Preliminary Sewage Feasibility
and Soils Analysis Report

For

William Stuart
State Hwy 140
Cathey’s Valley, California

By:

O.S.T. System Designs
Armando G. Flores
R.E.H.S. # 6579

Date: April 1, 2009
April 1, 2009

Mariposa County Health Dept., Env Hlth Services
Dave Conway
PO Box 5
Mariposa CA 95338

Re: A Preliminary Sewage Feasibility Study/Investigation Report for the Proposed Subdivision located near the intersection of Hwy 140 and Hornitos Rd in Cathey’s Valley CA.
Applicant: JCS Capitol Resources
Contact: William R. Stuart
Ph#: 650-799-6179
Site: 2748 Hwy 140, Cathey’s Valley CA
Tentative Parcel Map by: Freeman and Seaman Land Surveyors

INTRODUCTION:

The proposed Land Division is located near the intersections of Hornitos Road and Hwy 140 in Cathey’s Valley, CA. The proposal is to subdivide the existing 113.94 ± Acre Parcel into 30 new Lots ranging in size from 2.50 to 14.49 ± net Acres.

Purpose and Scope

The purpose and scope of the Preliminary Sewage Feasibility Investigation and Soils Analysis, (One Percolation Test and One Soil Profile on each proposed Lot), was to address the feasibility of sewage dispersal through the use of individual On-Site Sewage Treatment Systems (OSTS), determine the general soil conditions throughout the entire site and, based on findings, to provide recommendations for the design of OSTS’s to serve single family residential dwellings. Data collected was used to estimate Future Sewage Areas that will be sized and plotted as the project progresses and more percolation tests are conducted. Testing was performed per County Rules and Regulations Governing On-Site Sewage Disposal Systems and Land Developments.

The property owner understands that more testing is required before a Final Subdivision Map is approved by your Department. Future testing includes but is not limited to providing three more percolation tests on each of the proposed lots and using the average percolation rate to size a Sewage Reserve Area meeting County Guidelines and Requirements. Furthermore, the County Environmental Health Department may require more soil profiles as a condition of approval.
Site Description

The proposed Lots have gentle slopes ranging from almost flat to 12 percent throughout the areas tested for sewage dispersal. Slopes do not pose restrictions on any of the Lots. Vegetal growth consists of mostly Oak and Pine Trees as well as native brushes and grasses. Site restrictions are limited to several small swales, ephemeral drainages, Owens Creek, and an area designated as a Natural Wetland by a qualified Biologist, as noted on the Attached Plot Plan. The proposed Subdivision will be served water by Individual Water Wells requiring 100 Ft Setbacks from the proposed Sewage Reserve Areas.

Field Investigation and Soil Analysis

The preliminary field investigation was performed on January 12, 2009 through January 19, 2009. The Soils Analysis consisted of excavating and logging one or more Soil Profiles and performing one percolation test on each of the proposed Lots. I have enclosed copies of the Soil Profile Logs, Percolation Test Data and a Plot Plans indicating test locations and estimated Sewage Reserve Areas. Please see Table A below for a summary of the data collected on each of the proposed 30 Lots.
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Soil Profiles

A minimum of one Soil Profile was conducted in areas that will be utilized at Sewage Reserve Areas on each of the proposed Lots using a Backhoe operated by Sunny Palmer of Palmer Excavating. Most of the Soil Profiles were dug to 8.0 Ft without encountering any restrictive layers. Lots 17 and 20 only dug to 4.5 Ft and will require Special Designed/Engineered OSTS’s that will mitigate shallow soils. There were no signs of seasonal ground water encountered in any of the excavated soil profiles.

Soil Description

The Soil Profiles found that the top 12 to 18 inches of top soil consists of a permeable, brown to dark brown silty sand/sandy silt loam followed by 24 to 36 inches of slightly sticky, slightly plastic to plastic, clayey sand followed by an underlying horizon consisting of a light brown semi-coarse to coarse, friable to very friable sandy DG to total depths ranging from 4.5 to 8.0 Ft.

Percolation Test Data

Percolation Tests on each of the proposed Lots were conducted a depths ranging from 3.0 Ft – 4.5 Ft using a hydraulic auger on my Toolcat 5600 made by Bobcat®. Soils were presoaked for a period of at least 24 hours and tested at 30 minute intervals for a period of 3 hours, per County Requirements. Preliminary percolation test results indicate most of the Lots perked at rates between 30.0 to 60.0 minutes per inch (mpi).

