



JULIAN

CUSTOM HOME SITE

PROPERTY REPORT

ADDRESS: 4.4 Acres Harrison Park Road, Julian, CA 92036

DESCRIPTION: 4.4 ACRE *home site* located in Harrison Park, a community situated between San Diego's favorite backcountry destination, Julian, and Cuyamaca Lake. Harrison Park is central to a wider variety of recreational activities than any other inland community in the County of San Diego. This turnkey home site is ***ready for your weekend retreat***. This site features all usable terrain, underground water, power, phone, a deep water well, 10,000 gallon water storage tank, and a 1250 gallon septic system servicing a recreational vehicle docking station. The 2000, 36 foot Spinnaker travel trailer on site is available to be purchased. All utilities are available and hooked up to the trailer. There are several fine home sites on the property, depending on whether your preference is views or privacy. At approximately 4,500 feet in elevation, the area enjoys four distinct seasons.

PRICE: \$195,000.00

APN: 293-031-06-00

MLS: 140046642

CONTACT: *Donn Bree* Donn@Donn.com www.DONN.com 800-371-6669

North San Diego County — Julian

4.4 ACRE CUSTOM HOME SITE



\$195,000

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CREB# 01109566
NMLS# 243741

DONN BREE



RANCHES • HOMES
LAND • LOANS

800-371-6669

RED HAWK REALTY

Junction Hwy 78 & Hwy 79
Santa Ysabel, CA 92070

Donn@Donn.com

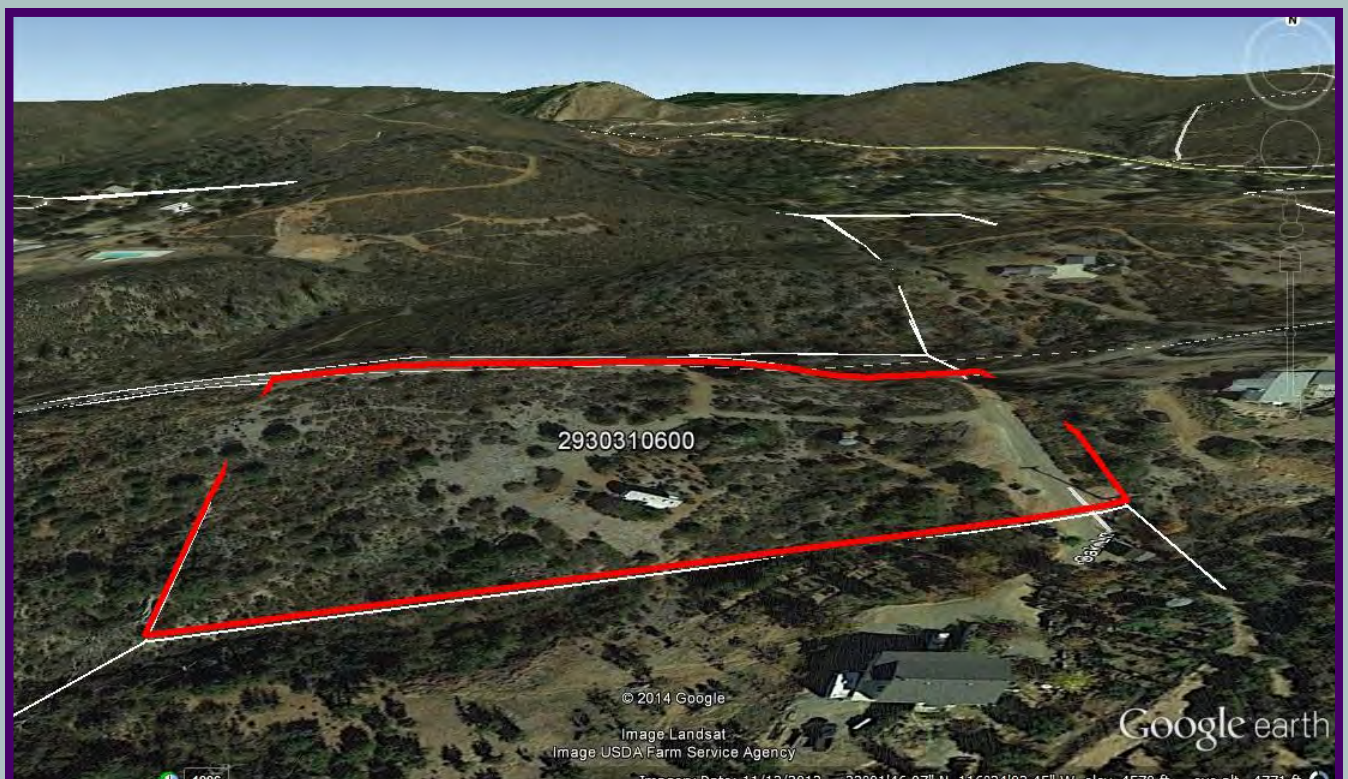
www.DONN.com

We Know The Back Country!



ASSESSOR PARCEL NUMBERS

293-031-06-00





Donn Bree, Ph.D., G.R.I.
POB 188
Santa Ysabel, CA 92070
800-371-6669
Donn@Donn.com
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PROPERTY DESCRIPTION



JULIAN HOME SITE

Custom Home Site

293-031-06-00

4.4 Acres on Harrison Park Road
Julian, CA 92036



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INTRODUCTION & OVERVIEW

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This turnkey home site is **ready for your weekend retreat**. This site features all usable terrain, underground water, power, phone, a deep water well, 10,000 gallon water storage tank, and a 1250 gallon septic system servicing a recreational vehicle docking station.

The 2000, 36 foot Spinnaker travel trailer on site is available to be purchased. All utilities are available and hooked up to the trailer.

There are several fine home sites on the property, depending on whether your preference is views or privacy. At approximately 4,500 feet in elevation, the area enjoys four distinct seasons.

