



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: August 23, 2021

To: Agencies and Interested Parties

From: Gina Hamilton, Senior Planner, County of El Dorado

Subject: **Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the EDH 52 Commercial Center (Application Nos. Planned Development Permit PD15-0001, Rezone Z17-0004, Conditional Use Permit CUP-R21-0024, Tentative Parcel Map P17-0007, Lot Line Adjustment LLA21-0009)**

Review Period: August 23, 2021 to September 21, 2021

The County of El Dorado will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed EDH 52 Commercial Center (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) (Public Resources Code Section 21080.4) and 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 EIR, including feasible mitigation measures and project alternatives that should be considered in the EIR (CEQA Guidelines, 14 CCR Section 15082[b]). The proposed project and location are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, organizations, tribes, and individuals regarding the scope and content of the environmental document. Because of time limits mandated by State law, comments should be provided at the earliest possible date, but no later than 5:00 p.m. on Tuesday, September 21, 2021. Please send all comments to:

Gina Hamilton, Senior Planner
County of El Dorado Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: EDH52CommercialCenter@edcgov.us

Agencies that are responsible agencies or trustee agencies will need to use the EIR when considering permits or other approvals for the project. Such agencies should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include “EDH 52 Commercial Center NOP Comment” in the subject line, and the name and physical address of the commenter in the body of the email.

PROJECT LOCATION

The project site is located in an unincorporated area of El Dorado County, in the El Dorado Hills area (Figure 1). As shown in Figure 2, the project site is on the north side of U.S. Highway 50 (U.S. 50) and is bisected by Silva Valley Parkway. Existing land uses near the project site include vacant land, residences, and an elementary school to the north; Tong Road and U.S. 50 to the south; a church to the southeast; vacant land to the east; and Clarksville Crossing Road to the west. The project site encompasses 43.26 acres, including Assessor’s Parcel Numbers (APNs) 122-720-002, -003, -018, -019, -020, and -021.

PROJECT DESCRIPTION

The project site is split into the North Site and the South Site. The northern portion of the site (North Site) is 24.83 acres and the southern site (South Site) is 18.43 acres. The entire project site has a General Plan Land Use Designation of Commercial (C). The North Site is currently zoned Commercial Regional – Planned Development (CR-PD). The South Site is predominantly zoned CR-PD and also includes small parcels of Commercial Limited (CL) and Transportation Corridor (TC). Because the project site has an existing Planned Development overlay, the applicant is seeking a Planned Development Permit (PD). Figure 3 shows the site plans for both the North Site and South Site.

North Site

The North Site would include rezoning the site from CR-PD to Community Commercial – Planned Development (CC-PD). The project also seeks approval of a Tentative Parcel Map for the North Site to reconfigure existing parcels create 8 individual parcels. Development of parcels 1 through 5 may include the following uses: drive-through uses, gas station with car wash, food service, outdoor patio, and other retail and office uses permitted in the CC zone. A self-storage facility would utilize parcels 5 and 6 for a recreational vehicle (RV) storage lot and self-storage buildings with approval of a Conditional Use Permit (CUP). A portion of the planned Country Club Drive extension (County Capital Improvement Project No. 36105008) would be constructed and would provide a secondary full access to the North Site on parcel 8. The remainder of parcel 8 would be for the future extension of Country Club Drive. The building area for the North Site would be approximately 162,000 square feet (sf).

South Site

The South Site would include rezoning of the CL and TC portions to CR-PD, resulting in the entire site having the CR-PD zone. The project also seeks a lot line adjustment for the South Site. Development of the South Site would include approximately 156,000 sf of building area that would include a Costco warehouse retail center, tire sales and installation, optical exams and optical sales, photo center and processing, hearing aid testing and sales, food service preparation and sales, meat preparation and sales, bakery and sales of baked goods, alcohol sales, and propane refueling and sales adjacent to the tire sales and installation facility. The warehouse is proposed to include one customer entrance to the main Costco store, which would be located at the northwest corner. Development on the South Site would exclude the 1.38-acre area located west of Clarksville Crossing.

The South Site has been designed to accommodate the existing slope of the site by locating the Costco warehouse building in the southeast corner of the site, where the elevation of existing streets adjacent to the site are the highest. Parking would be provided in two at-grade lots and one subterranean lot beneath one of the at-grade lots. Vehicle access to this lower-level parking would be provided by ramps on the north and south sides of the underground parking structure. A third ramp would provide pedestrian access from the lower level up to the at-grade parking and entry to the warehouse building.

