Fw: La Canada Subdivision
Charlene M Tim to: Cynthia C Johnson 01/14/2010 02:15 PM
Cc: Pierre Rivas, Michael C Baron

CJ,

Please post the attached letter for the La Canada item (Z08-0001/PD08-0003/TM08-1463) that is on the 1/19 BOS agenda. Thank you.

Char Tim
Clerk of the Planning Commission
El Dorado County Development Services
(530) 621-5351

**Please note my new e-mail address: charlene.tim@edcgov.us

----- Forwarded by Charlene M Tim/PV/EDC on 01/14/2010 02:14 PM -----

Michael C Baron/PV/EDC
01/14/2010 02:06 PM

To Charlene M Tim/PV/EDC@TCP
cc Pierre Rivas/PV/EDC@TCP
Subject Fw: La Canada Subdivision

Char,

Will you please forward this on to the BOS Clerk?

Thanks,

Mike
----- Forwarded by Michael C Baron/PV/EDC on 01/14/10 02:05 PM -----

"David C. Sederquist" <dcs@youngdahl.net>
01/14/10 02:00 PM
Please respond to <dcs@youngdahl.net>

To <mike.baron@edcgov.us>
cc "'Joel Korotkin'" <jkorotkin@gmail.com>, <osciorelli@ctaes.net>
Subject La Canada Subdivision

Dear Mr. Baron:

At the request of the applicant for the La Canada Project (Z08-0001/PD08-0003/TM08-1463), we have prepared the attached letter. A hard copy has also been placed in the mail to you.

David Sederquist, C.E.G., C.HG.
Senior Engineering Geologist / Hydrogeologist

Youngdahl Consulting Group, Inc.
1234 Glenhaven Court, El Dorado Hills, CA 95762
Office: (916) 933.0633 Fax: (916) 933.6482

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Electronic Documents (if attached):

By accepting and using the attached documents the user (Client or any person or entity) agrees that all documents and information provided by Youngdahl Consulting Group, Inc. in an electronic format are for information purposes only and not as final documentation. Only the signed paper prints constitute our professional work product, and because the electronic documents are subject to undetectable alteration, the signed paper prints must be referred to for the original and correct information

La Canada Letter YCG .pdf

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Project No. E07290.000
13 January 2010

El Dorado County Planning Department
2850 Fairlane Court, Building "C"
Placerville, CA 95667

Subject: **LA CANADA PROJECT (Z08-001/PD08-0003/TM08-1463)**
Response to Comments to Planning Commission from Paul Sayegh, dated 10 December 2009
Perceived Onsite Wastewater System Impacts

Attention: Mr. Michael Baron

References:

1) Design and Improvements Standards Manual, County of El Dorado, adopted 27 May 1986.
2) Land Capability Study for La Canada Property, El Dorado Hills, California, prepared by Youngdahl Consulting Group, Inc., dated 28 December 2007.
3) The Water Quality Control Plan for the California Regional Water Quality Control Board Central Valley Region, Fourth Edition, Revised September 2009.
4) Comments from Paul Sayegh, December 10th Planning Commission, Z08-0001/PD08-003/TM08-1463/La Canada Subdivision.

Dear Mr. Baron:

At the request of the applicant, Youngdahl Consulting Group, Inc. has prepared this letter to respond to concerns expressed by a Mr. Paul Sayegh (Reference 4) regarding potential impacts from onsite wastewater disposal for the La Canada Subdivision (Z08-0001/PD08-003/TM08-1463). We evaluated the La Canada project in 2007 (Reference 2) and found that onsite wastewater disposal would be feasible as planned. Our review of Reference 4 identified four items of concern that were expressed and specific to onsite wastewater disposal.

1) Percolation tests were the only method used to evaluate the feasibility for septic systems;
2) New York Creek might be adversely impacted by effluent discharge from the project;
3) New statewide septic system regulations (commonly known as AB885) will have impacts on the project; and
4) The El Dorado County Union Mine Landfill Septic Tank Solids Treatment Facility might not be able to handle the additional septic tank solids from this project.

Percolation and Test Pit Methodology

The La Canada Project was evaluated by Youngdahl Consulting Group, Inc., working with support from CTA Engineering, and with El Dorado County Environmental

Management oversight, through an iterative approach. Twelve test pit locations were initially selected based on a preliminary conceptual lot layout. Each pit was excavated to a depth of 8 feet or to refusal and constructed with a ramped bottom. The soil profiles of each pit were recorded by a California Registered Geologist according to the United States Department of Agriculture soil classification system. Each test excavation used to verify feasibility for a lot was observed by a representative of the El Dorado County Environmental Management Department.

