

Del Paso Park

NOP Comments Received

DEPARTMENT OF TRANSPORTATION
DISTRICT 3 – SACRAMENTO AREA OFFICE
VENTURE OAKS – MS 15
P.O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 274-0635
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January 27, 2006

06SAC0001
03-SAC-51 PM 6.788
Del Paso Park Project
Notice of Preparation
SCH# 2005122130

Mr. Mike Parker
City of Sacramento
2101 Arena Boulevard, Suite 200
Sacramento, CA 95834

Dear Mr. Parker:

Thank you for the opportunity to review the Del Paso Park Project which proposes an 80,000 sq. ft. auto dealership and 60,000 sq. ft. of additional automobile-related use on 20 acres in Del Paso Park. The project is immediately adjacent to State Route 51 (Business 80) at Fulton Avenue. Our comments are as follows:

- A Traffic Impact Study (TIS) should be provided to assess the impacts to the SR 51/Fulton Avenue interchange. The TIS should consider all possible traffic impacts to all ramps, ramp intersections, and the main line. The "Guide for Preparation of Traffic Impact Studies" can be found on our website at:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/>. We would appreciate the opportunity to review the scope of the TIS before the Study begins.
- Mitigation funding should be sought for future interchange improvements, including overpass structure widening, ramp widening, ramp intersection widening, and signalization modifications.
- When analyzing Americans with Disabilities Act (ADA) requirements, note that there are pedestrian facilities on the Fulton Avenue overcrossing of SR-51.

Mr. Mike Parker
January 27, 2006
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- An existing 27" reinforced concrete pipe (RCP) passes under SR 51 and drains off-site discharge water and pump plant discharge water to the project site. The maximum capacity of this culvert is 40 cubic feet per second (cfs). The Caltrans pump plant contributes 10 cfs and Sacramento County contributes an unknown additional amount from Auburn Boulevard area. The drainage from this 27" needs to be maintained. Arcade Creek, where all of the water drains to, is also at capacity as Sacramento County is well aware. The project must mitigate any increased runoff via water detention, etc. Drawings of current Caltrans drainage facilities in the area were previously provided.
- Existing Caltrans right of way drawings for the interchange were previously provided to the City of Sacramento.

If you have any questions about these comments, please call me at (916) 274-0635.

Sincerely,

A handwritten signature in cursive script that reads "Alyssa Begley".

ALYSSA BEGLEY, Acting Chief
Office of Transportation Planning—South

DEPARTMENT OF WATER RESOURCES

1416 NINTH STREET, P.O. BOX 942836
SACRAMENTO, CA 942360001
(916) 653-5791



JAN 24 2006

Mike Parker
City of Sacramento
2101 Arena Boulevard, Suite 200
Sacramento, California 95834

Del Paso Park Project
State Clearinghouse (SCH) Number: 2005122130

Staff for The Department of Water Resources has reviewed the subject document and provides the following comments:

Portions of the proposed project may be located within a regulated stream over which The Reclamation Board has jurisdiction and exercises authority. If the project includes any "channel reconfiguration" that was not previously permitted, new plans must be submitted. Section 8710 of the California Water Code requires that a Board permit must be obtained prior to start of any work, including excavation and construction activities, within floodways, levees, and 10 feet landward of the landside levee toes. A list of streams regulated by the Board is contained in the California Code of Regulations, Title 23, Section 112.

Section 8(b)(2) of the Regulations states that applications for permits submitted to the Board must include a completed environmental questionnaire that accompanies the application and a copy of any environmental documents if they are prepared for the project. For any foreseeable significant environmental impacts, mitigation for such impacts shall be proposed. Applications are reviewed for compliance with the California Environmental Quality Act.

Section 8(b)(4) of the Regulations states that additional information, such as geotechnical exploration, soil testing, hydraulic or sediment transport studies, biological surveys, environmental surveys and other analyses may be required at any time prior to Board action on the application.

You may disregard this notice if your project is outside of the Board jurisdiction. For further information, please contact Sam Brandon of my staff at (916) 574-0651.

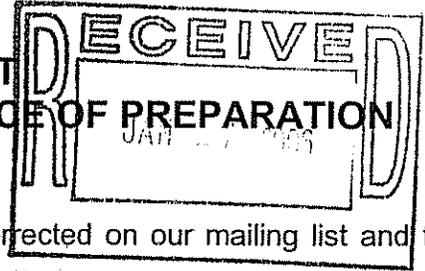
Sincerely,

A handwritten signature in black ink, appearing to read "Mike Mirmazaheri".

Mike Mirmazaheri, Chief
Floodway Protection Section

cc: Governor's Office of Planning and Research
State Clearinghouse
1400 Tenth Street, Room 121
Sacramento, CA 95814

DEL PASO PARK PROJECT
ENVIRONMENTAL IMPACT REPORT (EIR) NOTICE OF PREPARATION
(NOP) COMMENT FORM



Please provide the following information if you wish to be added/corrected on our mailing list and to document the author of comments received. Thank you.

Name: DONNA ARTEAGA 485-2023
Address: 3218 GREEN CREST COURT, SAC, 95821
Organization: e-mail FEL@sbglobal.net

Please provide us with your written comments by **Monday, January 30, 2006, 5:00PM**. Comments on the NOP may be sent to:

Attn: Michael Parker
City of Sacramento, Planning Division
2101 Arena Blvd., Suite 200
Sacramento, CA 95834

You may attach additional pages to this form and/or you may submit your written comments separately.

The EIR for the Raptor Honda Project should include impacts to recreation. The existing golf course and users would be impacted by the following issues:

1. Noise: The public address system(s) (that are used at car dealerships) would be intrusive and should not be allowed. Car engine noise and pollution are not compatible with the golf course.
2. Aesthetics: The visual change from green/open space to a commercial development is not appropriate next to a golf course.
3. Increase traffic: A car dealership would create high traffic volumes and safety concerns.
4. Air Quality: Increase air borne particles from vehicles would not provide a healthy environment for golfers.

The city has a duty to provide recreation and preserve and protect open space.

The 20+ acre site should not be used for commercial development. Thank you.