DRIVE

8 77°25'47" W 160.19

MAP 822 BLOCK #8

WASHINGTON STREET

HELVETIA STREET

MAP 822 BLOCK #9

14 MY 78

(C) LANTANA BIRCH TREE

4.12.23

Received

MAR 14 2023

LOWTS-016857

Time Ext.

APN: 248-0



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
PERCOLATION TEST REPORT

County of San Diego
 Dept. of Environmental Health
 Land & Water Quality

Control #: LOWTS-010763

Date: AUG 8, 2019

Activity Code:

APN: 248

045-10

Assessor's Parcel Number: A.P.N. 248-045-19&20 Map # 822/ BLK #5 Lot # N/A

Site Address: WILLIAM TELL STREET Town: SANTA YSABEL, Zip Code: 92070

Owner: MIKE HALLAND (RANCHO DEVELOPERS INC.) Phone: (619) 961-6316

Mailing Address: 33259 VIA ALVARO, TEMECULA, CA. 92592 email: mikehalland@gmail.com

Test Hole #	Test Depth	Stabilized Rate	Test Hole #	Test Depth	Stabilized Rate	Average Perc Rate
	SEE ATTACHED TABLE					
						25 MPI
						USE 27 MPI

Vertical seepage rates provided on this test results and calculations on separate 8-1/2" x 11" sheets of paper

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

Surface: TOP SOIL

1' ft. below surface: HOLLAND FINE SANDY LOAM
 2' ft. below surface: HOLLAND FINE SANDY LOAM
 3' ft. below surface: HOLLAND FINE SANDY LOAM
 8-10' ft. below surface: HOLLAND FINE SANDY LOAM

Depth to Refusal: 30'+ Depth to Groundwater: 27.0'

RECOMMENDATIONS:

Septic Tank: 2000 gal Pump Chamber: N/A gal Surge Tank: N/A gal
 Leach Line Length: N/A ft Seepage Pit Type: N/A Number of Pits: N/A
 Trench Depth: N/A ft Length: N/A ft Width: N/A ft
 Rock below Pipe: N/A in Total Depth: N/A ft Cap Depth: N/A ft
 Other: PRESBY / ENVIRO-SEPTIC, WASTEWATER TREATMENT SYSTEM

Proposed Structure: SINGLE FAMILY RESIDENCE

WATER SUPPLY:

Source of Potable Water: WELL Well Permit Number:

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.

Registered CE, PE, Geologist, REHS: Gary R. Wyman

Address: 27315 VALLEY CENTER RD. VALLEY CENTER, CA. 92082 Phone: (760) 479-8722 Date: 07/02/2019

FOR DEPARTMENT USE ONLYApproved: Yes ☒ No ☐ Date: 8/6/19

Specialist: Bruce Fitzgerald

Final Map Required: Yes ☒ No ☐

Date:

Date:

Date:

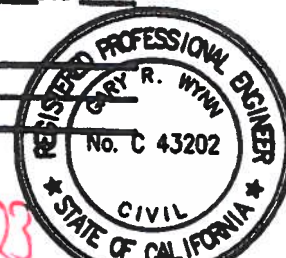
Building Plan Review: ☒

Grading Inspection: N/A

Water Sample Analysis Results:

Passing water sample

Percolation Test Report Form
 Revised April 24, 2008



DATE: 3/14/23



civil engineering
structural design
land surveying

**ENGINEERED DESIGN AND SPECIFICATIONS
FOR THE INSTALLATION
OF PRESBY ADVANCED ENVIRO-SEPTIC
ONSITE WASTEWATER TREATMENT SYSTEM**

Prepared for:
Rancho Developers, Inc.
33259 Via Alvaro
Temecula, Ca. 92592

Project Site:
William Tell Street
Santa Ysabel, 92070

Apn: 248-045-19&20

Prepared by:
Wynn Engineering, Inc.
27315 Valley Center Road
Valley Center, CA 92082

Project Number: 19-034

07-02-2019



NOTES:

1) OWNER: MIKE HALLAND (RANCHO DEVELOPERS INC.)
33259 VIA ALVARO, TEMECULA, CA. 92592 TEL: (619) 961-6316

SITE ADDRESS: WILLIAM TELL STREET, SANTA YSABEL, CA. 92070
A.P.N. 248-045-19 & 20 / PER MAP #822 BLOCK #5

3) 150' LINEAR FEET OF 12.5" DIAMETER PRESBY ADVANCED ENVIRO-SEPTIC ON SITE WASTE WATER TREATMENT UNITS, CONNECTED BY OVER/UNDER EQUALIZING PIPE, WITH 800 SQ. FT. OF PRIMARY TREATMENT SAND BED, IN LINEAR CONFIGURATION SHOWN. FOR A 3 BEDROOM RESIDENCE, AND AN ADDITIONAL 800 SQ.FT. OF RESERVE TREATMENT SAND BED AREA AS SHOWN.

4) 2,000 GALLON SEPTIC TANK REQUIRED TO SERVE A 3-BEDROOM RESIDENCE WITH A GARBAGE DISPOSAL. (RECOMMENDED FOR ENVIRO-SEPTIC SYSTEM).

5) FINISH FLOOR ELEVATION IS TO BE GREATER THAN 3018.5 TO FACILITATE PROPER PLUMBING FALL.
PLUMBING FALL IS CRITICAL FOR GRAVITY FLOW ALTERNATIVE ONSITE WASTEWATER SYSTEMS.

7) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS TO MAINTAIN A 5 FOOT SETBACK FROM ALL EXISTING/PROPOSED STRUCTURES, AND 5' FROM SEPTIC TANKS.

8) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS ARE TO MAINTAIN A 5 FOOT SETBACK FROM ANY LARGE ROCK OUTCROPS THAT MAY IMPACT THE LEACH FIELD AREA, AS SHOWN.

9) THE PROPOSED BUILDING PAD ON THIS PARCEL WILL NOT IMPACT THE ADJACENT PARCELS.

10) MAINTAIN ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS ON 33% OR LESS SITE SLOPES OR 6" COVER TO DAYLIGHT FROM TOP OF BED, AS SHOWN.

11) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS TO MAINTAIN A 50 FOOT SETBACK FROM ANY DRAINAGE AREAS THAT WILL IMPACT THE LEACH FIELD AREA, AS SHOWN.

12) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS TO MAINTAIN A 5 FOOT SETBACK TO ALL PROPERTY LINES, AS SHOWN.

13) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS TO MAINTAIN A 5 TO 1 SETBACK FROM ANY ROAD OR PAD CUTS.

14) ALL ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS TO MAINTAIN A 100 FOOT SETBACK FROM ANY PROPOSED/EXISTING WELLS.

15) IF APPLICABLE, TREES TO BE WORKED AROUND, TRIMMED, OR REMOVED TO FACILITATE THE INSTALLATION OF ALTERNATIVE ONSITE WASTEWATER SYSTEM SAND TREATMENT BEDS.

16) IF APPLICABLE, ENSURE THAT CAL/OSHA REQUIREMENTS FOR TIMBER TRENCH SHORING OF DEEP TRENCHES ARE MET.

17) THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL APPLICABLE BEST MANAGEMENT PRACTICES (B.M.P.) REQUIREMENTS TO ENSURE SOIL STABILIZATION IN THE SAND TREATMENT BEDS, PER COUNTY SPECIFICATIONS.

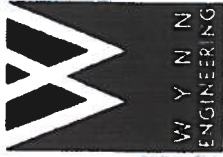
18) THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE MATERIALS USED OR THE WORKMANSHIP OF THE CONTRACTOR WHO INSTALLS THE ON-SITE TREATMENT SYSTEM.

19) THE ENGINEER CERTIFIES THAT THE LAYOUT DRAWING SHOWS THE LOCATION OF ALL PUBLIC WATER LINES ON THE LOT AND ALL PUBLIC WATER LINES WITHIN 20 FEET OF THE LOT BOUNDARIES.

20) ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA PLUMBING CODE.

ADVANCED ENVIRO-SEPTIC DESIGN BASIS:

1. 27 MPI PER L.A.M.P. = 0.567
2. 75 GPD X 2 PERSONS X 3-BEDROOMS = 450 GPD
3. PRESBY ENVIRO-SEPTIC PIPE LENGTH: 450 GPD / PRESBY LOADING RATE OF 3: 450/3 = 150 LF.
4. SAND BED AREA SF: 800 GPD/MPH LOAD RATE PER L.A.M.P. 0.567 = 793 SQ.FT. ROUNDED UP TO 800 SQ.FT.



WYN ENGINEERING, INC.
27315 VALLEY CENTER ROAD,
VALLEY CENTER, CALIFORNIA 92082

CIVIL ENGINEERING
LAND SURVEYING
STRUCTURAL DESIGN

SURVEYS
PARCEL MAPS
PERCOLATION TESTS
MAJOR SUBDIVISIONS
RE-SALE INSPECTIONS
GRADING PLANS
IMPROVEMENT PLANS

(760) 749-8722 PHONE
(760) 749-9412 FAX
(310) 306-9728

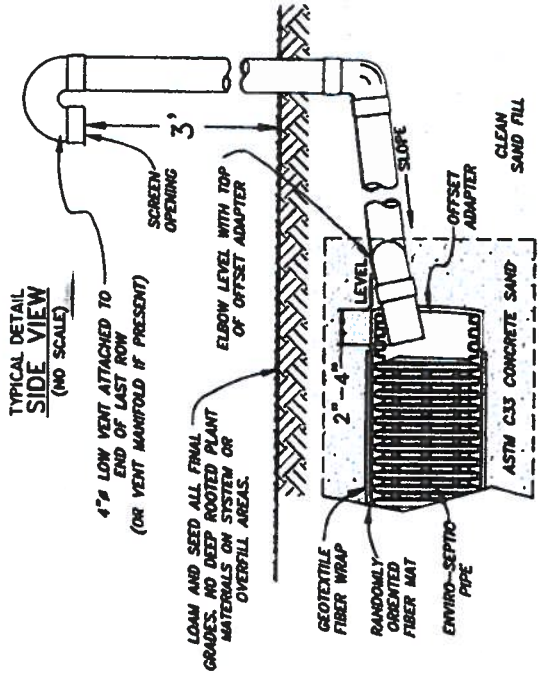
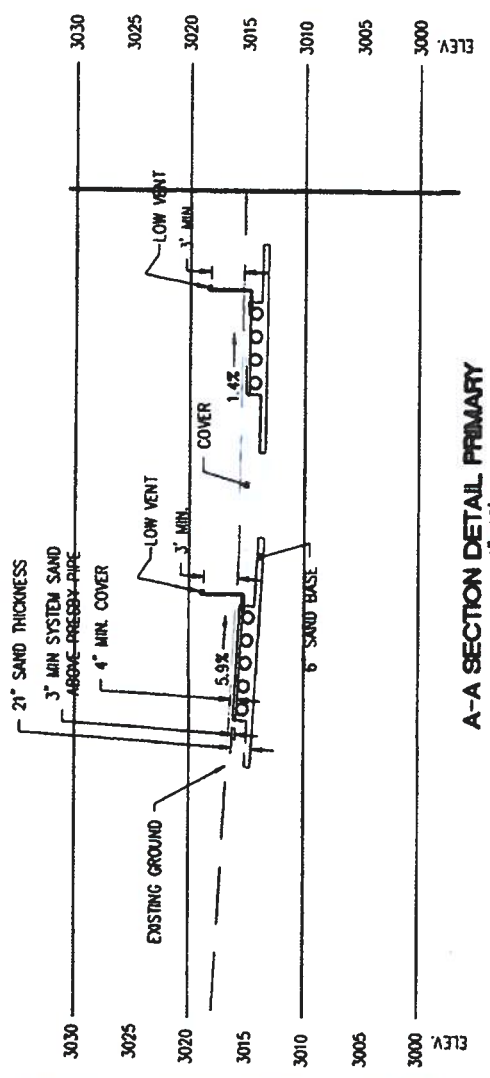
SEPTIC SYSTEM LAYOUT
APN 248-045-19, 20
MAP 822/ BLOCK #5

JOB NO.	19-034	RANCHO DEVELOPERS
SHEET NO.	1	OF 4
CALCULATED BY	K.W.	DATE: 07/02/19
CHECKED BY	G.W.	DATE: 07/02/19
SCALE	N/A	