Four 7-inch diameter holes were dug into the ramped bottom in each pit into the varying soil layers at depths typically ranging from 18 to 54 inches. A perforated plastic sleeve packed in pea gravel was installed in each hole. Each hole was then filled with water to soak overnight. The following day each hole was refilled and the water level was observed through the use of a float gauge, with refilling performed as necessary. The rate of water drop was used to establish the percolation rate for each hole. The values were then averaged to establish the design percolation rate for that test pit.

The results of the initial test excavations and percolation tests were used to revise lot layouts as necessary. Each time the layout was revised, additional test excavations and percolation tests were performed. This process was repeated until a lot layout was developed and tested that was found to be feasible. A total of forty test pits were constructed and 37 percolation tests were completed.

Disposal areas were selected based on the requirements of Reference 1 and Reference 3. The disposal areas correlated with percolation rates listed in Reference 1 are based on the guidelines from waste disposal from land development provided in Reference 3 and are designed to provide for effective treatment of septic tank effluent. The guidelines are also designed to be protective of water resources. By meeting the criteria for references 1 and 3, the proposed septic systems for this project should not have a significant impact on water resources.

Impacts on New York Creek

A concern was expressed that effluent would discharge from this project and impact New York Creek which is located west of the project. As stated above, this project meets the criteria of references 1 and 3. Based on the meeting of this criteria, the proposed septic systems for this project should not have an adverse impact on New York Creek.

New Statewide Septic System Regulations (AB885)

California State Legislature Assembly Bill (AB 885) was signed into law in September 2000. AB885 directed the State Water Resources Control Board (SWRCB) to adopt regulations for the discharge of waste from septic systems that might impair surface or groundwater quality. The SWRCB is currently in the process of developing statewide standards that would allow the issuance of a waiver for the development of reports of waste discharge for individual systems. These standards would potentially require the pumping of septic tanks at more frequent intervals, secondary treatment of effluent when necessary, and more frequent inspections of septic systems.

The most recently publicly reviewed version of the AB885 standards allow percolation rates up to 120 minutes per inch with secondary treatment. The measured percolation rates ranged from 5 minutes per inch to 115 minutes per inch for the La Canada Project. All of the percolation test results therefore fall with the range allowed by the proposed

standards. The only impact that the implementation of AB885 would have would be to increase the cost of the septic system installations and require more frequent septic system monitoring. The implementation of AB885 is unlikely to have a significant impact on the quality of the effluent treated and discharged by septic systems from this project

Septic Tank Solids Treatment

El Dorado County receives and treats septic tank solids at the Union Mine Landfill. Septic tanks are currently recommended to be pumped every three to five years. A concern was expressed that the County might not be able to receive and treat the septic tank solids from this project. On 6 January, Youngdahl Consulting Group, Inc. contacted a representative of El Dorado County Environmental Management. The representative indicated that there would be no problem receiving septic tank solids from the additional 45 lots of this project for treatment at their facility.

Conclusions

A review of references 1 and 3 along with the findings of Reference 2 indicates that the proposed use of onsite wastewater disposal systems will not have an adverse impact on water resources within and adjacent to the La Canada Development.

Limitations

This report was prepared in accordance with generally accepted geological consulting practices existing at the time this report was prepared and applicable to the location of the site. It was prepared for the exclusive use of Mr. Dan Parkes and his consultants, for the expressed purpose stated above. Any re-use of this report for a different purpose or by others not identified above shall be at the user's sole risk without liability to Youngdahl Consulting Group, Inc. To the extent that this report is based on information provided to Youngdahl Consulting Group, Inc. by third parties, Youngdahl Consulting Group, Inc. may have made efforts to verify this third party information, but Youngdahl Consulting Group, Inc. cannot guarantee the completeness or accuracy of this information. The opinions expressed and data collected are based on the conditions of the site existing at the time of the investigation. No other warranties, expressed or implied are made by Youngdahl Consulting Group, Inc. If you have any questions regarding our findings, please do not hesitate contacting us.

Very truly yours,
Youngdahl Consulting Group, Inc.

David C. Sederquist, C.E.G., C.HG.
Senior Engineering Geologist/Hydrogeologist

CERTIFIED HYDROGEOLOGIST
DAVID C. SEDERQUIST
NO. 619
EXPIRATION DATE
9/30/2010
STATE OF CALIFORNIA

Reviewed by:

John C. Youngdahl, P.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
JOHN C. YOUNGDAHL
NO. C60224
Exp. 06-30-10
CIVIL
STATE OF CALIFORNIA

Distribution: One copy to Mr. Dan Parkes
One copy via email to Mr. Joel Korotkin
One copy to the El Dorado County Planning Department