County of San Luis Obispo • Public Health Department

Environmental Health Services
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San Luis Obispo, CA 93408

July 31, 2006

RE: Initiative Measure-Dalidio Ranch Project

Thank you for the opportunity to comment on the subject project. The following is Environmental Health Services response to the request for information on the Department's permits and authorizations that may be applicable to approval of this amendment.

Water

Permit Authority
A permit would be necessary from Environmental Health Services or the State Department of Health Services per Section 116525 of The State of California Health and Safety Code (Safe Drinking Water Act, Title 22).

Based on the general nature of the project description it is difficult to determine, at this time, if the water company would be permitted through the local Environmental Health Services office or through the State Department of Health Services. The Department of Health Services (DHS) has briefly reviewed the proposals and is also unsure as to who will ultimately be the permitting authority. (See attached email).

Be advised that according to Kurt Souza with DHS a CEQA determination must be made prior to issuance of the water system permit.

Definition
Community Water System- Serves at least 15 service connections used by yearlong residents or regularly serves at least 25 yearlong residents.

Permit Process
Environmental Health Services will require the following items submitted as part of the Community Water System review process:

- Well construction and location.
- Well production testing.
- Well drawdown and recovery data.
- Full water quality

    - Determine if treatment is necessary.
    - Determine if treatment creates a discharge requirement or the need for a discharge permit.
- Engineering plans for all components of the water system (piping, storage, etc). The stamped engineering plans will be reviewed and approved in conjunction with County Public Works prior to approval.
- The State requires that a system demonstrate to the department that the water supplier possesses adequate financial, managerial and technical capacity to assure the delivery of pure, wholesome, and potable drinking water.

Once the aforementioned information has been submitted, the department has 30 days to deem the application complete. Then the following can occur:

- Construction of the Community Water System.
- Inspection of the Community Water System.
- Water proven to be potable at the taps.
- Permit the system.

Timing

The **local** permit process is dependent on several factors.

- Staff workload at the time of submittal.
- Results of comprehensive testing.
- Timing of the submittal by the applicant.

The **State** permit process timing is unknown.

Other Permits

The permits required once development commences:

- Hazardous Materials Facilities
- Food Facilities, Public Pools
- Underground Storage Tanks

Wastewater

This office would review the feasibility for on-site systems:

- Review geology and soil characterization
- Assure the site can meet Basin Plan requirements.

The permitting for the waste removal process will be through the Local State Regional Water Quality Control Board.

Thank you for the opportunity to comment, and I will be available for any questions.

Lauri A. Salo

Lauric A. Salo, R.E.H.S. III
Senior Environmental Health Specialist
Land Use Section

Brad Prior/PH/COSLO
08/01/2006 03:06 PM

To Laurie Salo/PH/COSLO@Wings, Rich Lichtenfels/PH/COSLO@Wings
cc
bcc
Subject Fw: Dalidio Property Development

----- Forwarded by Brad Prior/PH/COSLO on 08/01/2006 03:05 PM -----

"Densmore, Jeff (DHS-DDWEM-DWFO)" <JDensmor@dhs.ca.gov>
08/01/2006 01:48 PM

To <bprior@co.slo.ca.us>
cc "Carolyn Starkey \(DHS-DDWEM\) \(E-mail\)" <CStarkey@dhs.ca.gov>, "Ellen Mendoza \(E-mail\)" <EMendoz2@dhs.ca.gov>, "Kevin Ryan \(DHS-DDWEM\) \(E-mail\)" <KRyan@dhs.ca.gov>, "Kurt Souza \(E-mail\)" <KSouza1@dhs.ca.gov>, "Mike Ali \(E-mail\)" <HAli@dhs.ca.gov>, "Mir Ali \(DHS-DDWEM\) \(E-mail\)" <MAli1@dhs.ca.gov>, "Steve Walker \(E-mail\)" <SWalker@dhs.ca.gov>
Subject RE: Dalidio Property Development

Hi Brad,
In general the state regulates water systems larger than 200 service connections or, using the 3.3 person/connection conversion, approximately 660 people. Usually the designation is made using the number of service connections since this number doesn't vary as much as the population does. However, in a situation like the one you describe below (i.e. a large population is served through a handful of large master meters) the population served by this water system would be the determining factor for regulatory compliance.

The approval process timeline depends on the complexity of the project (e.g. treatment, complexity of distribution, etc.). The mandatory portions of the environmental review also needs to be completed before we can issue a new-water-system water-supply-permit. As you know the timeframe for this process can also vary. If all the "red tape" has been cleared and the only thing remaining is a plan review and writing the permit, it usually can be completed in 2-4 weeks (if everything's going right maybe even faster than that). Its been my experience that the environmental is usually the most time consuming.

Thanks for the update. Look forward to hearing more about this project.

Jeff Densmore
Sanitary Engineer
State Department of Health Services
Drinking Water Field Operations Branch
1180 Eugenia Place, Suite 200
Carpinteria, CA 93013
Tel: (805) 566-1326 Fax: (805) 745-8196

-----Original Message-----
From: bprior@co.slo.ca.us [mailto:bprior@co.slo.ca.us]
Sent: Tuesday, August 01, 2006 11:37 AM
To: Densmore, Jeff (DHS-DDWEM-DWFO)
Subject: Dalidio Property Development

Jeff,
Here is the memo I promised you re the proposed Dalidio Development in SLO County. The property in question is approximately 131 acres in size, located adjacent to the San Luis Obispo city limits. A proposal to annex to the city was rejected by the voters and the property owner is now proposing a major commercial/residential/recreational development on what will remain county land. Since the property will be outside the city, no city services will be provided; this means that a water system will have to be designed and approved. The current (and very tentative) plans call for 530,000 sq. ft. of commercial/retail space, 198,00 sq. ft. of office space, a 150 room hotel, 60 residential units (condos or apartments), 30,000 sq. ft. of outdoor sales, and some recreational facilities (such as soccer fields). As far as I'm concerned, this would have to be served by a community water system; the 60 residences and all that office space alone would dictate a community system. My real question is at what point does the water system become so large, so complex, and serve so many residents and workers that it becomes a state-regulated public water system? And if it does qualify as a state-regulated system, how long will the approval process take; i.e., how much time will elapse between submittal of complete, satisfactory plans and issuance of a water system permit?

There is a hearing scheduled for tomorrow afternoon. If you could give me a reply by noon tomorrow, I would really appreciate it. Thanks for your help.

Bradley Prior, R.E.H.S.
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Environmental Health Services Division
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