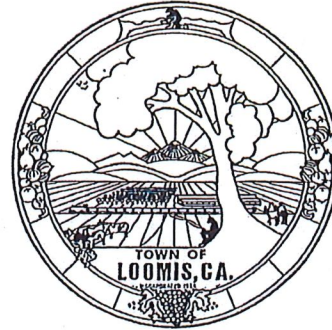


TOWN OF LOOMIS



TO: Concerned Agencies
FROM: Town of Loomis Planning Department
DATE: June 26, 2019
SUBJECT: APPLICATION #19-16 - USE PERMIT
SMOGBUSTERS – VEHICLE SMOG TESTING SERVICE
3865 Taylor Road, Suite B - APN: 044-123-050

The Town of Loomis has received a Use Permit application to operate a Vehicle Smog Testing business in the General Commercial (CG) Zoning District and is designated General Commercial in the General Plan. Pursuant to **Section 13.26.030 Commercial Permitted Use Table 2-6** of the Loomis Zoning Ordinance Vehicle services (minor maintenance/repair) is an allowable use and requires Use Permit approval when the site abuts a residential zone. This business is a smog check testing only business and no repairs or service work shall be performed on site.

Surrounding land use designations:

North General Commercial (CG)
South General Commercial (CG)

East Single Family Residential (RS-7)
West General Commercial (CG)

RS-7 NE
RS-10 SE

The parcel is 1.5 acres (65,340 sq.ft.) with two buildings totaling 29,176 sq.ft. Unit A is occupied by Riebes Auto Parts. Unit B, as proposed, is 1,340 sq.ft. and provides a front entry with customer waiting area, counter, and office, and rear testing area accessed through a roll up door by employee(s). The business operates Monday through Friday from 8:30 a.m. to 5:00 p.m. and Saturday from 8:30 a.m. to 2:00 p.m. The service volume is anticipated to be approximately 10 vehicles per day, one vehicle at a time. This business does not test recreational vehicles or commercial trucks. The rear of Building One is occupied by a landscape contractor and Building Two is occupied by several construction based businesses.

This application is exempt from the California Environmental Quality Act (CEQA) Guidelines as per Section 15332 "In-fill Development Projects, Class 32(a through e).

We would appreciate hearing from you by **July 11, 2019** regarding any concerns your agency may have with the proposed project. You may e-mail your responses to: mvanvoorhis@loomis.ca.gov.

If you have any questions, please contact me at your convenience

Sincerely,

Mary Beth Van Voorhis
Planning Director

Attachments: Vicinity Map
Zoning Map
Application #19-16

• Needs ADA access from Street.

• Needs to replace the driveway.

GP Res Low Density
"Med Density"

Hunter Crossing



PLACER COUNTY WATER AGENCY
SINCE 1957
BUSINESS CENTER PHONE
144 Ferguson Road 530.823.4850
MAIL 800.464.0030
P.O. Box 6570 WWW.PCWA.NET
Auburn, CA 95604

July 3, 2019
File No.: PD/Loomis
Map No.: 25-B-16

Mary Beth Van Voorhis
Planning Director
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

SUBJECT: Use Permit for Smog Busters- Vehicle Smog Testing Service

Dear Ms. Van Voorhis:

Thank you for the opportunity to review and comment on the Use Permit for Smog Busters- Vehicle Smog Testing Service design review. This letter is written in response to your Request for Comment dated June 28, 2019 and is intended to provide a preliminary design review of the plans and documents provided with the request from the Town regarding the proposed development located at APN 044-123-050 in Loomis, California. The Agency does not reserve water for prospective customers and this letter in no way confers any right or entitlement to receive water service in the future. The Agency makes commitments for service only upon execution of a facilities agreement and the payment of all fees and charges required by the Agency. All water availability is subject to the limitations described below and the prior use by existing customers.

The Agency is currently serving treated water to the above mentioned parcel by an existing 5/8-inch meter connected to the Agency's 20-inch treated water main in Taylor Road. Additional water can be made available upon receiving a completed meter application detailing the proposed usage, and payment of all fees and additional Water Connection Charges that may apply. Please contact Customer Services at (530) 823-4850 for the required forms and fees.