Access to the Julian area is across lightly traveled state highways and picturesque county roads. The Los Angeles-Orange County metropolitan area, Temecula-Murrieta, the San Diego metropolitan area, and the southwest desert communities are all within a short and scenic drive to this emerging growth area.

NATURAL SETTING

Topographically, the surrounding countryside is varied. The site has a westerly sloping topography with spectacular evening sunsets. Wildlife is abundant in the area.

AREA INFORMATION

Tourism and agriculture are still the dominant economic activities in the Julian area. Horse and cattle ranches are the backdrop for this beautiful mountainous and rural area. There are many fine restaurants and lodging accommodations in the surrounding area of this centrally, yet privately located property.

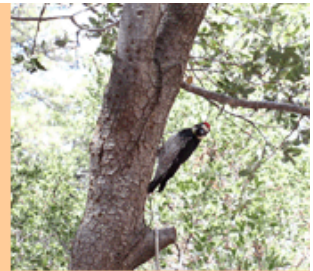
Major shopping and resources are less than 40 minutes away.

Recreation & Lifestyle

There are many recreational activities available in the area: the San Diego County Wine Corridor, regional shopping, many quality golf courses, and several casinos are less than an hour away. Also in close proximity is the California Riding and Hiking Trail and the Pacific Crest Trail for riding, golfing at Warner's Ranch and Borrego Springs, hunting and fishing, dining, and a variety of other opportunities for each family member can be accessed. The newly opened Santa Ysabel Open Space Preserve offers excellent riding trails connecting the Santa Ysabel, Wynola, and Julian communities. The famous Hale Observatory on Palomar Mountain is also less than 45 minutes away.



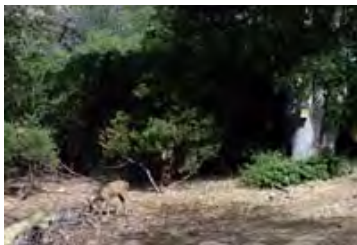
Own Property in the Mountains of *Julian, California*



Mountain Property For Sale in Julian, California

THE SELLER'S FLYER

Views from around Julian



California Mountain Property: Live in the Mountain Peace and Relaxed Surroundings of Julian, California

This is the California mountain property for you if you want to build your retirement home, home in the mountains, or a weekend mountain retreat. Julian is located in the hills of east San Diego County. It borders the Cleveland National Forest, with all its breathtaking views, pine trees, oak trees, Manzanita bushes, and other fauna and flora. The property is located in a peaceful area on an accessible, paved country road five miles from the City of Julian. Its 4.4 acres are well suited for home building. The soil has been perked: there is no concern about installing a septic system. The Cedar Fire in October, 2003, cleared decades-old accumulation of dead vegetation and trees. This California mountain property is raw land plus!

