

## **SECTION 5: PUBLIC FACILITIES AND SERVICES**

### **I. PURPOSE**

This section of the MVCP is intended to address the Plan proposals and recommendations for the provision of adequate public facilities. In all cases

the entities which actually provide these facilities and services have been consulted in the preparation of this Plan.

### **II. GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS**

#### ***GOALS AND POLICIES***

##### **General Public Facilities and Services**

**Goal 5.A:** To ensure the timely development of public facilities and the maintenance of specified service levels for these facilities. [Goal 4.A]

##### **Policies**

5.A.1. The County shall require that where new development requires the construction of new public facilities, the new development shall fund its fair share of the construction. The County shall require dedication of land within newly developing areas for public facilities, where necessary. [4.A.1.]

5.A.2. The County shall ensure through the development review process that adequate public facilities and services are available to serve new development. The County shall not approve new development where existing facilities are inadequate unless the following conditions are met:

- a. The applicant can demonstrate that all necessary public facilities will be installed or adequately financed (through fees or other means); and
- b. The facilities improvements are consistent with applicable facility plans approved by the County or with agency plans where the County is a participant. [4.A.2.]

5.A.3. The County shall require proposed new development in identified underground conversion districts and along scenic corridors to install underground utility lines on and adjacent to the site of proposed development or, when this is infeasible, to contribute funding for future undergrounding. [4.A.4.]

5.A.4. The County shall encourage the development of a community center in Meadow Vista to serve community residents [4.A.5., 12/30]

##### **Public Facilities and Services Funding**

**Goal 5.B:** To ensure that adopted facility and service standards are achieved and maintained through the use of equitable funding methods. [Goal 4.B]

##### **Policies**

5.B.1. The County shall require that new development pay its fair share of the cost of all existing facilities it uses based on the demand for these facilities attributable to the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. [4.B.1.]

- 5.B.2. The County shall require that new development pay the cost of upgrading existing public facilities or construction of new facilities that are needed to serve the new development; exceptions may be made when new development generates significant public benefits (e.g., low income housing, needed health facilities) and when alternative sources of funding can be identified to offset foregone revenues. [4.B.2.]
- 5.B.3. The County shall seek broad-based funding sources for public facilities and services that benefit current and future residents of the county. [4.B.4.]

### Water Supply and Delivery

**Goal 5.C:** To ensure the availability of an adequate and safe water supply (potable and "fire flow") and the maintenance of high quality water in water bodies and aquifers used as sources of domestic supply. [Goal 4.C, 12/30]

### **Policies**

- 5.C.1. The County shall require proponents of new development to demonstrate the availability of a long-term, reliable water supply. The County shall require written certification from the service provider that either existing services are available or needed improvements will be made prior to occupancy. Where the County will approve groundwater as the domestic water source, test wells, appropriate testing, and/or report(s) from qualified professionals will be required substantiating the long-term availability of suitable groundwater. [4.C.1.]
- 5.C.2. The County shall approve new development based on the following guidelines for water supply:
- a. Urban and suburban development should rely on public water systems using surface supply.
  - b. Rural communities should rely on public water systems. In cases where parcels are larger than those defined as suburban and no public water system exists or can be extended to the property, individual wells may be permitted.
  - c. Agricultural areas should rely on public water systems where available, otherwise individual water wells are acceptable. [4.C.2.]
- 5.C.3. The County shall require that new development adjacent to bodies of water used as domestic water sources adequately mitigate potential water quality impacts on these water bodies. [4.C.5.]
- 5.C.4. The County shall promote efficient water use and reduced water demand by:
- a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging water-conserving landscaping and other conservation measures;
  - c. Encouraging retrofitting existing development with water-conserving devices; and
  - d. Encouraging water-conserving agricultural irrigation practices. [4.C.6.]
- 5.C.5. The County shall support opportunities for groundwater users in problem areas to convert to surface water supplies. [4.C.9.]
- 5.C.6. The County shall protect the watersheds of all bodies of water associated with the storage and delivery of domestic water by limiting grading, construction of impervious surfaces, application of fertilizers, and development of septic systems within these watersheds. [4.C.11.]
- 5.C.7. The County shall ensure that an adequate quality and quantity of water is delivered to residents of the Meadow Vista area through continued cooperation with the Placer County Water Agency, the Meadow Vista County Water District and Midway Heights County Water District. [1.5]

- 5.C.8. The County shall discourage establishment of additional water treatment facilities not operated by either PCWA, Meadow Vista County Water District, or Midway Heights County Water District. [1.3]
- 5.C.9. The County shall encourage elimination of existing domestic canal water supplies and encourage replacement with safe water sources. [1.4]

[See also policies/programs under Goal 9.B., Water Resources]

**Sewage Collection, Treatment, and Disposal**

**Goal 5.D: To ensure adequate wastewater collection and treatment and the safe disposal of liquid and solid waste. [Goal 4.D]**

**Policies**

- 5.D.1. The County shall promote efficient water use and reduced wastewater system demand by:
  - a. Requiring water-conserving design and equipment in new construction;
  - b. Encouraging retrofitting with water-conserving devices; and
  - c. Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible. [4.D.1.]
- 5.D.2. The County shall permit on-site sewage treatment and disposal on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards. [4.D.7.]
- 5.D.3. The County shall require septic tank maintenance by a public entity as a condition of tentative map approval for subdivisions (100 or more units) in which septic tanks are to be used. [4.D.9.]
- 5.D.4. The County shall continue use of current technically-based criteria in review and approval of septic tank/leachfield systems for rural development. [4.D.10.]
- 5.D.5. The County shall facilitate extension of septic tank effluent pumping (STEP) service or conventional wastewater collection service to non-residential areas with failing on-site systems. [4.D.11.]
- 5.D.6. The County shall promote technologies that permit water reuse, such as treated wastewater for irrigation, when public health is not endangered. [12/30]

**Stormwater Drainage**

**Goal 5.E: To collect and dispose of stormwater in a manner that least inconveniences the public, reduces potential water-related damage, and enhances the environment. [Goal 4.E]**

**Policies**

- 5.E.1. The County shall encourage the use of natural stormwater drainage systems to preserve and enhance natural features. [4.E.1.]
- 5.E.2. The County shall support efforts to acquire land or obtain easements for drainage and other public uses of floodplains where it is desirable to maintain drainage channels in a natural state. [4.E.2.]