It is anticipated that the Costco warehouse would employ approximately 165 to 170 employees. The warehouse hours are anticipated to be Monday through Friday from 9:00 a.m. to 8:30 p.m., and Saturday and Sunday from 9:00 a.m. to 7:00 p.m.

Signage

The project also proposes signage to include highway-oriented and monument signs as well as building signage.

Site Access

A traffic signal is proposed at the main driveways and Silva Valley Parkway where access would be provided to both the North Site and the South Site. A portion of Country Club Drive extension would be constructed to a secondary full access driveway to the North Site. An emergency access to Tong Road from the self-storage facility on the North Site is also proposed. Three full access driveways are proposed on Clarksville Crossing Road to provide additional points of access from the South Site.

Loading

The South Site truck loading dock is proposed to be located at the southwest corner of the building adjacent to U.S. 50. The bay doors would be equipped with sealed gaskets to limit noise impacts. A smaller on-grade door would also be located on the south side of the building. This door is to receive bread deliveries and small delivery vans/trucks. A transformer and two trash compactors would also be located along the south edge of the building proposed for the South Site. Landscape material would provide the necessary screening to this area.

Lighting

Lighting fixtures would also be located around the exterior of the building to provide safety and security. Parking and site lighting would incorporate the use of cutoff lenses to keep light from overflowing beyond the project site boundaries.

Off-Site Improvements

A proposed traffic signal and appurtenant facilities would be located on Silva Valley Parkway at the main driveway of the project to provide a connection to both the North Site and the South Site. An additional traffic signal is proposed at the intersection of Clarksville Crossing and Silva Valley Parkway. A portion of Country Club Drive extension would be constructed up to the secondary access point to the North Site.

Utilities

The project site would be required to annex into El Dorado Irrigation District (EID) to acquire sanitary sewer and water service. The project would connect into the existing 18-inch potable water main and the 21-inch gravity sewer pipeline in Clarksville Crossing Road.

The project site would also be required to annex into the El Dorado Hills County Water District (Fire Protection) prior to building permit issuance.

Sanitary service and potable water for the North Site would be provided by EID sanitary sewer and water lines that cross the South Site. Reclaimed water is available for non-potable irrigation use and would be provided by extending an existing reclaimed line in Silva Valley Parkway.

Dry utilities (e.g., electric, gas, and telecommunications) would be provided from existing infrastructure located in Silva Valley Parkway. Dry utilities would need to be extended along the frontage of both the North Site and the South Site.

Storm Drainage

The on-site drainage system would connect to County's storm drain infrastructure in Clarksville Crossing. The project proposes bioretention areas and underground water quality vaults for treatment of stormwater within the site.

Additional project information can be accessed via the following web link:

<https://edc-trk.aspgov.com/etrakit/>

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, 14 CCR Section 15063(a), the County has determined that an EIR is clearly required for the project and has elected to not prepare an initial study. The County anticipates that the EIR will address the following topic areas:

- Aesthetics
- Air Quality
- Archaeological and Historic Resources
- Biological Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials, and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services and Recreation
- Transportation

- Tribal Cultural Resources
- Utilities and Service Systems

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

- Agricultural and Forestry Resources - no agricultural or forestry resources would be affected because these resources do not exist on the project site.
- Mineral Resources - no mineral resources would be affected because these resources do not exist on the project site.
- Population and Housing - no new residents would be added because no housing is proposed. The project would also not displace any people or housing.

Full documentation of the factual basis for this determination will be provided in the EIR. 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 EIR.

