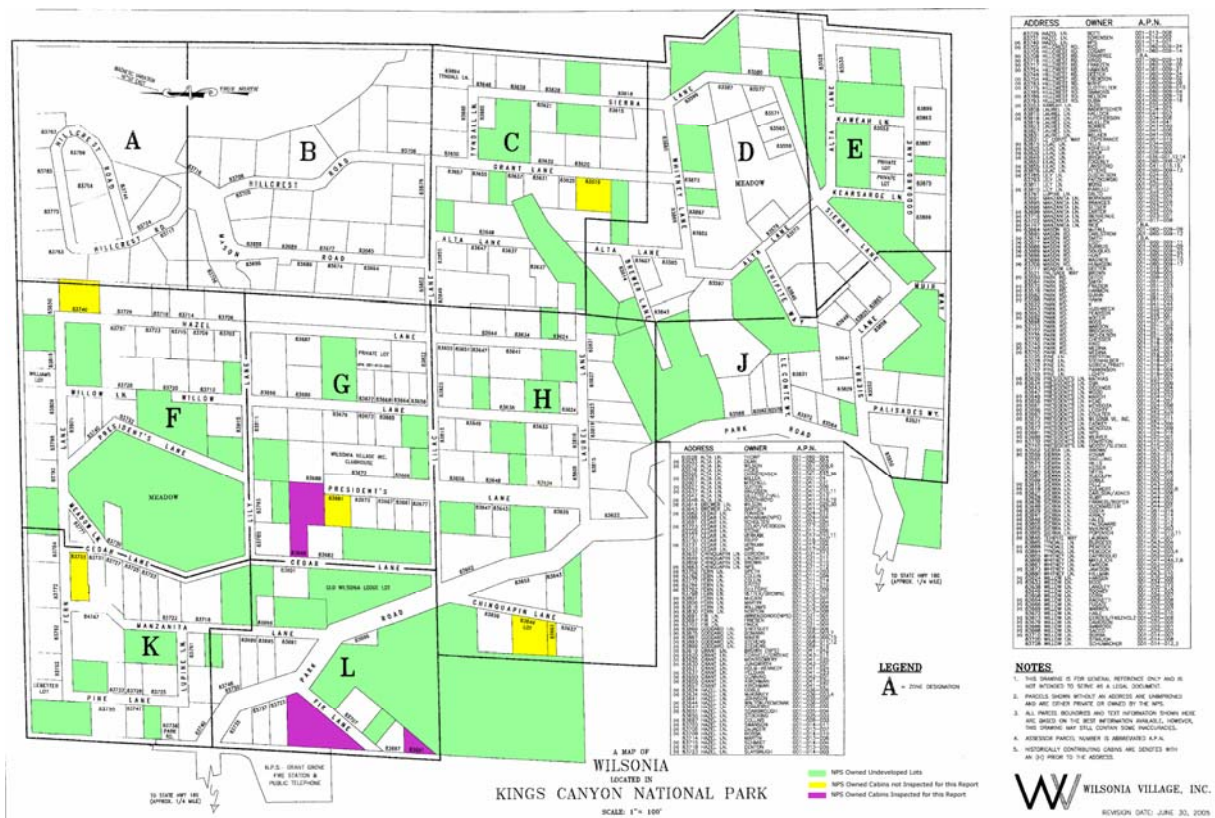


National Park Service Public Health Program

Environmental Health Survey Report

NPS Owned Wilsonia Cabins

2006



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**NATIONAL PARK SERVICE
PACIFIC WEST REGION
ENVIRONMENTAL HEALTH SURVEY REPORT
NPS Owned Wilsonia Cabins
SEQUOIA AND KINGS CANYON NATIONAL PARK 2006**

An environmental health survey was conducted at NPS owned Wilsonia Cabins on November 2, 2006. This report contains compliance status and a description of observations, findings, and recommendations pursuant to Directors Order 83 – Public Health. Further information can be found at http://www.nps.gov/public_health/intra/index.htm.

Overview

General

Sequoia and Kings Canyon NP has accuquired several properties through the years in the private in-holding Wilsonia area of Grant Grove. Several propewrties are being occupied by the Concessioner and one property is being occupied by the Grant Grove Postmaster. In January 2007, the Park is in position to acquire a new property the Apkarian Cabin. In order to ensure that the health and safety of occupatants and the protection of Park natural resources is maintained.