- 5.E.3. The County shall consider using stormwater of adequate quality to replenish local groundwater basins, restore wetlands and riparian habitat, and irrigate agricultural lands. This should occur in an environmentally and aesthetically acceptable manner without construction of large dams or canals [4.E.3., 12/30]
- 5.E.4. The County shall ensure that new storm drainage systems are designed in conformance with the Placer County Flood Control and Water Conservation District's *Stormwater Management Manual* and the *County Land Development Manual*. [4.E.4.]
- 5.E.5. The County shall prohibit the use of underground storm drain systems in rural and agricultural areas, unless no other feasible alternatives are available for conveyance of stormwater from new development or when necessary to mitigate flood hazards. [4.E.7.]
- 5.E.6. The County shall strive to improve the quality of runoff from urban and suburban development through use of appropriate and feasible mitigation measures including, but not limited to, artificial wetlands, grassy swales, infiltration/sedimentation basins, riparian setbacks, oil/grit separators, and other best management practices (BMPs). [4.E.10.]
- 5.E.7. The County shall encourage project designs that minimize drainage concentrations and impervious coverage and maintain, to the extent feasible, natural site drainage conditions. [4.E.12.]
- 5.E.8. The County shall require projects that have significant impacts on the quantity and quality of surface water runoff to allocate land as necessary for the purpose of detaining post-project flows and/or for the incorporation of mitigation measures for water quality impacts related to urban runoff. [4.E.14.]
- 5.E.9. The County shall identify and coordinate mitigation measures with responsible agencies for the control of storm sewers, monitoring of discharges, and implementation of measures to control pollutant loads in urban storm water runoff (e.g., California Regional Water Quality Control Board, Placer County Division of Environmental Health, Placer County Department of Public Works, Placer County Flood Control and Water Conservation District). [4.E.15.]
- 5.E.10. The County shall strive to protect domestic water supply canal systems from contamination resulting from spillage or runoff. [4.E.16.]
- 5.E.11. The County shall, wherever feasible, require that proponents of new projects encase, or otherwise protect from contamination, domestic water supply canals where they pass through developments with lot sizes of 2.3 acres or less; where subdivision roads are constructed within 100 feet upslope or upstream from canals; and within all commercial, industrial, institutional, and multi-family developments. [4.E.17.]
- 5.E.12. The County shall require that proponents of new projects fence domestic water supply canals where they pass through development with lot sizes between 2.3 and 4.6 acres; and on a case-by-case basis as determined by the entity responsible for the canal. This fencing shall be installed inside the project property line, and the proponent or subsequent landowner shall be responsible for fence maintenance. Said fencing shall be designed to impede pedestrian trespass of the canal area and to impede any dumping of materials into the canal. [4.E.18.]

### **Flood Protection**

**Goal 5.F:** To protect the lives and property of the citizens of Placer County from hazards associated with development in floodplains and manage floodplains for their natural resource values. [Goal 4.F]

## Policies

- 5.F.1. The County shall require that arterial roadways and expressways, residences, commercial and industrial uses and emergency facilities be protected, at a minimum, from a 100-year storm event. [4.F.1.]
- 5.F.2. The County shall recognize floodplains as a potential public resource to be managed and maintained for the public's benefit. [4.F.2.]
- 5.F.3. The County shall require evaluation of potential flood hazards prior to approval of development projects. The County shall require proponents of new development to submit accurate topographic and flow characteristics information and depiction of the 100-year floodplain boundaries under fully-developed, unmitigated runoff conditions. [4.F.4.]
- 5.F.4. The County shall attempt to maintain natural conditions within the 100-year floodplain of all rivers and streams except under the following circumstances:
- a. Where work is required to manage and maintain the stream's drainage characteristics and where such work is done in accordance with the *Placer County Flood Damage Prevention Ordinance*, California Department of Fish and Game regulations, and Clean Water Act provisions administered by the U.S. Army Corps of Engineers; or
  - b. When facilities for the treatment of urban runoff can be located in the floodplain, provided that there is no destruction of riparian vegetation. [4.F.5.]
- 5.F.5. The County shall cooperate with the Placer County Flood Control and Water Conservation District, surrounding jurisdictions, the cities in the county, and other public agencies in planning and implementing regional flood control improvements. [4.F.7.]
- 5.F.6. The County shall, where possible, view flood waters as a resource to be used for waterfowl habitat, aquifer recharge, fishery enhancement, agricultural water supply, and other suitable uses. This should occur in an environmentally and aesthetically-acceptable manner without construction of large dams or canals. [4.F.8., 12/30]
- 5.F.7. The County shall continue to implement floodplain zoning and undertake other actions required to comply with state floodplain requirements, and to maintain the County's eligibility under the Federal Flood Insurance Program. [4.F.9.]
- 5.F.8. The County shall preserve or enhance the aesthetic qualities of natural drainage courses in their natural or improved state compatible with flood control requirements and economic, environmental, and ecological factors. [4.F.10.]
- 5.F.9. To the extent that funding is available, the County shall work to solve flood control problems in areas where existing development has encroached into a floodplain. [4.F.11.]
- 5.F.10. The County shall promote the use of natural or non-structural flood control facilities, including off-stream flood control basins, to preserve and enhance creek corridors. [4.F.12.]
- 5.F.11. The County shall require flood-proofing of structures in areas subject to flooding. [8.B.3.]
- 5.F.12. The County shall require flood control structures, facilities, and improvements to be designed to conserve resources, incorporate and preserve scenic values, and to incorporate opportunities for recreation, where appropriate. [8.B.7.]
- 5.F.13. The County shall require that flood management programs avoid alteration of waterways and adjacent areas, whenever possible. [8.B.8.]

## Landfills, Transfer Stations, and Solid Waste Recycling

[Refer to the Placer County General Plan and Subsection III. Discussion, Item 5 herein]

### Public Protection

**Goal 5.G.** To provide adequate sheriff's services to deter crime and to meet the growing demand for services associated with increasing population and commercial/industrial development in the county. [Goal 4.H]

#### **Policies**

- 5.G.1. Within the County's overall budgetary constraints, the County shall strive to maintain the following staffing ratios (expressed as the ratio of officers to population):
- a. 1:1,000 for unincorporated areas
  - b. 1:7 for jail population
  - c. 1:16,000 total county population for court and civil officers [4.H.1.]
- 5.G.2. The County Sheriff shall strive to maintain the following average response times for emergency calls for service in Meadow Vista:
- a. 15 minutes in rural areas
  - b. 20 minutes in remote rural areas [4.H.2., 12/30]
- 5.G.3. Within the County's overall budgetary constraints, the County shall provide sheriff facilities (including substation space, patrol, and other vehicles, necessary equipment, and support personnel) sufficient to maintain the above service standards. [4.H.3.]
- 5.G.4. The County shall require new development to develop or fund sheriff facilities that, at a minimum, maintain the above standards. [4.H.4.]
- 5.G.5. The County shall consider public safety issues in all aspects of commercial and residential project design, including crime prevention through environmental design. [4.H.5.]

### Fire Protection/Emergency Response Services

**Goal 5.H:** To protect residents of and visitors to Meadow Vista from injury, suffering, and loss of life and to protect property and watershed resources from fires. [Goal 4.I, 12/30]

#### **Policies**

- 5.H.1. The County shall encourage the Placer Hills Fire Protection District to maintain the current minimum fire protection standard (expressed as Insurance Service Organization (ISO) ratings) of ISO 5. [4.I.1., 12/30]
- 5.H.2. The County shall encourage the Placer Hills Fire Protection District to maintain the following standards (expressed as average response times to emergency calls):
- a. Property: the arrival of the first fire apparatus at the point of need within 3 minutes "run time"<sup>1</sup> 70% of the time and within 6 minutes 100% of the time.

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<sup>1</sup> Run time is defined as the elapsed time from the first responding engine leaving its station until it arrives at the emergency scene.