INDEX

SHEET 1.....	SL NOTE
SHEET 2.....	SL KEY MAP
SHEET 3.....	SL PLAN
SHEET 4.....	SL SECTIONS

Test Hole #	Test Depth	Stabilized Rate	Test Hole #	Test Depth	Stabilized Rate	Average Perc Rate
1	3' FEET	30 MPI				
2	2' FEET	24 MPI				
3	3' FEET	30 MPI				
4	2' FEET	24 MPI				
5	2' FEET	34 MPI				
6	2' FEET	30 MPI				
7	3' FEET	24 MPI				
8	3' FEET	10 MPI				
9	2' FEET	30 MPI				
10	3' FEET	24 MPI				
11	3' FEET	15 MPI				
12	3' FEET	24 MPI				
					TOTAL:	24.9 MPI
						USE 27 MPI
1	30' DEEP HOLE					
2	30' DEEP HOLE					



DESIGN CRITERIA

- LOADING: 0.567 PER L.A.M.P.
- PERCOLATION RATE: 27 MPI
- AES PIPE REQUIRED: 150 LINEAR FEET
- AES PIPE PROVIDED: 150 LINEAR FEET
- INSTALL PRIMARY (5) 30' LINES OF AES PIPE
- INSTALL RESERVE (3) 40' (1) 30' LINES OF AES PIPE
- SEPTIC TANK VOLUME REQUIRED: 2,000 GALLONS
- SEPTIC TANK VOLUME PROVIDED: 2,000 GALLONS
- NO PRODUCT SUBSTITUTIONS PERMITTED WITHOUT PRIOR APPROVAL OF DESIGNER.

NOTES:

- 1) SYSTEM TO BE INSTALLED IN ACCORDANCE WITH PRODUCT DESIGN AND INSTALLATION MANUAL, STATE AND LOCAL REGULATIONS. PRODUCT INFORMATION OR THE NEAREST DEALER CONTACT PRESBY ENVIRONMENTAL, INC. 143 AIRPORT ROAD, WHITEFIELD, NH 03598, PHONE 1-800-473-5298 WWW.PRESBYENVIRONMENTAL.COM
- 2) MINIMUM OF 6" OF MEDIUM TO COARSE SAND, WITH LESS THAN 2% PASSING A # 200 SIEVE, REQUIRED AROUND CIRCUMFERENCE OF ADVANCED ENVIRO-SEPTIC PIPES. (SEE DESIGN AND INSTALLATION MANUAL FOR COMPLETE SAND AND FILL SPECIFICATIONS.)
- 3) CONTRACTOR ADVISED TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
- 4) DO NOT INSTALL SYSTEM ON FROZEN GROUND OR LEAVE SYSTEM UNCOVERED FOR EXTENDED PERIODS OF TIME.
- 5) NO POOL DRAINS, HOT TUBS, SAUNAS, ETC., SHALL BE INCORPORATED INTO THIS SYSTEM UNLESS OTHERWISE SPECIFIED.
- 6) MAINTENANCE: RECOMMEND INSPECTION OF SEPTIC TANKS AT LEAST ONCE EVERY TWO YEARS AND CLEAN IF COMBINED THICKNESS OF SLUDGE AND SCUM EQUALS MORE THAN 1/4 OF THE LIQUID DEPTH INSIDE THE TANK.
- 7) THIS DOCUMENT IS FOR THE CONSTRUCTION OF THE EFFLUENT DISPOSAL SYSTEM SHOWN. ANYONE USING INFORMATION FROM THIS DOCUMENT FOR ANY OTHER PURPOSE DOES SO AT THEIR OWN RISK.

SEPTIC SYSTEM LAYOUT
APN 248-045-15.16
MAP 822/ BLOCK #5

JOB NO. 19-034	RANCHO DEVELOPERS
SHEET NO. 4	OF 4
CALCULATED BY K.W.	DATE: 07/02/19
CHECKED BY G.W.	DATE: 07/02/19
SCALE 1"=5'	

Specifications:

Jensen 2,000 gallon working volume, two chamber, septic tank.
Effluent filter **NOT** recommended.

System Sizing Calculations:

1. 27 MPI Percolation Rate = 0.445 GPD / SQ. FT. Load Rate, per L.A.M.P.
2. 75 GPD x 2 Persons x 3 Bedroom = 450 GPD.
3. Presby A.E.S. Pipe Length:
 $(450 \text{ GPD}) / (\text{Presby Loading Rate of } 3) = 150 \text{ LF A.E.S.}$
4. Sand Bed Area Square Footage:
 $(450 \text{ GPD}) / (\text{Load Rate of } 0.567, \text{ per L.A.M.P.}) = 793 \text{ SF. Use } 800 \text{ SQ. FT.}$

System Sand Requirements

System Sand is a crucial component of Enviro-Septic® Technology. PEI strongly recommends a sieve analysis is performed to ensure that the sand provided meets System Sand requirements of an ASTM C-33 Sand with less than 3% passing a #200 sieve (the value must be obtained by washing per C117 method).

ASTM C-33 Standard

Sieve (Specification E11) Percent Passing

- 9.5-mm (3/8 in.) 100%
- 4.75-mm (No. 4) 95 to 100%
- 2.36-mm (No. 8) 80 to 100%
- 1.18-mm (No. 16) 50 to 85%
- 600-µm (No.30) 25 to 60%
- 300-µm (No. 50) 5 to 30%
- 150-µm (No. 100) 0 to 10%

And Presby Environmental, Inc. Requires:

- 75-µm (No. 200) 0 to 3% (value must be obtained by washing). *This requirement is more strict than ASTM C-33, but is extremely important.*

Introduction

As of 2013, the state of California State Water Resources Control Board has allowed homeowners to process wastewater using alternative treatment methods. Cautious regulation coupled with innovative and proven design has resulted in the availability of On Site Water Treatment Systems (OWTS) that are efficient, reliable and economical as well as environmentally responsible.

On a regional level, the Local Agency Management Program (LAMP) monitors the design, placement, installation, maintenance and assessment of individual residential (less than 10,000 gallons per day) systems in order to prevent pollution of groundwater sources and surface water bodies. LAMP is engaged in protecting public health on federal, state and tribal lands as well as private property.

