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NOTICE OF PREPARATION OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

Date: July 5, 2024

To: Agencies and Interested Parties

From: Benjamin Koff, Planning Division, County of El Dorado

Subject: Notice of Preparation of a Draft Supplemental Environmental Impact Report for the Creekside Plaza Project (Planned Development Revision PD-R21-0002, Conditional Use Permit CUP21-0004)

Review Period: July 8, 2024, to August 7, 2024

County of El Dorado will be the Lead Agency and will prepare a Subsequent Environmental Impact Report (SEIR) for the proposed revision to the previously approved Creekside Plaza (proposed project) located in unincorporated El Dorado County (County). This Notice of Preparation (NOP) initiates the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) Guidelines (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental effects to allow public agencies, organizations, tribes and interested members of the public the opportunity to provide a meaningful response related to the scope and content of the SEIR, including feasible mitigation measures and project alternatives that should be considered in the SEIR (CEQA Guidelines, 14 CCR 15082[b]). The proposed project and location are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, organizations, and individuals regarding the scope and content of the environmental document. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on Wednesday, August 7, 2024. Please send all comments to:

Benjamin Koff, Associate Planner
County of El Dorado Planning Division
2850 Fairlane Court
Placerville, CA 95667
Email: creeksideplazaarco@edcgov.us

Agencies that will need to use the SEIR 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.

PROJECT LOCATION

The Creekside Plaza Project site consists of three parcels (Assessor’s Parcel Numbers 327-211-014, 327-211-016 and 327-211-025), totaling 4.39 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 Planned Development combining zone (CC-PD) as part of the original Creekside Plaza project (Z10-0009/PD10-0005/P10-0012) that the Board of Supervisors approved on December 17, 2019.

PROJECT DESCRIPTION

The project consists of replacing the previously approved two-story commercial building at the northernmost portion of the property with a convenience store, carwash, and fueling island. The two commercial buildings located on the southeastern portion of the property will remain the same (retail space and fast-food restaurant with drive-thru), and no changes are proposed to the parcel intended for a conservation easement.

The proposed project is requesting an amendment to a previously approved project (PD10-0005) and involves the following two related actions:

- Planned Development Plan Amendment for a proposed convenience store, carwash, and fueling island, which will replace the commercial building at the northwestern portion of the property.
- Conditional Use Permit for a proposed carwash associated with a convenience store and fueling station.

The proposed ARCO development would specifically consist of new convenience store of 2,880square feet, a carwash of 3,325 square feet, a fuel canopy of 3,784square feet with six fuel dispensers, two underground storage tanks, and related site improvements and landscaping. The project’s Preliminary Site Plan is shown in **Figure 1**.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, 14 CCR 15063, the County is preparing an SEIR to determine if the proposed project may have a significant effect on the environment. The purpose of the SEIR is to provide the public with information on environmental effects that would result from project construction and

operation. The County anticipates that the SEIR will provide additional analysis for the following topic areas:

- Noise
- Transportation

Based on a preliminary analysis, the County has determined that impacts to the following topics would not be significant. Therefore, these topics will be addressed briefly in the SEIR.

- Aesthetics
- Agricultural Resources and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use / Planning
- Mineral Resources
- Population / Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire

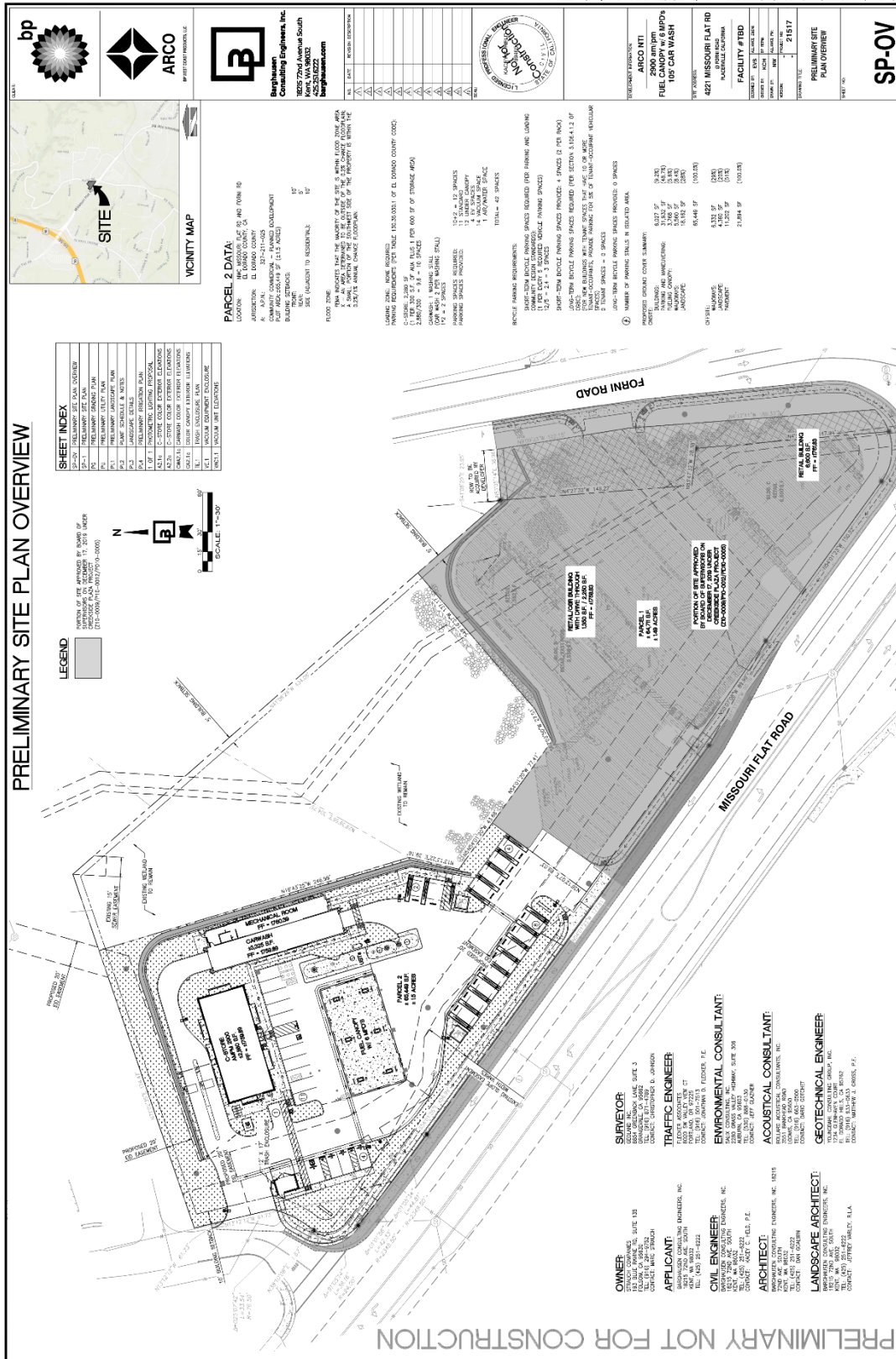
Full documentation of the factual basis for this determination will be provided in the SEIR. Unless specific comments are received during the NOP public comment period that indicates a potential for the project to result in significant impacts, these topics will not be analyzed further in the SEIR.

SCOPING MEETING

El Dorado County will hold a scoping meeting to receive verbal comments regarding the scope and content of the environmental document and answer general questions regarding the environmental process. The meeting will be on **Wednesday, July 17, 2024, from 6:00 to 7:00 PM at the Diamond Springs-El Dorado Fire Station 49 which is located at 501 Pleasant Valley Road in Diamond Springs, CA.**

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact Planning Services at 530-621-5355 or via e-mail, planning@edcgov.us

Figure 1



El Dorado County – Notice of Preparation
Creekside Plaza Project (File No. PD-R21-0002, CUP21-0004)