

APPENDIX A.1



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 889-7470/FAX (530) 889-7499
Web Page: <http://www.placer.ca.gov/planning> E-Mail: ljlawren@placer.ca.gov

November 7, 2001

Roberta MacGlashan, AICP
Quad Knopf
One Sierragate Plaza, Suite 270C
Roseville, CA 95678

Subject: **Foresthill Divide Community Plan – SCH #2001092094**
Notice of Preparation Comments

Dear Roberta:

Comments generated during the Notice of Preparation (NOP) review for the subject project are enclosed for your review and response in the Environmental Impact Report (EIR). Any additional comments that may be received will be forwarded to you by fax.

The first administrative draft EIR (20 copies) should be received by this office no later than **March 11, 2002**. If you require additional time in order to prepare the EIR, please do not hesitate to contact this office and request a suspension of the processing timeframes.

Sincerely,

A handwritten signature in cursive script that reads "Lori Lawrence".

LORI LAWRENCE
Planning Technician

Attached comments: Placer County Department of Public Works, 10/26/01
Placer County Environmental Health Services, 10/26/01
California Department of Forestry and Fire Protection, 10/30/01
California Department of Transportation (Caltrans), 10/23/01
California Regional Water Quality Control Board, 10/2/01

cc: ERC members

MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
County of Placer

TO: LORI LAWRENCE, PLANNING DEPT.

DATE: October 26, 2001

FROM: DAVID W. PRICE, DPW - LAND DEVELOPMENT

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT
REPORT – FORESTHILL DIVIDE COMMUNITY PLAN; PLACER COUNTY**

We have completed our review of the above referenced application and would like to offer the following comments.

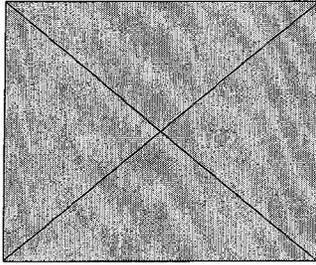
ENVIRONMENTAL IMPACTS

WATER

1. The NOP correctly indicates the relative significance of potential impacts and generally appears to indicate the appropriate impacts for evaluation in the EIR.
2. The impacts identified and evaluated should be refined in the Environmental Impact Report. Impact 4b is considered Less than Significant in the NOP, but an aspect of flood hazard not discussed is the contribution of the plan area to downstream flooding. It may be evident that a reduction in the future holding capacity of the Community Plan Area will result in less intense development, therefore less storm runoff. However, rather than dismiss this impact as less than significant without any discussion in the EIR, we recommend referencing any available flood plain studies for the American River and other potentially impacted water courses downstream which could support this finding. It would seem likely that assumptions in such flood plain studies would have had to take into account the final buildout of the Foresthill Divide Plan area. A discussion of the findings included in such regional studies could reinforce the argument that the proposed Community Plan update will have a less than significant impact on water related hazards to which people or property are exposed.
3. Impact 4d describes increased storm runoff due to new development and construction as a Potentially Significant Impact. This seems to contradict the finding made regarding Impact 4b, which identifies water related hazards to which people or property are exposed as Less Than Significant. If an argument for Less Than Significant impacts due to exposure to water related hazards is based on reduced carrying capacity within the Community Plan Area (therefore less runoff), would not changes in the amount of water in any water body similarly be Less than Significant, given the same set of future conditions? The DPW recommends this be considered carefully in the preparation of the EIR.
4. Is the American River, which is a Wild and Scenic River, considered an important water resource given the EIAQ wording of question 4j (i.e. “..including, but not limited to..”)?

TRANSPORTATION / CIRCULATION

1. The DPW recommends careful review of the rationale for significance to be presented in the EIR. In the NOP, Impact 6c is considered potentially significant although policies and mitigation measures in the Community Plan are included in the discussion which would appear to reduce such impacts to a less than significant level. In contrast, Impact 4j is dismissed as less than significant due to implementation of Community Plan policies. It would seem prudent to apply the same rationale to different Impacts, for the sake of consistency (i.e. if an impact is to be considered mitigated to a level less than significant through policies and mitigations included in the Community Plan, then similar thinking should be applied on all impacts). Alternatively, if all impacts are addressed to varying degrees through mitigation measures and policies included in the Community Plan, the EIR should clearly state which impacts remain significant and unmitigable after policy and mitigation implementation.



11464 B Avenue, Auburn, CA 95603 • (530) 889-7130 • Fax (530) 889-7107

Todd K. Nishikawa, Acting Air Pollution Control Officer

MEMORANDUM

TO: Lori Lawrence, Environmental Review Clerk

FROM: Dave Vintze, Associate Air Quality Planner

DATE: October 26, 2001

SUBJECT: Foresthill Divide Community Plan NOP

The District has reviewed the Notice of Preparation for the Foresthill Divide Community Plan Draft Program Environmental Impact Report (DPEIR). Buildout of this area based on the proposed Community Plan and Zoning designations could result in significant air quality impacts locally and regionally. The District recommends the following issues be analyzed in the DPEIR.

1. Provide background information regarding the existing air quality in the Foresthill area and throughout the Mountain Counties and Sacramento Valley Air Basin. Describe the existing air quality regulatory structure, and the responsibilities of air quality agencies at the state, federal and local level. Discuss how all air quality regulatory agencies do not have land use authority and must rely on local jurisdictions to implement major elements of air quality attainment plans. Discuss the effects on-road and off-road mobile emissions have on our non-attainment status.
2. Identify the major pollutants of concern, the sources of these air pollutants and the health effects to the public of exposure to concentrations above health based ambient air quality standards. Identify where sensitive receptors are located throughout the Plan area and the adjacent land uses.
3. Estimate ozone precursor and particulate matter (PM10) emissions resulting from on-road mobile sources at buildout of the Plan area.
4. Qualitatively evaluate the potential local and regional air quality impacts resulting from open outdoor burning of permissive and illegal material. Provide a sample estimate of the amount of emissions that can be expected from one legal vegetative outdoor fire. Discuss the types of and severity of impacts that can occur to adjacent land uses or residences from open burning, especially on residential lot sizes under one acre. Discuss the impacts to the Plan area from controlled prescribed burns from state and federal agencies.
5. Estimate the amount of daily emissions that could be expected from fireplaces