- 5.H.3. The County shall encourage the Placer Hills Fire Protection District to achieve a response time equal to its run time.
- 5.H.4. The County shall require new development to develop or fund fire protection and medical aid facilities, personnel, and operations and maintenance that, at a minimum, maintains the above service level standards. [4.I.3., 12/30]
- 5.H.5. The County shall work with the Placer Hills Fire Protection District to identify key fire loss problems and design appropriate fire safety education programs to reduce fire incidents and losses. [4.I.4.\*]
- 5.H.6. The County shall work with the Placer Hills Fire Protection District to implement ordinances to control fire losses and fire protection costs through fuel reduction management, use of automatic fire detection, control, and suppression systems. [4.I.5., 12/30]
- 5.H.7. The County shall maintain and strengthen automatic aid agreements to maximize efficient use of available resources. [4.I.7.]
- 5.H.8. The County shall work with the Placer Hills Fire Protection District to maintain a prefire planning program with selected high-risk occupancies reviewed at least annually. [4.I.8.\*]
- 5.H.9. The County shall ensure that all proposed developments are reviewed for compliance with fire safety standards by responsible local fire agencies per the *Uniform Fire Code* and other County and local ordinances. [4.I.9.]
- 5.H.10. The County shall work with local fire protection agencies to inventory and eliminate structurally unsafe and fire-hazardous housing units that are beyond repair or rehabilitation. [4.I.10.]
- 5.H.11. The County shall encourage the modification of vegetation around structures and developments to reduce radiant heat along fire escape routes providing for the safety of residents and fire fighting personnel. Fuel modification will reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation. These areas shall provide (1) increased safety for emergency fire equipment and evacuating civilians; (2) a point of attack or defense from a wildfire; and (3) strategic siting of fuel breaks, fire breaks, and greenbelts.
- 5.H.12. The County shall require that discretionary permits for new development in fire hazard areas be conditioned to include requirements for a fire safe community, defensible space fire-resistant vegetation, cleared fire breaks and fuel breaks, or a long-term comprehensive fuel management program. Fire hazard reduction measures shall be incorporated into the design of development projects in fire hazard areas of Meadow Vista. [8.C.2.]
- 5.H.13. The County shall require that new development meet state, county, and local fire district standards for fire protection. [8.C.3.]
- 5.H.14. The County shall encourage fire protection agencies to continue education programs in schools, service clubs, organized groups, industry, utility companies, government agencies, press, radio, and television in order to increase public awareness of fire hazards within the county, and to develop high-visibility fire prevention programs, including those offering voluntary home inspections and promoting awareness of home fire prevention measures. [8.C.6., 8.C.9. \*]
- 5.H.15. The County shall work with local fire protection agencies, the California Department of Forestry and Fire Protection, and the U.S. Forest Service to promote the maintenance of existing fuel breaks and emergency access routes for effective fire suppression. [8.C.7.]

- 5.H.16. The County shall encourage and promote installation and maintenance of smoke detectors in existing residences and commercial facilities that were constructed prior to the requirement for their installation. [8.C.8.]
- 5.H.17. The County shall continue to work cooperatively with the California Department of Forestry and Fire Protection and local fire protection agencies in managing wildland fire hazards. [8.C.11]

**Ambulance Services**

**Goal 5.I: To provide adequate "first response" and ambulance service to the Meadow Vista area.**

- 5.I.1. The County shall encourage the establishment of appropriate response times standards for ambulance service and the maintenance of ambulance service at the standards.
- 5.I.2. The County shall encourage the Placer Hills Fire Protection District to maintain the following standards (expressed as average response times to emergency calls):
  - a. Lives: the arrival of the first responder medical aid at the point of need within 4 minutes "run time" 80% of the time. [4.I.2., 12/30]
- 5.I.3. The County shall encourage the Placer Hills Fire Protection District to achieve a response time equal to its run time.
- 5.I.4. The County shall encourage local fire protection agencies to provide and maintain advanced levels of emergency medical services (EMS) to the public. [4.I.11.]

**Public Education**

**Goal 5.J: To provide public schools that are physically and functionally integrated with their surrounding neighborhoods. [GOAL 2]**

**Policies**

- 5.J.1. The County shall encourage schools to be planned as a focal point of neighborhood activity and interrelated with neighborhood retail uses, churches, parks, greenbelts and off-street paths whenever possible. [2.A]
- 5.J.2. The County shall encourage the planning for new elementary schools to be neighborhood schools so that as many students as possible can walk to school. [2.B]
- 5.J.3. The County shall encourage new schools to be planned adjacent to neighborhood and community parks and designed to promote joint-use of appropriate facilities. [2.C]
- 5.J.4. The County shall encourage new schools to link with planned bikeways, pedestrian paths and any other transportation routes wherever possible. [2.D]

**Goal 5.K To ensure that school facility planning and site acquisition is coordinated between school districts and other local governmental agencies. [GOAL 3]**

**Policies**

- 5.K.1. The County shall ensure that the Meadow Vista Community Plan identifies all existing and planned school sites and incorporates new schools into the overall neighborhood design. [3.A]

5.K.2. The school districts in the Plan area shall have future school sites approved by the State Department of Education. Choice of future school sites shall take into consideration such things as the proximity to airports, electrical power lines, gas lines, railroads and major highways. Noise impacts shall be considered in site selection and mitigation for noise impacts shall be provided. [3.C]

5.K.3. The County should support the school district's ability to acquire school sites through actions including permitting density transfers, site reservation (as authorized by State law), dedication of sites and/or land banking. [3.D]

**Goal 5.L:** To create service levels that are equal to or better than state standards for classroom size, school enrollment and school site size for the districts within the Plan area. [GOAL 4]

**Policies**

5.L.1. The County shall work with local school districts to ensure that school site designations on land-use plans meet or exceed state standards for school land sizes. [4.A]

5.L.2. The school districts in the Plan area shall develop a Facilities Master Plan which specifies the district's policies for grade configuration, school enrollment sizes, class sizes and school site sizes. [4.B]

**Goal 5.M:** To provide adequate funds to construct and/or remodel schools to keep pace with residential growth.

**Policies**

5.M.1. The community, county and the school districts will work closely to explore all possibilities for securing adequate funding of new school facilities. Local resources may include the dedication of school sites, developer fees, development agreements, Mello-Roos, CFDs, assessment districts, redevelopment funds, general obligation bond proceeds and special taxes, etc. [5.A]

5.M.2. The County shall require that before a residential development, which includes a proposed general plan amendment, rezoning or other legislative review can be approved by the Planning Commission or Board of Supervisors, it shall be demonstrated to the satisfaction of the hearing body that adequate school facilities shall be provided concurrently with the need generated by the proposed development.

5.M.3. The County shall require residential projects proposed prior to completion of planned school facilities to include phasing conditions, which ensure that the project does not generate students in excess of available capacity at relevant districts schools. [6.B.]

**Goal 5.N:** To ensure that higher education programs and facilities offered by Sierra College are available to the Meadow Vista area to serve the community's needs. [Goal 7]

**Policies**

5.N.1. Consider the joint and reciprocal use of facilities, equipment and personnel resources. The Meadow Vista area might serve as mini college-community centers and the college as a learning resource lab for their students and staff. [7.A]

5.N.2. The County shall require new development to provide tele-communication facilities (e.g. cable access, additional telephone lines for computer modems, etc.) which allow access to higher education programs.