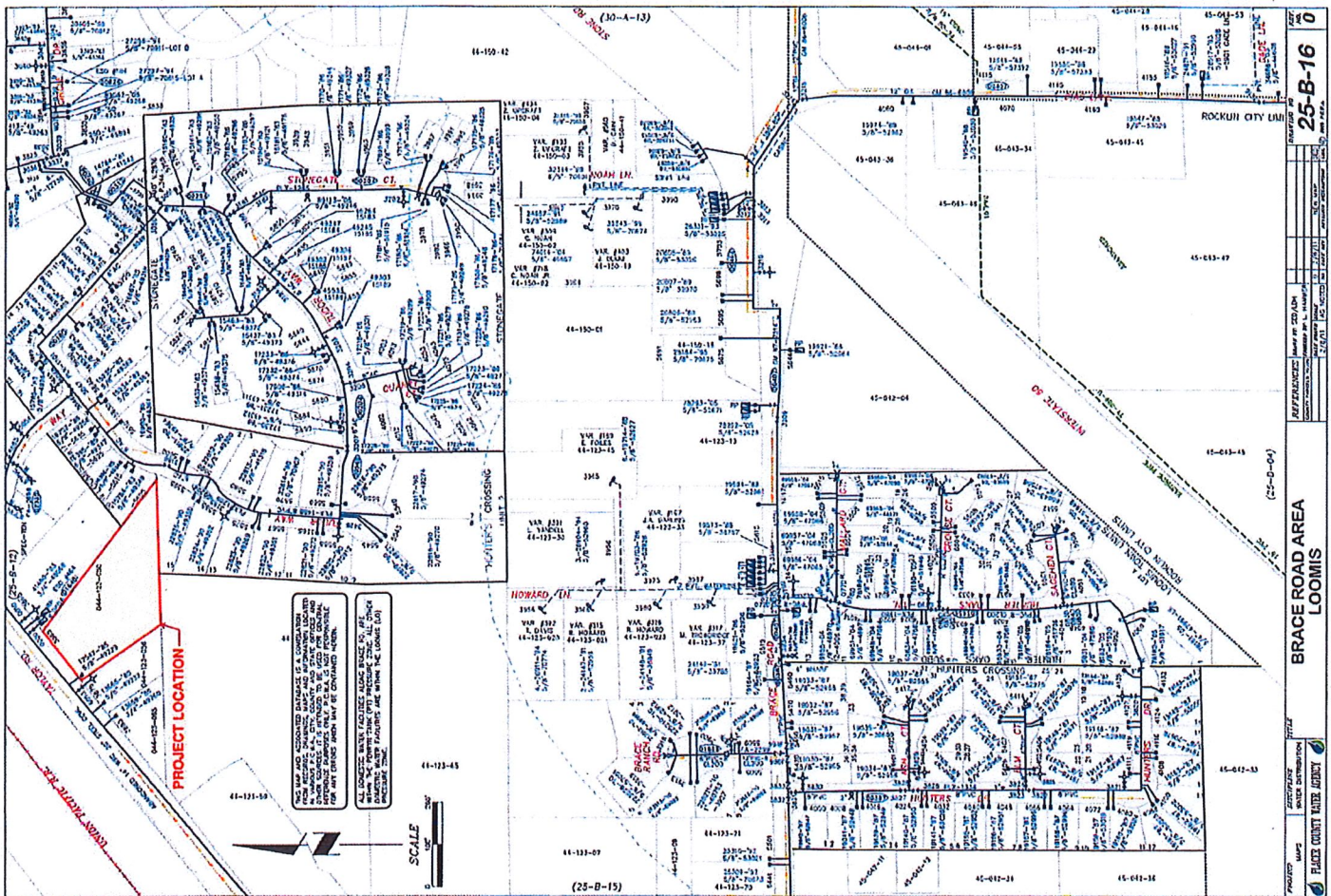
If you have any questions, please call me at the Engineering Department at (530) 823-4886.

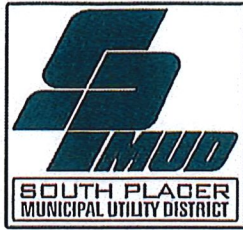
Sincerely,

Richard Wirth
Assistant Engineer

RW: ts

pc: Daryl Hensler
Ken Yunk
Field Services
Customer Service
Britton Snipes, Loomis Public Work Director
Enc: Map No. 25-B-16





South Placer Municipal Utility District

5807 Springview Drive
Rocklin, CA 95677
(916) 786-8555

July 9, 2019

Town of Loomis
Planning Department
P.O. Box 1330
Loomis, CA 95650

Attention: Mary Beth Van Voorhis, Planning Director

Subject: #19-16 Use Permit – SMOGBUSTERS – Vehicle Testing Service
3865 Taylor Road, Suite B
APN: 044-123-050-000