SCOPING MEETING

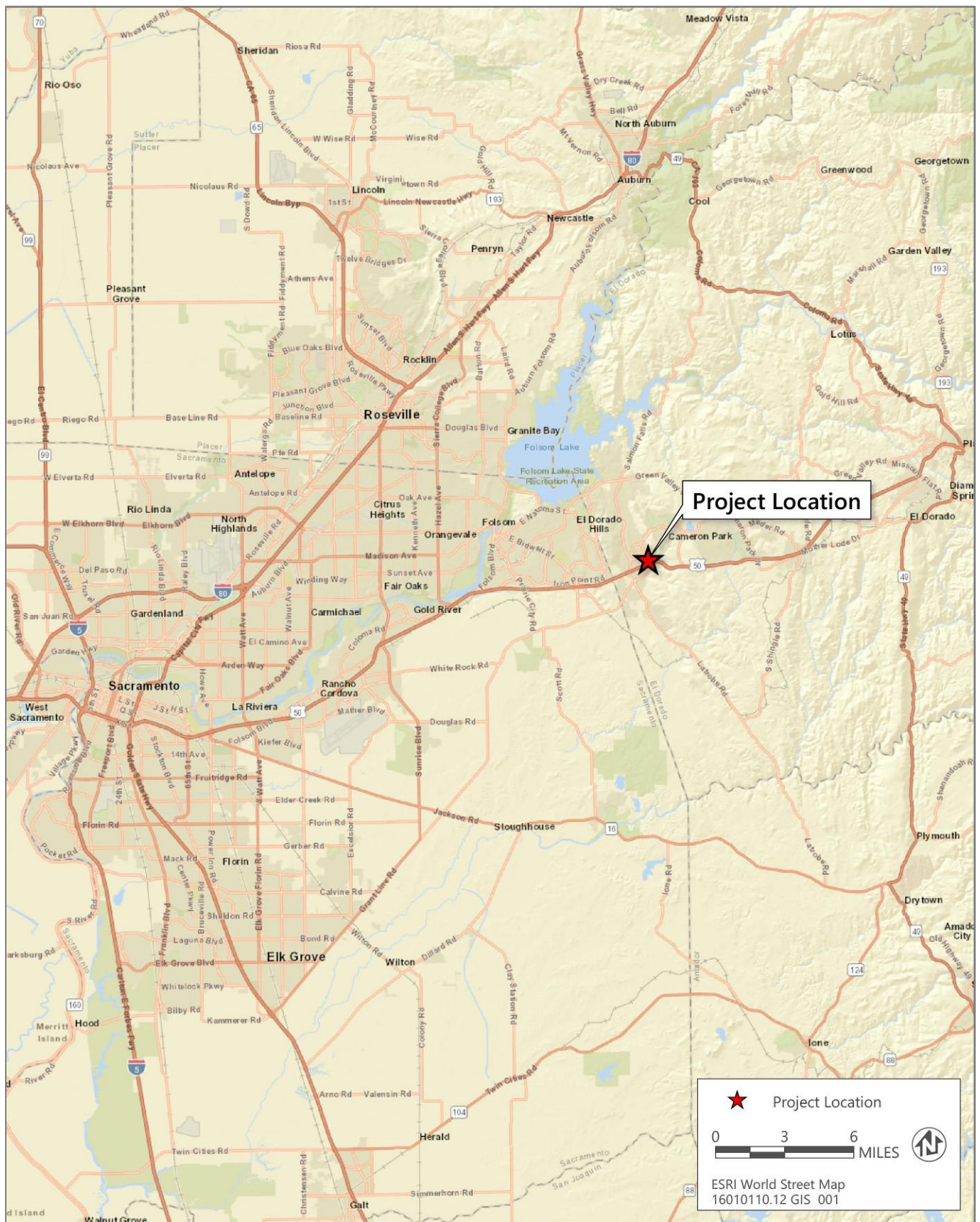
El Dorado County will hold a scoping meeting to receive comments regarding the scope and content of the environmental document and answer general questions regarding the environmental process. Due to COVID-19, the scoping meeting will be held remotely. The meeting will be on Wednesday, September 8, 2020 from 6:00 p.m. to 8:00 p.m. Please preregister using the link below. After registering, you will receive a confirmation email containing information about joining the webinar.

https://us06web.zoom.us/webinar/register/WN_Mri8i2thQmKx2ysgNOa2NA

By participating in this meeting, you acknowledge that you are being recorded. While speaking, please reduce any background noise to ensure that your comments can be heard. For those joining via Zoom, once public comment is open, if you wish to comment, press the "raise a hand" button. For those joining via phone, once public comment open, if you wish to comment, press *9 to indicate a desire to make a comment. You will be called by the last three digits of your phone number when it is your turn to comment. When your number is called, please press *6 to unmute your line.

Written comments regarding the scope and content of the environmental document may be submitted throughout the scoping period, which closes at 5:00 p.m. on Tuesday, September 21, 2021.

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.



Source: adapted by Ascent Environmental in 2021

Figure 1 Regional Location

EDH 52 Commercial Center Project
August 23, 2021



Source: adapted by Ascent Environmental in 2021

Figure 2 Project Site



Source: Image produced and provided RSC Engineering, Inc. and David Babcock+Associates in 2021

Figure 3 North & South Site Plans