



ANALYTICAL ENVIRONMENTAL SERVICES
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(916) 447-3479 | FAX (916) 447-1665

MEMORANDUM

TO: Robert King, Town Planner, Town of Loomis

FROM: Ryan Sawyer, AES

DATE: 9/25/2018

RE: Comments received on the ISMND for the Nute Road Subdivision Project

This memorandum contains responses to comments that were received on the Initial Study/Mitigated Negative Declaration (ISMND) for the Nute Road Subdivision Project (Proposed Project). The ISMND was made available to the public on August 17, 2018, for a 30-day comment period which ended on September 17, 2018, pursuant to Section 15073(a) of the California Environmental Quality Act (CEQA) Guidelines. A total of ~~four~~ five comment letters were received, which are included as **Attachment A** to this memorandum. Individual comments within the letters were bracketed as applicable; the responses below have been numbered to correspond to the bracketed comments.

RESPONSES TO COMMENTS

COMMENT LETTER 1 – CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE, ANGELA CALDERARO

Comment 1-1

Comment noted. Figure 6 has been revised to identify additional potential wetlands on the eastern portion of the project site that were not previously shown, as requested by CDFW. This figure is included as **Attachment B** to this memorandum. This revision does not affect the environmental analysis within the ISMND, as these wetland areas are outside the development area (Parcels 2 and 3). Further, the locations of these wetlands are approximate, as during the site visit this portion of the site was inaccessible due to electrified fencing and grazing animals. Although this area is outside of the area of potential effects associated with the Proposed Project, in the event that the landowner elects to move forward with a separate and unrelated project in the future that involves construction or fill within the potential wetland and drainage areas shown on Figure 6, such activities would be subject to compliance with Fish and Game Code Section 1600, which would likely require a Lake and Streambed Alteration Agreement and additional related CEQA analysis.

The cottonwood trees present on the project site and shown in Figure 6 are not related to a riparian stream and appear to have been purposely planted as a wind break or visual barrier for the homeowner

on Parcel 4. There were no drainages in this area, and nothing to suggest that regularly flowing surface water occurs within this portion of the site. While cottonwoods often occur in conjunction with riparian areas, they are not an obligate wetland or riparian species. Their presence only suggests the potential for a particular habitat, it does not define it. No stream channels were identified around the cottonwood trees; therefore, no permitting associated with the disturbance of streams or other potentially jurisdictional water feature would be a result of this Proposed Project.

The ISMND discusses wetland impacts in Section 3.5.2, and includes the following language:

Parcels 2 and 3 are the only areas within the project site that would undergo construction as a part of the Proposed Project. These parcels do not contain creeks or riparian habitat. Therefore, as a result of the Proposed Project, there will be no impact to riparian habitat or wetlands. However, should any new construction or grading occur on Parcels 1 and 4 as part of a separate and unrelated project, these activities would be required to adhere to the CWA and Section 1600-1607 of the California Fish and Game Code, which are protective of waters of the U.S. and riparian habitat.

Therefore, as described in the ISMND, impacts to wetland features under the Proposed Project would be less than significant. Furthermore, the Town's Municipal Code Section 13.58.040 includes requirements for stream and wetland impacts:

The town shall require new development to mitigate wetland loss in both regulated and non-regulated wetlands to achieve "no net loss" through any combination of the following, in order of desirability.

- A. Avoidance of riparian habitat.
- B. Where avoidance is not feasible, minimization of impacts on the resource.
- C. Compensation, including use of a mitigation banking program that provides the opportunity to mitigate impacts to rare, threatened, and endangered species and/or the habitat which supports these species in wetland and riparian areas. The area for mitigation banking is encouraged to be located within the town.
- D. Any permitted development, grading, fill, excavation, or shading within a wetland shall provide for the mitigation of wetland loss at a replacement ratio of from 1:1 to 4:1, as determined by the review authority based on the biotic value of the wetland established by the required environmental analysis, and shall ensure that there is no net loss of wetland functions and values. The review authority may allow a replacement ratio of less than 4:1 as an incentive, where replacement wetlands are proposed to be located within or in close proximity to the town.
- E. Off-site mitigation of impacted wetlands may be considered where on-site mitigation is not possible. Off-site mitigation should be within the town, as close to the project site as possible, and provide for continuous wildlife corridors connecting habitat areas. (Ord. 205 § 1 (Exh. A), 2003)

Comment 1-2

Focused botanical surveys were conducted by a qualified biologist on May 31, 2018; the survey included walking 30-meter spaced transects within the area of potential effects (including Parcels 2 and 3, and access roadways as shown in Figure 3), and reconnaissance observations for the remaining areas within the project site. The focused surveys were conducted for the species identified as having the potential to occur within the project site, as determined by background record searches and listed in Table 3-4 of the IS/MND. Three of the four special status plant species identified as having a potential to occur within the project site are "obligate wetland species" (per USDA/NRCS) and no wetlands or other Waters of the U.S. were identified in the area subject to development as a result of the Proposed Project (Parcels 2 and 3); thus, the only special-status plant species with the potential to occur that could be impacted by the project is *Balsamorhiza macrolepis*. While the focused survey was conducted within the bloom season for this plant, an additional mitigation measure to conduct follow-up botanical surveys that meet the standards laid out in the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* for this species will be incorporated into the MMRP, as described below:

BIO-4 A floristic survey will occur before the County issues building permits and prior to commencement of ground-disturbing activities, and would cover the Parcels 2 and 3 as well as any areas that may be indirectly affected by the Proposed Project. The floristic surveys will follow the protocols described in the CDFW's *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities*. A reference population of *Balsamorhiza macrolepis* will be visited prior to the survey to determine its bloom status in a similar ecosystem and elevation. All species encountered will be identified to the species level to ensure that no other special-status species occur within the site and could be impacted by project-related activities. If any special-status species are found to occur within Parcels 2 and 3, CDFW will be notified prior to issuance of building or grading permits by the County to determine proper mitigation measures.

This measure will ensure that no other special-status plant species occur within Parcels 2 and 3, and that there are no previously unidentified state or federally listed or other special-status species that could be impacted as a result of development on Parcels 2 and 3.