Dear Ms. Van Voorhis,

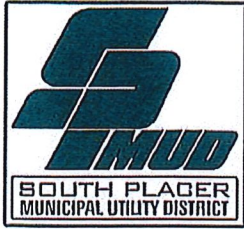
Thank you for the opportunity to comment on the application to operate a vehicle smog testing business in the General Commercial (CG) Zoning District. The parcel is 1.5 acres with two buildings totaling 29,176 square feet. Unit A is occupied by Riebes Auto Parts. Unit B, as proposed, is 1,340 square feet and provides a front entry with customer waiting area, counter, and office, and rear testing area access through a roll-up door. The business is a smog check testing only business and no repairs or service work shall be performed on site.

The design and construction of all on-site and off-site facilities which may be required as a result of this project, including the acquisition and granting of sewer easements, will be the responsibility of the owner/applicant. All work shall conform to the Standard Specifications of SPMUD. Improvement plans shall be submitted to SPMUD for review and approval. A copy of the SPMUD facility map has been provided for your use. Please refer to the SPMUD Sewer Code for information regarding participation fees.

SPMUD has reviewed the information submitted and has the following comments:

1. The existing 4-inch sewer connection in Taylor Road is undersized for a commercial property based on SPMUD Standards and Specifications. Depending on the scope of work, the lateral may be required to be upsized to 6-inch pipe.
2. A property line cleanout is required at the back of walk or edge of the right-of-way per SPMUD Standards and Specifications.
3. Additional participation fees may be required based on the change in use. Please contact the District for additional information regarding fees.

Additional requirements may be required as design information is provided.



South Placer Municipal Utility District

5807 Springview Drive

Rocklin, CA 95677

(916) 786-8555

Should the applicant decide to move forward with public sewer, the owner and/or owner's representative will need to schedule a meeting with District staff in order to discuss the project and to determine specific requirements prior to issuance of a will-serve letter.

Please note that the District's Standard Specifications and Improvement Standards for Sanitary Sewers can be viewed at SPMUD's website: <http://spmud.ca.gov/developer-resources/standards-specifications/>.

Please do not hesitate to contact me at (916) 786-8555 extension 321 or chuff@spmud.ca.gov if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carle Huff', is positioned below the 'Sincerely,' text.

Carle Huff, P.E.



SPMUD - District Map

Find Address, District Project, Parcel



Find Parcel



-121.200 38.816 Degrees

60ft

and Management, Enr, HERE, Garmin, INCREMENT P, USGS, EPA, US



Environmental Health MEMORANDUM

DATE: July 11, 2019
TO: Mary Beth Van Voorhis, Town of Loomis
FROM: Joey Scarbrough, Technical Specialist
SUBJECT: #19-16 Use Permit, Smogbusters, APN 044-123-050

Environmental Health has reviewed the above-mentioned application and has the following conditions of approval:

- 1) "Hazardous materials" as defined in Health and Safety Code Division 20, Chapter 6.95 shall not be allowed on any premises in regulated quantities (55 gallons, 200 cubic feet, 500 pounds) without notification to Environmental Health Services. A property owner/occupant who handles or stores regulated quantities of hazardous materials shall comply with the following within 30 days of commencing operations:

Operator must complete an electronic submittal to California Environmental Reporting System (CERS) and pay required permit fees.

If the business will generate hazardous waste from routine operations, obtain an EPA ID number from the Department of Toxic Substances Control (DTSC).

Note: If the business owner/operator is unsure of what constitutes a hazardous material or waste, please contact Environmental Health Services for assistance at 530-745-2300.

Mary Beth Van Voorhis

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Thursday, July 11, 2019 11:35 AM
To: Mary Beth Van Voorhis
Cc: Katrina Hoop
Subject: Smogbusters 3865 Taylor Road Suite B
Attachments: F Tennant Improvement Plan Notes 2016.doc

Mary Beth,

Thank you for the opportunity to review the Smogbusters proposal. South Placer Fire District has the following comments:

1. Application #19-16 states that no construction will take place. SPFD will not require tenant improvement plans to be submitted. If future construction is performed, All construction must comply with South Placer Fire District standards, as well as the 2016 California Building and Fire Codes.
2. SPFD will require two 2A 10BC fire extinguishers to be mounted for this business. One in the testing area and one in the waiting/office area.
3. The address must be posted and visible from the roadway fronting the property, Taylor Road.
4. SPFD will require a fire final inspection prior to occupancy.