Lori Lawrence
FDCP DPEIR
Page 2

- and woodstoves under a worst case scenario.
6. Provide a qualitative analysis of the type and quantity of construction related emissions that would be expected from a typical development and how they can have localized and regional impacts.
 7. Qualitatively evaluate the potential impacts from Toxic Air Contaminants (TAC), their sources and potential health effects. Identify the location of industrial land uses within the proposed Plan area that could have sources of TACs, and the adjacent existing and proposed land uses included in the Plan.
 8. Qualitatively evaluate all land uses adjacent to proposed industrial uses for land use compatibility conflicts. Identify any existing or proposed school locations adjacent to land uses that could result in toxic air contaminants or nuisance complaints (i.e., gas stations, dry cleaners).
 9. A carbon monoxide hotspots analysis should be prepared for the I-80 / Foresthill Road area if the traffic study indicates any effected intersections will operate at or below a level of service E. The District should be contacted to discuss the Caline model input variables prior to conducting the analysis.
 10. A qualitative analysis should be provided how buildout of the Plan area will affect the regions' ability to attain health based ambient air quality standards by 2005 as required by the State Implementation Plan. Describe the implications to the region and the County if these standards are not attained.
 11. Once the air quality impacts have been identified, an analysis of the adequacy of the proposed policies and implementation measures contained in the Plan to mitigate these impacts should be provided. Additional policies and implementation measures should be proposed as necessary to reduce potentially significant impacts.

If you have any questions or concerns please contact me at (530) 889-7131.

DEPARTMENT OF FORESTRY AND FIRE PROTECTION
NEVADA-YUBA-PLACER RANGER UNIT
13760 Lincoln Way
Auburn, CA 95603
(530) 823-4904



Dean Prigmore
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

October 30, 2001

Dean,

I have reviewed the Foresthill Divide Community Plan Notice of Preparation (NOP), SCH # 2001092094, and have the following comments:

1. As stated in CDF's mission, CDF "...protects and enhances forest, range, and watershed values which provide social, economic, and environmental benefits to its rural and urban citizens." Much of the area within the Community Plan is site I and II timberland. In keeping with the Departments mission, we would support the protection of this timberland rather than a change to some other use.
2. Zoning of parcels to allow more development needs to include provisions to offset the need for more fire protection for those developed parcels. The Nevada-Yuba-Placer Unit Prefire Management Plan has identified the Foresthill area with a high hazardous fuel load. Future development should include, as part of the Public Resources Code 4290 requirements, permanent mitigations to reduce fuels around developed areas (shaded fuel breaks) and plan for defensible space.
3. Page 11 of the Initial Study states that small scale commercial timber harvest still occurs in the Plan area, and is likely to occur in the future. Please note that both Sierra Pacific Industries and Lone Star Timber Partners II own considerable land within the Plan area. Both of these landowners represent large commercial timberland owners. I would submit that both large and small-scale timber harvests have occurred and are likely to occur in the future. A change in zoning portions of the Plan area to allow more development adjacent to commercial timberland may result in conflict between adjacent landowners over land use.

If you have any questions regarding my comments, please feel free to contact me.

Sincerely,

Tony Clarabut
Unit Chief

By KELLY C. KEENAN
Division Chief

DEPARTMENT OF TRANSPORTATION
DISTRICT 3, SACRAMENTO AREA OFFICE - MS 41
P.O. BOX 942874
SACRAMENTO CA 94274-0001
TDD Telephone (530) 741-4509
Facsimile (916) 323-7669
Telephone (916) 327-3859

PLACER COUNTY
DATE
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LL

PLANNING DEPARTMENT

October 23, 2001

01PLA0105
SCH#2001092094
Foresthill Divide Community Plan (EIAQ-3649)
Notice of Preparation of draft Environmental Impact Report (EIR)
03PLA080 PM 19.465

Lori Lawrence
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

Dear Mrs. Lawrence:

Thank you for the opportunity to comment on the Foresthill Divide Community Plan (FDCP). Our comments are as follows:

- The Transportation Section of the EIR should include an analysis of the intersections at the Foresthill/Auburn Ravine Interchange at Interstate 80, since these intersections are already congested at peak times, and all vehicle access to Foresthill must go through at least one of these intersections. It is noted that the proposed new high school in Foresthill, scheduled for the Year 2003, may decrease traffic demands at the Interchange.

Please provide Caltrans with a copy of the analysis of the intersections at the Foresthill/Auburn Ravine Interchange at Interstate 80 and the final FDCP. If you have any questions regarding these comments, please contact Jennifer Hayes at (916) 324-6634.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeffrey Pulverman".

JEFFREY PULVERMAN, Chief
Office of Regional Planning



California Regional Water Quality Control Board Central Valley Region

Robert Schneider, Chair



Winston H. Hickox
Secretary for
Environmental
Protection

Gray Davis
Governor

Sacramento Main Office

Internet Address: <http://www.swrcb.ca.gov/rwqcb5>
3443 Routier Road, Suite A, Sacramento, California 95827-3003
Phone (916) 255-3000 • FAX (916) 255-3015

2 October 2001

PLACER COUNTY
DATE
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OCT 03 2001

DP
PLANNING DEPARTMENT

Dean Prigmore
Placer County Planning Department
11414 B Avenue
Auburn CA, 95603

NOTICE OF PREPRATION, FORESTHILL DIVIDE COMMUNITY PLAN, PLACER COUNTY

We have reviewed the Notice of Preparation (NOP) for the Foresthill Divide Community Plan State Clearinghouse # 2001092094 dated 25 September 2001. Placer County proposes the "Foresthill Divide Community Plan" (FDCP) to supersede the 1981 Foresthill General Plan. FDCP proposes to reduce residential development from 28,000 residents to 13,000 with fewer new subdivisions and/or lot creations.