This property is only five miles from Cuyamaca Lake, where you can enjoy boating and fishing. It's only 17 miles from Mt. Laguna, where you can enjoy scenic drives and hiking. In the City of Julian, you can find many different restaurants and boutiques. Plus, you can visit nearby wineries and take a tour of the Julian gold mine. You will enjoy special events in the City of Julian nearly every month of the year, activities for all ages. Many people commute from work in the City of San Diego, 60 miles away. Julian also contains one of the finer school systems in San Diego County.

On this 4.4-acre parcel of California mountain property, I have installed electricity and telephone lines. I've also installed a potable water system including a 10,000-gallon water tank. I've been told that this size tank will allow you to build a four-bedroom home. The Poway Fire Department and the County of San Diego have approved a fire hydrant on the property. This parcel of California mountain property has plenty of room for horse stables or for applying your gardening skills.

As a retreat, you can find on the property my 36-foot year-2000 Spinnaker trailer, parked on a cement foundation. It's hooked up to water and electricity. It has facilities for disposing of liquid waste. A telephone line runs to this trailer. But everywhere on the property you'll find good reception of most cellphone carriers. This trailer can be a fine mountain getaway, retreat or home while you are building your retirement home, vacation home or mountain getaway. Two small sheds are available for storage. An electric gate allows you easy access to the property, day or night, rain or shine. A utility gate is another point where you may enter and leave.

Enjoying Julian is an escape from big city living. This California mountain property rests at an elevation of 4500 feet. The air is clear and you can truly relish the Southern California sunshine. The nights often display the majesties



of the heavens. It's not unusual to see shooting stars. Sometimes you have a spectacular view of the Milky Way. Amateur astronomers love what they can find in the evening skies. The seasons bring wildflowers in spring and some snowy days in winter.

On this mountain property, you'll see many species of birds, such as the woodpecker, stellar blue jays, goldfinches, hummingbirds and wild turkey. It's not uncommon to see deer, but the area is also home to other shy animals such as the fox and opossum.

Attractions in the City of Julian



Nearby City of Julian is a small town of about 1500 people. It has a rich history, including being a gold mining town in the mid-1800s. It was once in consideration to become the San Diego County seat. Today on weekends and holidays, it is bustling with tourists and local visitors. During the week, it returns to being a sleepy small town. You can get more information about the climate in Julian at <http://www.city-data.com/city/Julian-California.html>. Read, also, about the weather, location and surroundings. And find historical information at <http://www.julianca.com>. My family and I have often enjoyed the quaint atmosphere when strolling through the city and frequently savored delicious food in many of the local restaurants.

Location

This Southern California mountain property is located at:
17727 Harrison Park Road,
Julian, California 92036.





County of San Diego, Planning and Development Services: Zoning Ordinance Summary

PARCEL: 2930310600

Report generated 8/17/2014 11:14:36 AM

Staff Person: _____

Zoning & General Plan Information

APN: 2930310600

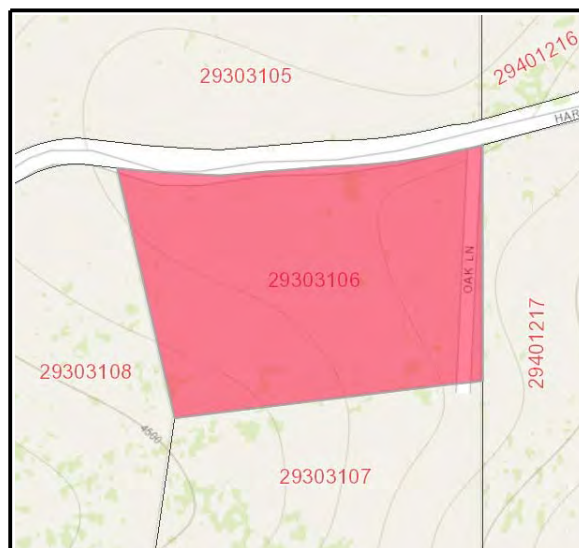
Legal Lot: _____

Community Plan: Julian

Planning Group:

Regional Category: Rural

General Plan Designation: RURAL LANDS (RL-40)
1 DU/40 AC



Parcel highlighted in red

KEEP THIS FORM AND BRING IT WITH YOU EACH TIME YOU VISIT THE ZONING COUNTER FOR

ZONE		
USE REGULATIONS	A70	
ANIMAL REGULATIONS	L	
DEVELOPMENT REGULATIONS	Density	-
	Lot Size	4AC
	Building Type	C
	Maximum Floor Area	-
	Floor Area Ratio	-
	Height	G
	Lot Coverage	-
	Setback	C
	(Contact your Fire Protection District for additional setback requirements)	
Open Space	-	
SPECIAL AREA REGULATIONS	-	

PURPOSE OF THIS BROCHURE

This brochure is intended to summarize the regulations of the Zoning Ordinance which are specified in the "Zone Box." You should refer to the complete Zoning Ordinance text for further information. Additionally, please review the General Plan and appropriate Community Plan for additional information and/or requirements not included in this brochure for development projects.

WHERE TO GET MORE INFORMATION

Welcome to the Zoning Information Counter in Planning and Development Services, 5510 Overland Ave, Suite 110, San Diego (Kearny Mesa), or call (858) 565-5981 or Toll Free (888) 267-8770. You can also visit the County's website for more zoning information: <http://www.sdcounty.ca.gov/pds/zoning/formfields/PDS-444.pdf>

AGRICULTURAL USE REGULATIONS

A70 LIMITED AGRICULTURAL USE REGULATIONS

2700 INTENT.

The provisions of Section 2700 through Section 2709 inclusive, shall be known as the A70 Limited Agricultural Use Regulations. The A70 Use Regulations are intended to create and preserve areas intended primarily for agricultural crop production. Additionally, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Typically, the A70 Use Regulations would be applied to areas throughout the County to protect moderate to high quality agricultural land.

2702 PERMITTED USES.

The following use types are permitted by the A70 Use Regulations:

- a. Residential Use Types.
 - Family Residential
- b. Civic Use Types.
 - Essential Services
 - Fire Protection Services (see Section 6905)
- c. Agricultural Use Types.
 - Horticulture (all types)
 - Tree Crops
 - Row and Field Crops
 - Packing and Processing: Limited
 - Packing and Processing: Wholesale Limited Winery

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 9422 (N.S.) adopted 1-9-02)

2703 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the A70 Use Regulations subject to the applicable provisions of Section 2980. The number in quotes following the use type refers to the subsection of Section 2980 which applies.

- a. Residential Use Types
 - Mobile home Residential "18"
- b. Commercial Use Types
 - Animal Sales and Services: Veterinary (Large Animals) "6"
 - Animal Sales and Services: Veterinary (Small Animals) "6"
 - Cottage Industries "17" (see Section 6920)
 - Recycling Collection Facility, Small "2"
 - Recycling Processing Facility, Wood and Green Materials "3"
- c. Agricultural Use Types
 - Packing and Processing: Boutique Winery "22" (see Section 6910)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5652 (N.S.) adopted 11-21-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6783 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

(Amended by Ord. No. 9940 (N.S.) adopted 6-18-08)

2704 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Minor Use Permit.

a. Residential Use Types.

Farm Labor Camps (See Section 6906); except that a Minor Use Permit shall not be required for a Farm Labor Camp for which a Use Permit is prohibited under Section 17021.5 or Section 17021.6 of the California Health and Safety Code.

b. Civic Use Types.

Law Enforcement Services

Minor Impact Utilities

Small Schools

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 5935 (N.S.) adopted 11-19-80)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 7741 (N.S.) effective 3-28-90 (Urg. Ord.))