Respectfully,

Michael Ritter
Division Chief
South Placer Fire District
6900 Eureka Road
Granite Bay, CA 95746
916-791-7059 (Office)
916-791-2199 (Fax)
mritter@southplacerfire.org

APPENDIX F

South Placer Fire Protection District 6900 Eureka Road, Granite Bay CA. 95746 (916) 791-7059

The following are general requirements of the South Placer Fire Protection District for new commercial buildings. These comments are for the improvement of existing commercial buildings only. Plans submitted for approval shall reflect all requirements that apply. All of the following comments shall be printed on a comment sheet attached to the plans submitted for approval. Prior to final approval, all applicable fees must be paid.

Tenant Improvement

Fire Safety During Construction, Alteration or Demolition of a Building

Buildings undergoing construction, alteration or demolition shall be in accordance with Chapter 33 of the California Fire Code.

Address

All new and existing buildings shall place and maintain approved numbers or address identification on the buildings so as to be plainly visible and legible from both directions of travel on the street or roadway fronting the property. Approved numbers or address identification shall be placed prior to occupancy on all new buildings. Said numbers shall contrast with their background and shall be visible at all hours of the day and night by way of internal or external illumination. Illuminated numbers shall be a minimum of 4 inches high with a minimum stroke width of 1/2 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles. All numbers will be visible from a distance of at least 100 feet.

Buildings under construction

Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites.

Multiple tenant buildings

Tenant spaces within new or existing multi-tenanted buildings shall have approved numbers or addresses displayed at secondary access doors into the tenant space as required by the fire code official. Numbers will be required on the front and back doors of each proposed suite.

Exiting

Provide approved panic hardware at all required exit doors. Flush, edge or surface bolts or any other type of device that may be used to close or restrain the doors other than operation of the panic hardware-locking device are prohibited. Provide appropriate illuminated exit signs at all required exits. Exit and exit directional signs shall be illuminated per Section 1008, California Building Code.

Provide exits signs at every required exit doorway and wherever otherwise required to clearly indicate that direction of egress, an exit sign with letters having a principal stroke not less than 3/4 inches wide and at least 6 inches high.

Fire Alarm System

An approved fire alarm system installed in accordance with the provisions of the California Fire Code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.23 and provide occupant notification in accordance with Section 907.5.

Except for Group R and Group U occupancies, all new unsprinklered buildings shall have an approved automatic fire alarm system installed when the total fire area is equal to or greater than 1500 square feet. In addition, where additions increase the total size of the building to 1,500 square feet or more, the addition and the existing occupancy / building shall be provided with an approved automatic fire alarm system.

Group A, E, and M occupancies in buildings of any square footage, sprinklered or unsprinklered, shall be provided with an approved automatic fire alarm system.

APPENDIX F

Not less than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or water-flow detection devices. Where other sections of the California Fire Code allow elimination of fire alarm boxes due to sprinklers or *automatic fire alarm systems*, a single fire alarm box shall be installed *at a location approved by the fire code official*.

Fire Alarm System – Automatic (Existing)

If alterations impair the operation of an existing fire alarm system, the design, construction and modifications are to be completed by a currently licensed Fire Protection Engineer. The modifications shall be designed per the latest adopted edition of NFPA 72. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. The electronic automatic fire detection system shall be used only for the detection and warning of fire or life safety systems and no other systems shall be interfaced to it.

Fire Alarm System – Manual (Existing)

Provide and maintain an approved manual fire alarm system per the California Fire Code, which is consistent with standards by the latest adopted edition of NFPA 72. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. Said system shall be tested and approved by a recognized listing agency. The manual fire alarm system shall be used only for the warning of fire or life safety; no other systems shall be interfaced to it.

Fire Alarm Systems – Unprotected Buildings

Unprotected commercial buildings will be brought up to current Placer County Code standards, including fire alarms and sprinkler systems, whenever the tenant improvement being done requires the issuance of a building permit from the county with fire department approval and review.

Fire Alarm Indication Panel

UL (Underwriters Laboratory) approved illuminated indicator board shall be provided at an approved location or locations when more than one building or zone will be monitored at the same site

Fire Department Rapid Entry System

An approved rapid access system shall be provided on all commercial buildings. Buildings equipped with sprinklers, alarm or other system components that will be utilized in the event of an emergency shall install the Knox Box in an approved location by near the FIRE CONTROL ROOM. Knox-Box installation requirements: Maximum height, 6 foot to the top of the Knox-Box; Minimum height, 5 foot to the bottom of the Knox-Box (measured from finished floor elevation). The approved rapid entry system is provided by the Knox Company. The 3200 Series or 4400 Series is acceptable. The recessed version is recommended. Knox Company products may be ordered on the Internet at www.knoxbox.com.

