

PC 2/9/12
#8

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

SCH#2012012009: Village P Rezone

1 message

Jorge Rivas <jorge_rivas@dot.ca.gov>

Wed, Feb 1, 2012 at 5:11 PM

To: rommel.pabalinas@edcgov.us

Cc: Eric Fredericks <eric_fredericks@dot.ca.gov>

February 1, 2012

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Village P

Rezone

Negative Declaration

Mr. Rommel Pabalinas
2850 fair Lane Court
Placerville, CA 95667

Dear Mr. Pabalinas:

Thank you for the opportunity to review and comment on the Negative Declaration for the Village P Rezone Project. The Project consists of rezoning 51.45 acres from R1to C-PD.

The Department has no comments at this moment. The Department would appreciate being kept apprised to any changes to the project description. If you have any questions regarding these comments, please contact me, El Dorado County Intergovernmental Review Coordinator, at (916) 274-0679 or at jorge_rivas@dot.ca.gov.

Sincerely,
-Jorge

.....
Jorge Rivas Jr.
California Department of Transportation District #3
A: 2379 Gateway Oaks Drive Ste. 150
Sacramento, CA 95833
E: jorge_rivas@dot.ca.gov
P: 916.274.0679



Edmund G. Brown Jr.
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



February 7, 2012

Mel Pabalinas
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Subject: Z04-0016/Village P Rezone
SCH#: 2012012009

Dear Mel Pabalinas:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. On the enclosed Document Details Report please note that the Clearinghouse has listed the state agencies that reviewed your document. The review period closed on February 6, 2012, and the comments from the responding agency (ies) is (are) enclosed. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

These comments are forwarded for use in preparing your final environmental document. Should you need more information or clarification of the enclosed comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Enclosures
cc: Resources Agency

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**Document Details Report
State Clearinghouse Data Base**

SCH# 2012012009
Project Title Z04-0016/Village P Rezone
Lead Agency El Dorado County

Type Neg Negative Declaration
Description Rezone of northern 51.45-acre portion of subject property from One-Family Residential (R1) to Commercial-Planned Development (C-PD). The proposed zone would be consistent with the current Commercial land use designations. No development or improvement is proposed with the rezone.

Lead Agency Contact

Name Mel Pabalinas
Agency El Dorado County
Phone 530 621 5363
email
Address 2850 Fairlane Court
City Placerville **State** CA **Zip** 95667
Fax

Project Location

County El Dorado
City
Region
Lat / Long 18° 43' 29.68" N / 5° 29' 35.43" W
Cross Streets Northeast corner of Silva Valley Parkway and Tong Road
Parcel No. 122-720-09
Township 9N **Range** 8E **Section** 1 **Base** MDB&M

Proximity to:

Highways Hwy 50
Airports
Railways
Waterways Carson Creek
Schools Oak Meadows ES, Oak Ridge HS
Land Use PLU: Vacant Commercial land
Z: One-Family Residential (R1)/Exclusive Agriculture (AE)
GPD: Commercial/Low Density Residential Specific Plan: El Dorado Hills Specific Plan- Commercial

Project Issues Aesthetic/Visual; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Forest Land/Fire Hazard; Air Quality; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Landuse; Soil Erosion/Compaction/Grading; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Fish and Game, Region 2; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 3; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 01/06/2012 **Start of Review** 01/06/2012 **End of Review** 02/06/2012

AGENCY COMMENT



California Regional Water Quality Control Board

Central Valley Region

Katherine Hart, Chair



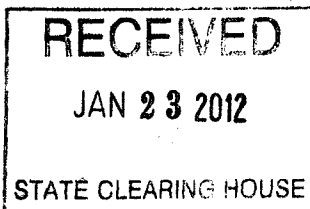
Matthew Rodriguez
Secretary for
Environmental Protection

11020 Sun Center Drive, #200, Rancho Cordova, California 95670-6114
(916) 464-3291 • FAX (916) 464-4645
<http://www.waterboards.ca.gov/centralvalley>

Edmund G. Brown Jr.
Governor

18 January 2012

02/06/12
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CERTIFIED MAIL
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Mel Pabalinas
County of El Dorado
2850 Fair Lane Court
Placerville, CA 95667

COMMENTS TO DRAFT NEGATIVE DECLARATION, Z04-0016/VILLAGE P REZONE PROJECT, SCH NO. 2012012009, EL DORADO COUNTY

Pursuant to the State Clearinghouse's 6 January 2012 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Draft Negative Declaration* for the Z04-0016/Village P Rezone Project, located in El Dorado County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed for the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

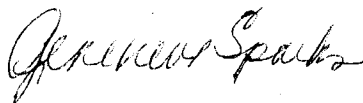
Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

If you have questions regarding these comments, please contact me at (916) 464-4745 or gsparks@waterboards.ca.gov.



Genevieve (Gen) Sparks
Environmental Scientist
401 Water Quality Certification Program

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento



El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2011/12 Board

Chair
John Hidahl
Vice-chairman
Jeff Haberman
Secretary/Treasurer
Alice Klinger
Kathy Prevost

February 15, 2012

Mel Pabalinas
Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: Z 04-0016 EDH 52/ Village P

The full El Dorado Hills Area Planning Advisory Committee (APAC) on Wednesday, February 15, 2012 reviewed the **Negative Declaration** for the requested rezone from One Family Residential (R1) to Commercial General (GG) with the Planned Development (PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 122-720-09, consists of 51.45 acres, and is located on the northeast corner of Silva Valley Road and Tong Road in the El Dorado Hills area.

The members voted unanimously (8 to 0) on a motion that the Negative Declaration is not adequate for the impacts that a commercial project at this location will cause to the environment. APAC formally request that a full EIR be prepared before the zoning change is approved to evaluate the full impacts the changing of the zoning to Commercial land use will cause.

A previous sub-committee letter has been submitted with the following comments:

An APAC subcommittee was assigned to review this project due to time constraints and recommended non-support with the following reasons:

1. The project requires a full EIR to address any impacts to the environment. (This request for land use changes was not cover under the EIR for the El Dorado Hills Specific Plan.
2. The just completed Silva Valley interchange project EIR and final traffic operation study (Appendix G) does not address the proposed zoning change impacts.
3. The commercial zoning would have a major negative impact on the school and residents located at the north end of the parcel.
4. A detailed commercial development plan for the 55+ acres must be provide to asses the impacts as part of a zoning change request.
5. The County should purchase the land required for the interchange from this parcel at the lower value R1 Zoning.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,

John Hidahl
APAC Chairman

cc: El Dorado County Planning Department
APAC Read File

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El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future