

Draft Environmental Impact Report
for the

Missouri Flat Area MC&FP
and
Sundance Plaza
and
El Dorado Villages
Shopping Center Projects

EL DORADO COUNTY

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VOLUME 1

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Shopping Center, and a Wal-Mart. These projects, along with additional future commercial development in the Missouri Flat Area, provide nearly the entire funding for the \$55 million of roadway improvements identified in the MC&FP (described later in this Chapter). The roadway improvements would alleviate traffic congestion in one of the existing, most congested areas in El Dorado County (i.e., Missouri Flat Area), as well as meet the demands of future planned development in the area, and would simply not be possible without the financing made available through the planned Commercial development. Conditions of approval for the individual retail projects, along with Development Agreements and proposed land-secured financing (e.g., a Mello Roos Community Facilities District), provide commitments between the project sponsors of individual commercial/retail projects and El Dorado County to assure that the roadway improvements included in the MC&FP are funded and constructed in a timely manner.

The proposed MC&FP, consistent with El Dorado County General Plan Policy 2.1.4.8, would include adoption of a comprehensive circulation plan relating to significant roadway improvements in the Missouri Flat Area and define the proposed financing mechanisms for the circulation plan including, but not limited to, use of a community facilities district, road fees, generation of tax revenues. The MC&FP would be accompanied by an amendment to the El Dorado County General Plan (e.g., Circulation Element) to widen some segments of Missouri Flat Road to 6 lanes, instead of 4 as currently planned. The proposed Missouri Flat Area MC&FP does not propose to alter any of the planned land uses established on the *El Dorado County General Plan* land use map.

In addition to approval of the MC&FP, the County would adopt standards governing the mandatory or voluntary participation in the MC&FP by property owners in the Missouri Flat Road area in the future, i.e., at the time of proposed development on land designated Commercial in the El Dorado County General Plan in the Missouri Flat Road area. The standards would prescribe allowable development in the Missouri Flat Road area pending participation in the MC&FP by property owners sufficient to provide reasonable assurance of the availability of financing for required roadway improvements. The standards may be adopted as amendments to the County's General Plan, to the Zoning Ordinance, or in other formats, as appropriate.

SUMMARY OF MC&FP RETAIL

The MC&FP assumes the development of a total of 1,700,000 square feet (s.f.) of retail development over the next approximately 20 years in the Missouri Flat Area. Retail uses sell goods, food, beverages, and restaurants, and personal services to the public, but do not include office uses. The MC&FP assumes that this retail development would generate revenues that would be applied towards specific roadway improvements identified in the plan. These revenues would be in the form of property taxes, Traffic Improvement Fees (TIM Fees), sales taxes, and other means. For purposes of this EIR, revenues are assumed to accrue beginning year 1998/99.

Of the total retail development identified in the MC&FP, 733,000 s.f. would occur in Phase 1 (approximately Years 1999-2005), and 967,000 would occur in Phase 2 (approximately Years 2005-2015). Within the Phase 1 development, the MC&FP assumes a total of 1,358,000 s.f. of Major

Commercial (500,000 s.f. or greater in a project) and 342,000 s.f. of Minor Commercial (500,000 s.f. or less in a project).

Phase 1 retail development includes El Dorado Villages Shopping Center (proposed project included within this EIR), an expansion of the existing Luckys store at Prospectors Plaza (proposed project with separate environmental review), Wal-Mart (proposed project considered under a separate EIR), Raley's Supermarket (ministerial project already approved by El Dorado County), and most (395,000 s.f. of 534,000 total s.f.) of Sundance Plaza (proposed project included within this EIR).

For Phase 2, the MC&FP assumes development of 740,000 s.f. of Major Commercial and 242,000 s.f. of Minor Commercial. A total of 120,000 s.f. of Phase 2 development would be the remaining portion of Sundance Plaza. All of the remaining Phase 2 development would be Future MC&FP Retail (i.e., development anticipated to occur but for which project proposals are not known).

SUMMARY OF MC&FP ROADWAY IMPROVEMENTS

The Missouri Flat Area MC&FP considers improvements to the following roads, intersections, and interchanges: Missouri Flat Road (from Headington Road to the Sacramento Placerville Transportation Corridor [SPTC] [i.e., the former Southern Pacific Railroad corridor]), Missouri Flat Road interchange with Highway 50 and continuous auxiliary lanes in each direction over Weber Creek to the Highway 50/Forni Road interchange, Pleasant Valley Road Connector, Headington Road (from Missouri Flat Road to El Dorado Road) including its intersection with Missouri Flat Road and El Dorado Road, and the El Dorado Road interchange with Highway 50. Roadway improvements are anticipated in the MC&FP to occur in two phases: Phase 1 (approximately Years 1999-2005) and Phase 2 (approximately Years 2005-2015). The roadway improvements include the following:

Missouri Flat Road Widening

The proposed MC&FP would include the widening of Missouri Flat Road from 2 lanes (with left-turn lane) to 4 lanes between Headington Road to the north side of Highway 50, and from 2 lanes to 6 lanes from Mother Lode Drive to the SPTC. The widening of Missouri Flat Road from 2 to 4 lanes between Mother Lode Drive and the SPTC right-of-way is currently in progress. The future 6-lane widening of this segment would require a General Plan Amendment to the Circulation Element, which currently designates Missouri Flat Road as a 4-lane arterial, and would require purchase of additional right-of-way. The proposed MC&FP includes an amendment to the El Dorado County General Plan to allow for the widening of Missouri Flat Road to 6 lanes.

Missouri Flat Road Interchange at Highway 50

El Dorado County Department of Transportation (County DOT), Caltrans, and HDR (a consulting engineering firm) have been reviewing a number of preliminary designs for the Missouri Flat Road /Highway 50 interchange and have identified "Alternative 5" as the preferred alternative; this alternative is a Single Point Urban Interchange (SPUI). The proposed project would include the Alternative 5 configuration of the interchange, which involves widening Missouri Flat Road over Highway 50 with