## Utilities

**Goal 5.O.** To prepare for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

### **Policy**

5.O.1. The County shall encourage prudent avoidance of electric and magnetic fields (EMF) wherever new discretionary projects are located close to electric transmission lines, substations, and other significant sources of electric and magnetic fields (EMF). The County will also encourage prudent avoidance where new sources of EMF are constructed close to places of human occupancy. Prudent avoidance means that, where possible, exposure to electric and magnetic fields (EMF) should be eliminated or reduced by means and/or alternatives which are low-cost in comparison to the monetary value of the project at hand, or which cost nothing. Measures may involve increasing distances from sources of EMF, or reducing EMF fields in response to California Public Utilities Commission (PUC) direction, or both.

## **IMPLEMENTATION PROGRAMS**

### **General**

1. Review development projects for compliance with the goal, policies, and specific discussions contained in the Public Facilities and Services Section and throughout the Plan.

**Responsible Agency/Department:** Land Development Departments/MVMAC/Planning Commission/Board of Supervisors

**Time frame:** Ongoing

**Funding:** Application fees

2. The County, in consultation with school districts and other service providers, shall establish thresholds beyond which new residential development will be restricted until adequate public services and facilities are provided. The extent of development limitations should reflect the severity of the service and facility needs.

**Responsible Agency/Department:** Public Works Department/Facility Services Department/Special Districts/Planning Department

**Time Frame:** FY 94-95; ongoing

**Funding:** General Fund

3. The County should establish an annual monitoring and reporting program to evaluate facility capacity and service levels.

**Responsible Agency/Department:** County Executive/Public Works Department/Facility Services Department/Planning Department

**Time Frame:** Ongoing

**Funding Source:** Community Service Areas/Road Fund/General Fund

4. The County should prepare a capital improvement program (CIP) or area facilities plan and update it annually.

**Responsible Agency/Department:** County Executive/Department of Public Works/Planning Department

**Time Frame:** As part of the MVCP update

**Funding Source:** General Fund

5. The County shall continue to require developers to obtain will-serve letters from all providers of public facilities and services to new development.

**Responsible Agency/Department:** Project Proponents

**Time Frame:** Ongoing (letters to be provided prior to final project approval)

**Funding:** N/A

6. The County shall establish a program which creates underground conversion districts and establishes priorities for the undergrounding of utilities within specified scenic corridors. The program shall also adopt an ordinance for the payment of in-lieu fees where it is infeasible to underground.

**Responsible Agency/Department:** Public Works Department

**Time Frame:** FY 94-95; ongoing

**Funding:** General Fund/Permit Fees

#### **Public Facilities and Services Funding**

7. The County shall develop and adopt ordinances specifying acceptable methods for new development to pay for new capital facilities and expanded services. Possible mechanisms include development fees, assessment districts, land/facility dedications, and county service areas.

**Responsible Agency/Department:** Department of Public Works/Facility Services Department/Planning Department/County Executive/County Counsel/Board of Supervisors

**Time Frame:** FY 94-95

**Funding Source:** General Fund

8. The County shall adopt fee schedules for new development to fund needed public facilities and services.

**Responsible Agency/Department:** Department of Public Works/Facility Services Department/Planning Department/County Executive/County Counsel/Board of Supervisors

**Time Frame:** FY 94-95

**Funding Source:** General Fund

#### **Water Supply and Delivery**

9. The County shall work with local water purveyors and members of the California Groundwater Association, Mother Lode Branch, to adopt and implement a water availability monitoring program that includes the following components:

- a. A private well sampling program to evaluate the quality of groundwater supplied to newly constructed private domestic wells;
- b. A program to evaluate the quantity and quality of groundwater in small public water systems (the County shall support state monitoring of larger systems);
- c. A program to monitor and evaluate surface water quality in major reservoirs and rivers, and;
- d. A geo-based, digitized database which plots groundwater and water well information, and shall become the basis of conclusions about groundwater quality and quantity.

**Responsible Agency/Department:** Division of Environmental Health/Domestic water purveyors/California Groundwater Association (a professional organization)

**Time Frame:** As funding becomes available

**Funding:** User fees/CSA fees for service/Grants and loans

10. The County shall initiate a review of any water system that persistently fails to meet applicable standards and shall encourage consolidation or regionalization of surface water treatment systems to address problems in common.

**Responsible Agency/Department:** Division of Environmental Health/Major water purveyors

**Time Frame:** As needed

**Funding:** State MOU funds/General Fund

11. The County should identify precise locations of severe groundwater contamination or overdrafting. The County shall work with water users in these areas to investigate methods for shifting to reliance on surface water supplies or other appropriate solutions.

**Responsible Agency/Department:** Health Department/Department of Public Works

**Time Frame:** As needed

**Funding:** General Fund or other identified source

12. Initiation and implementation by the Health Department of an education and enforcement program leading to the replacement of canal-served water supplies with safe water sources.

**Responsible Agency/Department:** Division of Environmental Health/Water Purveyors

**Time frame:** On-going

**Funding:** General Fund/User fees

13. In situations where the County has review authority, require mitigation for impacts resulting from new water system facilities.

**Responsible Agency/Department:** Department of Public Works

**Time frame:** On-going

**Funding:** Permit fees

14. Enforce the provisions of Placer County Code section 19.100 e. requiring that wherever a Meadow Vista County Water District, Midway Heights County Water District, or PCWA treated water main exists nearby, each new land development project shall be required to extend treated water into said development as a condition of approval.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Impact Fees

15. Before allowing individual wells to be the domestic water source in new land developments require, as part of the environmental review process, demonstration through test wells, water quality analyses, and where appropriate through groundwater pumping and modeling, that the groundwater be a reliable and adequate source of and potable water to each user.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Permit Fees

16. Wherever groundwater quality fails to meet any of the primary or secondary public drinking water standards, or where groundwater depletion may occur as a result of proposed uses, treated domestic water shall be required as a condition of approval of new projects.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Permit Fees

17. Where study shows that groundwater quality and/or quantity may be adversely affected by "harvesting," extension of Meadow Vista County Water District, Midway Heights, or PCWA treated water shall be required into the development.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Impact Fees

18. As part of the groundwater monitoring and modeling program employed by the Environmental Health Division, the locations where polluted groundwaters are discovered shall be reported to the appropriate water purveyor.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** General Fund

19. Where study shows that groundwater can likely be used without adversely affecting quality or quantity, require that appropriate monitoring programs be established.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Impact Fees

20. Where treated surface water is not available, require that surface irrigation water from a canal system be provided to each new development utilizing individual wells wherever possible to minimize impacts of groundwater drafting.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Impact Fees

21. Prohibit wells as the water source for any "community" water systems to serve multiple users in new developments.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Permit Fees

[See also Implementation Programs under Natural Resources Section, Items 9-15]

#### **Sewage Collection, Treatment and Disposal**

22. Undertake more precise studies of areas identified as being in need of community sewer service.

**Responsible Agency/Department:** Division of Environmental Health/ Department of Public Works

**Time frame:** 1993-95

**Funding:** General Fund

23. Require that all land subdivisions of 100 or more lots utilizing onsite sewage systems be included in a CSA Zone of Benefit which provides for the inspection of septic system maintenance, operation and pumping, and which provides monitoring for impacts of such systems upon groundwaters.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Impact Fees

24. On-site sewage treatment and disposal shall only be permitted on parcels where all current regulations can be met and where parcels have the area, soils, and other characteristics that permit such disposal facilities without threatening surface or groundwater quality or posing any other health hazards.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** General Fund/Permit Fees

25. Pursuant to County Ordinance (Chapter 4, Subchapter 1, Section 4.45), require that as part of the environmental review process, each new development proposing to use onsite sewage disposal systems be required to provide appropriate soils testing and study, and be required to provide acceptable preliminary onsite sewage disposal system designs.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Permit Fees

26. Where testing cannot establish acceptable onsite sewage system designs, require reduced density by elimination of lots which cannot sustain onsite sewage disposal systems.