Comment 1-3

Mitigation Measure BIO-2 related to nesting birds has been revised as follows to accommodate CDFW's request:

BIO-2 Should construction activities occur during the breeding season (February 15 through August 31), a pre-construction survey for raptor and/or nesting birds protected under the Migratory Bird Treaty Act shall be conducted by a qualified biologist. The preconstruction survey shall take place no more than 344 days prior to initiation of construction. If there is a break in construction activity of more than 14 days (2 weeks), subsequent surveys shall be conducted. All trees and shrubs within 500 feet of the area of disturbance shall be surveyed, with particular attention to any trees or shrubs that would be removed or directly disturbed. If an active nest of a protected bird is found on site or in the vicinity of off-site improvements at any time, the biologist shall, in consultation with the California Department of Fish and Wildlife (CDFW), determine whether construction work would affect the active nest or disrupt reproductive behavior. Criteria used for

this evaluation shall include presence of visual screening between the nest and construction activities, and behavior of adult raptors in response to the surveyors or other ambient human activity. If construction could affect the nest or disrupt reproductive behavior, the biologist shall, in consultation with CDFW, determine an appropriate construction-free buffer zone around the nest to remain in place until the young have fledged or other appropriate protective measures to ensure no take of protected species occurs. The buffer shall be sufficient to ensure that the nesting birds are not disturbed by construction activities to the extent that they might abandon the nest prematurely. Should construction activities cause the nesting birds to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

COMMENT LETTER 2 – UNITED AUBURN INDIAN COMMUNITY, GENE WHITEHOUSE

Comment 2-1

The Town notes that UAIC has not identified the presence of tribal cultural resources within the project site boundaries. The Town of Loomis will provide the requested documents to the United Auburn Indian Community (UAIC), and coordinate with UAIC for a site visit prior to construction within the project site. The following mitigation measure has been added to the MMRP:

CR-4 The Town shall conduct a site visit with UAIC prior to issuance of building permits. Measures determined in coordination with UAIC following the site visit, which could include the presence of a tribal monitor during initial ground disturbing activities and avoidance and preservation of resources (should any be identified), will be incorporated into conditions of building permits.

COMMENT LETTER 3 – CENTRAL VALLEY REGIONAL WATER QUALITY CONTROL BOARD, STEPHANIE TADLOCK

Comment 3-1

Impacts to hydrology and water quality are addressed in Section 3.10 of the ISMND. This includes potential impacts to surface and groundwater quality, which were determined to be less than significant.

Comment 3-2

Comment noted. Project approvals are included in Section 2.5 of the ISMND.

COMMENT LETTER 4 – SOUTH PLACER FIRE DISTRICT, MICHAEL RITTER

Comment 4-1

Comment noted. The two existing residences on the project site are not within 100 feet of the proposed parcel boundaries. During the building permit approval process for the future residential homes, South Placer Fire District (SPFD) will review the plans for consistency with SPFD requirements.

COMMENT LETTER 5 – PLACER COUNTY DEPARTMENT OF HEALTH AND HUMAN SERVICES, LAURA RATH

Comment 5-1

Mitigation Measure HM-2 has been revised as requested:

HM-2 ~~Prior to ground disturbing activities on the project site~~ recording of the final map, soil sampling for potential contamination from historic past land uses on the project site ~~pesticide residues and metals (e.g., arsenic, copper, mercury, lead) in areas historically used as orchard~~ shall be conducted in accordance with the California Environmental Protection Agency Department of Toxic Substances Control (DTSC) *Interim Guidance for Sampling Agricultural Properties* (Third Revision), dated August 7, 2008. A workplan to conduct a Phase II site assessment shall be submitted to Placer County ~~Environmental Health and Human Services (PCEHHS)~~ for review and approval prior to field activities. The workplan shall also include an evaluation of lead and soil sampling around any historic structures.

The analytical results from soil samples obtained during Phase II screening level investigations shall be submitted to PCEH for review and determination of any additional requirements and will be compared to the following standards in order to evaluate possible adverse impacts to human health:

- Preliminary Remediation Goals (PRGs) for residential usage, established by the U.S. Environmental Protection Agency Region IX; and
- California Human Health Screening Levels (CHHSLs) established by the California Environmental Protection Agency.

If collected samples show low or non-detect results for the constituents analyzed, no further mitigation is necessary. If exceedances are encountered, contamination removal activities shall be implemented in coordination with ~~PCHHS~~ PCEH and DTSC. Remedial activities could include but are not limited to excavating soil, lawfully disposing of soil, and retesting onsite soils to ensure native soils are below action levels. A “no further action” or equivalent letter will be required prior to PCEH final approval for recording of the final map.

Comment 5-2

Comment noted. This requirement is included in Mitigation Measure HM-2 (refer to **Response to Comment 5-1**).

Comment 5-3

Comment noted. As stated in Sections 2.4.1 and 2.5.3 of the IS/MND, permits for new wells on the project site would be obtained from and approved by PCEH. The requirements provided by PCEH related to obtaining new well permits are noted.

Comment 5-4

Comment noted. As stated in Sections 2.4.2 and 2.5.3 of the ISMND, permits for new septic systems on the project site would be obtained from and approved by PCEH. The requirements provided by PCEH related to obtaining new septic system permits are noted.

Attachment A – Comment Letters

From: Calderaro, Angela@Wildlife <Angela.Calderaro@wildlife.ca.gov>
Sent: Thursday, August 30, 2018 9:55 AM
To: Robert King <RKing@loomis.ca.gov>
Cc: Wildlife R2 CEQA <R2CEQA@wildlife.ca.gov>
Subject: Comment: Town of Loomis Nute Road Subdivision Project (SCH 2018082037)

Good morning Mr. King,

The California Department of Fish and Wildlife (Department) is providing comments on the Initial Study/Mitigated Negative Declaration (IS/MND) for the Nute Road Subdivision Project (project) as both a trustee agency and responsible agency under the California Environmental Quality Act (CEQA). As trustee for the State's fish and wildlife resources, the Department has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and the habitat necessary for biologically sustainable populations of such species (Guidelines § 15386). The Department may also be a responsible agency for a project affecting biological resources where we will exercise our discretion after the lead agency to approve or carry out a proposed project or some facet thereof (CEQA Guidelines § 15096).

The project include dividing 2 adjacent parcels into 4 parcels. Typically once subdivided there is no subsequent CEQA document, so it is reasonable to assume that the parcels will be developed without an additional opportunity for the Department to provide input under the CEQA process.

Streambed Alteration Agreement

The aerial photograph in Figure 2 seems to indicate that there are wetlands on the eastern portion of the Project boundary. These are not identified on Figure 6. This area is clearly connected to the pond and connects to the stream in the southern portion of the Project site. In addition, cottonwoods are a typical riparian species. If present, there is indication that these are in connection with a stream. The aerial photography and presence of riparian trees suggest that there are several ephemeral drainages on the site that may be subject to Fish and Game Code 1600. The CEQA analysis should state what, if any, jurisdictional features will be removed, disturbed, or otherwise altered by the project. An entity (any person, State, local government agency, or public utility) should consider and analyze whether implementation of the proposed project will result in reasonably foreseeable potentially significant impacts subject to regulation by the Department under Section 1600 et seq. of the FGC. In general, such impacts result whenever a proposed project involves work undertaken in or near a river, stream, or lake that flows at least intermittently through a bed or channel, including ephemeral streams and watercourses. As a responsible agency under CEQA, the Department must rely on the CEQA analysis for the project when exercising our discretion after the lead agency to approve or carry out some facet of a proposed project, such as the issuance of a Lake and Streambed Alteration Agreement (LSAA). Therefore, the CEQA document should include specific, enforceable measures to be carried out onsite or within the same stream system that will avoid, minimize and/or mitigate for project impacts to the natural resources. If CDFW-jurisdictional features will be removed as a result of the project, the Department recommends that the CEQA document identify mitigation that would sufficiently minimize and mitigate the loss of these features.