The San Diego County Department of Environmental health provides oversight to the LAMP guidelines implementation process. For more information, a copy of LAMP is available at <http://www.sandiegocounty.gov/content/dam/sdc/deh>

Design Criteria

All supplemental treatment components of a sewer treatment system (STS) must be certified by the National Sanitation Foundation, (NSF) to meet the minimum requirements of NSF Standard 40 or must meet standards approved by the DEH and the RWQCB. STS utilizing nitrogen reduction components shall achieve a minimum of 50 percent nitrogen reduction, when comparing the 30-day average influent concentration to the 30 day average effluent concentration.

Maintenance of the System

The owner of the system is required to maintain an active agreement with an approved servicing company. Have your system inspected every six months, or as often as the manufacturer states. The primary tank should be inspected at least once annually for scum and sludge, and be pumped as often as necessary. An active telephone line is required to be connected to the tertiary treatment system while in use.

Limitations

This report is valid for one year from the date contained hereon. This report may be updated to reflect changes in current regulations and indicate compliance therein. The Consultant will make final review of the project plan. The conclusions and recommendations in this report are based upon data obtained from the field percolation testing performed according to the County of San Diego's standards and requirements.

All services performed have been as described by the client. Percolation rates are formatted according to County of San Diego standards of measurement. All system sand treatment area excavation during construction should be observed by the geologic consultant to verify that test borings are comparable to actual soil and bedrock conditions installation of the OWTS will take place in.

It should not be assumed that testing locations are in similar conditions, as conditions of sampling locations may vary. No warranties, either expressed or implied, are made as to the professional advice provided under the terms of agreement and included in this report. This report is provided to contractors or included in specifications as preliminary information only, and should be regarded as such. Any variance from the consultants prescribed requirements and/or recommendations will nullify this report and client and/or client's contractor would indemnify consultant and its representatives from any and all liabilities and/or obligations.

Guidelines for Care of Onsite Water Treatment Systems (OWTS)

Good care of your OWTS system requires some diligence on the part of the owner and users. The system uses anaerobic and aerobic bacteria to digest waste material so the outflow will be non-toxic and environmentally viable, liquefying solids and slowly releasing them to be filtered and absorbed. This type of treatment does not include any filtration of foreign objects from the effluent, so in order that the system runs without interruption, this is a list of commonly disposed of items that will need to be kept out of it:

- Disposable diapers
- Plastics
- Oily liquids or fats
- Plastics
- Cigarettes
- Sanitary products
- Dental floss
- Chlorine bleach
- Fabric softener
- Coffee grounds
- Artificial/Industrial perfumes

When washing dishes, dispose of food scraps into the solid waste container. Never use a sink garbage disposal. Biodegradable dish detergents are available at most grocery stores. Use of disinfectants is best if applied directly to the surface to be cleaned. Flushing or washing a large amount of disinfectant down the drain may cause a surge of chemicals that destroy the system's waste-processing bacteria.

Biodegradable cleaning products are necessary to maintain your OWTS proper efficiency. Use toilet paper approved for use in septic systems only. Cleaning fluids for carpet cleaning machines should also be biodegradable as they are generally disposed of down the toilet.

Personal care products that are organically based are also better for your system than conventional products, and are available at most grocery and health food stores, including soaps, shampoos and hair conditioners. Use oils and lotions separately from bathing or showering to keep the oils from disabling your system.

Schedule laundry over the week, as washing three loads of laundry will discharge more water than the water use for one person per day. Keep all your water fixtures set at low flow or designed for water conservation. Repair all leaks immediately. The amount of water coming out of a small leak over the course of a day is surprisingly large.

Before large social events, schedule a septic pump company to pump the tanks. Doing so will allow the system to handle the larger load effectively.

Section 2 - Items Required on Layout for a Supplemental Treatment System (OWTS-STs)

- ☐ All Items listed in Section 1
- ☒ List all ATU components
- ☐ GeoFlow worksheet for drip dispersal line (if used) *N/A*
- ☐ Pump(s) specifications and pump(s) curve *N/A*
- ☐ Control/Alarm Box with telemetric reporting
- ☒ Sizing calculations from the design professional
- ☐ Friction and head loss calculation *N/A*
- ☒ Any groundwater monitoring data *negative* *no groundwater* *N/A*
- ☐ Documentation of the 24-hour emergency storage above the alarm on float(s).

The acceptance of this project for submittal does not constitute an approval of the project. Additional items may be required upon completion of the field review by the field specialist.

I certify the above checkbox items are shown on the layout and the layout plot plan shows all known easements on the parcel and all public water lines on or within 20 feet of the parcel boundaries.


Owner's Signature

7/3/2009
Date



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
WATER WELL PERMIT APPLICATION

DEH USE ONLY	
DEH 2018- WELL-000178	PERMIT #
FEE: \$1027.00	
WATER DIST: D	

1. Property Owner: HAA/AND BUILDERS Phone: 619-961-6316
Mailing Address: 33259 VIA ALVARO City: TEMECULA State: CA Zip: 92592
2. Well Location - Assessor's Parcel Number: 243-045-10-00
GPS Coordinates (WGS-84 Decimal Degrees): _____ Elevation: _____
Site Address: WILLOW TEE STREET City: SANTA YSABEL State: CA Zip: 92070
3. Well Contractor/Driller: PAUL DISCHER Company Name: DISCHER WELL DRILLING
Mailing Address: 1250 CALLE LORETO City: CHANDLER State: CA Zip: 94506
Email Address: discherwelldrilling@gmail.com Phone: _____ C-57 License No: 1002445
4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Other: _____
5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: ☐ 1st ☐ 2nd
6. Type of Equipment: AIR
7. Depth of Well: Proposed: 200-1000 Existing: 2
8. Proposed:
- | | | | |
|----------------------------|--|--|-----------------------|
| Casing | Conductor Casing | Filter/Filler Material | Perforations |
| Type: <u>5/8"</u> | ☐ Yes ☐ No | ☐ Yes ☐ No | From: _____ To: _____ |
| Depth: <u>20'</u> | Depth: _____ | From: _____ To: _____ | From: _____ To: _____ |
| Diameter: <u>2 3/8</u> in. | Diameter: _____ in. | Type: _____ | From: _____ To: _____ |
| Wall/Gauge: <u>100</u> | Wall/Gauge: _____ | | |
9. Annular Seal: Depth: 20' Sealing Material: Pertacrete / cement
Borehole Diameter: 13 in. Conductor Diameter: _____ in. Annular Thickness: _____ in.
10. Best Management Plan for confining well drilling waste on the project site provided? ☐ Yes ☐ No
11. Date of Work: Start: 12-9-18 Complete: 3-9-19

On sites served by public water, contact the local water agency for meter protection requirements.