**Responsible Agency/Department:** Division of Environmental Health

**Time Frame:** On-going

**Funding:** Permit Fees

### **Stormwater Drainage**

27. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement and fund current and future watershed management, flood control, water quality protection, and water conservation plans of the Placer County Flood Control and Water Conservation District.

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Development Fees/General Fund

28. The County shall prepare and adopt ordinances and programs as necessary and appropriate to implement required actions under state and federal stormwater quality programs.

**Responsible Agency/Department:** Department of Public Works/Board of Supervisors

**Time Frame:** Ongoing

**Funding:** Development Fees/General Fund

29. The County shall develop brochures and other methods to educate the public and developers regarding the potential impacts of development on drainage, flooding, and water quality.

**Responsible Agency/Department:** Department of Public Works/Flood Control and Water Conservation District/Department of Environmental Health

**Time Frame:** FY 94-95; ongoing

**Funding:** General Fund

### **Flood Protection**

30. The County shall continue to implement and enforce its Grading Ordinance and Flood Damage Prevention Ordinance. [4.F.13.]

**Responsible Agency/Department:** Department of Public Works

**Time Frame:** Ongoing

**Funding:** Permit fees

31. The County shall continue to implement zoning policies which minimize potential loss of property and threat to human life caused by flooding. [5.3.]

**Responsible Agency/Department:** Planning Department/Department of Public Works  
**Time Frame:** Ongoing  
**Funding:** Permit fees

#### **Law Enforcement**

32. Implement the law enforcement goals and policies of the Community Plan designed to reduce response time and maintain sheriff's department staff levels at an acceptable level.

**Redevelopment Agency/Department:** County Sheriff's Department/Board of Supervisors/Land Development Departments  
**Time Frame:** Ongoing  
**Funding:** General Fund

33. Consult with the Placer County Sheriff's Department during the review of new development plans to ensure that public safety aspects, including adequate lighting, circulation, etc., are provided.

**Responsible Agency/Department:** Land Development Department/County Sheriff's Department  
**Time Frame:** Ongoing  
**Funding:** Permit fees

#### **Fire Protection**

34. Require new development plans be submitted to the local fire district and CDF for review and approval prior to final map approval and/or issuance of certificates of occupancy, as appropriate.

**Responsible Agency/Department:** Land Development Departments  
**Time Frame:** On-going  
**Funding:** Permit Fees

35. Require land developers to pay in lieu fees, dedicate land, or purchase equipment as necessary to ensure adequate fire protection facilities are available as the Plan area builds out.

**Responsible Agency/Department:** Servicing Fire Districts  
**Time Frame:** Ongoing  
**Funding:** Impact fees

36. Continued provision by CDF of wildlands protection of State Responsibility Area lands throughout the Community Plan area, and provision of contract services as needed.

**Responsible Agency/Department:** Board of Supervisors, California Department of Forestry  
**Time frame:** Ongoing  
**Funding:** General Fund

37. Inspect all new construction and remodel projects for fire code compliance prior to issuance of certificates of occupancy.

**Responsible Agency/Department:** Placer County Building Department/Placer Hills Fire Protection District  
**Time frame:** Ongoing  
**Funding:** User fees

38. Inspect and test all automatic fire extinguishing systems in accord with State Fire Marshal regulations and the National Fire Protection Standards.

**Responsible Agency/Department:** Placer County Building Department/Placer Hills Fire Protection District

**Time frame:** Ongoing

**Funding:** User fees

39. Establish training requirements with fire fighter certification for paid fire fighters and volunteer fire fighter certification for on-call fire fighters.

**Responsible Agency/Department:** Placer Hills Fire Protection District

**Time frame:** Ongoing

**Funding:** District funds

### **Public Education**

40. Identify existing and potential school sites and delineate the sites on Land Use Map.

**Responsible Agency/Department:** County Office of Education/Planning Department

**Time frame:** As a part of the Meadow Vista Community Plan update

**Funding:** General Fund

41. Ensure land use compatibility between school sites and surrounding uses.

**Responsible Agency/Department:** Planning Department

**Time frame:** As a part of the Meadow Vista Community Plan update and on an on-going basis as a part of environmental review/project review

**Funding:** General Fund and Permit fees

42. School districts shall have primary responsibility for ensuring that school facilities exist, or will exist in a timely manner, to accommodate projects student populations of new residential development projects in compliance with established service level standards. The County will assist the school districts by requiring will-serve letters from affected school districts for each new residential land use project. [6.D.]

**Responsible Agency/Department:** Planning Department, School Districts

**Time frame:** Ongoing

**Funding:** Permit fees

### **Utilities**

43. Review projects for compliance with the EMF doctrine of prudent avoidance.

**Responsible Agency/Department:** Division of Environmental Health

**Time frame:** Ongoing

**Funding:** Permit Fees

## **III. DISCUSSION**

### **1. Water Supply**

Domestic water in the Plan area is principally supplied by three agencies: Midway Heights County

Water District, Meadow Vista County Water District, and Placer County Water Agency (PCWA). Figure 5.1 shows the water service area boundaries of these agencies. In addition, many individual parcels and

developments are supplied with pumped groundwater by individual wells and a number of residences continue to utilize direct connections to irrigation ditches as a water supply.

## 2. Sewage Disposal

Sewage disposal in the Plan area is accomplished solely through on-site septic tank and leach line systems. Although this does not pose any significant problems throughout most of the Plan area where larger sized parcels exist, the more developed central town area has historically experienced sewage disposal difficulties. This area is generally low-lying and its soil types pose limitations, which during periods of heavy loading due to use and during periods of soil saturation during the wet winter season, systems have sporadically backed up, overflowed, and shown other signs of failure. These constraints have restricted the use of many of the commercially zoned properties and threaten the health of the community.

Because of the expense, the potential growth inducing impacts, and the likely opposition from a portion of the community (30% according to the Community Survey results), a solution to the sewage disposal problem for the central town area, specifically properties designated for commercial use, is beyond the scope of this Community Plan. At community meetings, Meadow Vista residents have strongly opposed the creation of a sewer system that would serve residential areas, thus opening up increased possibilities for residential development. However, there is strong interest in maintaining the viability of the downtown; consequently, alternatives to correct the sewage disposal problem have been explored and are summarized below.