(Amended by Ord. No. 7768 (N.S.) adopted 6-13-90)

(Amended by Ord. No. 7964 (N.S.) adopted 8-14-91)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

(Amended by Ord. No. 8271 (N.S.) adopted 6-30-93)

2705 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the A70 Use Regulations upon issuance of a Major Use Permit

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services

Ambulance Services

Child Care Center

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Group Care

Lodge, Fraternal and Civic Assembly

Major Impact Services and Utilities

Partying Services

Postal Services

Religious Assembly

c. Commercial Use Types.

Agricultural and Horticultural Sales (all types)

Explosive Storage (see Section 6904)

Participant Sports and Recreation: Outdoor

Transient Habitation: Campground (see Section 6450)

Transient Habitation: Resort (see Section 6400)

d. Agricultural Use Types.

Agricultural Equipment Storage

Packing and Processing: Winery
Packing and Processing: General
Packing and Processing: Support
e. Extractive Use Types.
Mining and Processing (see Section 6550)

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
(Amended by Ord. No. 6134 (N.S.) adopted 7-22-81)
(Amended by Ord. No. 6543 (N.S.) adopted 3-2-83)
(Amended by Ord. No. 6761 (N.S.) adopted 4-25-84)
(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)
(Amended by Ord. No. 6855 (N.S.) adopted 10-10-84)

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X							X	X				
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X							X	X		X		
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X								X	X			
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X								X			
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X					X	X				X		X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals											X	X	X	X	X								X			
	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X								X			
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X												

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																									
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X		
(See Note 2)	2 animals										X						X	X	X				X		X		
	4 acres plus by MUP											X			X												
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																					X		
	Grazing Only																				X	X					
(d) Horse keeping (other than Animal Sales and Services; Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X			X	X	X	X		
	2 horses + 1 per ½ acre over 1 acre				X	X	X																				
	ZAP required				X	X	X																				
	½ acre plus by ZAP	X	X	X																							
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	ZAP Required	X	X	X																							
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X	X			X	X	X	X	X			X	X	X			X		
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X		X		X		
	25 maximum by ZAP	X	X	X																							
	25 plus by ZAP				X	X	X				X	X	X	X			X			X	X	X	X		X		
	Permitted							X	X	X					X	X									X		
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X						
	100 maximum							X	X	X	X	X					X						X				
	Additional by ZAP	X	X	X				X	X	X	X	X					X					X	X				
	Permitted													X	X	X								X	X		
(i) Racing Pigeons	100 Maximum										X	X											X				
	100 Max 1/acre plus																X										
	Permitted												X	X	X	X	X							X	X		
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																											
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X	X	X	X			
Moderate			X			X			X																		
Least Restrictive				X			X			X															X		

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

1. Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
2. On land subject to the "S" and "T" Animal Designators, grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
3. One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
4. The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
5. Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
6. The number of animals allowed is per legal lot.
7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

3112

3112 ANIMAL ENCLOSURE SETBACK TABLE.

Notwithstanding the provisions of an applicable setback designator, enclosures containing the animal-related use types listed in Section 3110 shall have the minimum setbacks specified in the Animal Enclosure Setback Table. The Animal Enclosure Setback Table is incorporated into this section, and all references to this section shall include references to it. Animals subject to the Animal Setback Table must be confined within the appropriate enclosure.

ANIMAL ENCLOSURE LOCATION	ANIMAL ENCLOSURE SETBACKS (a)		
	MOST RESTRICTIVE (b)	MODERATE (b)	LEAST RESTRICTIVE (b)
Distance from Street Center Line	Same as for main building(c)	Same as for main building	Zero (0) feet (from street line)
Distance from Interior Side Lot Line	15 feet	Five(5)feet	Zero (0) feet for open enclosure. Five (5) feet for roofed enclosure.
Distance from Rear Lot Line	10 feet	Zero (0) feet for open enclosure. Five(5)feet for roofed enclosure.	Zero (0) feet

NOTES:

- a. Animal enclosure includes pens, coops, hutches, stables, barns, corrals, and similar structures used for the keeping of poultry or animals.
- b. A fenced pasture containing a minimum of 2 acres, with no building used for human habitation and having no interior cross-fencing, is exempt from the animal enclosure setback requirements.
- c. Refer to applicable setback designator and setback schedule at Section 4810.