I hereby agree to comply with all regulations of the Department of Environmental Health, and with all ordinances and laws of the County of San Diego and the State of California pertaining to well construction, repair, modification and destruction. Immediately upon completion of work, I will furnish the Department of Environmental Health with a complete and accurate log of the well (well driller's report). I accept responsibility for all work done as part of this permit and all work will be performed under my direct supervision.

Contractor's Signature: Paul Discher Date: 12-3-18

DISPOSITION OF APPLICATION (Department of Environmental Health Use Only)

- ☐ DENIED
☒ APPROVED

This approval is valid for 120 days. A maximum of two extensions, each 120 days in length can be requested.

Special Conditions: Grading and clearing associated with access to, or the construction, maintenance, or destruction of water wells, may require additional permits from the County of San Diego and/or other agencies.

Specialist: Debbie Hagerwood

Date: Dec. 6, 2018



**COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
LAND AND WATER QUALITY DIVISION
WATER WELL PERMIT APPLICATION**

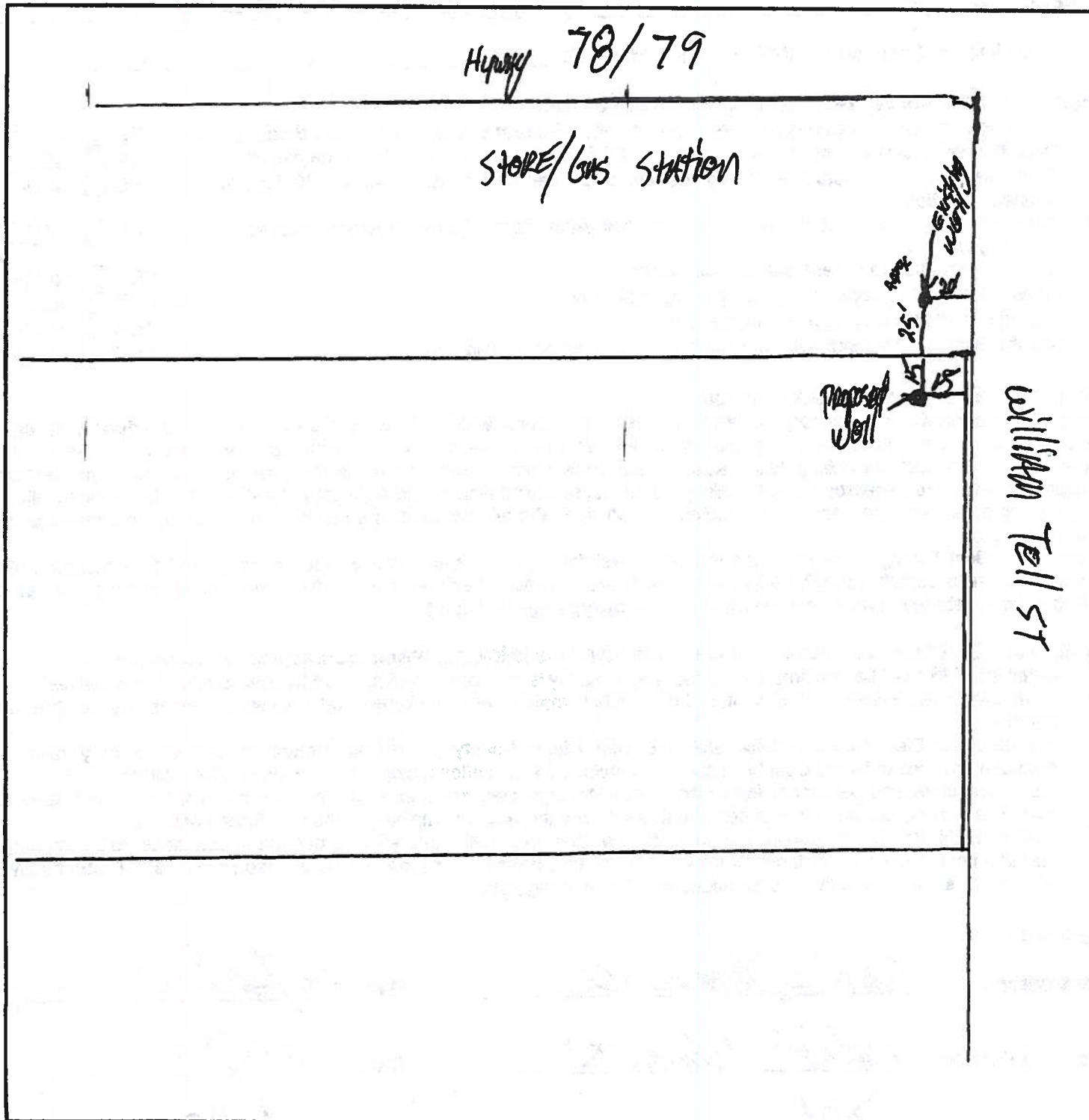
DEH USE ONLY

PERMIT # LWELL-002178

APN: 248-045-10-00

SITE PLAN

Indicate below the vicinity and exact location of the well with respect to, and including, the following items: property lines, transmission lines, water bodies/courses (ponds, lakes, and streams within 300 ft), drainage pattern, roads, existing wells, sewer laterals, existing or proposed septic systems, livestock/fowl enclosures, and other potential contamination sources. Please include lot dimensions, and please draw the plot plan to a standard engineer's scale.