Our concern with FDCP is that it would allow for both installation of new individual on-site septic tank-leaching systems and subdivision of land into new parcels based on inadequate design criteria for on-site domestic waste disposal systems.

Resolution No. 82-036 was adopted on 26 March 1982, by the Regional Board to waive WDRs for septic tank/leachfield systems with limitations. The limitations are that the project has county permit and county uses Regional Board Guidelines. We find the *Ordinance Governing Individual On-site Sewage Disposal Systems* Placer County Code Chapter 4. Subchapter 1. Section 4.45 does not meet the Regional Board *Guidelines for Waste Disposal From Land Developments (Guidelines)* and therefore poses a significant impact.

"The Plan area is characterized by excessive slopes (30% or greater), restrictive geological formations, and existing small parcel sizes in the town site of Foresthill, sewage disposal is an issue of primary concern." The county states that FDCP has included policies to address the area's limiting characteristics although none have been submitted to the Regional Board for review as required under Resolution No. 82-036 to waive WDRs for septic tank/leachfield systems for large developments. Given the county ordinance does not meet the *Guidelines* and no additional mitigation has been proposed, we believe that the FDCP threatens to degrade water quality.

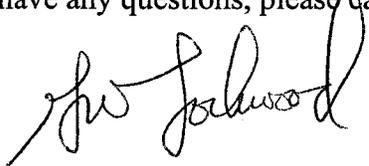
California Environmental Protection Agency



The NOP mentions the potential to develop cumulative water quality impacts from the on-site septic tank systems, we suggest that high-density residential discharges can be mitigated with the development of effective community collection, treatment, and disposal systems.

We request that the county modify its ordinance to meet the *Guidelines* and submit proposed mitigation measures for new subdivisions and existing lots in the FDCP area as required by the *Guidelines*. We have included a copy of the Regional Board *Guidelines for Waste Disposal From Land Developments* and the *Information Needs for Waste Disposal from Land Developments* for your review and use.

If you have any questions, please call me at (916) 255-3054 or E-mail <lockwog@rb5s.swrcb.ca.gov>.



GEORGE W. LOCKWOOD, Area Engineer
Waste Discharge to Land Unit
Lower Sacramento River Watershed

Enclosures *GUIDELINES FOR WASTE DISPOSAL FROM LAND DEVELOPMENTS*
 INFORMATION NEEDS FOR WASTE DISPOSAL FROM LAND DEVELOPMENTS

cc: Scott Morgan, State Clearinghouse, Sacramento
 Jess Morehouse, Department of Health Services, Sacramento
 Brad Banner, Placer County Environmental Health Department, Auburn

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

GUIDELINES FOR WASTE DISPOSAL FROM LAND DEVELOPMENTS *

In its June 1971 Interim Water Quality Control Plan, the Board included Guidelines for Land Development Planning. These Guidelines were substantially modified on the 15 December 1972 and re-titled *Guidelines for Waste Disposal From Land Developments*. The *Guidelines* that follow are substantially the same as those adopted in 1972 but contain changes based upon experience gained from working closely with local governmental agencies in the development of individual waste disposal ordinances.

Section 13260 of the Porter-Cologne Water Quality Control Act requires any person discharging waste or proposing to discharge waste to file a report of the discharge containing such information as may be required by the Board. In the early 1950's, the Board waived the filing of reports for dischargers from individual sewage disposal systems in those counties having satisfactory ordinances of regulations. Traditionally, these individual discharges have been treated by septic tank-leaching systems.

The Water Quality Control Act requires local governmental agencies to notify the Board of the filing of tentative subdivision maps of applications for building permits involving six or more family units except where the waste is discharged to a community sewer system.

The Board believes that control of individual waste treatment and disposal system can best be accomplished by local County Environmental Health Departments if these departments are strictly enforcing an ordinance that is designed to provide complete protection to ground and surface waters and to the public health.

The following principals and policies will be applied by the Board in review of water quality factors related to land developments and waste disposal from septic tank-leaching systems:

1. There are great differences in the geology, hydrology, geography, and metrology of the 40 counties, which lie partially or wholly within the Central Valley. The criteria contained herein are considered to be applied to the Central Valley and pertain to: (a) all tentative maps filed after 15 December 1972, (b) all subdivisions of land made after 15 December 1972, and (c) all final maps for which tentative maps were filed prior to 15 December 1971. Local agencies and the Board may adopt and enforce more stringent regulations, which recognize particular local conditions that may be limiting to wastewater treatment and disposal.
2. The Board does not intend to preempt local authority and will support local authority to the fullest extent possible. Where local authority demonstrates the inability or unwillingness to

* Excerpt from the Water Quality Control Plan (Basin Plan), Sacramento River Basin (5A), Sacramento-San Joaquin Delta Basin (5B), San Joaquin Basin (5C), and Tulare Lake Basin (5D), adopted by the Regional Board on 25 July 1975.

adopt an ordinance compatible with these guidelines, the Board intends to withdraw its waiver concerning waste disposal from individual systems and will require each and every party proposing to discharge waste within that county to submit a Report of Waste Discharge as required by Section 13260 of the Porter-Cologne Water Quality Act.

