

AGENDA
Royal Gorge Pre-Development Meeting
June 5, 2007, 1:00PM – 3:00PM
CDRA Commission Room/Cypress Conference Room

Attendees:

Placer County Team Members to Attend:

Michael Johnson	Planning Department
Melanie Heckel	Planning Department
Crystal Jacobsen	Planning Department
Wes Zicker	Engineering & Surveying
Rebecca Taber	Engineering & Surveying
Ed Wydra	Engineering & Surveying
Grant Miller	Environmental Health
Gill Pahl	Environmental Health
Diana Angus	Environmental Health
Dave Snyder	Economic Development
Bob Martino	Building
Max Shoffner	Building
Tom Christofk	Air Pollution Control Division
Yu-Shuo Chang	Air Pollution Control Division
Brent Backus	Air Pollution Control Division
Jim Durfee	Facility Services/Parks Division
Vance Kimbrell	Facility Services/Parks Division
Bill Zimmerman	Facility Services/Environmental Engineering
Dave Atkinson	Facility Services/Environmental Engineering
Brian Keating	Flood Control & Water Conservation District
Andrew Darrow	Flood Control & Water Conservation District
Brice Keller	Truckee Fire Protection District
Brad Albertazzi	Placer County Fire/CDF
Scott Finley	Placer County Counsel
Karin Schwab	Placer County Counsel
Robert Miller	Placer County Public Information
Amanda Rodgers	Placer County Sheriff Department

MEETING INTRODUCTION

1. Staff and Applicant Introduction – Michael Johnson
2. Applicant Project Presentation (10 minutes)
3. Discretionary Approvals and Review Process – Crystal Jacobsen
4. CEQA Review Process - Gina Langford

DISCUSSION TOPICS/ISSUES

Planning / Land Use – Crystal Jacobsen

1. General Plan Designation – Consistency with Land Use Designation?
2. Zoning/Density – Does proposal include transfer of density? How did you arrive at density calculations? Please provide a topographic project site

plan showing current land use designations, along with current zoning and proposed zoning overlays.

3. Development Standards and Agreement – Consideration for EIR
4. Phasing
5. Agency Review – Brainstorming
 - Nevada County
 - US Fish & Wildlife Service
 - Cal Dept. of Fish & Game
 - Cal Regional Water Quality Control Board
 - Cal Dept. of Fire
 - US Forest Service (Tahoe National Forest & Pacific Southwest Research Station)
 - Union Pacific
 - CalTrans
 - Donner Summit Association
 - Serene Lakes Property Owners Association (SLPOA)
 - Donner Summit PUD
 - Sierra Lakes Water District
 - Sugar Bowl
 - University of California, Natural Reserve System
 - The Chickering Partnership
 - North Fork Association
 - Sierra Watch
 - International Dark Sky Association
 - Public Utility Commission
6. Level of Public Interest – Need for multiple, on-going community meetings
7. Compatibility with existing/surrounding land uses?
8. Avalanche/Climate Issues – Need to be addressed in EIR
9. Large Lot Tentative Map/Site Plans
10. Population/Employment/Housing - Affordable Housing
11. Biological Resources – Woodlands Assessment/Wetland Delineations
12. Visual Resources – Visual Impact Analysis
13. Cultural Resources

Traffic / Roadways – Rich Moorehead

In order to identify potential environmental impacts to the local and regional transportation system a traffic study will be required.

1. Traffic Study - A traffic study will need to analyze the roadway segments and intersections as determined by the DPW Transportation Division. In addition, the traffic consultant should consult with Nevada County and the State of California (Caltrans) to identify intersection and roadways within their respective jurisdictions that need to be analyzed.

2. Analysis Period - Existing conditions and cumulative conditions both with and without project.
3. Railroad Crossing - The Public Utility Commission and the railroad should be included as soon as possible regarding the need to grade separate the crossing at Soda Springs Road.
4. Traffic Fee Program – Placer East Benefit District current fee is \$2,983 per single family residence. The fees to be paid shall be based on the fee program in effect at the time that the application is deemed complete.