County of San Diego
Department of Environmental Health
Land and Water Quality Division
5500 Overland Ave, Suite 210, San Diego, CA 92123
(858) 565-5173
www.sdcdeh.org

STORMWATER & DISCHARGE MANAGEMENT PLAN FOR WATER WELLS

Well Permit Number:

LWELL- 002178

Assessor's Parcel Number:

248-045-10-00

GPS Coordinates: (map datum: WGS84, units: HDD) N: _____ W: _____

Section 1: Required Information from the Well Driller:

- | | | |
|--|---|--|
| 1. Are there any watercourses or water bodies within 50 feet of the limits of soil disturbance? | YES ☐ | NO ☒ |
| 2. Does the plat show the project boundaries? (a "detail inset" is acceptable for a large parcel) | YES ☒ | NO ☐ |
| 3. Does the plat show footprints of any existing structures and facilities within 100 feet of the wellhead position? | YES ☐ | NO ☒ |
| 4. Does the plat show locations where run-off may enter storm drains, drainage courses and/or receiving waters? | YES ☐ | NO ☒ |
| 5. Is grading required to access site or install well? | YES ☐ | NO ☒ |
| 6. Does the project conform to the local grading ordinance? | YES ☐ | NO ☒ |
| 7. Will drilling additives be used to drill the well? | YES ☐ | NO ☒ |
| 8. Are the Best Management Practices attached to this permit application? | YES ☐ | NO ☒ |

Section 2: Best Management Practices

The goal of stormwater and discharge control management planning while drilling and installing wells is to reduce pollution to the maximum extent practicable using Best Management Practices (BMPs). Construction related materials, sediments, chemical residues such as drilling foam, wastes, and spills must be retained within the property boundaries to eliminate transport from the site to nearby streets, drainage courses, receiving waters and adjacent properties. It is the responsibility of the property owner and the contractor to determine which BMPs will be used in order to ensure that all contaminants are retained on-site.

Examples of Best Management Practices to contain well installation run-off include, but are not limited to, installation of a sediment basin to contain run-off, using geotextile fabric to contain sediments and drilling mud, or eliminating the use of drilling foam. (Website information is available at www.projectcleanwater.org)

Section 3: Certification- I have read and understand the following: (Please check each box after concurrence.)

- ☒ Selected BMP's will be implemented so that water quality is not negatively impacted by well construction activities.
- ☒ I am aware the selected BMP's must be installed, maintained, monitored and revised as necessary so they are effective.
- ☒ I understand that non-compliance with the San Diego County Watershed Protection Ordinance may result in enforcement actions by the County. These may include fines, citations, stop-work orders, or other actions.
- ☒ DEH inspectors and personnel from other regulatory agencies are authorized to enter my property at any time for purposes associated with this well permit until such time the well is completed to the satisfaction of DEH.
- ☒ Should DEH determine during the field review that the well installation procedures contradict this Discharge Management Plan or the well permit application, the well drilling permit may be suspended or revoked. Further activity will require a new permit fee and amendment to the existing permit.

Signatures:

Contractor:

Dan Dierker

Date

12/3/18

Property Owner:

Holland Builders

Date

12/3/18

Reviewed by DEH:

SDA

Date

12/6/18

← RAMONA Highway 78/79 → Julian

William Tell St

309K

689K



William Tell St

From: Hines, Colleen
To: ["Melo-de Savage"](#)
Subject: RE: DEH-LWQD-Land Use Archive-Parcel-248-045-05-00.pdf
Date: Monday, August 20, 2018 2:39:27 PM
Attachments: [Plume Maps 9UT3537.pdf](#)

Hello Melo-de,

The letter is referring to contamination due to Unauthorized Releases from the Former Santa Ysabel Chevron, San Diego Regional Water Quality Control Board (SDRWQCB) case number 9UT3537 at 30350 Highway 78 in Santa Ysabel. Since the time that the letter was written, remediation has reduced the contaminated groundwater plume to an area south-southwest of the release site, in the roadway and right-of-way for Highway 79 (see attached benzene and MTBE plume maps). As such, the referenced source water assessment for APNs 248-045-05, 06, and 10 is no longer necessary. The applicant will be required to demonstrate potability of well water prior to issuance of a septic tank permit, which is required for development of any site.

As a side note, the SDRWQCB is in process of closing their Unauthorized Release case, and will be placing a restriction on drilling wells on the release site only.

Please relay this information to the potential buyer. If they have additional questions, please have them contact me directly.

Regards,

Colleen Hines
Supervising Environmental Health Specialist
Site Assessment and Mitigation Program
Land and Water Quality Division
Department of Environmental Health
Phone: (858) 505-6874

From: Melo-de Savage [mailto:msavagesellshomes@gmail.com]
Sent: Monday, August 20, 2018 1:12 PM
To: Hines, Colleen <Colleen.Hines@sdcounty.ca.gov>
Subject: DEH-LWQD-Land Use Archive-Parcel-248-045-05-00.pdf

Good afternoon Colleen! I've attached the document from COSD buyer is referencing. I look forward to hearing from you.

What is important is the water issue. They are requiring, per the letter a report there is no petroleum in the water? If the petroleum did not affect this property what can be done to remove the requirement prior to a building permit being issued? Thank you.

Respectfully,

DOC# 2021-0234170



Mar 25, 2021 04:08 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$98.00 (SB2 Atkins: \$75.00)

Recording Requested by:
Fidelity National Title
San Diego Office

WHEN RECORDED RETURN TO:

Andres Antwencruz
2376 A St
San Diego CA 92102

PAGES: 4

THIS SPACE FOR RECORDERS USE ONLY

EASEMENT AGREEMENT - WELL SHARING AGREEMENT

This agreement made this 17th day of March, ,2021 by the undersigned parties

This Well Sharing and Easement Agreement is acknowledged and granted by the owners of Lots 5, 15, 16, 17, 18 19, and 20, Block 5, Map 822, recorded May 1, 1915, at the San Diego County Recorders, San Diego, California. The easement shall burden Lot 20 and be a benefit to said Lots 5, 14, 16, 17, 18, and 19.

A 25 .00-foot-wide easement across said Lots 16, 17, 18, 19 and 20 is hereby established in the location set forth in Exhibit "A" attached hereto and incorporated herein for access, repair, maintenance, drilling, improvements to the well and water delivery and associated improvements, including, but not limited to, drilling an additional well, well lining, pumps, power, solar installation, pipelines, valves, gauges and related equipment.