- 3 Evaluation of the capability of individual waste treatment systems to achieve continuous safe disposal of waste requires detailed local knowledge of the area involved. The experience and recommendations of local agencies will, therefore, be an important input to the information upon which the Board will base its decision.
- 4 There are many areas within the Central Valley that are not conducive to individual waste treatment and disposal systems. In these areas, connection to an adequate community sewerage system is the most satisfactory method of disposing of sewage. The Board believes that individual disposal systems should not be used where community system are available and that every effort should be made to secure public sewer extensions, particularly in urban areas. Where connection to a public sewer is not feasible and a number of residences are to be served, due consideration should be given to construction of a community sewage treatment and disposal system.
- 5 The installation of individual disposal system, especially in large numbers, creates discrete discharges which must be considered on an individual basis. The life of such disposal system may be quite limited. Failures, once they begin in an area, generally will occur on an area wide basis. Further, regular maintenance is important to successful operation of individual disposal systems. To assure continued protection of water quality, to prevent water pollution and to avoid the creation of public health hazards and nuisance conditions, a public entity^{1/} shall be formed with powers and responsibilities defined herein for all subdivisions having 100 lots or more. Subdivisions with less than 100 lots, which threaten to cause water quality or public health problems, will also be required to form a public entity.

^{1/} Public Entity – A local agency, as defined in the State of California Government Section 53090 et seq., which is empowered to plan, design, finance, construct, operate, maintain, and to abandon, if necessary, any sewerage system or the expansion of any sewerage system and sewage treatment facilities serving a land development. In addition, the entity shall be empowered to provide permits and to have supervision over the location, design, construction, operation, maintenance, and abandonment of individual sewage disposal systems within a land development, and shall be empowered to design, finance, construct, operate, and maintain any facilities necessary for the disposal of wastes pumped from individual sewage disposal systems and to conduct any monitoring or surveillance programs required for water quality control purposes. (Unless there is an existing public entity performing these tasks.)

CRITERIA FOR SEPTIC TANK – LEACHING SYSTEMS

The following criteria will be applied to assure continued preservation and enhancement of state waters for all present and anticipated beneficial uses, prevention of water pollution, health hazards, and nuisance conditions. These criteria prescribe conditions for waste disposals from septic tank-leaching systems for single-family residential units or the equivalent and do not preclude the establishment of more stringent criteria by local agencies of the Board. The Board may prohibit the discharge from septic tank-leaching systems, which do not conform to these criteria. Systems, which cannot meet the following criteria, may be allowed in selected areas if they are individually designed. The criteria may not be applicable in all cases to commercial or industrial developments.

The septic tank, absorption systems, and disposal area requirements for other than single-family residential units shall be based upon the current edition of the *Manual of Septic Tank Practice* or in accordance with methods approved by the Executive Officer. An adequate replacement area equivalent to at least the initial disposal area shall be required at the time of design of the initial installation and incompatible uses of the replacement area shall be prohibited.

Minimum Distances

The Board has determined the following minimum distances (in feet) should be followed in order to provide protection to water quality and/or public health:

Facility	Domestic Well	Public Well	Flowing Stream ¹	Drainage Course or Ephemeral Stream ²	Cut or Fill Bank ³	Property Line ⁴	Lake or Reservoir ⁵
Septic tank or sewer line	50	100	50	25	10	25	50
Leaching Field	100	100	100	50	4h	50	200
Seepage Pit	150	150	150	50	4h	75	200

¹ As measured from the line, which defines the limit of a 10-year frequency flood.

² As measured from the edge of the drainage course or stream

³ Distance in feet equals four times the vertical height of the cut or fill bank. Distance is measure from the top of the bank.

⁴ This distance shall be maintained when individual wells are to be installed and the minimum distance between waste disposal and wells cannot be assured.

⁵ As measured from the high water line.

Minimum Criteria

1. The percolation rate^{2/} in the disposal area shall not be slower than 60 minutes per inch, or not slower than 30 minutes per inch if seepage pits are proposed. The percolation rate shall not be faster than five minutes per inch unless it can be shown that a sufficient distance of soil is available to assure proper filtration.
2. Soil depth below the bottom of a leaching trench shall not be less than five feet, nor less than 10 feet below the bottom of a seepage pit.
3. Depth to anticipated highest level of groundwater below the bottom of a leaching trench shall not be less than five feet, nor less than 10 feet below the bottom of a seepage pit. Greater depths are required if soils do not provide adequate filtration.
4. Ground slope in the disposal area shall not be greater than 30 percent.
5. The minimum disposal area shall conform to the following:

<u>Percolation Rate</u> <u>(minutes/inch)</u>	<u>Minimum Usable Disposal</u> <u>Area (sq ft)</u>
41-60	12,000
21-40	10,000
11-20	8,000
Less than 10	6,000

6. Areas that are within the minimum distances, which are necessary to provide protection to water quality and/or public health, shall not be used for waste disposal. The following areas are also considered unsuitable for the location of disposal systems or replacement areas:
 - a. Areas within any easement, which is dedicated for surface or subsurface improvement.
 - b. Paved areas.
 - c. Areas not owned or controlled by property owners unless said area is dedicated for waste disposal purposes.
 - d. Areas occupied or to be occupied by structures.

^{2/} Determined in accordance with procedures contained in current U.S. Department of Health, Education, and Welfare *Manual of Septic Tank Practice* or a method approved by the Executive Officer.

Implementation

1. The Board will review local ordinances for the control of individual waste disposal systems and will request local agencies to adopt criteria, which are compatible with or more stringent than these guidelines.
2. In those counties, which have adopted an ordinance compatible with these guidelines, the Board will pursue the following course of action for discharges from individual septic tank-leaching systems.
 - a. Land developments consisting of less than 100 lots will be processed entirely by the county. Tentative maps for subdivisions involving six or more family units shall be transmitted to the Board along with sufficient information ^{3/} to clearly determine that the proposed development will meet the approved county ordinance. The Board along or the appropriate local authority may require a public entity if potential water quality or public health problems are anticipated
 - b. Tentative maps for land developments containing 100 lots or more shall be transmitted to the Board. The map shall be accompanied by a report of waste discharge and sufficient information to clearly demonstrate that the proposed development will meet these guidelines or the approved county ordinance. A public entity is required prior to any discharge of waste.
3. The Board will prohibit the discharge of wastes from land developments which threaten to cause water pollution, quality degradation, or the creation of health hazards or nuisance conditions. These guidelines will be used to evaluate potential water quality or health problems. In certain locations and under special circumstances the Board's Executive Officer may waive individual criteria or he may waive the formation of a public entity. Land developers are to be aware that a waiver by the Executive Officer is not binding on any location entity.