Special-status Plants

Survey methodology was not described and therefore it is unknown whether the project biologists conducted rare plant surveys according to established protocol before determining that they were not

present. The Department recommends using established rare plant survey protocol, such as the *Protocol for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities* (see http://www.dfg.ca.gov/wildlife/nongame/survey_monitor.html), to identify rare plants that may occur on the project site or otherwise be impacted by project activities. In addition, drought and other adverse conditions may mean that some plant taxa will not be evident or identifiable this year. This may be particularly true for annual and short-lived perennial plant taxa and plants with persistent long-lived seed banks that are known not to germinate every year. Because of these conditions, the failure to locate a plant during the floristic surveys of one field season does not constitute evidence that the plant is absent from the surveyed location. The timing and number of visits necessary to conduct a floristic survey should be determined by geographic location, the natural communities present and the weather patterns of the year, with the understanding that more than one field visit or field season may be necessary to accurately survey the floristic diversity of a site and detect the presence of special status plant taxa.

To make the most out of this field season the Department recommends that:

- Botanical surveys be floristic in nature (every plant taxon that occurs on a site is identified to the taxonomic level necessary to determine rarity and listing status);
- Surveys be conducted in the field at the time of year when target plant taxa are both evident and identifiable (usually during flowering or fruiting), and multiple visits to a site be made (e.g. in early, mid, and late-season) to accurately survey the floristic diversity of the site and detect the presence of all special status plant taxa that are evident and identifiable;
- Nearby reference populations be visited whenever possible to determine if known special status plant populations are evident and identifiable this year, and to obtain a visual image of the target species, associated habitat, and associated natural community. Reference populations may be particularly important this year to ensure that the timing of surveys is appropriate and to help substantiate negative findings in adverse conditions caused by drought.

Again, additional field seasons of surveys may be necessary to accurately survey the floristic diversity of a site and substantiate negative findings. This may be particularly true when surveying for annual or short-lived perennial plant taxa during drought conditions, and in years where an evident and identifiable reference population could not be referenced.

Reports for surveys that are conducted this year should include a discussion of how the drought affects the comprehensiveness of the surveys, and the potential for false negative surveys. The size, condition, and phenological development of any special-status plant reference populations that were visited should also be described.

If suitable habitat is present, the Department recommends that surveys are conducted in accordance with the protocol identified above to determine whether any rare plants which are either State or federally listed, or meet the criteria pursuant to Guidelines Section 15380(b) are present. A full discussion of the determination and timing of species-specific mitigation to avoid impacts to sensitive plant species present within the vicinity of project site should be included in the CEQA analysis. CEQA guidelines Section 15021 establishes a duty for public agencies to avoid or minimize environmental damage where feasible. CEQA also requires that lead agencies give major consideration to preventing environmental damage, and should not approve a project as proposed if there are feasible alternatives or mitigation measures available that would substantially lessen any significant effects that the project

would have on the environment. The Department recommends that the lead agency evaluate and demonstrate the project's ability to avoid and minimize both direct and indirect impacts to rare plants and their habitat, and require project modifications as necessary to accomplish these tasks. For those locations of the project site where impacts to sensitive plants are unavoidable, mitigation for this project should be established off-site in accordance with the off-site mitigation program elements. The mitigation plan should be developed that demonstrates specific details designed to accomplish these off-site mitigation program elements. The Department recommends that the lead agency condition the project to require Department's review and approval of a mitigation plan, as necessary.

1-2
(Cont.)

Nesting Birds and Raptors

The project has the potential to disturb bird species or nests protected under the Migratory Bird Treaty Act (MBTA), FGC §3503 and 3503.5. Since project activities may occur during the nesting season (determined by region, species, and climate), construction activities could result in disturbance to nesting raptors and other migratory birds. Raptors and other migratory birds are protected under the MBTA and FGC §3503.5; therefore, potential impacts may be considered potentially significant unless adequate avoidance, minimization and/or mitigation is incorporated. If nests are identified on or adjacent to the project site, implementation of the project may adversely impact the success of the nest site and/or take a bird, their eggs and/or nest.

Mitigation Measure BIO-1 states that preconstruction surveys will be conducted no more than 14 days prior to the start of construction. The Department recommends that this is changed to three (3) days prior to the start of construction. In addition, if there is a break in construction activity of more than 2 weeks then subsequent surveys should be conducted. All measures to protect birds should be performance-based. While some birds may tolerate disturbance within 500 feet of construction activities, other birds may have a different disturbance threshold and "take" (FGC §86) could occur if the no-work buffers are not designed to reduce stress to that individual pair. The Department recommends including performance-based protection measures for avoiding all nests protected under the Migratory Bird Treaty Act and FGC §3503.5. A 500-foot no-work buffer may be sufficient; however, that buffer may need to be increased based on the birds' tolerance level to the disturbance. Below is an example of a performance-based protection measure:

1-3

Should construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the exclusionary buffer will be increased such that activities are far enough from the nest to stop this agitated behavior. The exclusionary buffer will remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.

Thank you for considering our comments. If you could please reply and let me know you received this email, it would be greatly appreciated. Department personnel are available for consultation regarding biological resources and strategies to minimize impacts. If you have questions, please do not hesitate to contact me.

Regards,

Please note my phone number has been updated. My office line will be replaced next month. The new number is (916) 767-3993.

Angela Calderaro

Senior Environmental Scientist (Specialist)

Habitat Conservation Branch

California Department of Fish and Wildlife, North Central Region

1701 Nimbus Road, Rancho Cordova CA 95670

Office: 916-767-3993

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To report a violation please notify the Californians Turn in Poachers and Polluters (CaTIP) program by calling 1-888-DFG-Caltip (1-888-334-2258) or texting "tip411" (numerically, 847411 – Start message with "Caltip") You can even send photos via text. Also, the CaTIP App can be downloaded for free via the Google Play Store and iTunes App Store.