All of the owners shall be liable for all expenses incurred in maintaining, repairing, replacing, and operating the water well, the pump, pipes and other equipment, including the costs of electricity, or other power necessary to operate the pump.

Any dispute or claim concerning this agreement, or the terms or conditions of the water rights described herein, including whether such dispute or claim is arbitral, will be settled by arbitration. The arbitration shall be conducted under the applicable rules of such independent third-party alternate dispute resolution organization chosen by the disputing parties at the time a demand for arbitration is made; or failing such agreement by Judicate West. Each party shall bear his own expenses in the arbitration for arbitrator's fees and attorney's fees, for expert testimony, and for other expenses of presenting his case. Other arbitration costs, including administrative fees and fees for records or transcripts shall be borne equally by the parties.

Invalidation of any one of these covenants by Judgment or Court Order shall in no way affect any of the other provisions which shall remain in full force and effect.

Each parcel shall be liable for an equal share of all reasonable expenses incurred by the Manager in maintaining, repairing, replacing, and operating the well, the pump, pipes and other equipment, including the costs of electricity, or other power necessary to operate said pump. The Manager shall in writing, notify the owner of each lot of any expense incurred, within sixty (60) days of such expense being incurred, and the owner of each lot shall pay its share of such expense within thirty (30) days of delivery of such notice.

Upon failure of an owner of a lot to timely pay the share of expenses after notice, the Manager shall have the right to withhold further water from that lot until such payment is received. If the owner of a lot does not present payment within 180 days after notice has been sent, the water rights herein described and appurtenant to that lot shall be extinguished by the recordation of a notice of termination of this Agreement, executed by the Manager.

The owner of a lot shall have the right to inspect the accounts maintained by the Manager concerning the expenses described in this agreement upon ten (10) days written notice, provided that no owner shall have the right to examine and to inspect said accounts more than once in any calendar year.

The transfer of water rights as described herein is conditional upon the reasonable exercise thereof for the benefit of the lots, and in the event of excessive use, or use otherwise injurious, the Manager shall have the right to extinguish the water rights herein described, by the recordation of a notice of termination of this Agreement, executed by the Manager.

If there is at any time insufficient water supply to provide each lot with sufficient water to meet actual and reasonable needs and uses, each lot shall have the right to take and use only one half (1/2) of the total water withdrawn from said well. If any parcel uses more than its one half (1/2) share the Manager shall have the right to limit or withhold water from that lot until said lot has withdrawn an amount equal to the amount withdrawn by the other lot.

No warranty or representation is made as to the sufficiency of the water supply at this time or in the future. The Manager shall not be liable for any damage to persons or property which directly or indirectly results from excessive water pressure or non-potability of the water due to any act or omission of the Manager, their agents, or employees.

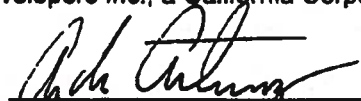
No warranty or representation is made as to the potability of the water from the Well at this time or in the future. If any filtering or any other form of water treatment becomes necessary for the water supply, the owner of each lot shall be responsible for an equal share of all expenses in purchasing, installing, operating, and maintaining the necessary equipment.

Each lot must have a water meter and each owner will be liable for the cost of installing said meter.

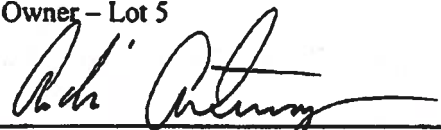
IN WITNESS WHEREOF, parties hereto have executed this document on the day and year first written above.

Owner Lots 14-19
Rancho Developers Inc., a California Corporation

By:


Andre Antenoracruz, Authorized Signer

Owner - Lot 5


Andre Antenoracruz,

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Diego

On 18 March 2021 before me, L. Kerby

A Notary Public personally appeared

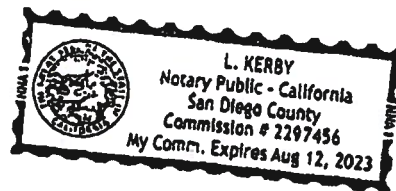
Andre Antenoracruz,

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ ~~is~~are subscribed to the within instrument and acknowledged to me that ~~he~~she/they executed the same in ~~his~~her/their authorized capacity~~(ies)~~, and that by ~~his~~her/their signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature 



(Seal)

EXHIBIT "A"

RESERVING AN EASEMENT FOR INGRESS, EGRESS, WATER WELLS, STORAGE TANKS, UTILITIES, DRAINAGE AND ALL PURPOSES INCIDENTAL THERETO OVER, UNDER, ALONG, ACROSS AND THROUGH THE NORTH 25.00 FEET OF LOTS 16 THROUGH 20, BLOCK 5, MAP 822 RECORDED MAY 1, 1915 AT THE COUNTY RECORDERS OF THE COUNTY OF SAN DIEGO, CALIFORNIA.

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
Attn: ZONING COUNTER
5510 OVERLAND AVENUE, SUITE 110,
SAN DIEGO, CA 92123-1666

Mail Station 0650

DOC# 2022-0368859



Sep 19, 2022 04:11 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$92.00 (SB2 Atkins: \$75.00)

PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CERTIFICATE OF MERGER
(Section 66499.20.3 of the Government Code)

The Director of Planning & Development Services has approved the merger of any and all lots described within the perimeter boundary of Exhibit "A" attached into one parcel. This merger of parcels and recordation of a Certificate of Merger does not alter or remove any offers of dedication, accepted or rejected, open space easements, covenants, or agreements entered into as the result of a condition of recording a Parcel Map, Final Map, or a Certificate of Compliance.

Owner: PARCEL "A": HITOMI SARAH NAITO AND JORGE MENDOZA, WIFE AND HUSBAND
AS COMMUNITY PROPERTY

Description: See Exhibit "A", attached.

NOTE: The description in Exhibit "A", attached, has been provided by the owner of the property and neither the County of San Diego nor any of its officers or employees assume responsibility for the accuracy of said description.

This Certificate of Merger shall in no way affect the requirements of any other County, State, Federal, or local agency that regulates development of real property.