The Wilsonia area has had no formal zoning or associated compliance enforcement. Privately owned properties are required to have building plans reviewed and approved by Tulare County Environmental Health Services. All observed properties have maintained and functional outhouses in addition to indoor plumbing and flush waste systems. Wells are not protected with casing nor sanitary seals and are shallow in nature.

I am in agreement with the Walter Long & Associates' *WASTEWATER COLLECTION, TREATMENT & DISPOSAL FOR GENERAL GRANT GROVE* Report of 1973 (contract: CX-4970B20117) that these properties severely compromise the natural resources and are a threat to public health because of shallow ground water and the close proximatey of wells to waste systems and waste systems to natural surface waters. The report further states that the use of the properties should be dicontinued to protect the hydrologic and meadow/forest environs.

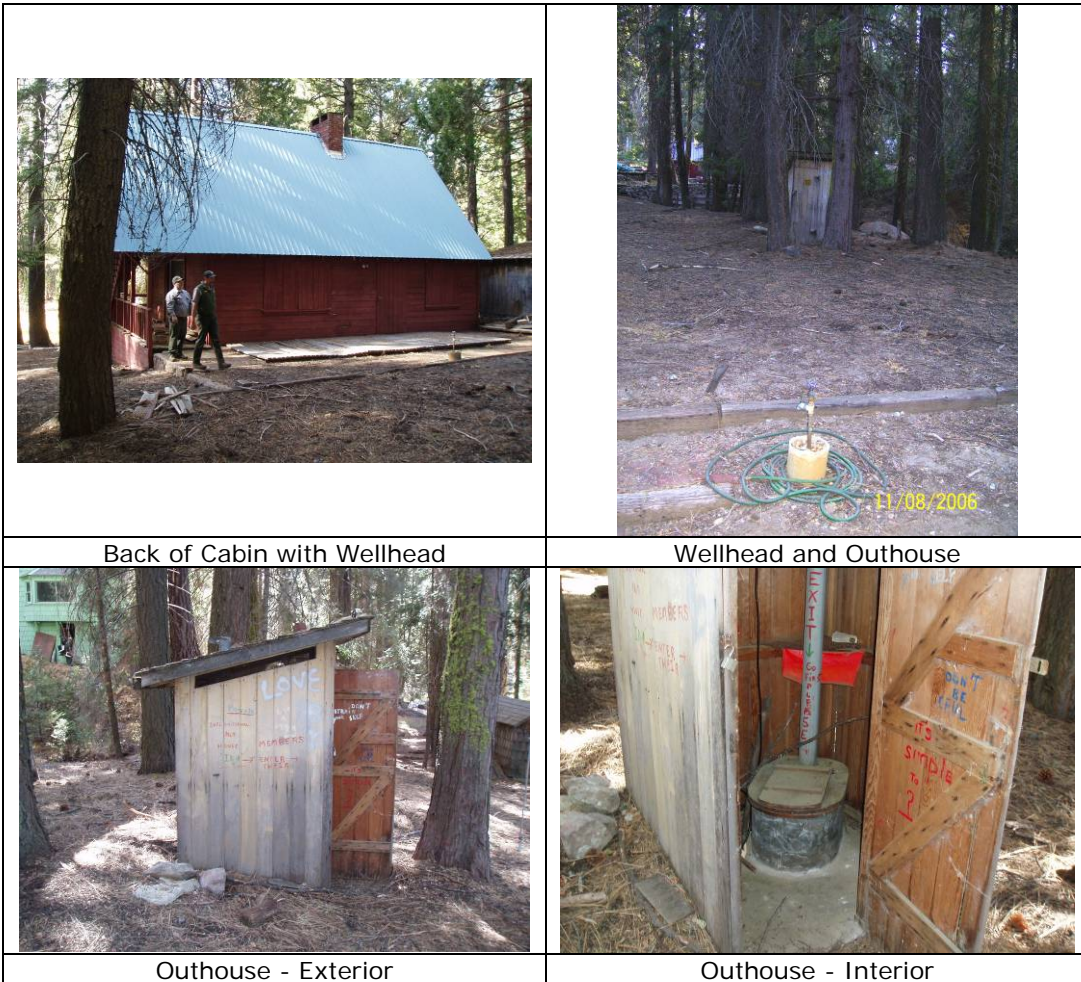
Code Minimums

Lots having both a domestic well and a septic system	1 acre
Well to Seepage Pit (Outhouse)	150'
Well to Disposal Area	100'
Disposal Area to Surface Water	100'
Bottom of Disposal field to ground water	4'



Apkarian (aka Poochigian) Cabin (FMSS Asset #108671)

This one bedroom cabin is located at 83688 Cedar Lane on a parcel of approximately 0.31 acres. The property has a functioning outhouse, domestic well and flush toilets with an associated waste system.