Conclusion and Recommendations

The Preliminary Soils Analysis conducted indicates the soils found on-site are a good medium for Sewage Disposal from residential type sewage effluent via On-Site Sewage Treatment Systems. It appears that most of the Lots will require Sewage Reserve Areas containing at least 12,000 to 14,000 Ft², typically 100’ X 120’ and 100’ X 140’, respectively. A complete Soils Report/Analysis will be completed as the project progresses. All of the preliminary testing was conducted away from site restrictions such as swales, ephemeral drainages, creeks, and out of low lying areas. All proposed property lines were marked out and clearly visible at the time of this investigation. It appears most of the lots will dispose of sewage effluent using conventional septic tanks to pre-treat sewage effluent that will be dispersed using conventional shallow rock leach fields.
Limitations:

Recommended Design Criteria is based on field data collected and does not reflect variations which may occur between weather seasons and areas tested. The extent of variation may not become evident until further testing is completed and/or the property development has begun. The client should recognize that exposure of unexpected adverse conditions would require additional costs at the rate of $100.00 per hour, portal-to-portal. Services performed by O.S.T. SYSTEM DESIGNS have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty, expressed or implied, is made.

Enclosed:

1. Percolation Test Data
2. Soil Profile Data
3. Preliminary Sewage Feasibility Plot Plans indicating areas tested, site restrictions, and Estimated Sewage Reserve sizes and areas

Please contact me at 559-288-8494 if you have any questions regarding this report.

Respectfully Submitted,

[Signature]

ARMANDO G. FLORES
Registered Environmental Health Specialist #6579
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<td>8</td>
<td>Light brown/gray hard med. to semi-coarse sandy DG</td>
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<tr>
<td>10</td>
<td>Bedrock Refusal at 7.5'</td>
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### O.S.T. SYSTEM DESIGNS SOIL PROFILE LOG

**PROPERTY OWNER(S):** JCS Capitol Resources - William Stuart  
**LOCATION:** Hwy 140, Cathey's Valley, CA  
**APN #:** 016-110-049  
**DATE:** January 12, 2009  
**EQUIPMENT USED:** BACKHOE

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**EQUIPMENT USED:** BACKHOE

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## Soil Profile Log

**Property Owner(s):** JCS Capitol Resources - William Stuart  
**Location:** Hwy 41, Cathey's Valley CA  
**APN #:** 016-110-049  
**Date:** January 12, 2009  
**Equipment Used:** Backhoe

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# O.S.T. SYSTEM DESIGNS SOIL PROFILE LOG

**PROPERTY OWNER(S):** JCS Capitol Resources - William Stuart  
**LOCATION:** Hwy 41, Cathey’s Valley CA  
**APN #:** 016-110-049  
**DATE:** January 12, 2009  
**EQUIPMENT USED:** BACKHOE

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# O.S.T. SYSTEM DESIGNS SOIL PROFILE LOG

**PROPERTY OWNER(S):** JCS Capitol Resources - William Stuart  
**LOCATION:** Hwy 41, Cathey's Valley CA  
**APN #:** 016-110-049  
**DATE:** January 15, 2009  
**EQUIPMENT USED:** BACKHOE

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### O.S.T. SYSTEM DESIGNS SOIL PROFILE LOG

**PROPERTY OWNER(S):** JCS Capitol Resources - William Stuart  
**LOCATION:** Hwy 140, Cathey's Valley CA  
**APN #:** 016-110-049  
**DATE:** January 15, 2009  
**EQUIPMENT USED:** BACKHOE

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#### SOIL PROFILE # 30

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## O.S.T. System Designs

### Percolation Test Data Sheet

**Property Owner Name:** JCS Capitol Resources  
**Location:** May 14th, Cathedral Valley, CA  
**APN #** 016-110-049  
**Diameter of Holes:** 6”

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<th>Drop in MPI</th>
<th>Comments</th>
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<th>(Depth After Refill etc.)</th>
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**Notes:**

- Depth of Perc: 3.5 - 3.0 Ft
- Test: 1/13/09
- MP1: 11/12/09
- Test: 1/13/09
- Test: 1/14/05
## O.S.T. System Designs
### Percolation Test Data Sheet

**Property Owner Name:** JCS Capital Resources  
**Location:** Mary 190, Cache's Valley CA  
**APN #:** 016 - 110 - 049  
**Diameter of Holes:** 6"  

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# O.S.T. SYSTEM DESIGNS
## PERCOLATION TEST DATA SHEET

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**Location:**  

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<th>Drop In Inches</th>
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## O.S.T. SYSTEM DESIGNS
### PERCULATION TEST DATA SHEET

**Property Owner Name:** JCS Capital Resources  
**Location:**-Huny 140, Cuddy’s Valley, CA  
**APN #:** 016-110-049  
**Diameter of Holes:** 6"  
**Depth of Perc #19:** 3.5'  
**Depth of Perc #20:** 4.0'  
**Depth of Perc #21:** 3.0'  
**Depth of Perc #22:** 4.0'  
**Depth of Perc #23:** 4.5'  
**Depth of Perc #24:** 3.0'  

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# O.S.T. System Designs
## Percolation Test Data Sheet

Property Owner Name: JCS Capital Resources  
Location: Henry M40, Cathay's Valley, CA  
APN #: 016-110-049  
Diameter of Holes: 6"  

