



## NOTICE OF PREPARATION of a Draft Environmental Impact Report

Date: January 27, 2017

To: Agencies and Interested Parties

From: Robert Peters, Associate Planner, El Dorado County Planning Services

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Creekside Plaza Project (Z10-0009/PD10-0005/P10-0012)

Review Period: January 28, 2017 to February 27, 2017

This Notice of Preparation (NOP) initiates the environmental review process in accordance with the California Environmental Quality Act (14 California Code of Regulations [CCR] Section 15082) for a land development project in El Dorado County. El Dorado County will be the Lead Agency and will prepare the Environmental Impact Report (EIR). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (CEQA Guidelines 14 CCR Section 15082[b]). The project description, location, and probable environmental effects of the Creekside Plaza Project are briefly described below.

### PROVIDING COMMENTS

El Dorado County is soliciting comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on **Monday February 27, 2017**. Please send all comments to:

Robert Peters, Associate Planner  
County of El Dorado Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
Email: Robert.Peters@edcgov.us

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include "Creekside Plaza NOP Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

## **PUBLIC SCOPING MEETING**

A public scoping meeting (open house format) will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location are as follows:

February 15, 2017 (Wed.)  
6:00 p.m. to 7:30 p.m.  
Placerville Seventh-Day Adventist Church  
6831 Mother Lode Drive  
Placerville, CA 95667

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Robert Peters (at the contact information above) at least 48 hours before the meeting.

## **PROJECT LOCATION**

The Creekside Plaza Project site consists of three parcels (Assessor's Parcel Numbers 327-211-14, 327-211-16 and 327-211-25), totaling 4.32 acres, located at the northwest corner of the intersection of Forni Road and Missouri Flat Road in the Diamond Springs area outside the incorporated city of Placerville, in El Dorado County. The project site is located within the El Dorado—Diamond Springs Community Region. The project site is located within the Placerville Quadrangle, Section 24, Township 10 North, Range 10 East on the USGS 7.5-minute topographic map. Surrounding land uses are existing single-family residential development to the north and northwest, while commercial uses are located to the west, south, and east.

The property has a General Plan Land Use Designation of Commercial (C), and was rezoned from one-acre residential (R1A) to Community Commercial with a Design Review—Community combining zone (CC-DC) as part of the Targeted General Plan Amendment and Zoning Ordinance Update (TGPA-ZOU) that the Board of Supervisors adopted on December 15, 2015. This targeted amendment and update modernized the General Plan implementation tool and included revisions of the text and the Zone Ordinance and Zoning Map to bring it into conformance with the General Plan.

## **PROJECT DESCRIPTION**

The proposed project is requesting approval of three related actions:

- Rezone (Application File #Z10-0009) of the site from Community Commercial—Design Review—Community combining zone (CC-DC) to Community Commercial-Planned Development (CC-PD) and Open Space-Planned Development (OS-PD).
- Tentative Parcel Map (Application File #PD10-0005) to subdivide the site into four parcels (Exhibit 1: Site Plan), including three buildable parcels and one 1.14-acre open space parcel, as well as a general vacation of a 0.22-acre portion of Forni Road Right of Way.
- Development Plan (Application File #P10-0012) for a proposed commercial center containing three buildings totaling 30,560 square feet (at maximum buildout) (Table 1).

The three commercial buildings would be located on the south and southwestern portions of the property between Missouri Flats Road and the on-site riparian area. A retaining wall would divide the proposed developed area from the on-site riparian area. Boulders, trees, and other landscaping elements would complement the functionality of the retaining wall by providing a high-quality aesthetic barrier to soften or

shield views from along Forni Road and beyond. Additional landscaping located along project frontages would reduce any potential aesthetic impacts from viewers along local roadways.

As illustrated on Table 1, Building A is located in the northernmost section of the property and would contain approximately 20,060 square feet of office and retail space in two-stories. Building B is located southeast of Building A and would contain a retail store of approximately 1,350 square feet and a 2,550-square-foot fast-food restaurant with drive-thru. The third building, Building C, would be located in the southern most section of the site. Building C would contain approximately 6,600 square feet of retail space. Table 1 shows a summary of the development plan. Additionally, the site plan provides a total of 1.14 acres of open space as well as 77 shade trees, 50 percent of which would be evergreen species. The project would also include installation of bike racks, monument signs, three trash enclosures, on-site landscaping and wrought iron fencing, as well as a 156-stall parking lot and 15-foot-tall pole lights.