Engineering and Surveying – Rebecca Taber

1. Preliminary Grading Plans- Identify the grading necessary from all proposed/ required improvements
 - a. Locations and limits of cuts and fills.
 - b. Topographic information such as existing and proposed elevation contour lines and spot elevations.
 - c. Existing and proposed improvements both on and off site.
 - d. Existing and proposed easements and/or right-of-way with appropriate dimensions.
 - e. Location, width, direction of flow of drainage.
 - f. Estimated quantity of cut and fill, and estimated area of disturbance.
 - g. Any impacts to adjacent properties.
 - h. Maximum cut and fill for proposed roadways.
 - i. Maximum road grade = 10%, maximum grade of cul-de-sac = 6%, and maximum grade of pavement surface across intersection = 6%.
2. Preliminary Geotechnical Report- Submit a preliminary geotechnical evaluation of the site including all of the following for the proposed site:
 - a) Site map that shows the topographic features of the site and locations of all soil borings and test excavations.
 - b) Classification of the soil types (unified soil classification), pertinent laboratory test data and consequent evaluation regarding the nature, distribution, and strength of existing soils.
 - c) Description of the geology of the site and geology of the adjacent areas.
 - d) Identification of any areas of land slippage.
 - e) Description of any encountered groundwater or excessive moisture conditions.
 - f) Evaluation of the stability of pertinent natural slopes and recommendations regarding maximum cut and fill slopes of proposed work.

- g) Recommendations for mitigation of any geologic hazards present on site.
 - h) Recommended erosion control measures applicable to the soil types present.
3. Preliminary Drainage Report - The applicant will be required to prepare a preliminary drainage report for the Specific Plan area prepared in accordance with the Placer County Flood Control District Storm Water Management Manual to identify and analyze the drainage related impacts occurring from the proposed project. The report should address the following (with preliminary calculations where appropriate):
- a. Pre- and post- project watershed maps that depict all watershed areas that drain into/through/from the project site and appropriate flow lengths and paths shown.
 - b. Preliminary calculation of pre-development runoff versus post-development runoff for the 10- and 100-year storm.
 - c. Location, conceptual details, and the method of discharge of the on and off site storm drainage system (including the drainage along roadways).
 - d. The impacts and proposed mitigations to downstream drainage facilities (identify the size and approximate maximum capacity of existing inlets, outlets, culverts, ditches). If the project proposes to mitigate off-site impacts by replacing existing structures, indicate the proposed sizes and locations.
 - e. Preliminary detention facility design if proposed and/or required.
4. Preliminary Water Quality Plan – Runoff from the proposed development and roadways shall be collected and treated to remove pollutants of concern to the maximum extent practicable. A water quality plan shall be created for the Specific Plan area to describe the Low Impact Development principles to be incorporated into each of the proposed Land Uses and the acceptable temporary and permanent water quality Best Management Practices to be applied with the Specific Plan area. If backbone infrastructure is to be completed by the Master Developer, the water quality plan shall outline the Master Developer's and the Individual Parcel Developer's responsibilities. The Preliminary Water Quality Plan should address the following:
- a) Proposed BMPs or combination of BMPs best suited to reduce pollutant loadings in the project's runoff both during ("temporary") and after ("permanent") construction to the maximum extent practicable. The BMP locations should be identified on the preliminary site/grading plan.
 - b) Preliminary supporting design calculations identifying specific BMPs, as described in the California Stormwater Quality

Association Stormwater Best Management Practice Handbook for New Development and Redevelopment (www.cabmphandbooks.com), Stormwater Quality Design Manual for Sacramento County and South Placer Regions, or other similar ESD approved source.