Examples of these special circumstances would be:

- a. Short time, interim use of individual septic tank-leaching systems may be acceptable in areas which do not meet these guidelines if sufficient, dependable funding of community collection, treatment, and disposal is demonstrated and a plan and time schedule for implementation is being followed.

^{3/} The Board's staff has developed a document entitled *Information Needs for Waste Disposal from Land Developments*. This document discusses the necessary reports, maps, etc., that must be submitted in order to evaluate proposed land developments.

- b. A failure to meet the minimum criteria could be negated by other favorable conditions. For example, the installation of individual septic tank-leaching systems may be allowed in areas which cannot meet the minimum criteria in these guidelines if the disposal area is increased sufficiently to allow for special design systems ^{4/} that have been shown to be effective in similar areas.
4. Severe impact on water quality has resulted from improper storm drainage and erosion control. Land developers must provide plans for the control of such runoff from initial construction up to complete build-out of the development.
5. The disposal of solid waste can have an impact on water quality and public health. Land developers must submit a plan which conforms to the regional or county master plan and contains adequate provisions for solid waste disposal for complete build-out of the development.
6. The disposal of septic tank sludge is an important part of any area wide master plan for waste disposal. Land developers must submit a plan which conforms to the regional or county master plan and contains adequate provisions for solid waste disposal for complete build-out of the development.
7. The responsibility for the timely submittal of information necessary for the board of the appropriate local authority to determine compliance with these guidelines rests with persons submitting proposals for development or discharge. For those development which are to be submitted to the Board, the Porter-Cologne Water Quality Control Act provides that no person shall initiate any new discharges of wastes prior to filing a report of waste discharge and prior to (1) issuance of the waste discharge requirements, (2) the expiration of 120 days after submittal of an adequate report of waste discharge, or (3) the issuance of a waiver by the Regional Board.
8. A report of waste discharge which does not provide the information required by these guidelines is an inadequate report. The 120-day time period does not begin until an adequate report has been submitted. Thus, to avoid extensive delay, every effort should be made to comply with these guidelines at the earliest possible date during formulation of proposals.

^{4/} Special design systems will be accepted for review from registered engineers, geologist, or sanitarians who are knowledgeable and experienced in the field of septic tank-leaching system design and installation. These systems will include at least a 100% replacement disposal area. These systems shall be installed under the supervision of the designer, the public entity responsible, and the local health department.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
CENTRAL VALLEY REGION

INFORMATION NEEDS
FOR
WASTE DISPOSAL FROM LAND DEVELOPMENTS

At a public hearing on 15 December 1972, the California Regional Water Quality Control Board, Central Valley Region, adopted *Guidelines For Waste Disposal From Land Developments*. The Guidelines have been incorporated into the Water Quality Control Plan for the Central Valley.⁽¹⁾ The Guidelines contain a description of how the Board will evaluate waste disposal from land developments especially with regard to the installation of individual septic tank leaching systems.

Contained herein is a description of the information which must be supplied to enable the Board's staff to determine if the proposed development conforms to the Guidelines. The information should be submitted along with the tentative map to the local planning agency. The planning agency will transmit this information and the tentative map to the Regional Board and to the local health department. It is suggested that local planning agencies require the submittal of such information along with a preliminary map to a subdivision review committee prior to submittal of a tentative map.

The following information needs have been developed with regard to developments which propose individual waste disposal systems. Much of this information may also be needed if the developer proposes to build a community collection and treatment system. In such case, the developer must submit a report of waste discharge to the Regional Board.

Existing Conditions

The report must contain sufficient information describing the physical environment of the development to allow the Regional Board to evaluate the effect of waste disposal and associated construction activities on ground and surface waters. It is expected that the developer will make use of locally available data to develop this report. The amount of testing to be done on each subdivision will vary depending on the area involved. In general, the frequency of testing will be left to the discretion of the engineer. Sufficient information must be available to generally categorize the development according to controlling criteria in the Guidelines. Local requirements may require subsequent testing of certain parameters on each lot for purposes of designing treatment and disposal systems.

In certain areas, the Board may waive the submittal of some of the following material. In general, however all items should be considered and those not applicable so noted. The attached form together with the tentative subdivision or land development map and certification will generally suffice.

⁽¹⁾ The Water Quality Control Plan for the Sacramento River Basin (5A), Sacramento-San Joaquin Delta Basin (5B), San Joaquin River Basin (5C), and the Tulare Lake Basin (5D) was adopted by the Regional Board on 25 July 1975.

Proposed Development Plan

- A. Show extent of development including all existing, currently proposed, and contemplated future land developments for area and immediately adjacent areas. If development is to be staged, show extent of each stage and expected time for implementation.
- B. If sewage disposal is to be by individual system, provide the following data for each lot as determined by representative testing within the development.
 1. Percolation rates (min/in)
 - a. Describe and show location of percolation tests.
 2. Soils and geology
 - a. Show depth of soil to rock or first impervious layer.
 - b. Evaluate grain size distribution, organic content, presence of swelling clays, etc.
 - c. Show location and extent of all rock outcrops, and if limestone is present, discuss the possibility of solution cavities serving as conduits to carry effluent into water supplies.
 - d. Define geological hazards as they relate to waste disposal including degree and nature of fracturing and weathering and discuss the possibility of fractures serving as conduits to carry effluent into water supplies.
 - e. Show depth and distribution of impervious layers including slope and direction of these layers.
 - f. Present information used to compile soils data (include Soil Conservation Service appraisal where applicable).
 3. Slope
 - a. Show slope of existing ground surface.
 - b. Show location of all cut or fill banks over two feet in height and designate area not available for waste disposal.
 4. Available disposal area
 - a. Show the total available disposal area that can be reached by gravity for each lot or proposed discharge.
 5. Ground water
 - a. Show depth to seasonal high groundwater and discuss anticipated and/or historic high level.