### 2.1 Alternative 1 - Community Leachfield

A cursory review of the USDS Soil Conservation Service soils maps of the community has shown that there are better soils on higher ground to the east of the commercial area. Some small properties with the potential to be used for limited "community leachfields" to solve the problems of a few small businesses may become available in this area from time to time. Lands sufficient to support a large community leachfield to serve the entire downtown commercial area appear unavailable, however.

Further investigation, and some diligence, will be needed if individual merchants or small groups are to take advantage of lots or parcels which become available in this location. (See Figure 5.2)

### 2.2 Alternative 2 - Alternative Sewage Systems

In May 1992, a new "Ordinance Governing Individual On-site Sewage Disposal Systems" went into effect in the County. This ordinance allows the use of defined alternative<sup>2</sup> sewage systems for expansions of commercial businesses, dependent upon available suitable soils. The ordinance may also allow the use of "exotic" experimental sewage systems for repairs of commercial sewage systems to correct health hazards. Neither of these system types is exempt from practical limitations such as shallow groundwater and poor soil, but the experimental category may provide an option to simply closing up shop when more conventional systems are unable to correct health hazards.

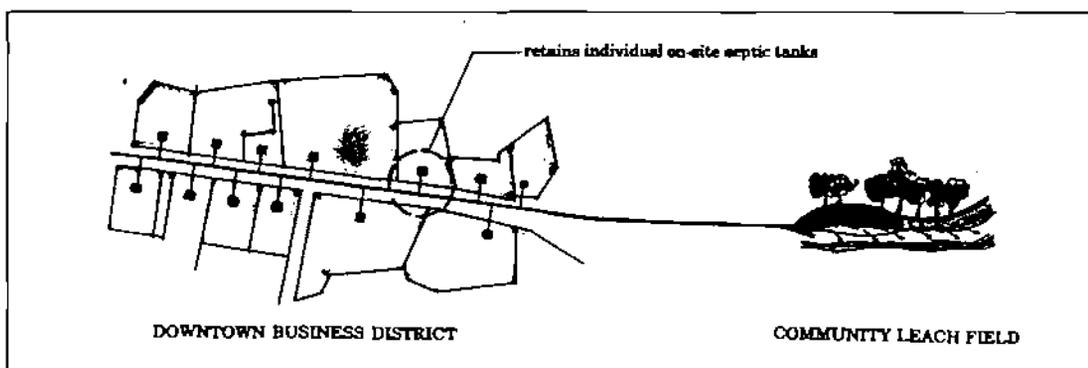
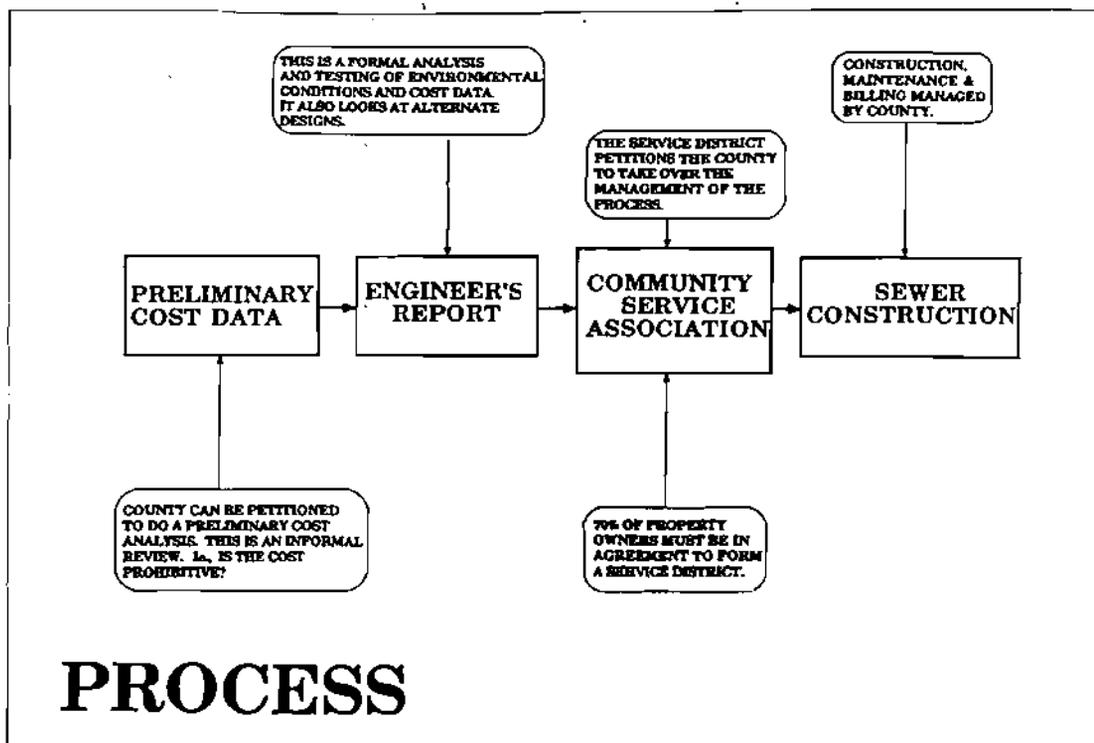
When health hazards exist at ongoing commercial operations, the sewage disposal ordinance allows great latitude in making repairs to such situations, hence the provision to allow the use of exotic experimental systems as may be appropriate. The ordinance does not allow such latitude when an existing business wishes to expand, requiring instead that standard or alternative systems as defined in the ordinance be installed. Generally, the standard and alternative systems require that better soils and groundwater conditions exist, conditions which are rarely found in the central town area.

### 2.3 Alternative 3 - Connection to SMD #1 via the Winchester Low Pressure Sewer System

The most logical way to provide sewer service to the central town area is through Sewer Maintenance District No. 1 (SMD #1) and the low pressure sewer system that is proposed for the Winchester Subdivision. Low pressure sewer systems typically work by having each property connected to the sewer having an on-site septic tank to remove solids and then a pump unit to pump the remaining waste water into the pressure sewer system.

In the case of Meadow Vista, the commercial area is approximately three hundred (300) feet, in elevation, below the discharge point in the proposed Winchester

<sup>2</sup> Notably sand filters, mounds, pressure dosed systems, and capping fills.



### ADVANTAGES

- NOT DEPENDENT ON SUCCESSFUL COMPLETION OF WINCHESTER.