The well could not be located with certainty, but all indications point to the hose bibb in the backyard, 15' from the cabin foundation. This well has no sanitary seal and is located 20' downslope of the outhouse. This source is classified as ground water under the direct influence of surface water (GWUDI) and will require filtration along with disinfection to meet potability.



The waste system tank could not be located either visually or by smoke testing. The Disposal area appears to be located in the front yard. The north end of the area is only 13' from surface water. During this very dry time, there was still water flowing.

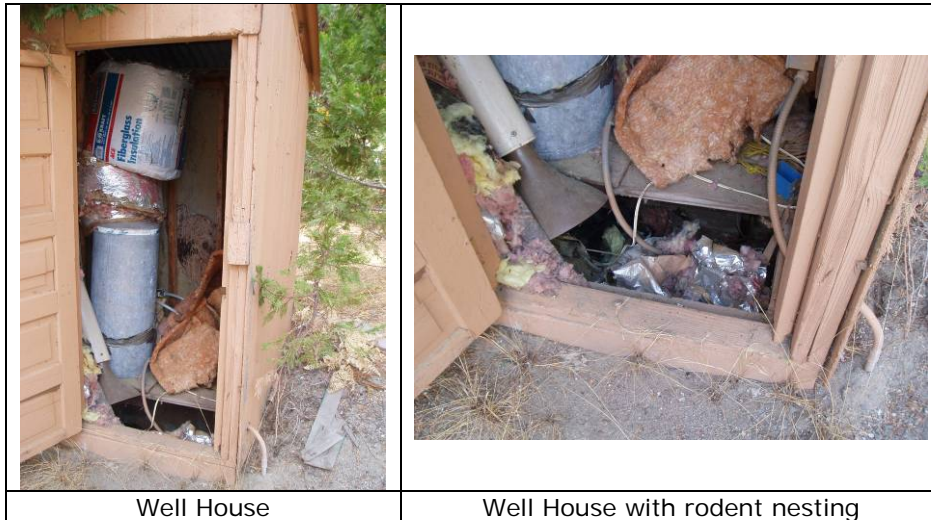
	
Edge of Leechfield with Creek	Leechfield looking toward creek

This property can not meet onsite waste disposal requirements and thus should not be used. Additionally, this property needs a hazmat survey because of the pesticides, chemicals and asbestos wiring noted during the inspection. The outhouse structure could be saved, but it must be made non-functional.

Arrendondo Cabin (FMSS Asset #91967)

This cabin is located at 83691 Fir Lane on a parcel of approximately 0.08 acres. The property has a functioning domestic well and flush toilets with an associated waste system.

The well has no sanitary seal and is located 20' downslope of the disposal area for the neighboring property. This source is classified as ground water under the direct influence of surface water (GWUDI) and will require filtration along with disinfection to meet potability.



The septic tank is backing up. The occupants have installed overflow pipes on the tank to allow blackwater to flow on the surface toward the disposal area. The Disposal area is located within 50' of the creek. Additionally the occupants have disconnected the waste line from their washer and plumbed the line to daylight next to the creek.





Overflowing Septic Tank

This property can not meet onsite waste disposal requirements and should not be used. At a minimum, the septic tank needs to be pumped, clothes washer water line reconnected and the overflow lines disconnected. The well house needs to be clean and protected from contamination from rodents and hazardous materials. Additionally, the property needs to be cleaned to prevent hazardous materials from entering into the meadow and creek.

Barkman Cabin (FMSS Asset #)

This cabin is located at 83691 Fir Lane on a parcel of approximately 0.41 acres. The property has a functioning domestic well and flush toilets with an associated waste system.

The well could not be located. Construction in the area was consistent with the surrounding Wilsonia area and I would classify this source as ground water under the direct influence of surface water (GWUDI) and will require filtration along with disinfection to meet potability.