Date: 9/20/2022

PLANNING & DEVELOPMENT SERVICES
DAHVIA LYNCH, DIRECTOR

PDS Case No.: CC-21-0108 (11)

Assessor's Parcel No.: 248-045-14-00

BY:

Michael Johnson, Planning Manager

DL:MJ:ab

Attachment

August 9, 2022
Job No. 2021-83
Parcel "A" of CC 21-0108

EXHIBIT "A"

Those unnumbered Lots in Block 5 in the Town of Santa Ysabel, in the County of San Diego, State of California, according to Map thereof No. 822, filed in the Office of the County Recorder of San Diego County, September 29, 1896, corresponding to Lots 19 and 20, inclusive, in Block 5 of said Subdivision, as shown on said Map.

Together with that portion of the Alley vacated on July 19, 1948 of Supervisor's Record in Book 148, Page 184, that which would pass title to the Lots by operation of law.

Dale A. Greene

Dale A. Greene, L. S. 5755
August 9, 2022



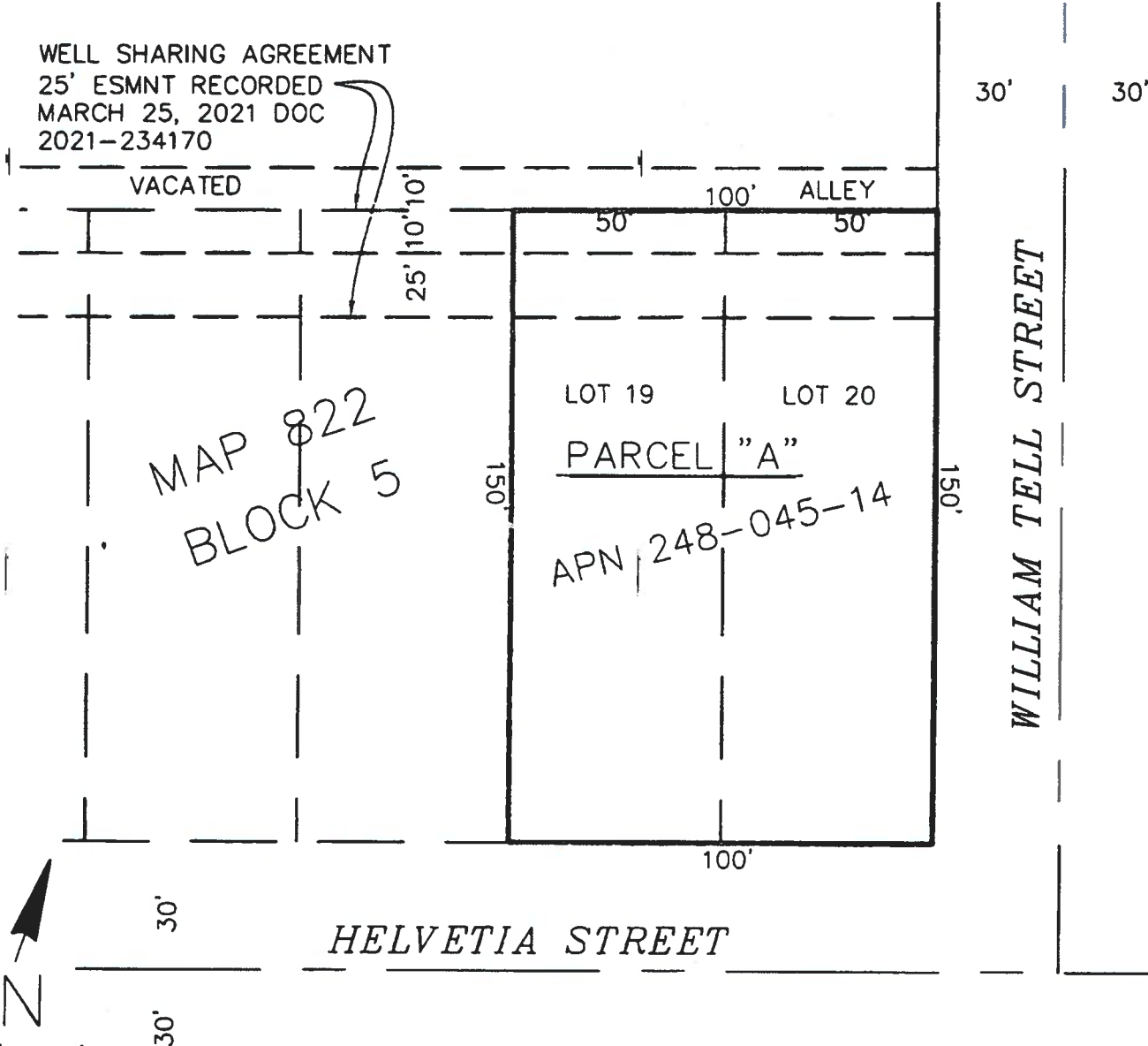
LEGAL DESCRIPTION: LOTS 19 AND 20 IN BLOCK 5 OF SUBDIVISION MAP NO. 822 FILED IN OFFICE OF THE COUNTY RECORDER OF SAN DIEGO, SEPTEMBER 29, 1896

ZONING: RR MIN. LOT SIZE:

PARCEL "A"

NET AC.: 15,000 S.F.
APN NO(S): 248-045-14

WELL SHARING AGREEMENT
25' ESMNT RECORDED
MARCH 25, 2021 DOC
2021-234170



JOB NO. 21-83

DATE FILED
RECD BY:

[Signature]

PRELIMINARY ACTION DATE:
SIGNED BY:

FINAL ACTION DATE: 5/20/2022
SIGNED BY: *Michael Johnson*

PLAT
NO. 1

HEALTH DEPARTMENT CERTIFICATION (if nec.)

PARCEL "A"

3 BR SFD USING PRESBY ATU
2000 gallon septic tank
150' of presby pipe in 800 sqft
sand bed "presby sand"
100% reserve area available

NOTES:

Proposed Boundary
Existing Boundary
Eminent Domain

CHECKLIST

Fit in all items above.
Verify map/Engr scale
Legal description (above)
Label "Parcel A", etc.
Assessor's Parcel No.
Label Existing line
Label Proposed line
All owners must sign
Sign as Trustee if in Trust
Parcel(s) not area only
Parcel(s) dimensions
Existing structures
Structure number
(if less than 100')