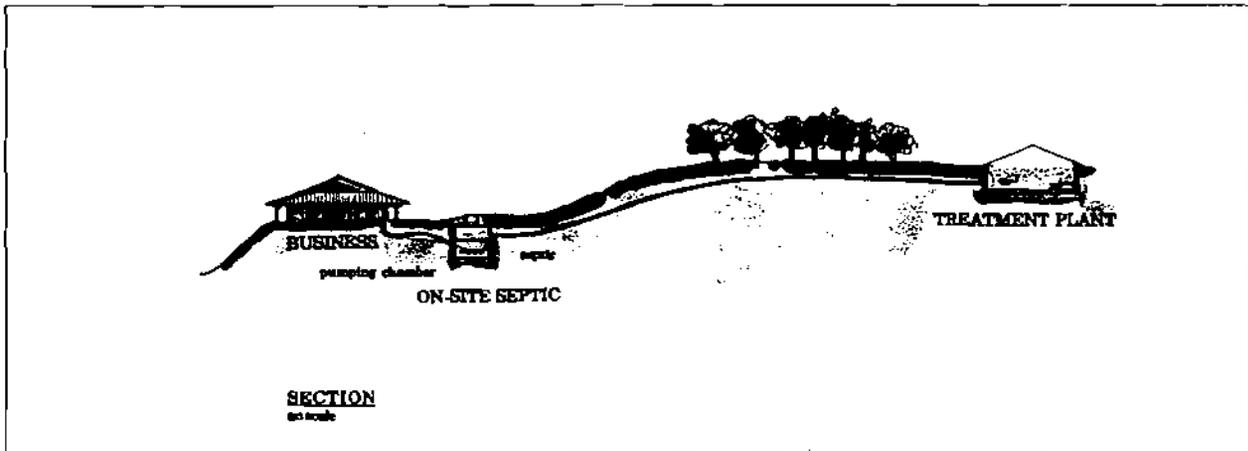
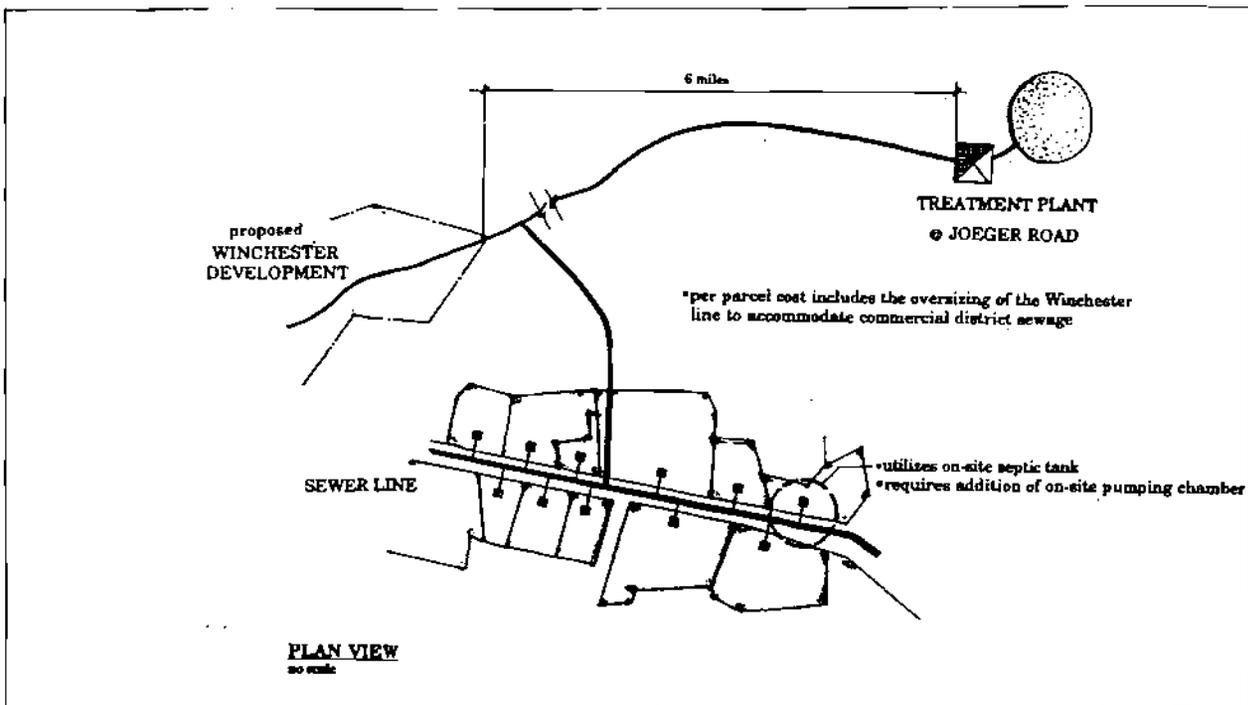
### DISADVANTAGES

- LAND COST CAN VARY.
- REQUIRES LOCATING ACREAGE IN VICINITY FOR COMMUNITY LEACH FIELD.

# COMMUNITY LEACH FIELD SYSTEM



Figure 5.2



#### ADVANTAGES

- NO LEACH FIELD REQUIRED.
- COST SHARED WITH WINCHESTER DEVELOPMENT.

#### DISADVANTAGES

- DEPENDENT ON SUCCESSFUL DEVELOPMENT OF WINCHESTER.
- MAY REQUIRE NEW SEPTIC TANKS AT EACH SITE.
- REQUIRES ADDITION OF A PUMPING CHAMBER AT EACH SEPTIC TANK.

# LOW PRESSURE SEWER SYSTEM



Figure 5.3

sewer system. That is greater than the practical liftsmall pumps can handle, thus it is not practical to construct a typical low pressure sewer system. Therefore, a conventional gravity sewer system running north on Placer Hills Road to the end of the commercial area at Combie Road would be required. At that point a large septic tank would be constructed along with a large horsepower water pumpstation that would pump all of the communities wastewater back to Winchester. From there it would flow through the Winchester low pressure sewer system to the SMD #1 treatment plant (Plant 1). Construction costs would be for the gravity sewer system, the septic tank and pump station, and the pressure pipe running from there to Winchester.

The Winchester low pressure sewer system is being designed to handle the sewage generated from Winchester only. After the pipes collect wastewater from Winchester, an off-site sewer pipe will run for five miles to the SMD #1 plant. Based on a requirement from the Environmental Health Division, the off-site pipe will be designed to have capacity to sewer Christian Valley, however it will not have capacity for any other properties like Meadow Vista. Accordingly, the sewer pipe through Winchester and the off-site sewer pipe would have to be constructed even larger to serve the subject area.

The total estimated cost for sewerage the commercial properties, including sewer construction annexation fees, and connection fees is \$1,225,600, or approximately \$42,300 per commercial parcel (1994). (See Figure 5.3)

### 3. Stormwater Drainage

There is one major watershed and one minor watershed that drain the Plan area. The Bear River watershed, the major watershed, drains Wooley Creek and Coyote Creek tributaries. The Coon Creek watershed, the minor watershed, drains the headwaters of Dry Creek. Drainage issues in Plan area are generally not significant due to well-defined deeply incised channels and steep channel slopes with limited potential for significant development. The Bear River watershed is the largest watershed in Placer County in which detailed studies have not been performed to date.

### 4. Flood Protection

Flooding issues in the Plan area are generally not significant due to well-defined, deeply incised

channels and steep channel slopes with limited potential for significant development. The County currently has policies and ordinances to regulate impacts of development on drainage.

Development within floodplains, as identified by the Federal Emergency Management Agency (FEMA), are subject to the requirements set forth in the Federal Insurance Program. The County has also adopted a comprehensive Storm Water Management Manual which addresses floodplain management issues such as floodplain delineation and compatible uses. In addition to floodplain management requirements, the Storm Water Management Manual also presents specific guidelines for drainage master planning, drainage facilities design, and flood warning and preparedness information.

## 5. Solid Waste

Auburn Placer Disposal Service provides solid waste disposal to the entire Plan area. Solid waste generated in the Plan area is disposed of at the Western Regional Sanitary Landfill (refer to the Placer County General Plan for further general discussion of solid waste disposal).