MIWOK United Auburn Indian Community
MAIDU of the Auburn Rancheria

Gene Whitehouse
Chairman

John L. Williams
Vice Chairman

Calvin Moman
Secretary

Jason Camp
Treasurer

Gabe Cayton
Council Member

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SEP 12 2018

TOWN OF LOOMIS

August 28, 2018

Robert King
Town of Loomis
3665 Taylor Road
Loomis, CA 95650

Subject: Nute Road Minor Subdivision (#18-01)

Dear Robert King,

Thank you for requesting information regarding the above referenced project. The United Auburn Indian Community (UAIC) of the Auburn Rancheria is comprised of Miwok and Southern Maidu (Nisenan) people whose tribal lands are within Placer County and whose service area includes El Dorado, Nevada, Placer, Sacramento, Sutter, and Yuba counties. The UAIC is concerned about development within its aboriginal territory that has potential to impact the lifeways, cultural sites, and landscapes that may be of sacred or ceremonial significance. We appreciate the opportunity to comment on this and other projects. The UAIC would like to consult on this project.

In order to ascertain whether the project could affect cultural resources that may be of importance to the UAIC, we would like to receive copies of any archaeological reports that are completed for the project. We also request copies of environmental documents for the proposed project so that we have the opportunity to comment on appropriate identification, assessment and mitigation related to cultural resources. Finally, we request and recommend that UAIC tribal representatives observe and participate in all cultural resource surveys. To assist in locating and identifying cultural resources, UAIC's Preservation Department offers a mapping, records and literature search services program. This program has been shown to assist project proponents in complying with applicable environmental protection laws and choosing the appropriate mitigation measures or form of environmental documentation during the planning process. If you are interested in the program, please let us know.

The UAIC's Preservation Committee would like to set up a meeting or site visit, and begin consulting on the proposed project. Based on the Preservation Committee's identification of cultural resources in and around your project area, the UAIC recommends that a tribal monitor be present during any ground disturbing activities. Thank you again for taking these matters into consideration, and for involving the UAIC early in the planning process. We look forward to reviewing the documents requested above and consulting on your project. Please contact Marcos Guerrero, Cultural Resources Manager, at (530) 883-2364 or by email at mguerrero@auburnrancheria.com if you have any questions.

Sincerely,

Gene Whitehouse,
Chairman

CC: Marcos Guerrero, CRM



RECEIVED

SEP 12 2018

TOWN OF LOOMIS



Central Valley Regional Water Quality Control Board

10 September 2018

Robert King
Town of Loomis
PO Box 1330s
Loomis, CA 95650

CERTIFIED MAIL
7014 3490 0001 3008 3876

COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE DECLARATION, NUTE ROAD MINOR SUBDIVISION #18-01 PROJECT, SCH# 2018082037, PLACER COUNTY

Pursuant to the State Clearinghouse's 17 August 2018 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the Nute Road Minor Subdivision #18-01 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 of Administrative Law (OAL) and in some cases,

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

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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 Policy is available on page IV-15.01 at:
http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.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 (USACOE). If a Section 404 permit is required by the USACOE, 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

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.

drainage realignment, the applicant 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 USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE 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.

Waste Discharge Requirements – Discharges to Waters of the State

If USACOE 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 Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

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/wqo/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: http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/for_growers/apply_coalition_group/index.shtml 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 10-100 acres are currently \$1,084 + \$6.70/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.

3-2
(Cont.)

Low or 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 *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

10 September 2018

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

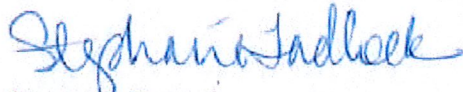
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

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:
http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml

If you have questions regarding these comments, please contact me at (916) 464-4644 or Stephanie.Tadlock@waterboards.ca.gov.



Stephanie Tadlock
Senior Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research, Sacramento

3-2
(Cont.)

Robert King

From: Mike Ritter <mritter@southplacerfire.org>
Sent: Monday, September 17, 2018 4:05 PM
To: Robert King
Cc: Katrina Hoop
Subject: #18-09 Minor Land Division - 4823 Saunders Ave
Attachments: C Residential Site Plan Notes 2016.doc; Application Process and Submittal Requirements Residential July 2017 Letterhead.doc; FEES SCHEDULE.pdf; Plan Submittal Application.doc

Robert,

Thank you.

South Placer Fire District has the following comments for the Minor Land Division:

Attached are multiple information packets that will apply to this project, including the future residential homes.

1. Unimproved parcels must maintain a 100' defensible space to the adjacent residential homes.
2. All new homes must have an approved residential fire sprinkler system installed in accordance with NFPA 13D.
3. Residential Fire Sprinkler plans are deferred submittals.
4. A water flow analysis from PCWA must be included with the Residential Fire Sprinkler plans.
5. Plan submittals for the minor land division must be submitted to South Placer Fire District for review. A \$500 fee will apply.
6. Residential driveways must meet all of Appendix "C" requirements that apply. The driveways must be a minimum of 12 feet in width.
7. Residential site plan submittal for each new residence will be required.
8. The address of any future residences must be posted on the buildings and Visible from the roadway fronting the property.

Attachments include: Residential application process, plan submittal application, fee schedule, and appendix "C".

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 C

**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 residential homes and home sites. These comments are for residential homes and residential site plans 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.

Residential Civil and Building Site

Address

Address numbers. 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 the street or road 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. Numbers shall be a minimum of 4 inches high with a minimum stroke width of .5 inch. External source illumination shall have an intensity of not less than 5.0 foot-candles.

Residential signage. The address of a residence shall be posted and visible from the access roadway fronting the property. Whenever the numbers on the building will not be clearly visible from the access roadway, the numbers shall be placed at the access roadway and the driveway. Address numbers shall be clearly visible from both directions of travel on the roadway fronting the property. Said numbers shall be a minimum of 4 inches in height, with 3/8 inch stroke, reflectorized, and contrast with their background.

Buildings under construction. Approved numbers or addresses shall be placed at each fire access road entry into and on each building within construction sites. Numbers shall be visible from at least 100 feet.

Driveways

Driveways for access to one and two family dwellings, shall conform to the following criteria as applicable:

1. Driveways serving one parcel with no more than five structures shall be a minimum of twelve (12) feet in width. The chief may require up to a twenty (20) foot wide driveway when more than five structures exist.
2. Roadways serving more than one parcel, but less than five parcels, shall be a minimum twenty (20) feet in width. Roadways serving five parcels or more shall be no less than 24 feet in width.
3. Vertical clearance shall be a minimum of fifteen (15) feet.
4. When the driveway exceeds 150 feet in length, provide a turnout at the midpoint. For driveways not exceeding 400 feet in length, the turnout may be omitted if full sight distance is maintained. If the driveway exceeds 800 feet in length, turnouts shall be no more than 400 feet apart.
5. When a driveway exceeds 300 feet in length, a turnaround shall be provided no greater than 50 feet from the structure.
6. The driveway must be provided with an all-weather surface capable of supporting a 75,000 lb. vehicle loading. When the road grade exceeds ten (10) percent, the road shall be surfaced with asphalt or concrete.

