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STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH

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RECEIVED
PLANNING DEPARTMENT



KEN ALEX
DIRECTOR

January 23, 2012

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

Subject: Z11-0001/PD11-0001/TM11-1502/ Treviso II
SCH#: 2011122067

Dear Mel Pabalinas:

The State Clearinghouse submitted the above named Mitigated 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 January 20, 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

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011122067
Project Title Z11-0001/PD11-0001/TM11-1502/ Treviso II
Lead Agency El Dorado County

Type **MND** Mitigated Negative Declaration

- Description**
1. Rezone of property from One-Acre Residential District-Planned Development (R1A-PD) to One-Family Residential District-Planned Development (R1-PD) and Open Space-Planned Development (OS-PD);
 2. Development Plan for the proposed clustered residential subdivision (Treviso II) to include 20 residential lots, one open space lot, and modified One-Family Residential (R1) zone district development standards;
 3. Tentative Subdivision Map dividing a 6.98 acre lot into twenty Class I residential lots ranging in size from 5,181 s.f. to 62,012 s.f., one private road (Lot R) measuring 0.46 acre, and one Open Space lot measuring 2.27 acres;
 4. Design Waivers of the following Design and Improvement Standards Manual (DISM) Standard Plan standards:
 - A. Reduction of right-of-way from 50 feet to 31 feet for private road (Lot R) Via Treviso;
 - B. Reduction of sidewalk width from 6 feet to 4 feet and placement of sidewalk on one side of private road Lot R;
 - C. Reduction of off-site road pavement width (Via Barlogio) from 36 feet to 24 feet wide without standard sidewalk and curb gutters; and
 - D. Increase the maximum driveway gradient from 16% to 20% serving Lot 20.
 5. Findings of Consistency with General Plan policy 7.3.3.4 in accordance with the Interim Interpretive Guideline to reduce setback from 50 feet to 25 feet from an identified wetland.

Document Details Report
State Clearinghouse Data Base

Lead Agency Contact

Name Mel Pabalinas
Agency El Dorado County
Phone 530 621 5363 **Fax**
email
Address 2850 Fairlane Court

City Placerville **State** CA **Zip** 95667

Project Location

County El Dorado
City
Region
Lat / Long 38° 42' 49.87" N / 121° 3.49' 49.99" W
Cross Streets Terminus of existing Via Treviso, approximately 1,361 feet north of intersection
Parcel No. 120-700-07
Township 9 **Range** 8E **Section** 3 **Base** MDB&M

Proximity to:

Highways Hwy 50
Airports
Railways
Waterways Willow Creek and New York Creek
Schools William Brooks ES
Land Use LU: Vacant Residential Lands
Z: One-Acre Residential-Planned Development (R1A-PD)
GP: High Density Residential (HDR)

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; 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; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission

Date Received 12/22/2011 **Start of Review** 12/22/2011 **End of Review** 01/20/2012



**California Regional Water Quality Control Board
Central Valley Region
Katherine Hart, Chair**



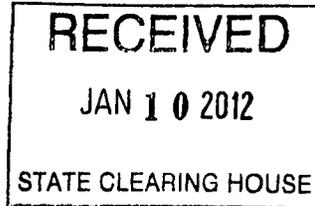
Matthew Rodriguez
Secretary for
Environmental Protection

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

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1/20/2012
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5 January 2012



CERTIFIED MAIL
7011 2970 0003 8939 7615

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

**COMMENTS TO DRAFT MITIGATED NEGATIVE DECLARATION, Z11-0001/
PD11-0001/TM11-1502/TREVISO II PROJECT, SCH NO. 2011122067,
EL DORADO COUNTY**

Pursuant to the State Clearinghouse's 22 December 2011 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Draft Mitigated Negative Declaration* for the Z11-0001/PD11-0001/TM11-1502/Treviso II 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



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

SCH#2011122067: Treviso II

1 message

Jorge Rivas <jorge_rivas@dot.ca.gov>

Fri, Jan 13, 2012 at 10:20 AM

To: rommel.pabalinas@edcgov.us

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

January 12, 2012

03-ELD- US 50
Treviso II
Rezone
Mitigated Negative DeclarationMr. Rommel Pabalinas
2850 fair Lane Court
Placerville, CA 95667

Dear Mr. Pabalinas:

Thank you for the opportunity to review and comment on the Mitigated Negative Declaration for the Treviso II Project. The Project consists of rezoning 6.98 acres from R1A-RD to 20 Class I Family R1-PD and Open Space.

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 Jorge Rivas, El Dorado County Intergovernmental Review Coordinator, at (916) 274-0679 or at jorge_rivas@dot.ca.gov.

Sincerely,

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