



COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

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EL DORADO COUNTY PLANNING SERVICES ENVIRONMENTAL QUESTIONNAIRE

File Number P17-007/S17-0017/Z17-004/PD15-001

Date Filed _____

Project Title EDH-52/ Costco COMMERCIAL DEVELOPMENT Lead Agency Economic Development
 Name of Owner AKT Investments Telephone 916-383-2800
 Address 7919 Folsom Blvd, Suite 300 Sacramento CA 95826
 Name of Applicant Tiffany Wilson, RSC Engineering Telephone 916-788-2884
 Address 1420 Rocky Ridge Drive, Suite 150
 Project Location Silva Valley Parkway and Clarksville Crossing, El Dorado Hills
 Assessor's Parcel Number(s) 122-720-002, 018, 019 Acreage 35.31 acres Zoning CR-PD, CL, TC
020 & 021
 portion of 122-720-003 owned by El Dorado County

Please answer all of the following questions as completely as possible. Subdivisions and other major projects will require a Technical Supplement to be filed together with this form.

1. Type of project and description:

See project description.

2. What is the number of units/parcels proposed? _____

12 parcels. 4 parcels on EDH 52 Costco site, 8 parcels on EDH 52 North site.

GEOLOGY AND SOILS

3. Identify the percentage of land in the following slope categories:

0 to 10% 11 to 15% 16 to 20% 21 to 29% over 30%
 65.5% 14% 6% 6% 8.5%

4. Have you observed any building or soil settlement, landslides, rock falls or avalanches on this property or in the nearby surrounding area? No

5. Could the project affect any existing agriculture uses or result in the loss of agricultural land? No

DRAINAGE AND HYDROLOGY

6. Is the project located within the flood plain of any stream or river? No
If so, which
one? _____
7. What is the distance to the nearest body of water, river, stream or year-round drainage channel?
+/- 0.7 miles Name of the water body? Carson Creek
8. Will the project result in the direct or indirect discharge of silt or any other particles in noticeable amount into any lakes, rivers or streams? No
9. Will the project result in the physical alteration of a natural body of water or drainage way? Yes
If so, in what way? Perennial stream channel and wetlands to be filled.
10. Does the project area contain any wet meadows, marshes or other perennially wet areas?
Some perennial stream channel and wetlands. See Helix aquatic resources report.

VEGETATION AND WILDLIFE

11. What is the predominant vegetative cover on the site (trees, brush, grass, etc.)? Estimate percentage of each:
98% grasses, 2% Oak Woodland
12. How many trees of 6-inch diameter will be removed when this project is implemented?
10
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FIRE PROTECTION

13. In what structural fire protection district (if any) is the project located? El Dorado Hills
14. What is the nearest emergency source of water for fire protection purposes (hydrant, pond, etc.)? Hydrant at Silva Valley Parkways
15. What is the distance to the nearest fire station? +/- 2.25 miles to Bass Lake Station
16. Will the project create any dead-end roads greater than 500 feet in length? No
17. Will the project involve the burning of any material including brush, trees and construction materials? No

NOISE QUALITY

18. Is the project near an industrial area, freeway, major highway or airport? Yes
If so, how far? +/- 300 feet from US Highway 50
19. What types of noise would be created by the establishment of this land use, both during and after construction? Construction noise, traffic noise. See noise study.

AIR QUALITY

20. Would any noticeable amounts of air pollution, such as smoke, dust or odors, be produced by this project? Construction dust will be regulated with best management practices. An air quality report is being prepared.

WATER QUALITY

21. Is the proposed water source public or private, treated or untreated?
22. What is the water use (residential, agricultural, industrial or commercial)? Commercial

AESTHETICS

23. Will the project obstruct scenic views from existing residential areas, public lands, and/or public bodies of water or roads? No

ARCHAEOLOGY/HISTORY

24. Do you know of any archaeological or historical areas within the boundaries or adjacent to the project? (e.g., Indian burial grounds, gold mines, etc.) See cultural resources report.

SEWAGE

25. What is the proposed method of sewage disposal? septic system sanitation district
Name of district: EID
26. Would the project require a change in sewage disposal methods from those currently used in the vicinity? No

TRANSPORTATION

27. Will the project create any traffic problems or change any existing roads, highways or existing traffic patterns? A traffic impact assessment is being prepared .
28. Will the project reduce or restrict access to public lands, parks or any public facilities? No.

GROWTH-INDUCING IMPACTS

29. Will the project result in the introduction of activities not currently found within the community? No.
30. Would the project serve to encourage development of presently undeveloped areas, or increases in development intensity of already developed areas (include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)? No.

31. Will the project require the extension of existing public utility lines? No.
If so, identify and give distances: _____

GENERAL

32. Does the project involve lands currently protected under the Williamson Act or an Open Space Agreement? No.
33. Will the project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances or radioactive material?
No.
34. Will the proposed project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, trees, minerals or top soil)?
No.
35. Could the project create new, or aggravate existing health problems (including, but not limited to, flies, mosquitoes, rodents and other disease vectors)? No.
36. Will the project displace any community residents? No.

DISCUSS ANY YES ANSWERS TO THE PREVIOUS QUESTIONS (attached additional sheets if necessary)

MITIGATION MEASURES (attached additional sheets if necessary)

Proposed mitigation measures for any of the above questions where there will be an adverse impact:

Form Completed by: Tiffany Wilson, RSC Engineering Date: 6/21/2021