

3.2 Effects Found Not Significant During the Initial Study

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The following environmental effects were found to be not significant during the Initial Study prepared for the project. Please see Appendix A of the Environmental Impact Report (EIR) for additional information on these environmental issue areas:

- Geology/Soils
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Utilities and Services

3.2.1 Percolation Testing

During preparation of this EIR a public comment was received that the project site is presently being farmed organically in violation of Department of Environmental Health (DEH) septic system requirements to build up soils so that the lots would pass percolation tests. This issue has been examined in more detail in response to this comment. For the reasons noted below, this claim was determined to be factually inaccurate.

Septic system design standards for San Diego County are regulated by the DEH. Percolation testing is required for new lots or parcels that have not previously received DEH certification. This percolation testing and design must be performed by a registered civil engineer, a registered geologist or registered environmental health specialist certified by DEH for testing within San Diego County for County DEH approval. The septic system design must also be approved by DEH. Percolation rates in excess of 120 minutes per inch are not considered suitable for on-site wastewater treatment systems. Average percolation rates of 60 minutes per inch or less require a 100 percent reserve area. Percolation rates from 61 to 90 minutes per inch require a 200 percent reserve area. Percolation rates from 91 to 120 minutes per inch require a 300 percent reserve area. The DEH requires that all percolation tests be performed in natural/undisturbed soil.

Extensive percolation testing was completed for all 28 lots proposed as part of the West Lilac subdivision between August 2001 and January 2003. Between four and 10 percolation tests were performed on each lot during this period. Gary Maxwell, who performed this percolation testing on the project site, has confirmed the percolation testing was performed in natural/undisturbed soil per DEH standards and that no soil build-up was observed in any of the tested areas (Maxwell communication, March 10, 2010).

Average percolation rates for each of the 28 lots were well below the maximum permitted percolation rate of 120 minutes per inch as shown in the following table of percolation test data for the project site.

The percolation testing and the septic system designed for the project were approved by DEH on July 25, 2003, and again on October 24, 2005. DEH reviewed the septic system designs for the project again in March 2006, and sent a letter on September 4, 2007 confirming its approval of the septic systems for the project.

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Both percolation testing and the septic system design proposed for the project meet all County requirements for on-site septic systems. Percolation testing was performed in natural/undisturbed soil per DEH standards and there was no observed soil build-up in any of the areas where the percolation testing was performed. Accordingly, environmental impacts associated with the septic system are less than significant as determined in the Initial Study and the claims made in the comment are not correct.

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TABLE 3.2-1
Average Percolation Rate by Lot

Lot No.	Average Percolation Rate (minutes per inch)
1	43 mpi
2	36 mpi
3	49 mpi
4	47 mpi
5	36 mpi
6	24 mpi
7	60 mpi
8	33 mpi
9	48 mpi
10	31 mpi
11	32 mpi
12	39 mpi
13	49 mpi
14	51 mpi
15	28 mpi
16	38 mpi
17	19 mpi
18	60 mpi
19	58 mpi
20	35 mpi
21	48 mpi
22	48 mpi
23	49 mpi
24	25 mpi
25	29 mpi
26	56 mpi
27	31 mpi
28	24 mpi

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