



COUNTY OF NEVADA
COMMUNITY DEVELOPMENT AGENCY

Building
Planning
Code Enforcement
Environmental Health

Date: 5/29/09

To: Jessica Hankins, Associate Planner

From: Zander Karim, Environmental Specialist III

Subject: **FM 09-001**; U 09-007; ORD09-002; MGT09-008; EIS09-008; Young Enterprises L.P.; 10358 Rincon Way

BACKGROUND

This project is a combined application proposing a Tentative Final Map to subdivide 4 parcels, of approximately 215 acres (total), into 9 lots for a proposed phasing of the larger project described.

WATER QUALITY/SEWAGE DISPOSAL

There are no known water quality issues on this parcel, but water supply review indicates that public treated water to the project "is not currently available" due to the lack of a required "mainline extension" - per [N.I.D.] water system "District regulations". The significant investment required to bring treated water to the project boundary is a cause for concern.

The Nevada County Sanitation Department has indicated that "EDUs" are not available for sewage disposal and treatment at the present time. Ongoing project development may be impacted if needed sewer capacity is not acquired in due time, and through that Department's offices and processes.

RISK OF UPSET/HEALTH HAZARD

The department has no record of any hazardous materials or wastes used, generated, or disposed on this site.

The project is not within or adjacent to any abandoned or active solid waste disposal sites known to this department.

The department is aware of a Preliminary Endangerment Assessment of the project property and that contaminants of concern were removed to the satisfaction of the State Department of Toxic Substances Control.

CONCLUSION

Environmental Health has concerns regarding completeness of project submissions relating to both sewage disposal and potable water supply, but no objection, to approval of this project, provided that the following conditions are met:

PRIOR TO MAP RECORDATION:

1. Construction of any new food facilities must meet the Cal Food Code. Existing residential kitchen/food preparation facilities on the subject property (i.e., at the existing residence) is not compliant for the anticipated community/commercial use. Authorization from Environmental Health is required prior to construction, or modification of any (non-residential) food facility.
2. Construction of all swimming pool facilities must meet the Cal Pool Code. The existing swimming pool at the existing residence on the subject property, constructed for private usage, is not compliant for the anticipated community use (suggested by labeling on submitted Sheet 1 (of 2)). Authorization from Environmental Health is required prior to any construction, or modification of swimming pool facilities.
3. Storage use and/or disposal of hazardous materials shall comply with Chapter XI of the Nevada County Land Use and Development Code, and all applicable State and Federal laws. Specifically, use of hazardous material in quantities of 55 gallons, 500 pounds or 200 cubic feet of compressed gas and/or any hazardous waste requires a permit from this office.
4. Provide this department with "proof of service" from the Nevada Irrigation District for treated water to all parcels in the this subdivision.
5. Supplemental Data Sheet, to be recorded concurrently with the Parcel Map, shall bear the statement that there is no guarantee that sewage can be disposed of on any lot or parcel of the recorded map.
6. Supplemental Data Sheet, to be recorded concurrently with the Parcel Map, shall bear the statement that there is no guarantee that potable water is available on any lot or parcel on the recorded map.