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| 12:50       | 1/8/9       | No              | 30                 | 1/3                  | 7/8            | 4.6        |                                   |

| Perc # 27   |             |                 |                    |                       |                |            |                                   |
| 10:12       | 10"         | Yes             | 30                 | 10 ½/8               | 7/8            | 4.0        | Percolate: 11/23/05 Test: 11/24/05 |
| 10:52       | 10"         | No              | 30                 | 10 ½/8               | 7/8            | 4.0        |                                   |
| 11:22       | 10"         | Yes             | 30                 | 10 ½/8               | 7/8            | 4.0        |                                   |
| 11:52       | 10"         | No              | 30                 | 10 ½/8               | 7/8            | 4.0        |                                   |
| 12:22       | 10"         | Yes             | 30                 | 10 ½/8               | 7/8            | 4.0        | 800 MP2                           |
| 12:52       | 10"         | No              | 30                 | 10 ½/8               | 7/8            | 4.0        |                                   |

| Perc # 28   |             |                 |                    |                       |                |            |                                   |
| 2:12        | 4 1/4"      | Yes             | 30                 | 4 1/4"               | 1 1/4         | 2.0        | Percolate: 11/23/05 Test: 11/24/05 |
| 2:42        | 4 1/4"      | No              | 30                 | 4 1/4"               | 1 1/4         | 2.0        |                                   |
| 3:12        | 4 1/4"      | Yes             | 30                 | 4 1/4"               | 1 1/4         | 2.0        |                                   |
| 3:42        | 4 1/4"      | No              | 30                 | 4 1/4"               | 1 1/4         | 2.0        |                                   |
| 4:12        | 4 1/4"      | Yes             | 30                 | 4 1/4"               | 1 1/4         | 2.0        |                                   |
| 4:42        | 4 1/4"      | No              | 30                 | 4 1/4"               | 1 1/4         | 2.0        |                                   |

| Perc # 28 - A|             |                 |                    |                       |                |            |                                   |
| 2:10        | 7 3/8"      | Yes             | 30                 | 7 3/8"               | 5/8            | 3.0        | Percolate: 11/16/05 Test: 11/17/05 |
| 2:40        | 7 3/8"      | No              | 30                 | 7 3/8"               | 5/8            | 3.0        |                                   |
| 3:10        | 7 3/8"      | Yes             | 30                 | 7 3/8"               | 5/8            | 3.0        |                                   |
| 3:40        | 7 3/8"      | No              | 30                 | 7 3/8"               | 5/8            | 3.0        | 1200 MPH                           |
| 4:10        | 7 3/8"      | Yes             | 30                 | 7 3/8"               | 5/8            | 3.0        |                                   |
| 4:40        | 7 3/8"      | No              | 30                 | 7 3/8"               | 5/8            | 3.0        |                                   |

| Perc # 29 - B|             |                 |                    |                       |                |            |                                   |
| 2:12        | 6 1/2"      | Yes             | 30                 | 6 1/2"               | 1"             | 2.0        | Percolate: 11/16/05 Test: 11/17/05 |
| 2:42        | 6 1/2"      | No              | 30                 | 6 1/2"               | 1"             | 2.0        |                                   |
| 3:12        | 6 1/2"      | Yes             | 30                 | 6 1/2"               | 1"             | 2.0        |                                   |
| 3:42        | 6 1/2"      | No              | 30                 | 6 1/2"               | 1"             | 2.0        |                                   |
| 4:12        | 6 1/2"      | Yes             | 30                 | 6 1/2"               | 1"             | 2.0        |                                   |
| 4:42        | 6 1/2"      | No              | 30                 | 6 1/2"               | 1"             | 2.0        |                                   |
## O.S.T. SYSTEM DESIGNS
### PERCOLATION TEST DATA SHEET

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<thead>
<tr>
<th>PERC #</th>
<th>Start Time</th>
<th>Start Depth</th>
<th>Refilled Yes / No</th>
<th>Time Elapsed</th>
<th>Water Level Difference</th>
<th>Drop in Inches</th>
<th>Drop in MPI</th>
<th>Comments</th>
</tr>
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<td>13&quot;</td>
<td>Yes</td>
<td>30</td>
<td>19 1/8&quot;</td>
<td>1 1/4&quot;</td>
<td>3.0</td>
<td>26.98</td>
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<tr>
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<td>2:52</td>
<td>19 1/8&quot;</td>
<td>No</td>
<td>30</td>
<td>19 7/16&quot;</td>
<td>3/4&quot;</td>
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<td>30.0</td>
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<td>3:22</td>
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<td>30</td>
<td>16&quot;</td>
<td>1&quot;</td>
<td>3.0</td>
<td>Presoak: 1/15/05</td>
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<tr>
<td></td>
<td>3:52</td>
<td>16&quot;</td>
<td>No</td>
<td>30</td>
<td>19 3/4&quot;</td>
<td>7/16&quot;</td>
<td>5.0</td>
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<td>4:22</td>
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<td>Yes</td>
<td>30</td>
<td>19 3/8&quot;</td>
<td>5/16&quot;</td>
<td>4.10</td>
<td>48.10 m/e</td>
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**Depth of Perc**

- 3.0 - 3.5 Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft

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**Depth of Perc**

- Ft