**Table 1: Development Plan Summary**

Parcel Number	Parcel Acreage	Project Component	Use	Building Square Footage	Parking Stalls
3	1.56	Building A	Office	9,860	86
			Retail	10,200	
2	0.90	Building B	Fast Food	2,550	40
			Retail	1,350	
1	0.72	Building C	Retail	6,600	30
A	1.14	Open Space Area	Open Space	—	—
<b>Total</b>	<b>4.32</b>	—	—	<b>30,560</b>	<b>156</b>

Source: Wickert, 2017.

## POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to CEQA Section 15063, the County has conducted an initial study to determine if the proposed project may have a significant effect on the environment. The purpose of the initial study is to provide the County with information to use in determining whether to prepare an EIR and to assist in focusing the EIR on effects determined to be significant. The initial study also identifies effects of the project found not to be significant and provides an explanation for that determination. The document is available electronically at the following link: <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=18455>

Alternatively, print copies of the document may be viewed at the County of El Dorado Development Services Division at 2850 Fairlane Court Placerville, CA 95667.

On the basis of the initial study, the County has determined that the project could result in significant environmental effects related to air quality, greenhouse gas (GHG) emissions, and transportation, summarized below.

- **Air Quality:** The air basin in which the project is located is in non-attainment for ozone and particulate matter (PM<sub>10</sub> and PM<sub>2.5</sub>). Construction and operation of the project would contribute to an increase in these pollutants and could exacerbate non-attainment status. Project emissions will be quantified and associated impacts will be analyzed and addressed in the EIR.

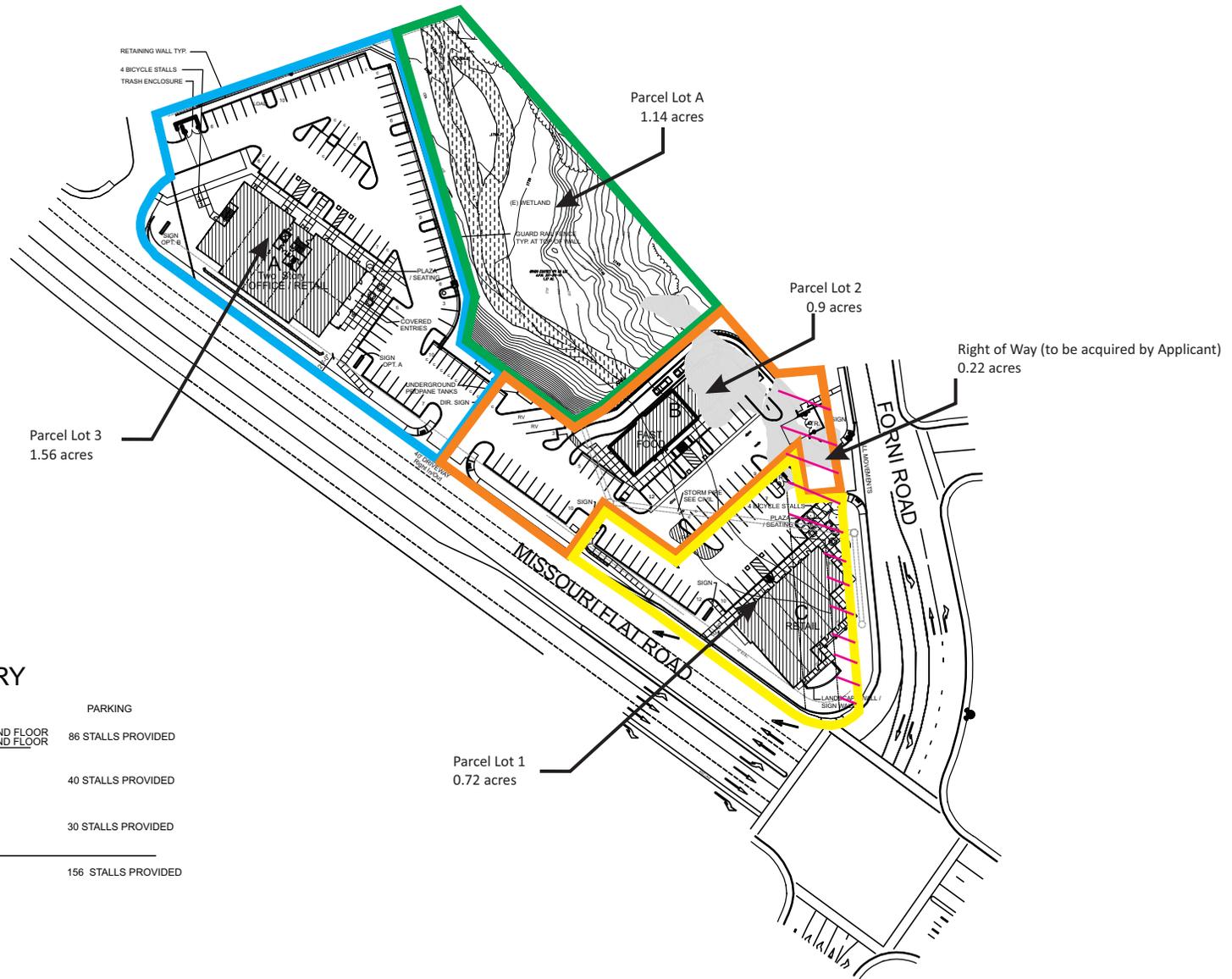
- **GHG Emissions:** Construction and operation of the project could result in significant impacts related to GHG emissions and could conflict with applicable plans, policies, or regulations regarding GHG emission reductions. As such, the project's GHG emissions will be quantified and further analyzed in the EIR.
- **Transportation:** Given the land uses proposed, the project is projected to generate 1,645 net new trips, including 106 in the AM peak hour and 198 in PM peak hour. This increase in traffic could adversely impact roadways and intersections in the area. As such, traffic modeling will be conducted to quantify potential impacts, which will be analyzed and addressed in the EIR.

