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September 26, 2014

Tentative Parcel Map No. 070401

Vicinity: Acton

Tentative Parcel Map Date: September 9, 2014

The Los Angeles County Department of Public Health (DPH) – Environmental Health Division has reviewed **Tentative Parcel Map 070401** based on the use of public water (Los Angeles County Water Works No. 37) and private septic system as proposed. The following conditions shall be satisfied prior to approval of the tentative tract map by this Department.

Land Use Program

The applicant shall demonstrate to the satisfaction of the Program that parcel 2 is capable of supporting the installation of an onsite wastewater treatment system (OWTS) to accommodate the wastewater disposal needs for the development of parcel 2.

Submit a feasibility report in conformance with the requirements outlined in the Department's "Onsite Wastewater Treatment System (OWTS) Guidelines". The report shall consist of a soil profile excavation, exploratory boring to determine the historic and seasonal high groundwater mark and presence of subsurface water, and percolation testing to substantiate the feasibility of installing an OWTS on each parcel resulting from the subdivision. Testing shall be conducted in an area likely to be utilized as a disposal field.

Note: If a public sewer connection is available within 200 feet any part of the proposed building or exterior drainage, all future drainage and piping shall be connected to such public sewer.

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

Drinking Water Program

The applicant will have to demonstrate the availability of potable water for the proposed parcels by providing one of the listed documentation below:

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

1. Provide a current water availability letter from the Los Angeles County Waterworks District No. 37 assuring water connection and service.
2. Approved water well:
 - a. Copy of Well Driller's Report.
 - b. If applicable, provide copy of bond density log to confirm presence and depth of sanitary seal per California Well Standards.
 - c. Copy of a Well Production Permit and Water Supply Approval from the Drinking Water Program for the construction of the water well.
 - d. Documentation of well yield test in conformance with Public Health requirements. Well yield test results are valid for three (3) years from the date of approval.
 - e. Submit laboratory test results indicating the well water meets the drinking water standards established by the U.S. Environmental Protection Agency and the California State Water Resources Control Board, Division of Drinking Water.
 - f. Submit a scaled plan/map showing the location of existing well.
 - g. Detail on plan/map a 100' separation from any animal enclosure.
3. Water availability assessment report for the proposed parcels from a California Licensed Hydrogeologist

If no proof of water availability is presented, a disclosure must be added on the tentative map stating that a potable water supply has not been proven to be available for the proposed parcels.

For questions regarding the above conditions, please contact Richard Lavin or Epifanio Braganza at (626) 430-5420 or at rlavin@ph.lacounty.gov, and ebraganza@ph.lacounty.gov.

Prepared by:

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