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)
 (Amended by Ord. No. 7432 (N.S.) adopted 1-06-88)
 (Amended by Ord. No. 7740 (N.S.) adopted 3-28-90)
 (Amended by Ord. No. 8166 (N.S.) adopted 10-21-92)

To El Cajon



COUNTY OF SAN DIEGO
DEPARTMENT OF ENVIRONMENTAL HEALTH
WELL PERMIT APPLICATION

DEH USE ONLY
PERMIT # W L WEL 15788
WELL COMPUTER #
FEE: 350
WATER DIST:

1. Property Owner: WILLIAM W. FISCHER Phone: 858-748-7872
13155 MULBERRY TREE LANE POWAY 92064
Mailing Address City Zip

2. Well Location - Assessors Parcel Number 293-031-06
17727 HARRISON PARK RD JULIAN 92036
Site Address City Zip

3. Well Contractor - Well Driller JOE FAIN Company Name: FAIN DRILLING
12029 OLD CASTLE RD VALLEY CENTER 92082
Mailing Address City Zip
Phone#: 760-749-0701 C-57#: 325287 ☐ Cash Deposit ☒ Bond Posted

4. Use: ☒ Private ☐ Public ☐ Industrial ☐ Cathodic ☐ Other Agriculture

5. Type of Work: ☒ New ☐ Reconstruction ☐ Destruction Time Extension: ☐ 1st ☐ 2nd

6. Type of Equipment: Rotary (AIR)

7. Depth of Well: Proposed: 300' Existing: 0

8. Proposed:

Casing	Conductor Casing	Filter/Filler Material	Perforations
Type: <u>PVC-F486</u>	☒ Yes ☐ No	☐ Yes ☒ No	
Depth: <u>300</u>	Depth: <u>40</u> ft.	From: <u>200</u> To: <u>306</u>	
Diameter: <u>4.5</u> in.	Diameter: <u>8</u> in.	Type: <u> </u>	From: <u> </u> To: <u> </u>
Wall/Gauge: <u>-291</u>	Wall/Gauge: <u>-168</u>	Wall/Gauge: <u> </u>	From: <u> </u> To: <u> </u>

9. Annular Seal: Depth: 40 ft. Sealing Material: CEMENT
Borehole diameter: 12 in. Conductor diameter: 8 in. Annular Thickness 2 in.

10. Date of Work: Start: FEB-2004 Complete: FEB-2004

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. 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: Joe R. Fain Date: 1-27-04