Roadway and Driveway Width

Roadway width shall mean driving surface to face of curb or flow line of rolled gutter. All roadways and access roads shall be completed before any building construction.

APPENDIX C

Driveway Bridges

Bridges designed for major ingress/egress roads serving subdivisions or used as part of a fire apparatus access road shall be constructed and designed to meet standard, AASHTO HB-17. Bridges shall be no narrower than the driving portion of the road serving each end. The bridge or culvert crossing shall be designed for a live load of a minimum of 75,000 pounds gross vehicle weight. Vehicle load limits shall be posted at both entrances to bridges and culvert crossings.

Driveway Grades

In order to accommodate driveway grades in excess of sixteen (16) percent, the driveway shall be designed to have a finished surface of grooved concrete or rough asphalt to hold a 45,000 lb. traction load. The concrete grooves shall be ¼ inch wide by ¼ inch deep and ¾ inch on center. The road design shall be certified by a registered engineer and approved by the chief.

Driveway Radius

The inside turning radius for an access road shall be 30 feet or greater. The outside turning radius for an access road shall be 50 feet or greater. (See Attached Details)

Driveway Surface

Driveway surfaces shall be paved, concrete, or similar all-weather driving surface, capable of supporting a 75,000 lb load.

Driveway Turnarounds

Turnarounds are required on driveways and dead end roads as specified. Cul-de-sacs radius shall be 42 feet of driving surface, measured from face of curb or flow line of rolled curb. If a hammerhead/T is used, the top of the (T) shall be a minimum of 80 feet in length. (See Attached Details)

Dry and Dead Vegetation Abatement

Open areas around residential homes shall be maintained in a fire safe condition. The homeowner shall be responsible to remove dead and dry vegetation at least 100 feet or to the lot line from all non-fire resistive structures as per CFC, Sections 304.1.1; 304.1.2 and California Public Resource Code 4291. This includes all homes and outbuildings.

Gated Entrances – Residential Lot

Gate entrances on driveways to individual lots shall provide a clear open width at least two feet wider than the width of the driveway. Property owner should contact the Fire Prevention Division to determine the best option of providing Fire District access.

Electronically opened access gates shall be provided with a Model #3502 electronic override switch manufactured by the KNOX Company of Irvine, California. Said switch shall interface with the key pad at the entry gate to provide fire apparatus access to the site. An acceptance test of the Knox access system shall be witnessed by the fire department prior to final approval of the project.

Residential Sprinkler Systems

All proposed one and two family homes will require a residential sprinkler fire system and Fire Marshal site plan review. This standard is pursuant to the 2016 California Residential Code, Section R313 and 2016 California Fire Code. The design and installation shall meet both the latest edition of NFPA Standard 13-D and South Placer Fire District Amendments. Rooms with ceiling heights over 24 feet or more than 600 square feet may require a 3 or 4 head calculation based on the number of heads that may activate during a fire (NFPA 13D, 2016 Edition, Section 10.2.4 and A10.2.4) One pilot head will be required in all attic areas, usually installed near the HVAC if installed in the attic space.

APPENDIX C

Garage sprinklers. Sprinkler heads in garages shall be spaced at no more than 150 sq. ft. per sprinkler and shall be intermediate temperature rated.

Detached Garages. Automatic sprinkler protection shall be provided in detached garages under the following circumstances:

1. An exterior wall of the garage is closer than six (6) feet from an exterior wall of an adjacent sprinklered Group R occupancy.
2. A roof projection of the garage is closer than four (4) feet from a roof projection of an adjacent sprinklered Group R occupancy.

San Juan Water District:

Automatic sprinkler systems installed within the San Juan Water District jurisdiction, after January 1, 2017, in one and two family dwellings; Group R-3; and townhomes shall be designed using an approved Modified Passive Purge System design.

Exception: When an automatic fire sprinkler system is installed with an approved backflow assembly valve to protect the public water supply source.

Alarms in Group R3 Occupancies. Automatic sprinkler systems in R-3 occupancies shall be equipped with a water flow switch, an exterior horn-strobe located on the address side of the structure, and interconnection to the smoke detector alarm circuit.

Fire Flow Requirements - Residential

Fire Area (square feet)	Fire Flow (gallons per minute)
0 - 3,600	1,500
3,601 - 4,800	1,750
4,801 - 6,200	2,000
6,201 - 7,700	2,250
7,701 - 9,400	2,500
9,401 - 11,300	2,750
11,301 - 13,400	3,000
13,401 - 15,600	3,250

Fire flow may be reduced 50% when provided with an approved automatic sprinkler system

Reference: CFC Appendix B, Table B105.1 (2)

Standpipe

Proposed homes that do not meet California Fire Code, Section 503.1.1 standard may be required to install an underground Standpipe. Underground installation shall meet the latest edition of NFPA 24 standards.

APPENDIX C

Water Supply

On site water supply for firefighting shall be as follows for one and two family dwellings: For new subdivisions when more than four parcels are created the minimum fire flow, through approved fire hydrants, shall be 1,500 gallons per minute at 20 pounds residual pressure. Fire-flow and flow duration for dwellings having a fire-flow calculation area in excess of 3600 square feet (344.5 sq. m.) shall not be less than that specified in Table B105.1(2).

All proposed water supplies shall come from a reliable source such as a fixed underground water distribution system or a static water system equaling or exceeding the National Fire Protection Association (NFPA) Standard 1142, "Standard on Water Supplies for Suburban and Rural Fire Fighting". On site water supply for firefighting is not required for lot splits or minor subdivisions of 4 or less.

Exception: A reduction in required fire flow of up to 50 percent, as approved by the fire chief, is allowed when the building is provided with an approved automatic fire sprinkler system.

