



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

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PC 12/13/12
 #13
 (4 pages)

November 26, 2012

Roger Trout
 Development Services Director
 2850 Fairlane Court
 Placerville, CA 95667

12 NOV 27 AM 8:33
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 PLANNING DEPARTMENT

Subject: Revised Initial Study/Mitigated Negative Declaration for the project General Plan Amendment A11-003/Rezone Z11-0004/Planned Development PD-0002 Parcel Map P11-0003/Green Valley Center

Reference: APAC letters submitted on July 13, 2011, February 20, 2012, March 16, 2012 and October 15, 2012 Subject: Winn Commercial project at Green Valley Road and Francisco Drive

The full El Dorado Hills Area Planning Advisory Committee (APAC) met on Wednesday November 14, 2012 and reviewed the Revised **Negative Declaration** for the rezone from One Family Residential (R1 PD) to Commercial with the Planned Development (C-PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 124-140-339, consists of 6.85 acres, and is located at southeast corner of Green Valley Road and Francisco Drive in the El Dorado Hills area.

The members voted unanimously (6 to 0) on a motion for reiterating their Non-Support for the General Plan Amendment and that the Revised Negative Declaration is not adequate for the impacts that a commercial project at this location will cause to the environment. APAC formally requests that a full EIR be prepared before the General Plan Amendment is considered and all of the impacts are fully evaluated.

APAC's concerns for the revised negative declaration are as follows:

The proposed right in and right out from the project via Cambria (Attachment B) will make the circulation even worse. When residents drop off their children at the two schools located north of Green Valley Road on Francisco Drive, they will impact two additional intersections which are already at level of service F (LOS F). "The intersections are Francisco Drive/EDH Blvd and EDH Blvd/ Green Valley Road.

The changing of the East bound left turn lane on Green Valley Road to accommodate a U turn from the project is a disaster waiting to happen and a major safety issue. Cars exiting the project who want to go West on Green Valley Road must cross four lanes of traffic to get to the U turn lane which is straight across the street from the project's exit. This intersection is currently at LOS F, so it will be nearly impossible to make a U turn after exiting the project from Green Valley Road.

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Recently traffic levels have been increasing on Salmon Falls Road southbound to Green Valley Road, especially during the AM peak period flow. A maximum queue length of approximately 710 feet has been recently observed, with the queue blocking the intersections of both Malcolm Dixon Road and Village Center Drive. Queuing to Malcolm Dixon is not new, but generally postdates the time of the project's TIA. Queuing past Village Center Drive is new. Both cases are associated with operational LOS F on Salmon Falls Road due to long delays at the Green Valley Road signal.

Mitigation M1 calls for reduction of Green Valley Road LOS F at this intersection by signal cycle length optimization and reallocation of green time. This would involve allocating more green time to Green Valley Road, less green time to Salmon Falls Road. This probably would drive Salmon Falls Road past its current periodic LOS F, into chronic LOS F. The County needs to include additional mitigation for that condition (moves the problem point, but doesn't mitigate the overall increase in traffic flow).

The County needs mitigation "Plan B" for the existing actual operational LOS F at the intersection of Green Valley Road and Francisco Drive, as well as for the traffic levels based on 2010 traffic counts. "Plan B" needs to be defined and "shovel-ready" in the 5-year CIP, with funding sources identified and committed for use when the County recognizes LOS F delays.

Ozone Precursors Cumulative Impacts Evaluation: The project is required, per paragraph one of the letter from Mel Pabalinas, subj; Green Valley Commercial Center Cumulative Air Quality Impacts, dated August 30, 2012 to address Ozone Precursors. It states: If the project requires a change in the existing land use designation (a general plan amendment or rezone), then projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation". The revised Mitigated Negative Declaration (page 13 Operational Ozone Precursor), evaluation suggests that each house under the current zoning would use a fire place to heat the house during the winter to justify the zoning change would not exceed the limit of the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP). With natural gas heating options readily available in this area, wood burning fireplaces are rarely used. This is a flawed assumption and must be reevaluated using more realistic numbers. Many Agencies in the AQAP are now restricting the use of wood burning stoves during the winter, which would drastically reduce the amount of ROG and NOx generated from the site if it remains in its current zoning.

APAC comments are repeated here from our October 15th 2012 letter with concerns regarding the project.

