

MEMORANDUM

SHASTA COUNTY DEPARTMENT OF RESOURCE MANAGEMENT
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Community Education Section

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Building Division

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TO: Kent Hector, Senior Planner

FROM: Ken Henderson, Waste Management Specialist 

DATE: March 24, 2016

SUBJECT: Comments for Environmental Document for Revised Project Tierra Oaks Subdivision, Tract Map 1996

Shasta County Environmental Health Division (EHD) is a responsible agency for this project, as defined by the California Environmental Quality Act (CEQA). On February 19, 2016, EHD received the revised Notice of Preparation for Tract 1996/Z10-002 (Project).

Shasta Red, LLC is proposing to divide a 715.4 acre property into 166 residential parcels and six open space parcels. The project will also include the creation of an internal road system and a community onsite wastewater treatment system.

The Project proposes the creation of a community onsite wastewater treatment system to service each of the proposed parcels. Each parcel will have a septic tank and pump capable of pumping sewage to the community treatment system. Additionally, greywater diversion is proposed for this project with greywater to be discharged via subsurface irrigation.

Based on EHD's review of the information submitted for the project, we have the following comments:

1. It is mentioned that a Community Service District (CSD) will be created for the operation of the proposed community sewage treatment system. How will the CSD be created? Who will be in charge of running the CSD?
2. The proposed community sewage treatment system for the Project is fairly advance and will include several stages of treatment, including disinfection, prior to discharge to ground. Who will operate and maintain the proposed treatment system? What are their qualifications for operating and maintaining such a system? Has the applicant built and maintained a similar system elsewhere? If so, please provide information on that system, including operation and maintenance, to EHD.

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3. The community wastewater treatment system will likely fall under the Central Valley Regional Water Quality Control Board's Waste Discharge Requirements. A separate Shasta County Sewage Disposal System permit application is required for the project. The application shall include estimated daily waste water generation and detailed plans for the proposed treatment system.
4. In addition to the permit application for the community treatment system, each individual parcel will require a sewage disposal system permit issued by EHD for the installation of septic tank and pump system.
5. Greywater separation, in conjunction with an advanced onsite sewage treatment system, typically poses unique issues for the treatment system. Is the applicant aware of the issues associated with greywater diversion in conjunction with advanced wastewater treatment? If so, what plans does the applicant have to mitigate these issues? What is the estimated daily volume of greywater to be diverted?
6. Greywater diversion systems shall be installed under permit with Shasta County Building Division. EHD shall review all plans for greywater discharge to ground.
7. Odor and noise impacts associated with the community waste water treatment system are possible. How will the applicant prevent neighboring properties from experiencing odor and noise impacts?
8. Detailed plans have not been submitted for the community treatment system. The facility will be required to submit a Hazardous Materials Business Plan to EHD if the facility contains reportable quantities of hazardous materials at or above 55 gallons of liquids, 500 pounds of solids or 200 cubic feet of compressed gases.

EHD looks forward to reviewing additional information on the project. Please feel free to contact me with questions or comments pertaining to this matter. I can be reached at the number listed for EHD in the document header.

KH/pw