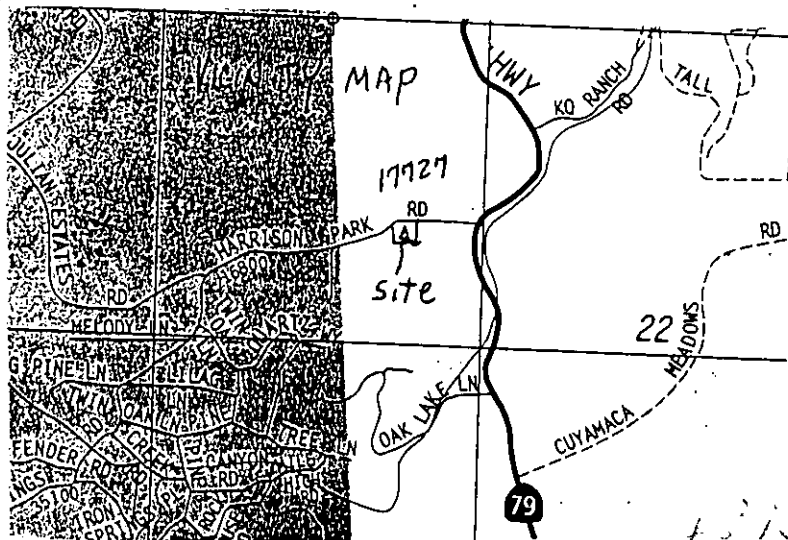
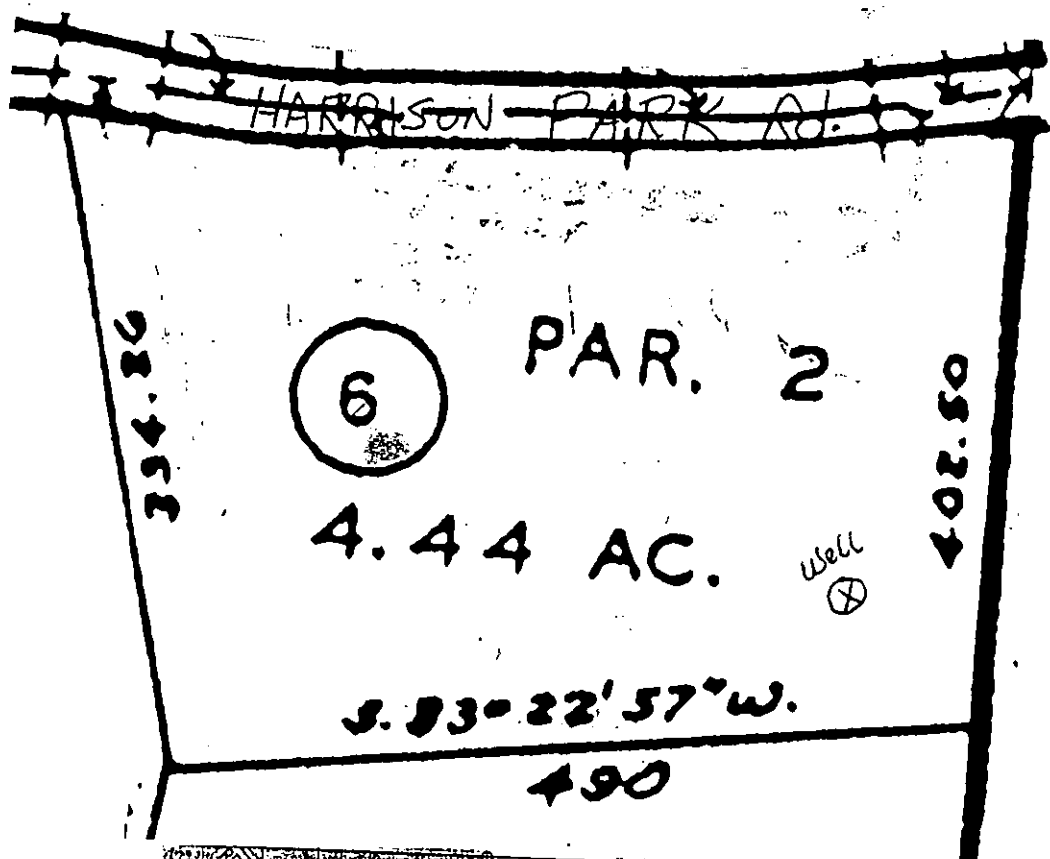
DISPOSITION OF APPLICATION (Department of Environmental Health Use only)

☒ Approved ☐ Denied 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: [Signature] Date: 2-10-04

Assessor's Parcel Number: 293-031-06

Indicate below the vicinity and exact location of well with respect to the following items: Property lines, water bodies or water courses, drainage pattern, roads, existing wells, sewers and private sewage disposal systems and other potential contamination sources, including dimensions.



COUNTY OF SAN DIEGO DEPARTMENT OF PUBLIC HEALTH

SEPTIC TANK INSTALLATION REPORT
SOIL CONDITIONS OF TRENCH OR SEEPAGE PIT
PERCOLATION TEST

DEPARTMENT USE ONLY	
Remarks:	<u>Approved</u>
Sanitarian:	<u>T. D. ITZ R.</u>
Date:	<u>3-17-78</u>

ARN: 293-031-~~41~~06Date November 11, 1977OWNER'S NAME JULIAN DEVELOPMENT, INC.ADDRESS 5400 Connecticut Dr. La Mesa

CONTRACTOR _____

ADDRESS _____

Legal Location A portion of the NE 1/4 Sec. 21, T13S, R4E Lot 1 & 2Block HDPMTest Location Harrison Park Road, next to Harrison Park

(NUMBER, STREET AND TOWN)