- c) Discuss and evaluate the effectiveness of the proposed BMPs. Include manufacturer's information and/or existing soil properties/water table information, if applicable.
- d) All storm drain inlets and catch basins within the project area shall be permanently marked/embossed with prohibitive language such as "No Dumping! Flows to Creek" or other language as approved by the Engineering and Surveying Department and/or graphical icons to discourage illegal dumping. ESD-approved signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, shall be posted at public access points along channels and creeks within the project area. The Homeowners' association will be responsible for maintaining the legibility of stamped messages and signs.
- e) All stormwater runoff shall be diverted around trash storage areas to minimize contact with pollutants. Trash container areas shall be screened or walled to prevent off-site transport of trash by the forces of water or wind. Trash containers shall not be allowed to leak and must remain covered when not in use.

5. Road Sections – Apply road and shoulder widths per LDM Standard Plates R-3 and R-4. Include room for guardrail on downslope side. Design speed = 25 mph and snow storage easement width = 30 feet.

Facility Services - Environmental Engineering & Utilities Division – Ed Wydra

1. Sewer Master Plan

Submit an analysis of the sewer shed that relates to the proposed project. The report needs to be signed/stamped by a RCE. Include the following:

- Land use data
- Topo map of area
- Flow Calculations
- Pipe sizing
- Lift station siting
- Sewer shed area showing 5' contours
- Existing residences, commercial/industrial users

2. Average Dry Weather Flow (gpd) Show calculations in gallons per day and assumptions made. Also convert flow to equivalent dwelling units (EDU's).

3. Utility Plan Differentiate existing and proposed sewer infrastructure (sewer lines, force mains, manholes, lift stations, oil/grease interceptions, emergency storage tanks). Also include proposed easements (on and off-site) if not within a proposed public R.O.W.
4. Utility Vehicle Access is required to all Sanitary Sewer Manhole's. Depict proposed paved sewer access road and turnarounds where applicable.
5. Treatment Plant Capacity Discuss the capability of the existing treatment plant to adequately treat flows from this development and any NPDES resulting requirements.
6. New Wastewater Treatment Plant on Royal Gorge Property
Environmental Engineering Staff discourages small wastewater treatment facilities, especially in rural areas, for several reasons: the difficulty maintaining compliance with increasingly stringent Federal and State requirements, the limited number of customers to share the costs of needed maintenance and upgrades, and the limited options available to a remote location.

Small wastewater agencies throughout northern California are forced to significantly increase user fees in attempts to maintain regulatory compliance. Those that cannot meet the requirements are faced with mandatory financial penalties and strict enforcement actions. Finally, struggling systems in remote areas have fewer compliance options (e.g. tying into larger system if necessary).

A community service district would need to be created to manage a new wastewater treatment facility. That agency would assume considerable liability due to the reasons mentioned above. Because of these concerns, Environmental Engineering Staff strongly recommends that the County not be the entity to own or operate a wastewater treatment facility. Accordingly, connection to Donner Summit PUD should be the only preferred alternative.

Furthermore, if the alternative to construct a new wastewater treatment facility is to be pursued as a preferred alternative, a project level environmental analysis will need to be accomplished. All pertinent NPDES and Regional Water Quality Board requirements will need to be addressed in order that a new facility can be constructed to fulfill the needs of this project.

Air District - Brent Backus

1. The project would most likely have air quality impacts. Thus, the environmental document would need to include an air quality analysis

which would included an URBEMIS model run that estimates the projects construction and operational emissions.

Facility Services/ Parks Division - Vance Kimbrell

1. Public Recreation
2. Private Recreation
3. Trails
4. Trail Staging areas
5. Emigrant Trail Easement
6. Kid Lake Road
7. CSA maintenance of public facilities vs HOA maintenance
8. Development triggers for recreation facilities