Further, based on the analysis presented in the initial study, the County has determined the following effects not to be significant, as outlined below. Full documentation of the factual basis for this determination is provided in the initial study and will be included in the EIR. Unless specific comments are received during the NOP public comment period that indicate a potential for the project to result in significant impacts, these less than significant effects will not be analyzed further in the EIR.

- **Aesthetics:** The project site and vicinity is not identified by the County as a scenic view or resource and is not located near any roadway that is classified as a State Scenic Highway. The project would be designed consistent with the visual character of other commercial developments in the project site vicinity. The Applicant would submit a Lighting Plan to the County to reduce potential impacts to from lighting and glare. As conditioned and with adherence to County Code, no significant environmental impacts would result from the project.
- **Agricultural Resources:** This project would have no known significant impact on agricultural lands, would not convert agricultural lands to non-agricultural uses, and would not affect properties subject to a Williamson Act contract. Impacts would be less than significant and no further analysis is required.
- **Biological Resources:** As documented in the initial study, the site does not contain suitable habitat for special-status species; however, the site contains oak woodland, riparian habitat, and wetlands, and Waters of the U.S. The initial study recommends mitigation to reduce potential impacts to nesting migratory bird species and raptors, riparian habitat, Waters of the US, water quality in the unnamed stream that runs through the site, and protected oak trees. As conditioned, mitigated, and with adherence to County Code, the thresholds of significance would not be exceeded; impacts were determined to be less than significant with mitigation incorporated.
- **Cultural Resources:** No significant cultural resources were identified on the project site. Standard conditions of approval would be required with requirements for accidental discovery during project construction. The project would result in a less than significant impact within the Cultural Resources category.
- **Geology and Soils:** The site is in an area with low probability of seismic events and is not located in an Alquist-Priolo Fault Zone. Compliance with applicable regulations would reduce the risk of death, damage, or injury from seismic hazards to the maximum extent practicable. Similarly, compliance with local regulations including the County Grading, Erosion Control and Sediment Ordinance and implementation of best management practices would minimize the risk of potential impacts related to soil erosion, landslides, and other geologic impacts. The project would connect to existing public sewer facilities and no on-site septic systems would be built.
- **Hazards and Hazardous Materials:** The project site is not located on a hazardous materials site pursuant to Government Code Section 65962.5, nor is the site located within an airport land use plan or adjacent to a private airstrip. A Hazardous Materials Business Plan would be prepared for approval by the County Hazardous Materials and Solid Waste Division, and compliance with applicable federal, state, and local regulations would minimize the risks associated with the use, handling, and transport of hazardous materials. Conditions of project approval would ensure that adequate safety and

