

Rincon Del Rio

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To: Jessica Hankins

Comments from sanitation, both solids waste and wastewater. Page numbers refer to the Project Information Questionnaire. I hope this is what you need. Thx, Scott

All of the costs associated with the above project, including planning, environmental, design, plan review, annexation, mitigation payments, construction, and construction inspection, would be the applicant's responsibility.

Solid Waste

(p. 7) There is no Nevada County landfill accepting waste, and in order to comply with the building permit, green building techniques (CA Green Building Code 42), and County Ordinance No. 2222, construction waste received at the transfer station in Nevada County must be diverted to meet the state recycling mandate. No building permit can be issued unless the project provides adequate area for collecting and loading recyclable materials. All construction and residential wastes generated for the life of the project will pass through a local solid waste transfer station. Final design is required to accommodate and support recycling and diversion efforts for solid waste.

There needs to be facilities designed for on-site collection, storage and pickup for multifamily and commercial waste and recyclables (PRC Section 42911c) with acceptable access for the franchise solid waste/recycling collection company (currently Waste Management.)

Wastewater

Development of the project will require annexation to the sanitation district according to the policies outlined in the annexation policy passed as SD-65. Items to be provided by the applicant as a condition of annexation into the Sanitation District "could" include all of the following:

Specific notes relating to the on-site sewer system and conveyance to the WWTP:

The sewage collection system improvements would need to be constructed by the applicant and would require inspection by the Sanitation District prior to final approval and acceptance. "As built" improvement plans would need to be provided.

(p. 19) Emergency access road on Rodeo Flat Road is the proposed alignment for the sewer to convey wastewater to the Lake of the Pines Wastewater Treatment Plant (WWTP). There are two proposed sewer pump stations, to lift the wastewater over the hill before gravity flow to the WWTP. This model is acceptable for this stage of the project, but when actual design starts engineer shall work with County representative to ensure final installation is efficient and easy to operate and maintain. Pump station design shall include storage and/or redundancy so final installation is robust and protects against sewage spills as much as possible. The system will need to be designed to accommodate increasing peak flows as the system ages from infiltration and inflow from the gravity laterals and leaky faucets/toilets, etc. Said facilities may also need to be approved by the Nevada County Environmental Health Department and the Regional Water Quality Control Board (RWQCB). Encroachment permit to be obtained for roadwork from Public Works.

The on-site system including pump station would be a private sewer system maintained by the property owners. The off-site system will be maintained by the District. The pump station will define the

separation between the private and District system. Applicant would need to have a financial plan prepared that identifies estimated administration, operation, and maintenance costs for the new private on-site and sewage collection system. This plan would also need to identify an amortization of the capital improvements over a relatively short period, such as ten years. The intent of this is to avoid a future situation such as a significant repair, replacement, or upgrade needed and inadequate funds available to accomplish the project.

Copies of the sewage collection system operation and maintenance manual shall be provided. A Sanitary Sewer Overflow Prevention and Response Plan would need to be prepared, approved by the Sanitation District and RWQCB, and copies provided. Completed off-site sewage collection system would be offered for dedication to the District, along with appropriate easements and/or properties to allow for proper operation and maintenance of the wastewater system.

Installation of the sewage conveyance pipe needs to be completed and tested before site development to ensure initial production of wastewater can be accommodated. Required expansion of the wastewater treatment plant either needs to be built or final design completed, which means approved by Sanitation District and with Developer funding mechanism in place, to allow completion during initial construction of project.

Specific notes relating to the treatment of wastewater:

Upon acceptance of the facilities by the District, the undeveloped lots will be subject to a standby EDU charge, and the developed lots, upon issuance of a "Final Inspection" from the Nevada County Building Department, would then be subject to a connected sewer service charge. Said charges are collected annually by the District and would be added to the property tax bill for each parcel. A sampling station at the pump station shall be required to support testing of wastewater. Pretreatment may be required if future state regulations impose limits for pharmaceuticals or other compounds added by the residents or medical facilities in the development that not adequately removed in conventional wastewater treatment plants. The sampling station could also support development of wastewater treatment charges based on flow and load to the WWTP.

(p. 17) Project report needs to identify the projected annual sewer charge/EDU based on projected build-out of the project, estimated administration, operation, and maintenance costs, and amortization of the capital improvements of the sewage collection system. The WWTP will need expansion of mechanical capacity to support domestic wastewater loading from this project. Before development on site, the applicant would need to have improvement plans and specifications for the on-site and off-site sewage collection system improvements in accordance with District Standards and Ordinances for review and approval.

As a mechanism to reduce impact, the landscape density proposed in the development would be suitable for the cost effective use of reclaimed water. The Lake of the Pines WWTP already produces a tertiary quality effluent that meets the standards of "Title 22 unrestricted use reclaimed water."

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