Flood Control – Andrew Darrow

1. The applicant will be required to prepare and submit a preliminary grading plan. At a minimum, the plan should include the following items (**in addition to the Preliminary Grading Plan items required by the Engineering and Surveying Division**):
 - a. The future (buildout), unmitigated 100-year floodplain limits for any on site or adjacent watercourses with tributary areas of 20 acres or more.
 - b. If applicable, the proposed building pad or finished floor elevations for structures adjacent to the 100-year flood plain limits.
 - c. Any proposed detention/retention basins.
2. The applicant will be required to prepare and submit a preliminary drainage report prepared in accordance with the Placer County Flood Control District Storm Water Management Manual in order to identify and analyze the drainage related impacts occurring from the proposed development. At a minimum, the report should include the following items, **in addition to the Preliminary Drainage Report items required by the Engineering and Surveying Division**, with preliminary calculations where appropriate:

- a. Both pre- and post-development watershed maps that clearly show all of the subbasins, overland flow paths, and collector flow paths used in the hydrology analysis.
- b. A discussion of the existing drainage facilities downstream of the proposed project that may be impacted by the project.
- c. A summary of the pre- and post-development peak flow rates for the 10-year and 100-year storm events at each of the project's drainage outlet points.
- d. If any fill is proposed within the 100-year floodplain limits, both pre- and post-development 100-year hydraulic analyses of the impacted watercourse(s). The drainage report should include a summary of the pre- and post-development 100-year water surface elevations at the upstream and downstream project boundaries and at critical locations within the project site.

Environmental Health – Grant Miller

1. Donner Summit PUD is likely to be the sewer plant to serve this project. The sewer plant may be maxed out already with its sewer capacity, thus how will this project meet its sewer capacity? The EIR will need to show how the sewage generated from this project will be disposed of, infrastructure construction issues, expansion of the Donner Summit PUD sewage plant, level of treatment, financial responsibility of future construction and expansion of Donner Summit PUD or if a package treatment plant will be planned for this project, who will run it? A sewer master plan is required. Additionally, if onsite sewage disposal is proposed for the rural residential component, then, soil testing would be required as part of the EIR.
2. Water: There's limited water in this area, who will serve this project for water? The Sierra Lakes County Water District will only serve the Serene Lakes area for water. As this project is for 950 residences in 3000 acres, a hydrogeological study will need to be completed. AB 610 requires California Department of Health Services involvement for more than 500 connections for a major subdivision. This will require financial responsibility, adequate water; a dependable, longterm water supply. A water master plan is required.
3. Noise: An acoustical analysis will be required for both stationary and transportation sources to be met with 20 year projection for transportation sources. Stationary sources include snowmaking units to be located near residential dwellings. Presently, the Placer County General Plan has specific guidelines for transportation noise sources which should be included in the EIR.

4. Refuse Disposal: Refuse disposal could be impacted by the creation of 950 residential units which could impact landfill capacities. The EIR should discuss how the project will deal with maulading bears, landfill capacities, and collection capabilities of the local franchised refuse hauler.
5. Past land uses: A Phase I Environmental Site Assessment needs to be completed targeted toward past mining issues and agricultural (cattle grazing in high sierra meadows) to first uses.

Sheriff – Amanda Rodgers

1. This type of project has the potential to increase calls for service for law enforcement (i.e. property crimes, nuisance complaints). Is the applicant able to provide how many residents will be permanent and how many seasonal?
2. Based on the generally accepted average of 2.5 persons per unit (950 residential units for this project), that would be an approximate population increase of 2375 (not accounting for possible seasonal population). Considering the County's current law enforcement staffing ratio requirement of 1:1000 (deputies per population), that could create 2.3 new deputy positions. How does the applicant plan to address law enforcement staffing for the project?
3. The closest responding substation to the project is located in Colfax; nearly 50 miles from the project site. Does the applicant plan to make appropriations for Sheriff facilities closer to or within the project area?
4. There is only one entrance road to Serene Lakes which is already rated LOS "F" and railroad tracks cross this road. This creates multiple problems for emergency response. Does the applicant plan to address this issue?

Fire – Brad Albertazzi / Bob Eicholtz

1. Issues given orally at meeting

NEXT STEPS AND TIMING

1. Submittal of Specific Plan – Crystal Jacobsen/Michael Johnson
2. Preparation of EIR/NOP – Gina Langford