- b. Indicate direction of movement.
 - c. Discuss recharge sources and amounts in areas where they may be a problem.
 - d. Submit data on chemical and/or bacteriological quality.
 - e. Show location of marshy areas and springs.
 - f. Show location and identify use of all existing or proposed water wells, including those abandoned, both in development and on adjoining properties within 100 feet of development boundaries, and show areas not available for waste disposal.
6. Surface waters
- a. Show location and extent of all flowing streams, drainage courses, ephemeral streams, canals, lakes, and reservoirs.
 - b. Discuss relationship to groundwater.
 - c. Discuss any flood hazards.
7. Climate
- a. Describe annual precipitation showing storm and seasonal precipitation.
 - b. Describe evapotranspiration rates and show seasonal distribution.

Master Plan for Waste Disposal

Discuss plans for handling both liquid and solid wastes and the resulting impact on water quality at all stages of development.

1. Liquid Waste
 - a. Identify flows and characteristics of sewage and industrial wastes.
 - b. Discuss the changes in water quality that may be expected to occur as a result of waste discharges.
 - c. If individual systems are to be used, indicate why existing community systems were not used or why such a system was not constructed.
 - d. If installation of a community system is proposed at a later date, show that system can be economically installed, provide evidence of capability to finance and construct such a system.
 - e. Discuss the public entity and indicate maintenance and operation schedules of the individual system.

- f. Show how disposal of septic tank pumpings will be accomplished.

2. Solid Waste

- a. Identify expected solid waste volumes and point of disposal.
- b. Discuss how, and by whom, the waste will be transported to the disposal site.
- c. If disposal is to an existing site, indicate that solid waste from the development will be accepted at the site, provide information on capability of the site to accommodate wastes and discuss the effect upon the life of the site.

Storm Drainage and Erosion Control Plan

A storm drainage and erosion control plan must be submitted with the tentative map which indicates:

1. Expected volumes, peak rates, characteristics, and other pertinent information concerning storm water runoff and dry weather drainage from both construction and ultimate development phases.
2. Adequate collection and treatment systems are, or will be, available as necessary to protect the water environment from any adverse effects.
3. Stabilization and/or erosion control of all cuts, fills, and other excavations or gradings by planting, riprapping, of other effective means that will prevent erosion.
4. Installation of adequate storm drainage facilities which will minimize the amount of silt, sand, and debris discharged to area receiving waters.
5. Stabilization of all storm water runoff channels by the installation of culverts, ripraps, or other effective means that will prevent erosion.
6. Scheduling of work so as to minimize erosion from weather conditions and the stabilization of work in progress against inclement weather conditions.

The Regional Board will prescribe requirements when necessary pertaining to waste discharges from land development or other construction and earth moving operations located in areas having a high potential for soil erosion and resultant siltation problems affecting water quality and water use.

Certification

The engineer or person in direct responsible charge and the person or corporation possessing ownership of the proposed development shall provide the following certification:

I hereby certify to the best of my belief that the land development known as _____

has been designed in accordance with *Guidelines* established by the California Regional Water Quality Control Board, Central Valley Region, on 25 July 1975.

Registered Civil Engineer

Certification No. _____

Date _____

I hereby certify to the best of my belief that any restrictions, requirements, or orders of the California Regional Water Quality Control Board, Central Valley Region, shall be made a part of the deeds, covenants, and restrictions for each lot sold in the land development known as _____

Name

Title

Company

Date

DEFINITIONS OF TERMS USED IN GUIDELINES

Abandoned Well

A well whose original purpose and use has been permanently discontinued or which is in such a state of disrepair that it cannot be used for its original purpose. If an abandoned well has been properly destroyed so that it will not produce water nor act as a conduit for the movement of water, it will not be subject to minimum criteria in the Guidelines

Community Sewerage System

A piped collection system which delivers sanitary wastes from a number of dwelling, business, commercial, etc., units to one or more wastewater treatment plants. The community sewerage system is normally under the jurisdiction of a public entity and operates under waste discharge requirements issued by the Regional Board.

Disposal Area

The area to be used for installation of leaching systems (normally trenches or seepage pits) from septic tanks.

Drainage Course

A depression in the ground surface that normally carries water only during and shortly after a rainfall.

Ephemeral Stream

A stream which has a surface flow of water only for a limited period of time.

Flowing Stream

A stream which maintains a surface flow during all or most of the year.

Ground Water

The water in the zone of saturation.

Impervious Layer

A bed or lens of fine grained soil or cemented material that retards the downward movement of fluids.

Individual Disposal System

A collection system and wastewater treatment and disposal facility for individual dwellings, business, commercial, etc., units. Normally septic tanks - leaching systems used for individual disposal.

Minimum Usable Disposal Area

The minimum area that must be available on a lot to dispose of waste from septic tank – leaching systems.

Porosity

Percentage of voids in the dry material.

Report of Waste Discharge

A Report required under Section 13260 of the Porter-Cologne Water Quality Control Act.

Rock

Cemented or compacted sediments or crystalline material having a porosity of less than 15%.

Soil

Granular or weathered material having a porosity greater than 15%.

REPORT TO REGIONAL BOARD

CONCERNING LAND DIVISIONS NOT TO BE SERVED BY A SEWERAGE SYSTEM

I. Subdivision Name

a. Location to nearest 1/4 section:

b. Owner: _____

Address: _____

Telephone: _____

II. Date of Submittal: _____

III. Acres in Subdivision _____; Number of parcels or lots _____;

Smallest parcel or lot size _____.