Final Plans Accepted

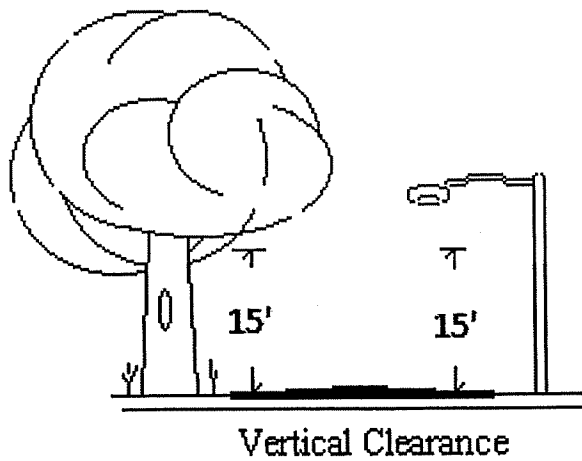
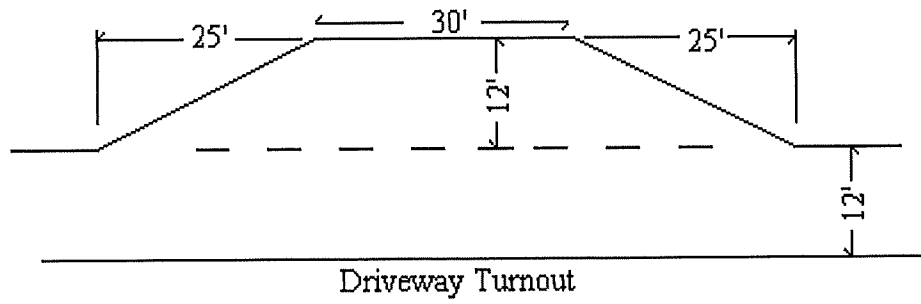
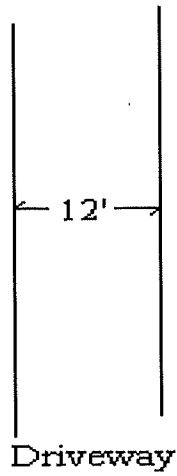
The final plans shall be approved only when stamped and/or signed by authorized the South Placer Fire Protection District personnel.

Residential Home Final Acceptance

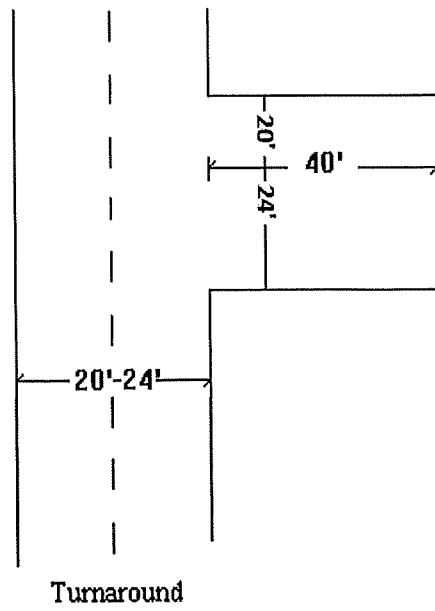
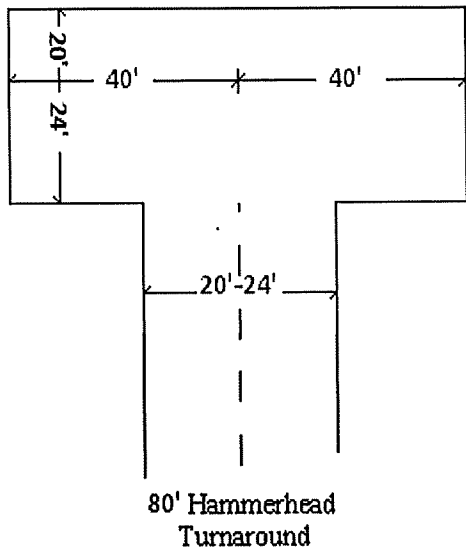
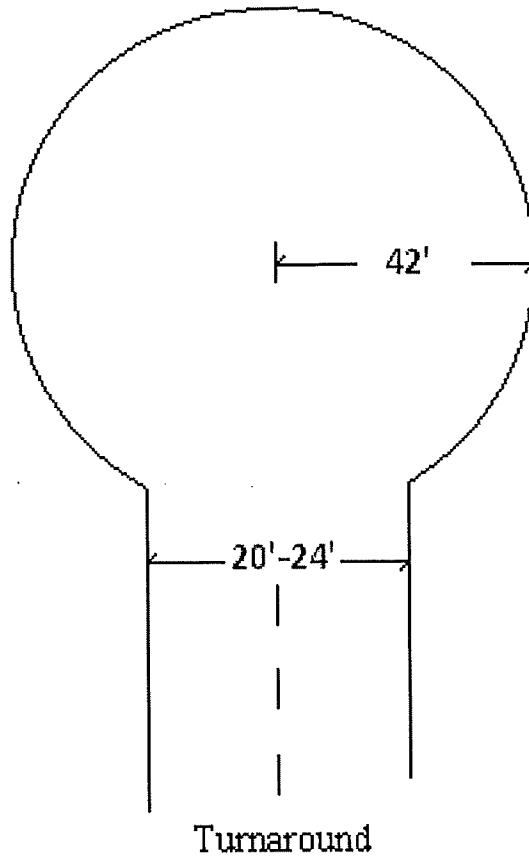
Final acceptance of the project is subject to inspection and testing from the South Placer Fire Protection District. 72 hour notice required previous to inspection and testing.

APPENDIX C

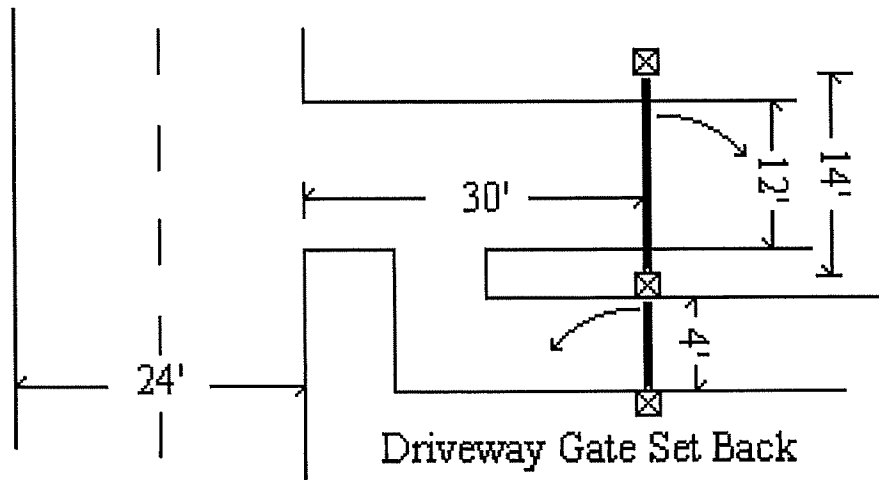
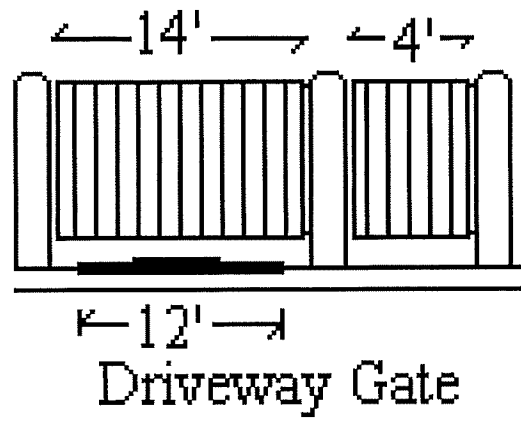
Attached Details Not Drawn To Scale:



APPENDIX C



APPENDIX C



South Placer Fire District Fee Schedule

Section "A" – Permits to Operate

1. Battery System / Underground Propane Tank \$250.00
2. Candles / Open flame in assembly area's \$125.00
3. Carnivals, circuses, fairs, & large public events \$250.00
4. Combustible material storage (inc. high) \$250.00
5. Compressed Gases \$250.00
6. Cryogens \$250.00
7. Explosives or blasting agents \$375.00
9. Special burn permits \$125.00
10. Fireworks – Public Display – Includes high level, low level and ground devices.
 - 200 or less devices \$500.00
 - 201 or more devices \$625.00
11. Fire works – Special Pyrotechnic Affects (effects used in Motion pictures, television, theatrical & group entertainment.) \$500.00
13. Temporary membrane structures / tents
 - Under 3000 sq. ft. \$250.00
 - Over 3000 sq. ft. \$375.00
14. Tire storage \$250.00

Section "B" – Fire / Life Safety Inspections

1. Pre inspection visit for residential care or child day care facility (H&S Code section 13235)
 - Facilities with 25 or fewer persons \$50.00
 - Facilities with 26 or more persons \$100.00
2. Special inspection request not otherwise specified in this fee schedule. (**1 hour minimum**) \$125.00 Hr.
3. Notice of Violation due to non-compliance. (per each inspection) \$125.00

Section "C" – Commercial/Residential Plan Review

1. Minimum intake fee (not shown elsewhere) \$125.00
2. Design & site plan review / consultation Conference (required for Will Serve Letter) \$125.00 Hr
3. Residential and Commercial Variance request \$250.00
4. Fire Alarm system:
 - New installation \$625.00 min.
 - Upgrade \$375.00 min. (plus \$2.00 per initiating device)
5. Halon or other specialty fire suppression system. \$400.00
6. Hood and duct fire suppression system \$500.00
7. Compressed system gas:
 - Hazardous Materials \$500.00
 - Medical gas \$625.00
8. Smoke management system \$500.00 minimum
9. Spray-booths (includes fire protection system) \$625.00 minimum
10. Fire pump \$1,000.00 minimum
11. Fire Sprinkler System – New Installation – Commercial:
 - 1-99 heads \$750.00
 - 100 – 199 heads \$875.00
 - 200 or more plus \$.50 per head \$875.00
12. Fire Sprinkler System – Tenant Improvement:
 - 1-50 heads \$250.00
 - 51 or more plus \$.50 per head \$375.00
13. Civil Improvements
 - 1 to 3 hydrants \$1,000.00
 - 4 or more hydrants \$1,500.00 min.
14. Building Review/Tenant Improvement Review:
 - 1 – 4,999 square feet \$250.00
 - 5,000 – 49,999 square feet \$500.00
 - 50,000 – plus square feet \$1,000.00 min.
15. Site Plan Review \$125.00

Section "C" – Commercial Plan Review

15. Re-inspection due to changes to approved plans without approval, hydrostatic test failure, incomplete work and additional requests for inspections. (**1 hour min.**) \$125.00
16. Subdivision / lot splits
 - 1 – 4 lots \$500.00
 - 5 – 24 lots \$750.00
 - 25 or more lots \$1,000.00 min.
17. Administrative charge for resubmittals upon 2nd or subsequent revision / submittals. \$125.00
18. Technical report / alternate material or method request (2 hour minimum) \$250.00 per hour
19. Fire flow / hydrant test \$250.00

Section "D" – Miscellaneous

1. Copies of fire reports (victim or allied agency request – **NO CHARGE**) \$25.00
2. Audio or video tape reproduction – per tape \$50.00
3. Photograph reproduction – jpeg files on CD \$50.00
4. Environmental hazard research \$125.00 minimum
 - 1 hour minimum plus field hours
5. Incident Cost Recover
 - 1 hour minimum Actual Response Cost
6. False Alarm cost recovery – A fee will be charge for the third false alarm at the same location with any 180-day period; or anytime a false alarm is generated by an individual working on a fire alarm or fire sprinkler system. Actual Response Cost
 - 1 hour minimum plus field hours
7. Standby personnel – per hour (1 ½ time rate) Actual Response Cost
 - 1 hour minimum
8. Illegal burn response Actual Response Cost
 - 1 hour minimum
9. Special projects not otherwise specified elsewhere in this fee schedule. **1 hour minimum** \$125.00 minimum
10. "Service provider Contract" Per contact agreement

South Placer Fire Protection District-Plan Submittal Application

6900 Eureka Road, CA 95746

Administration Office Number (916) 791-7059 Fax (916) 791-2199

Office Hours Monday-Friday 8:00am – 5:00pm

(Closed for Lunch from 12:00pm-1:00pm)

Plan review by: _____

Regular plan review will take a minimum of 4 weeks

Expedite Fee Charge \$336.24 per submittal plus regular fee: Yes No (Expediting your plans will take approximately 10-business days)

Date: _____

Placer County Plan Check Number: _____

Project Name: _____

Project Address: _____

New Commercial Tenant Improvement New Residential Residential-Other
Submitted 1st 2nd 3rd 4th As Built Plans How Many Sets Being Submitted _____

Contact Information

Name: _____ Day Number: _____

Address: _____ Fax: _____

City: _____ Zip: _____ E-Mail: _____

↓ Construction/Building Code Classification-Please Mark Box Below For Plan Submittal ↓

Building Construction Type: _____ Occupancy Type: _____ Code Edition Used: _____ UBC: _____ UFC: _____

Civil Improvement:

- Civil Improvements/Number of Hydrants _____
- 1-3 Hydrants \$1,000.00
 - 4 or more Hydrants \$1,500.00

New Commercial/Residential Fire Sprinkler System:

- Number of Sprinkler Heads: _____
- 1-99 Sprinkler Heads \$750.00
- 100-199 Sprinkler Heads \$875.00
- 200-or more Sprinkler Heads \$875.00 plus .50¢ per head

Residential Only- Passive Purge or Backflow Device
*****Copy to Fire Prevention*****

Tenant Improvement Commercial/Residential Fire Sprinklers:

- Number of Sprinkler Heads: _____
- 1-50 Sprinkler Heads \$250.00
- 51 or more Sprinkler Heads \$375.00 plus .50¢ per head

Lot Splits/Subdivisions:

- Number of Lots: _____
- 1-4 Lots \$500.00
- 5-24 Lots \$750.00
- 25 or more Lots \$1,000.00 (Minimum)

Provide street name for new subdivisions: _____

Building Review/Tenant Improvement Review:

- 1-4,999 Square Feet \$250.00
- 5,000-49,999 Square Feet \$500.00
- 50,000-plus Square Feet \$1,000.00

Other:

- Compressed Gas System: Haz. Mat. _____ \$500.00 Medical: _____ \$625.00
- Hood System and Duct Fire Suppression System \$500.00
- Spray or Dipping Booth \$625.00 Minimum (Includes Fire Pro. System)
- Fire Pump \$1,000.00 Minimum
- Fire Department Access (Knox) Number of Devices _____
- Halon or other Specialty Fire Suppression System \$400.00
- Standpipe Plan Check \$125.00 Minimum Intake Fee
- Smoke Management System \$500.00 Minimum (2 Hour Minimum)
- Fire Flow/Hydrant Test (New Construction) \$250.00
- Site Plan \$125.00
- Variance \$250.00

Fire Alarm Systems:

- Fire Alarm System New \$625.00 / Upgrade \$375.00
(Plus \$2.00 per device for new and upgrade)
- Flow & Tamper Alarm Plan Check \$125.00 Minimum Intake Fee

Fireworks:

- Fireworks/Pyrotechnic (Motion Pictures, Entertainment Groups) \$500.00
- 200 or less Devices \$500.00 – Public Display Only
- 201 or more Devices \$625.00 – Public Display Only

Important Notes:

All Applicable Fees Must Be Paid Prior to Fire Marshal Review

Checks Payable to: South Placer Fire Protection District

Plan review will take a minimum of 4 weeks

Plan Check Number and Project Street Address Required for all Re-Submittals

South Placer Fire Copy attach to plans

Effective November 1, 2012 Check #: _____ Check Amount: _____



South Placer Fire District

6900 Eureka Road
Granite Bay, California 95746
Ph (916) 791-7059 Fax (916) 791-2199
www.southplacerfire.org

Board of Directors

*Gregary Grenfell
Chris Gibson DC
Terri Ryland
Tom Millward
Sean Mullin
Russ Kelley
David Harris*
Fire Chief
Eric Walder

An Organization Committed to the Well-Being of the South Placer Community

Residential Application Process

Application process and submittal requirements:

South Placer Fire requires a minimum of 2 sets of plans for each plan submitted. Plan review will take a minimum of 4 weeks for each plan submitted. When submitting plans to South Placer Fire an application needs to be filled out and attached to those plans (see attached document). In order to simplify the submittal processes, please go in the order as indicated below. All applicable fees must be paid upon submittal of plans.

- 1) Site Plans (see fee schedule)
- 2) Mitigation Fees will need to be paid for each residence once you receive the (Placer County Permit Issuance Checklist) fees will be based off total square footage being built. Please contact the Administration office for current mitigation fees.
- 3) Once Mitigation Fees are paid you may pull your permit through the County. At that point we will accept all other plans.
- 4) Fire Sprinkler Plans (see fee schedule)

If you have any questions, please let me know.

Thank you,

Katrina Hoop, Administrative Assist/Office Manager
South Placer Fire
6900 Eureka Rd
Granite Bay, CA 95746
916-791-7059 (Main line)
916-791-7071 (Direct Line)
916-791-2199 (Fax)
khoop@southplacerfire.org



**Placer County
Health and Human Services Department**

Jeffrey S. Brown, M.P.H., M.S.W.
Department Director

Wesley G. Nicks, R.E.H.S.
Environmental Health, Director

MEMORANDUM

**DEPARTMENT OF HEALTH & HUMAN SERVICES
DIVISION OF ENVIRONMENTAL HEALTH**

To: Robert King, Town Planner
From: Laura Rath, REHS
Land Use and Water Resources Section
Date: September 20, 2018
Subject: #18-01, Nute Rd Minor Land Division, APN's 045-170-012 & -071

Placer County Environmental Health (PCEH) has reviewed the mitigated negative declaration for the abovementioned minor land division. PCEH has the following comments on the mitigated negative declaration:

- 1) Mitigation Measure HM-2 should be updated to read, "Prior to recordation of the final map, soil sampling for potential contamination from historic past land uses on the subject site should be conducted in accordance with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." A workplan to conduct a Phase II site assessment shall be submitted to Placer County Environmental Health (PCEH) for review and approval prior to field activities. The workplan shall also include an evaluation of lead and soil sampling around historic structures.
The analytical results from the soil samples obtained during the Phase II screening level investigation shall be submitted to PCEH for review and determination of any additional requirements. A no further action or equivalent letter will be required prior to PCEH final approval for recordation of the final map.

5-1

PCEH has the following conditions of approval for the proposed minor land division. These conditions should be satisfied prior to Environmental Health Services approval for recordation of the final map:

- 1. Prior to recordation of the final map, soil sampling for potential contamination from historic past land uses on the subject site should be conducted in accordance with the California EPA, Department of Toxic Substances Control (DTSC) August 2008 "Interim Guidance for Sampling Agricultural Properties." A workplan to conduct a Phase II site assessment shall be submitted to Placer County Environmental Health (PCEH) for review and approval prior to field activities. The workplan shall also include an evaluation of lead and soil sampling around historic structures.
The analytical results from the soil samples obtained during the Phase II screening level investigation shall be submitted to PCEH for review and determination of any additional requirements. A no further action or equivalent letter will be required prior to PCEH final approval for recordation of the final map. (Mitigation Measure HM-2)

5-2

Perspective, Hope, and Opportunity

2. A water well shall be drilled on proposed Parcels 1, 2, 3 and the Remainder under permit with PCEH, which meets the minimum water quality standards and for which a well final certificate has been issued.
3. Submit to PCEH, for review and approval, a water quality analysis report on water from the wells on Parcel 1, 2, 3, 4 and the Remainder parcel. The report must be prepared by a State Certified laboratory and include at minimum Bacteriology: Total coliform, fecal coliform and chlorine residual, as well as Primary and Secondary Drinking Water Standards as defined in Title 22 of the California Code of Regulations.
4. Submit to Environmental Health Services, for review and approval, a DWR/4-hour yield report for the well Parcel 4. Additional domestic water storage or construction of a new well with adequate yield may be required, depending upon the results of the report.
5. There is no record of a permit for the well on Parcel 1. Since there is no permit for the construction of the well the well must be properly destroyed under permit with PCEH.
6. Perform soil mantle and percolation testing on Parcel 1, 2, 3, 4 and the Remainder parcel to define a Minimum Usable Sewage Disposal Area (MUSDA). The testing shall be conducted by a qualified sewage disposal consultant and a PCEH representative after submitting the required fees.
7. The septic tanks serving the residences on Parcel 1 and 4 shall be evaluated by a licensed septic tank pumper, who shall submit to the Environmental Health Services for review and approval, a report of its capacity, structural condition, materials (e.g., concrete, redwood, metal, fiberglass, etc.) and the necessity for pumping.

In lieu of having the tank evaluated at this time, the applicant may submit proof that the septic tank has been pumped within the last three (3) years. Other report information listed above is still required.

5-3

5-4

Attachment B – Revised Figure 6