The waste system tank appears to be located toward the south end of the lot. A depression with moist soil and rotten timbers was located in a likely area for a waste tank. This is the tank that an NPS DNR employee broke through the lid and was injured several years ago. The Disposal area appears to be located towards the end of the lot.



This property can not meet onsite waste disposal requirements and should not be used. At a minimum, the septic tank opening should be secured to prevent collapse.

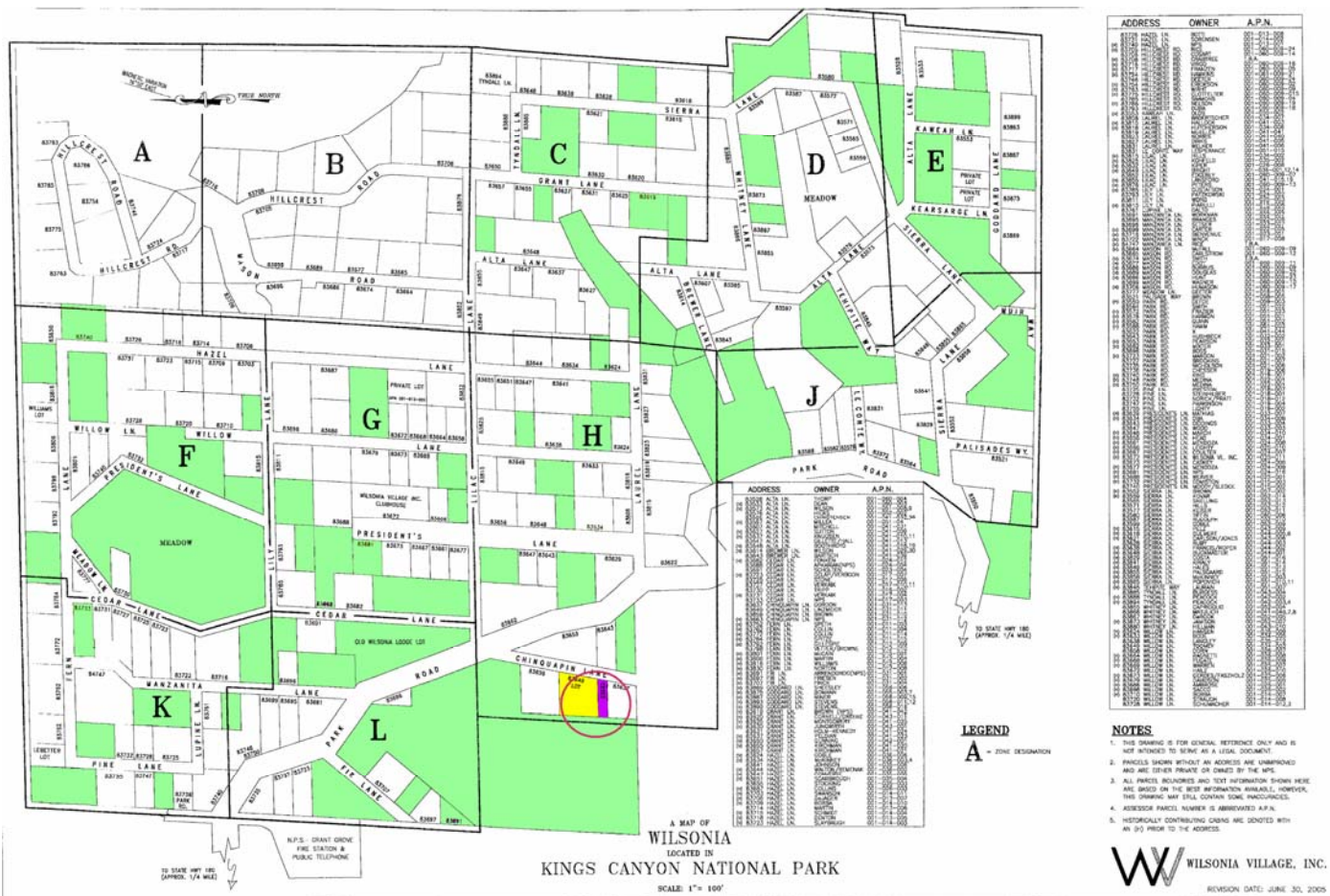
A survey of the remaining NPS owned properties could not be completed at this time. All indications are that the vulnerabilities and assessments will be consistent with what was found at the aforementioned properties. All properties should be surveyed as soon as feasibly possible to locate and mitigate hazards such as rotten septic tank lids, pesticides, hazardous chemicals.