emergency vehicle access is provided and that appropriate measures are taken to reduce wildfire hazards. Overall, impacts would be less than significant.

- **Hydrology and Water Quality:** The project is not located within a Federal Emergency Management Agency 100-year flood area, nor is the project site within the inundation area of a dam or levee. Given the location of the site, there is no potential for impacts from seiche or tsunami, or from mudflow. The project would rely on water provided by the El Dorado Irrigation District and would not use groundwater. Compliance with applicable regulations, including the provisions of the County Grading, Erosion Control and Sediment Ordinance and implementation of best management practices, would minimize the potential for erosion. Similarly, compliance with applicable California Water Quality Control Board requirements would minimize the potential for stormwater pollution to the extent practicable. As conditioned and with required regulatory permit compliance, the project would result in less than significant impacts related to hydrology and water quality.
- **Land Use and Planning:** The project does not involve the construction of linear transportation infrastructure of the type that could physically divide a community, nor is the site located within the boundaries of an adopted Habitat Conservation Plan or a Natural Community Conservation Plan. The proposed rezoning from CC-DC to CC-PC would be consistent with the General Plan land use designation for the site. The project is conditioned to create an open space easement on the property and as such would not conflict with applicable plans, policies or regulations established for the purpose of preserving wetlands, including the USACE 404 Permit process, the Fish and Game 1602 Permit process, or the Water Quality Certification, Section 401 Permit or California Regional Water Quality Control Board regulations. Overall, impacts would be less than significant.
- **Mineral Resource:** The project site is not located within a Mineral Resource Zone designated by the State of California Division of Mines and Geology or identified as an important mineral resource area in the El Dorado County General Plan. Further, the site does not contain any mineral resources of known local or statewide economic value.
- **Noise:** Compliance with regulatory standards in the County Code would ensure that construction impacts would be minimized to the extent practicable, and given the nature of the proposed uses, the project would not increase ambient noise levels in excess of the standards established in the General Plan. No airports would be impacted, as the project is not located within an airport land use plan or within 2 miles of a public airport or private landing strip. Overall, impacts would be less than significant.
- **Population and Housing:** The project does not involve the construction of housing and therefore would not directly induce growth in population or housing. Construction workers would be drawn from the local labor pool, and, therefore, the project would not indirectly induce substantial growth. No further analysis is required.
- **Public Services:** The proposed project would not increase the permanent population of the area and therefore would not create a need for additional school services or park space. While the proposed project would result in minor increase in calls for fire and police protection services; however, given the nature of the commercial uses proposed, the increase would not adversely affect the ability of service providers to maintain response standards.
- **Recreation:** The proposed project would not increase the permanent population of the area and therefore would not contribute to increased demand on recreation facilities or use of existing facilities. No further analysis is needed.
- **Utilities and Service Systems:** The project would connect to existing utility infrastructure in the area and would treat stormwater on-site to minimize the volume and velocity of runoff into the storm sewer system. Further, as documented in the initial study, there is adequate water, sewer, and solid waste disposal capacity to serve the project. No additional analysis is required.



### SITE SUMMARY

	AREA	PARKING
A OFFICE / RETAIL	10,200 RETAIL GROUND FLOOR 9,860 OFFICE SECOND FLOOR 20,060 S.F. TOTAL	86 STALLS PROVIDED
B FAST FOOD / RETAIL	2,550 S.F. 1,350 S.F.	40 STALLS PROVIDED
C RETAIL BLDG.	6,600 S.F.	30 STALLS PROVIDED
<b>TOTAL</b>	<b>30,560 S.F.</b>	<b>156 STALLS PROVIDED</b>

Source: Wickert, 2017

