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April 21, 2015

Tentative Parcel Map No. 069961

Vicinity: Castaic

Tentative Parcel Map Date: April 1, 2015

The Los Angeles County Department of Public Health – Environmental Health Division has reviewed **Tentative Parcel Map 069961** based on the use of public water (Los Angeles County Waterworks District No. 36) and Onsite Wastewater Treatment Systems (OWTS) as proposed.

Potable water supply

A copy of a current original signed "Will Serve" letter from the water purveyor shall be provided to this Department prior to approval of the tentative parcel map.

Wastewater Disposal

The Land Use Program recommends approval of this map. This conceptual approval is intended for the subdivision review process only that encompasses the requirements applicable to OWTS, and does not authorize any land development until the following conditions have been satisfactorily fulfilled:

1. Prior to installation of any onsite wastewater treatment systems (OWTS), a complete feasibility report shall be submitted to the Land Use Program for review and approval. The feasibility report shall be prepared in accordance with the requirements outlined in Environmental Health's *"Onsite Wastewater Treatment System (OWTS) Guidelines"*. Additional percolation testing, soil profile borings and groundwater borings may be required depending on the proposed location of future dispersal fields. A *"Preliminary Geotechnical Engineering Investigation"* report, dated May 5, 2008, was prepared by A.G.I. Geotechnical, Inc. to determine the feasibility of installing OWTS on the proposed lots. The following discrepancies were noted in the preliminary report:

- A. The proposed locations for leach fields on lots 1, 3, and 4 are located within a drainage course. Required setbacks are 200 ft. horizontal away from drainage courses.
 - B. The percolation testing designated as PT5 was conducted in artificial fill. The Department's guideline does not allow for percolation testing in artificial fill.
 - C. The soil profile study does not clearly explain the variation in percolation rates observed for test holes PT4 and PT5, which have similar geological composition.
2. At the time of construction if public sewer connection is available within 200 feet of any part of the proposed building or building's exterior drainage, all future sewage drainage and piping from any land development shall be connected to such public sewer.
 3. If, due to the proposed development, grading, geological limitations, required setbacks and flood or surface/ground water related concerns, or for any other related reasons, conformance with all applicable requirements cannot be achieved, this conceptual approval shall be rendered void and consequently no construction permits shall be issued.

For questions regarding OWTS requirements, please contact Eric Edwards or Vicente Banada at (626) 430-5380 or at eedwards@ph.lacounty.gov and vbanada@ph.lacounty.gov.

For any other questions regarding this report, please feel free to contact me.

Prepared by:

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