Roof access identification

Doors leading to roof access ladders or stairs shall be labeled with signage reading "Roof Access" as required by the fire code official.

Fire Extinguishers

Provide and maintain portable fire extinguishers with a minimum rating of 2A10BC. Maximum travel distance to portable fire extinguishers shall not exceed 75 feet. In large open areas, there shall be one extinguisher per 3,000 square feet. The maximum travel distance from laundry rooms shall not exceed 50 feet. One 40BC rated extinguisher shall be provided in each kitchen area. If the kitchen is provided with a Hood Fire Suppression System, the fire extinguisher agent shall be compatible with the extinguishing agent in the Hood System. Fire extinguishers shall be mounted so that the top of the extinguisher is not higher than 5 feet from the ground. Fire extinguishers shall be serviced as required by code, serviced after each use, and inspected every month.

APPENDIX F

Fire Sprinkler System – Automatic (Existing)

If alterations impair the operation of an existing fire sprinkler system, the design and construction to be completed by a currently licensed C-16 fire sprinkler designer and contractor. The modifications shall be designed per the latest adopted edition of NFPA 13. If changes are proposed within the remote part of the existing sprinkler system, hydraulic calculations will be required. Two sets of plans shall be submitted for review and approval prior to issuance of a building permit. An approved private licensed central monitoring station shall monitor the system and all control valves. A letter of agreement with the approved private licensed central monitoring station shall be submitted prior to the final inspection of the project. The design and location of the fire department connection and placement of control valves shall be approved. Bollards shall be provided to protect appliances from vehicle damage when necessary. All fire sprinkler control valves and related appliances shall be visibly labeled.

Where required in existing buildings and structures

An automatic sprinkler system shall be provided in existing buildings and structures where required in Chapter 11. In addition, except for Group U and R-3 occupancies, when the area of an existing building is increased to 3600 square feet or more, the addition and existing building shall be provided with an approved automatic fire sprinkler system throughout.

Hood System

Provide an UL approved hood extinguishing system for cooking surfaces in all commercial building kitchens per the latest edition of NFPA 96. Two sets of plans and specifications shall be submitted to this office for review and approval prior to construction.

Identification

Approved regulatory safety signs that meet the latest edition of NFPA shall identify hazards and hazardous materials. Fire protection devices or other components that will be utilized in the event of an emergency shall be marked in an approved manner. Areas will be labeled with 4-inch letters contrasting with the background to assure good visibility.

Occupancy

Maximum occupant load sign must be posted in a conspicuous place near the main exit.

Building Addition

Any addition to the square footage of the usable floor area of an existing building shall require current design features and codes to be enforced for the entire structure. Site plans will be required.

Occupancy Change

When any building is modified from its original intended use, current design features and codes shall be enforced. Site plans will be required.

Final Plans Accepted

The final plans shall be approved only when stamped and/or signed by authorized South Placer Fire Protection District personnel.

Tenant Improvement Final Acceptance

Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72-hour notice required previous to inspection and testing.



RECEIVED

JUL 15 2019

TOWN OF LOOMIS



GAVIN NEWSOM
GOVERNOR



JARED BLUMENFELD
SECRETARY FOR
ENVIRONMENTAL PROTECTION

Central Valley Regional Water Quality Control Board

10 July 2019

Mary Beth Van Voorhis
Town of Loomis Planning Department
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

CERTIFIED MAIL
7017 2620 0001 1359 1212

COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, SMOGBUSTERS - VEHICLE SMOG TESTING SERVICE (APPLICATION #19-16 - USE PERMIT) PROJECT, PLACER COUNTY

Pursuant to the Town of Loomis Planning Department's 26 June 2019 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the SmogBusters - Vehicle SMOG Testing Service (Application #19-16 - Use Permit) Project, located in Placer County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office

KARL E. LONGLEY ScD, P.E., CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_201805.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality/certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo2003-0003.pdf

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf

Regulatory Compliance for Commercially Irrigated Agriculture

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.

There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at:
https://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/regulatory_information/for_growers/coalition_groups/ or contact water board staff at (916) 464-4611 or via email at IrrLands@waterboards.ca.gov.
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 11-100 acres are currently \$1,277 + \$8.53/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at IrrLands@waterboards.ca.gov.

Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete

10 July 2019

Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order.


For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:
<https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4812 or Jordan.Hensley@waterboards.ca.gov.


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