### 5.1 Landfill

The Meadow Vista landfill, which began accepting solid wastes in the mid-1960s, was operated by Auburn Placer Disposal Service on land owned by the County of Placer. Although not officially "closed" per current regulations of the California Integrated Waste Management Board, the landfill has been inactive since 1983, when a small transfer station was set up for the convenience of area residents. Auburn Placer Disposal Service records show that approximately 500,000 tons of residential wastes were buried at the landfill. Industrial and hazardous wastes were not accepted.

Following the termination of landfill operations, at least two feet of low-permeability soil was placed over the disposal area. Other environmental protection measures include groundwater monitoring wells, gas probes, leachate detection wells and a sump to collect water which may migrate through the garbage.

Volatile organic compounds have been found in two of the on-site water monitoring wells, but concentrations have not exceeded primary drinking water standards. Gas probes installed in 1988 show

that some methane gas is being produced in the filled areas, however there appears to be no imminent danger to life or property since the concentrations of gas are small and there are no structures in the immediate vicinity.

Although these monitoring results seem fairly innocuous, it would be prudent to carefully review future development proposals in this area.

The Department of Public Works intends to submit plans for final closure of the landfill in early 1995. It is anticipated that at least 12 more inches of soil will be spread over the top of the landfill to help prevent rainwater from seeping through the buried wastes. Additional gas and water monitoring and collection systems may also be installed at final closure.

## **5.2 Transfer Station**

The Meadow Vista Transfer Station is open seven days a week, and currently accepts less than 90 cubic yards (or 18 tons) of material per day. Loose garbage is collected in large bins which are hauled to the Auburn Transfer Station for recovery of recyclable materials and further compaction. Large transfer trailers haul the compacted wastes to the Western Regional Sanitary Landfill near Lincoln for disposal.

Waste disposal sites which are convenient to the public help reduce the illegal dumping of garbage (a significant problem in other parts of Placer County). Therefore, the County hopes to keep the Meadow Vista Transfer Station available to the public for waste disposal and recycling throughout the long term planning period.

## **6. Public Protection**

The law enforcement needs of the unincorporated Meadow Vista Community Plan area are served by the Placer County Sheriff's Department. In addition, traffic enforcement and accident investigations in the unincorporated area are provided by the California Highway Patrol.

## **7. Fire Protection**

Fire services are provided to the Plan area by the Placer Hills Fire Protection District and California Department of Forestry. The District has prepared a Fire Protection System Study which outlines service

standards, background information, growth data, and planning efforts. The goals and policies of the MVCP are intended to assist the District in implementation of their plan.

The District has indicated that the threat from catastrophic fire exists today and will continue to worsen in the future due to the rural nature of the Plan area which has placed an increasing number of structures within an area containing 60 to 80 years of cumulative fuel build-up. The native vegetation types in the area are mixed conifer, oak woodland, and chaparral. The forest-woodlands are at risk from fire, insects, and root rot. In the Meadow Vista climate--a mediterranean type with mild winters and long, hot summers--wildland fuels do not readily decompose. The dead fuel is prone to fire and poses a serious fire hazard as it continues to build up. The native, living vegetation surrounding the rural residences in the area is flammable because of its dryness, structure, and dense growth. The area has a history of high-intensity fires and the possibility of a conflagration exists each summer. In order to reduce this threat, and provide defense capabilities and evacuation routes, a number of policies have been included in the MVCP.

## **8. Medical Services**

Auburn Faith Hospital in the north Auburn area is the general medical hospital facility providing service to the Plan area. It currently contains 108 beds and provides full medical service. An emergency medical facility is located in the central town area and provides limited emergency care and clinic services.

The first response to medical emergencies is typically provided by the Placer Hills Fire Protection District's First-Responder Emergency Medical Services. It's response standard is four minutes "run time" 80% of the time. First-Responder Emergency Medical Service provides limited medical aid to victims until ambulance service is available.

Ambulance service in the Plan area is provided by American Medical Response through a contract with Sierra-Sacramento Valley Emergency Services (SSVEMS), a joint powers authority responsible for providing emergency medical services to Placer County and four other counties. SSVEMS operates under the guidance of its master plan. Its Placer County Emergency Medical Service Response Time Task Force is currently in the process of reviewing established response times<sup>3</sup> for ambulance service to

its Placer County service area, including Meadow Vista.

## 9. Public Education

Schools are an integral part of the Meadow Vista community. They are a key part of the quality of life for residents with school age children, and they are a critical resource to ensure a well educated next generation for the community as a whole. In addition, their facilities impact the central town area and their traffic impacts all roads.

All new development in the area, be it new subdivisions or infill on existing parcels, should pay the cost of the new children that they will add to the school districts. The existing community cannot absorb additional costs for new students from new development.

Since the location of schools impact traffic patterns as well as the neighborhood near the school, the community should be active in the selection of school sites. As much as possible, schools should be located in the neighborhoods where the students live, thus minimizing the traffic impact of the school.

Bussing students to school minimizes traffic throughout the community and, therefore, helps reduce air pollution. It is a goal of the community to ensure that the school district maintain their program of bussing students to school. It is also a goal of the community to develop paths and walkways which will allow children to walk to school, eliminating the need for transportation wherever possible.

Public education is served in the Meadow Vista Community Plan area through one elementary school district, one high school district and one community college district. These districts do not occupy the entire Plan area, only parts of it. Each of the districts is faced with overcrowding and facility funding problems. A complete description of each district's facilities, projected enrollment, facility funding plan, and specific problems is contained in the Plan's EIR.

## 10. Utilities

Utility service to the area is provided as follows:

Telephone - Pacific Telephone and Contel  
Electricity - Pacific Gas & Electric  
Natural Gas - Pacific Gas & Electric  
Trash Disposal - Auburn Placer Disposal Service

Each of the above utility companies was contacted during the planning process. Providing future service for the densities proposed in the Plan was not indicated as a problem for any of the companies.

### 10.1 Electric and Magnetic Fields (EMF), Electric Utilities

Electric and magnetic fields exist wherever electricity is found. There is concern that there could be adverse health effects, although the evidence is unclear at this time. Reflecting the findings of the EMF Consensus Group for the California Public Utilities Commission, the MVCP contains a policy which should help prepare the County for an uncertain future regarding potential adverse health effects associated with power-frequency electric and magnetic fields, if any exist.

### 11. Other Public Services

Local governmental services within the Plan area are provided by Placer County. These additional services include library facilities, health and welfare services, judicial services, land development services, and a variety of fiscal, administrative and other services. Auburn, as the County seat, is the location of many of these facilities. The County offices are located at the Administrative Center, within the City of Auburn, and the Dewitt Center in the north Auburn area (between Atwood and Bell Road, west of Highway 49). A new County Facilities Master Plan is currently being prepared to address the County's long-term needs for new facilities. This Plan will address the preferred location for various County operations. The proposed plan anticipates that a large portion of the County's operations will remain based in Auburn. Reference is made to this Facilities Master Plan for additional information regarding County Facility needs.

<sup>3</sup> Response time is the elapsed time from first dispatch of an ambulance until its arrival at the emergency scene.