IV. Adjacent Subdivision Information

<u>Tract or Parcel Map No.</u>	<u>Date Submitted to Local Advisory Agency</u>	<u>No. of Parcels or Lots</u>	<u>Smallest Parcel or Lot Size</u>
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____

V. Soil Conditions

a. Percolation Rates (Min/in) No. Tests Performed _____

Maximum _____ Minimum _____ Average _____

b. Soil Type (Unified and U.P.C., or texture description)

Average Condition _____; Extreme Condition _____

c. Test Hole Depths (ft.) Max. _____ Min. _____ Average _____

Were restrictive barriers encountered in any test holes? Yes _____ No _____

d. Slope (%) in Disposal Area Max. _____ Min. _____ Avg. _____

e. Type of Proposed Disposal System: Pits _____; Trenches _____; Other _____.

VI. Ground Water

a. Depth to ground water within the area (ft.) _____.

b. Source of supply water – Individual Wells _____;

Water Company Name _____.

VII. General Remarks

a. What is the distance to an existing or proposed public or community sewerage facility in area:

Distance: _____ Existing: _____ Proposed: _____

b. Are there any unique conditions associated with this development which may affect water quality?

Explain: _____

VIII. Certification

County Concurrence

To the best of my knowledge, the foregoing information is an accurate and complete evaluation of this land division map number _____.

By: _____

Title: _____

Agency: _____

Date: _____

Regional Board Response is necessary by (date) _____.

Recommended Approval: _____

Additional information requested (form incomplete): _____

Complete subdivision information submittal is necessary: _____

By: _____

Title: _____

Date: _____



Gray Davis
GOVERNOR

STATE OF CALIFORNIA

GOVERNOR'S OFFICE of PLANNING AND RESEARCH
State Clearinghouse



Steven A. Nissen
DIRECTOR

Notice of Preparation

September 25, 2001

PLACER COUNTY
DATE
RECEIVED

SEP 27 2001

DP
PLANNING DEPARTMENT

To: Reviewing Agencies

Re: Foresthill Divide Community Plan
SCH# 2001092094

Attached for your review and comment is the Notice of Preparation (NOP) for the Foresthill Divide Community Plan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Dean Prigmore
Placer County Planning Department
11414 B Avenue
Auburn, CA 95603

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Project Analyst, State Clearinghouse

Attachments
cc: Lead Agency



**Document Details Report
State Clearinghouse Data Base**

SCH# 2001092094
Project Title Foresthill Divide Community Plan
Lead Agency Placer County Planning Department

Type NOP Notice of Preparation
Description Proposed Foresthill Divide Community Plan intended to supersede the 1981 Foresthill General Plan.

Lead Agency Contact

Name Dean Prigmore
Agency Placer County Planning Department
Phone 530-889-7470 **Fax**
email
Address 11414 B Avenue
City Auburn **State** CA **Zip** 95603

Project Location

County Placer
City Auburn
Region
Cross Streets Foresthill Road
Parcel No.
Township 14/15N **Range** 10/11E **Section** **Base** MDB

Proximity to:

Highways
Airports
Railways
Waterways American River and various reservoirs, streams, creeks
Schools Foresthill Divide Elementary and Middle Schools
Land Use

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Department of Forestry and Fire Protection; Office of Historic Preservation; Department of Parks and Recreation; Reclamation Board; Department of Water Resources; Department of Fish and Game, Region 2; Native American Heritage Commission; State Lands Commission; Caltrans, District 3; Department of Housing and Community Development; Caltrans, Division of Transportation Planning; Regional Water Quality Control Bd., Region 5 (Sacramento)

Date Received 09/25/2001 **Start of Review** 09/25/2001 **End of Review** 10/24/2001

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Bill Curry

California Coastal Commission
Elizabeth A. Fuchs

Dept. of Conservation
Ken Trott

Dept. of Forestry & Fire Protection
Allen Robertson

Office of Historic Preservation
Hans Kreuzberg

Dept of Parks & Recreation
Resource Mgmt. Division

Reclamation Board
Pam Bruner

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Resources Agency
Nadell Gayou
Dept. of Water Resources

Health & Welfare

Health & Welfare
Wayne Hubbard
Dept. of Health/Drinking Water

Food & Agriculture

Food & Agriculture
Tad Bell
Dept. of Food and Agriculture

Fish and Game

Dept. of Fish & Game
Scott Flint
Environmental Services Division

Dept. of Fish & Game 1
Donald Koch
Region 1

Dept. of Fish & Game 2
Banky Curtis
Region 2

Dept. of Fish & Game 3
Robert Floerke
Region 3

Dept. of Fish & Game 4
William Laudermilk
Region 4

Dept. of Fish & Game 5
Don Chadwick
Region 5, Habitat Conservation Program

Dept. of Fish & Game 6
Gabrina Gatchel
Region 6, Habitat Conservation Program

Dept. of Fish & Game 6 I/M
Tammy Allen
Region 6, Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Game M
Tom Napoli
Marine Region

Independent Commissions

California Energy Commission
Environmental Office

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Andrew Barnsdale

State Lands Commission
Betsy Silva

Governor's Office of Planning & Research
State Clearinghouse Planner

Colorado River Board
Gerald R. Zimmerman

Tahoe Regional Planning Agency (TRPA)
Lyn Barnett

Office of Emergency Services
John Rowden, Manager

Delta Protection Commission
Debby Eddy

Santa Monica Mountains Conservancy
Paul Edelman

Dept. of Transportation

Dept. of Transportation 1
IGR/Planning
District 1

Dept. of Transportation 2
Vicki Roe
Local, Development Review, District 2

Dept. of Transportation 3
Jeff Pulverman
District 3

Dept. of Transportation 4
Jean Finney
District 4

Dept. of Transportation 5
Lawrence Newland
District 5

Dept. of Transportation 6
Marc Birnbaum
District 6

Dept. of Transportation 7
Stephen J. Buswell
District 7

Dept. of Transportation 8
Mike Sim
District 8

Dept. of Transportation 9
Caroline Yee for Kate Walton
District 9

Dept. of Transportation 10
Chris Sayre
District 10

Dept. of Transportation 11
Lou Salazar
District 11

Dept. of Transportation 12
Aileen Kennedy
District 12

Business, Trans & Housing

Housing & Community Development
Cathy Creswell
Housing Policy Division

Caltrans - Division of Aeronautics
Sandy Hesnard

California Highway Patrol
Lt. Julie Page
Office of Special Projects

Dept. of Transportation
Flen Helgeson
Caltrans - Planning

Dept. of General Services
Robert Sleppy
Environmental Services Section

Air Resources Board

Airport Projects
Jim Lerner

Transportation Projects
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Industrial Projects
Mike Tollstrup