The APAC committee recommended non-support for this project for the following reasons:

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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 2004 General Plan.
2. The Neg Dec does not address all of the significant impacts the proposed zoning change will cause including Aesthetics, Cultural Resources, Hydrology and Water Quality, Land Use Planning, Noise, and Population and Housing.
3. The commercial zoning would have a major negative impact on the residents located at the south end of the parcel.
4. The corner of Cambria and Francisco Dr. is a very dangerous corner as it stands with just the residents of the Francisco Oaks subdivision using it and will become a safety issue.
5. The corner of Green Valley and Francisco, there are already 3 other commercial parcels and within those parcels, there are currently over 20 vacant units. There is limited demand for a commercial project at this location.
6. GP Policy 7.3.3.5 States: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is limited. Accordingly, the wetland setbacks reduction from 50ft to 25ft **should not be granted.**

APAC comments are repeated here from our July 13th 2011 letter with concerns and recommendations if the project is approved:

A. Resident Opposition. During both of the APAC meetings at which the application was discussed, a significant number of residents expressed their views and most in attendance were strongly opposed. Residents of Francisco Oaks Village have circulated a petition to express opposition. Of the more than 130 people contacted, only one did not sign.

B. Property Values. Without an appropriate buffer between the commercial activity and residences, the adverse impact upon the property value of the latter is certain to be substantial.

C. Traffic. Vehicular traffic, already at level F at the intersection of Green Valley Road and Francisco Drive at peak hours, will be yet more congested and traffic patterns more hazardous. Of particular concern is the increased hazard for children walking and cycling to Marina Village School.

D. Air Quality. The impact of fast food cooking odors and exhaust from cars idling at two drive-through sales points will have a significant negative impact upon air quality in the neighborhood.

E. Tree Preservation and Grading. In contrast to the extensive grading and consequent tree removal that would result from a rezone and commercial development, residential development would entail substantially less grading, save more significant trees and preserve more of the existing suburban atmosphere.

F. Deed Restrictions. CC&R's specify that the property be developed for residential use.

G. Fast Food Location. APAC has regularly opposed development of fast food outlets outside the Highway 50 corridor.

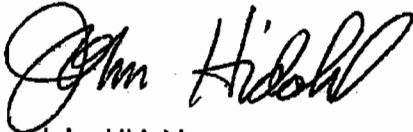
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If the APAC position on this application does not prevail and the application is granted, APAC recommends strongly that the following conditions be placed upon eventual development:

- A. Architectural Style.** The style should be consistent for all three buildings, and no significant alteration should be permitted to meet the demands of a fast food style franchise.
- B. Visual Pollution.** Free standing signs should be low-profile, non-lighted monument style. Signs on building faces should be back lighted, low intensity and without animation. No signs at all should be permitted on south facing building elevations. Architectural controls should prohibit installation of banner signs outside or inside facing outward. Area lighting fixtures must face downward and be of a design that prevents seepage from the property. Mechanical equipment on roofs must be screened.
- C. Sound Pollution.** Drive through speakers must be shielded and directed so as to prevent seepage to the adjacent residential areas.
- D. Water Pollution.** Water sediment collection ponds shall be maintained and landscaped to fit natural landscape or proposed constructed landscape.
- E. Traffic Mitigation.** Applicant must be made responsible for extending 4 lanes paving on Green Valley Road from Safeway to El Dorado Hills Boulevard.
- F. Tree Preservation.** Precautions shall be made to preserve native oaks to the extent possible with particular concerns for those on the northeast, east and southern edges of the property.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703 or Norm Rowett subcommittee chairman 916 933-2211

Sincerely,



John Hidahl
APAC Chairman

cc: El Dorado County Planning Department
APAC Read File

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PC 12/13/12
13
(6 pages)
E. JAMES G. BROWN, JR.
GOVERNOR
MATTHEW RODRIGUEZ
SECRETARY FOR ENVIRONMENTAL PROTECTION

DEC - 6 AM 11:40

Central Valley Regional Water Quality Control Board

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PLANNING DEPARTMENT

4 December 2012

Mel Pabalinas
El Dorado County
2850 Fair Lane Court
Placerville, CA 95667

CERTIFIED MAIL
7011 2970 0003 8939 8612

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT MITIGATED NEGATIVE DECLARATION, A11-0003/Z11-0004/PD11-0002/P11-0003 GREEN VALLEY CENTER PROJECT, SCH NO. 2012092046, EL DORADO COUNTY

Pursuant to the State Clearinghouse's 8 November 2012 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Mitigated Negative Declaration* for the A11-0003/Z11-0004/PD11-0002/P11-0003 Green Valley Center 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 from 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.

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.

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.

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/help/business_help/permit2.shtml.

If you have questions regarding these comments, please contact me at (916) 464-4684 or tcleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

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