Rented NPS owned cabins should meet all drinking water standards which will require filtration for all occupied properties (approximately \$10,000/property). Cabins with failing septic systems should be removed from occupancy since the properties can not meet setback/separation minimums for onsite disposal.

National Park Service Public Health Program

2007 Environmental Health Survey Report

NPS Owned Linzmeier Cabin - Wilsonia



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**NATIONAL PARK SERVICE
PACIFIC WEST REGION
Draft ENVIRONMENTAL HEALTH SURVEY REPORT
NPS Owned Linzmeier Wilsonia Cabin
SEQUOIA AND KINGS CANYON NATIONAL PARK 2007**

An environmental health survey was conducted at the NPS owned Linzmeier Wilsonia Cabin on September 11, 2007. Paul Pfenninger, NPS Concessions Management Specialist and Judy Morris, Kings Canyon Park Services (KCPS) President assisted with this inspection. KCPS management staff is currently occupying the cabin. This report contains compliance status and a description of observations, findings, and recommendations pursuant to Directors Order 83 – Public Health. Further information can be found at http://www.nps.gov/public_health/intra/index.htm.

Overview

General

Sequoia and Kings Canyon NP has accquired several properties through the years in the private in-holding Wilsonia area of Grant Grove. In order to ensure that the health and safety of occupants and the protection of Park natural resources is maintained, Environmental Health Surveys are being conducted.

The Wilsonia area has had no formal zoning or associated compliance enforcement. Privately owned properties are required to have building plans reviewed and approved by Tulare County Environmental Health Services. All observed properties have maintained and functional outhouses in addition to indoor plumbing and flush waste systems. Wells are not protected with casing nor sanitary seals and are generally shallow.

I am in agreement with the Walter Long & Associates' *WASTEWATER COLLECTION, TREATMENT & DISPOSAL FOR GENERAL GRANT GROVE* Report of 1973 (contract: CX-4970B20117) that these properties severely compromise the natural resources and are a threat to public health because of shallow ground water and the close proximatey of wells to waste systems and waste systems to natural surface waters. The report further states that the use of the properties should be discontinued to protect the hydrologic and meadow/forest environs.

Code Minimums

Lots having both a domestic well and a septic system	1 acre
Well to Seepage Pit (Outhouse)	150'
Well to Disposal Area	100'
Disposal Area to Surface Water	100'
Bottom of Disposal field to ground water	4'

Linzmeier Cabin (FMSS Asset #111495)

This two bedroom cabin is located at 83663 Chinquapin Lane on a parcel of approximately 0.1 acres (100' x 43'). The property has a domestic well and flush toilets with an associated septic waste system.

The well is located on the northwest back corner of the house. This well appears to have a sanitary seal and is located approximately 39' north of the septic tank and 18' east of the disposal area. There are no accessible records for this well, but talking with Nerison Pump Service, Squaw Valley, CA; The well is estimated at 40'-60'.

There appears to be a water valve located on the south side of the cabin which appears to control the water supply to the neighboring cabin.



Wellhead



Water Valve South side of Cabin

The waste system is comprised of a single chamber greywater tank, a single chamber septic tank and a disposal area. The septic tank was located on the property line approximately 18' east of the meadow and 10' from southwest of the cabin.

The greywater tank is located under the bathroom handling sink waste. This greywater tank is not plumbed into the septic tank but is plumbed out into the meadow. The septic tank appears to be a single chamber steel tank covered with a plywood cover. The disposal area was located in the meadow by placing fluorescent dye tablets in the kitchen sink and finding dye in the meadow within 5 minutes.



This property has a failed septic system and can not meet onsite waste disposal requirements because of 1) lot size, 2) minimum separation distance between the domestic well and the disposal area and 3) disposal area located in a meadow/wetland.

Additionally, a domestic well could not be found on the adjacent property. It appears that the adjacent cabin receives water via the valve located on the south side of the Linzmeier Cabin. The septic tank appears to be located along the property line abutting the Linzmeier Lot. While no disposal area could be located, it is assumed that it is also located in the meadow/wetland.

I recommend that use of this cabin should cease as soon as possible, at which time the septic and greywater tanks should be pumped empty and secured. Alternative means for sewage disposal and domestic water supply should be sought prior to the cabin being again occupied.