California Integrated Waste Management Board
Sue O'Leary

State Water Resources Control Board
Diane Edwards
Division of Clean Water Programs

State Water Resources Control Board
Greg Frantz
Division of Water Quality

State Water Resources Control Board
Mike Falkenstein
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Jonathan Bishop
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

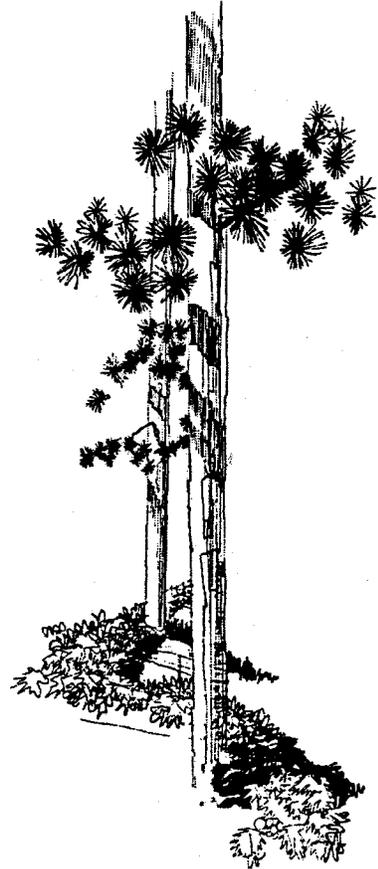
RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Initial Study Foresthill Divide Community Plan



Prepared for:
Placer County Planning Department
Lead Agency

Prepared by:
Quad Knopf

September, 2001



Quad Knopf

Initial Study Foresthill Divide Community Plan Placer County

I. BACKGROUND

TITLE OF PROJECT: Foresthill Divide Community Plan

EIAQ # 3649

1.0 INTRODUCTION

1.1 Purpose and Authority

The proposed project for which this Initial Study has been prepared is the Draft Foresthill Divide Community Plan (FDCP) and rezoning. This document has been prepared in compliance with the California Environmental Quality Act (CEQA), Public Resources Code 21000 *et. seq.* This Initial Study has been prepared concurrently with the completion of the Draft FDCP. The County of Placer will act as Lead Agency for this project pursuant to CEQA.

1.2 Determination

On this basis of the Initial Study, it has been determined that due to the potential for significant environmental impacts, a Program Environmental Impact Report (EIR) will be prepared, pursuant to §15064 of the CEQA Guidelines.

2.0 PROJECT LOCATION AND DESCRIPTION

2.1 Location

The Foresthill Divide Community Plan area is located within the County of Placer, California, as shown in Figures 2-1 and 2-2. The Plan area comprises approximately 109 square miles located in the foothills of the western slope of the Sierra Nevada Mountains, as shown in Figure 2-3. The Plan area is generally bounded by:

- North Fork of the American River, Shirttail Canyon, the watershed of Sugar Pine Reservoir, and Elliot Ranch Road on the west and north.
- West branch of El Dorado Canyon on the east
- North Fork of the Middle Fork American River and the Middle Fork American River on the south.

2.2 Description

The project initiated by the County of Placer is referred to as the proposed “Foresthill Divide Community Plan” and is intended to supersede the 1981 Foresthill General Plan. The FDCP provides an opportunity to comprehensively address issues facing the community and to responsibly and proactively plan for the next 20 years. The FDCP has been developed by the Foresthill Divide Community Plan Team, consisting of Foresthill Divide residents appointed by the Board of Supervisors. Excerpts from the Vision Statement developed for the community planning process describe some of the unique attributes of Foresthill and help to clarify the overall purpose and direction of planning efforts, as follows:

The community of Foresthill is located in a special position; between the outer edges of the rapidly-growing population centers in the Sacramento Valley and public forests and park lands. The community rests atop a broad, relatively flat ridge between the two deep river canyons of the North Fork American River and the Middle Fork American River. Foresthill also serves as a primary entry point into the western central Sierra Nevada mountains . . . Creating more local employment opportunities without substantially degrading the scenic, forested environment of the Divide will be an on-going challenge for the residents of the Plan area . . . The Foresthill Divide will likely not have a future population large enough to support major new commercial enterprises. Small retail stores, personal services businesses, professional offices, restaurants and similar uses can be expected to be developed within the downtown area which will continue to provide for the daily needs of the residents and visitors while expanding upon the original small town character of the historic area. The historic downtown district will remain as a cherished focal point of the Plan area and will be a source of pride for the community. The traditionally industrial areas near the historic Foresthill townsite will be redeveloped to provide new employment opportunities for residents of the Divide. Expanded tourist and outdoor recreation-oriented businesses will continue to develop as a consequence of the community’s unique location and proximity to public lands. The increased emphasis on outdoor recreation on the public lands surrounding the Foresthill community and the increasing population growth west of the Divide will have substantial effects on the residents of the Plan area. Future growth on the Foresthill Divide should reflect an awareness of and consistency with this vision.

In addition to the Vision Statement, 14 General Goals have been developed to help guide planning efforts and describe the project. These include:

1. To develop an interconnected trail system for hiking, biking and equestrian uses extending from the confluence of the North and Middle Forks of the American River easterly to Sugar Pine Reservoir.



Source: Quad Knopf, 2000



Quad Knopf

Location Map

Figure 2-1