THIS REPORT WILL NOT BE REVIEWED UNTIL THE FOLLOWING INFORMATION IS ATTACHED:

- | | | |
|-------------------------------------|------------------------|--------------------------------|
| 1. Lot Location (locate by street) | 4. Lot Grade | 7. Test Holes |
| 2. Existing and Proposed Structures | 5. Wells | 8. Sub-Surface Disposal System |
| 3. Surfaced Areas | 6. Utility Water Lines | 9. Cuts and Fill |

SUB-SURFACE DRAINAGE

PERCOLATION TEST	TEST	DEPTH OF HOLE	TIME FOR H ₂ O	SAFETY FACTOR	TIME/INCH	AVE. TIME/IN.
Last two readings shall not vary more than 10%	1	3'			60 min./inch	60 min./inch
	2	3'			60 min./inch	
	3	3'			60 min./inch	
	4	3'			60 min./inch	

LEACHING SEEPAGE PITS

DEPTH	COARSE SAND OR GRAVEL	FINE SAND	SANDY LOAM OR SANDY CLAY	CLAY WITH CONSIDERABLE SAND OR GRAVEL	EFFECTIVE ABSORP. AREA

TYPE OF SOIL: Give specific information (clay-adobe-decomposed granite, etc.)

Surface: LOAM1 ft. below surface: CLAY LOAMCLAY

2 ft. below surface: _____

CLAY

3 ft. below surface: _____

8 to 10 ft. below surface: _____

Depth of water table NONE ENCOUNTEREDProposed structure: No. 1, Type SINGLE FAMILY DWELLINGNo. of bedrooms: 3, and/or maximum capacity: _____

RECOMMENDATIONS:

Drainage tile 540 ft.Trench width 18 in.Trench depth 36 in.

Seepage pit width _____ ft.

Seepage pit depth _____ ft.

This percolation test will be VOID unless the building is located as shown and the tile lines or seepage pit are located as shown on the attached plans. Any proposed change shall be approved by the Department of Public Health before construction starts.

Patrick P. Brown
REGISTERED ENGINEER

R.C.E. 18067

(REG. NO.)

I. SUB-SURFACE DISPOSAL SYSTEM:

A. ☐ DisapprovedB. ☒ Approved method:

1. ☒ Septic tank and drainage tile (per sections II and III)
2. ☐ Septic tank and seepage pit (per sections II and III)
3. ☐ Other (per section III)

II. SEPTIC TANK AND LEACHING SYSTEM AND/OR SEEPAGE PIT:

A. 1000 gallons. Minimum capacity of septic tank

1. 8 ft. Minimum distance from all buildings or structures
2. 5 ft. Minimum distance from all property lines (10 feet for F.H.A. approval)

B. Sub-surface tile system:

1. 540 ft. Minimum total length of disposal trenches
2. 18 in. Minimum trench width (18 in. minimum)
3. 36 in. Maximum trench depth
4. 100 ft. Maximum length of each trench
5. 10 ft. Minimum distance between laterals
6. 5 ft. Minimum distance from all property lines
7. 8 ft. Minimum distance from buildings and structures
8. 4 in. Diameter of drainage tile
9. 1/4 in. Joints with upper half covered with untreated building paper
10. 2 in. Fall of laterals per 100 foot
11. 1 to 1 1/2 in. Commercial grade of crushed rock (12" below and 4 in. above tile line)

C. Seepage Pit

1. 4 ft. Minimum diameter
2. 8 ft. Minimum distance from buildings or structures & all property lines (F.H.A. requires a min. distance of 10 ft. from property lines and 20 ft. from foundation walls.)
3. Fill the void between the sidewall and the cribbing with pea gravel
4. Two or more seepage pits shall be connected to a distribution box
5. 20 ft. Minimum distance between pits.

III. RECOMMENDATIONS:

A. ☐ Subject to the engineer submitting an acceptable capacity percolation report upon the one or more completed seepage pits. The proposed installation shall absorb a quantity of clear water in a twenty-four (24) hour period equal to at least five (5) times the liquid capacity of the septic tank.

B. ☐ Other: _____

APPROVED

T. D. R. S.