

Workshop for the Creekside Plaza Project Draft Environmental Impact Report (DEIR)

January 25, 2018
Planning Commission Hearing



Introduction and Agenda

- Workshop on the Draft Environmental Impact Report (DEIR) for the Creekside Plaza project
- Presenters
 - El Dorado County Staff
 - CEQA/EIR Consultant: First Carbon Solutions (Janna Waligorski)



Introduction and Agenda (cont'd)

- Purpose of DEIR Workshop
- Overview of Proposed Project
- Summary of Project Environmental Impacts and Analysis
- Recap of DEIR Public Review Period
- Next Steps



Purpose of DEIR Workshop

- Provide information on the analysis of the proposed project's environmental impacts
- Solicit specific comments on DEIR and not about the proposed project's merits
 - Oral and Written Comments for the record
- Comments received will be analyzed, addressed, and incorporated into the Final Environmental Impact Report (FEIR) document
- No formal action or decision on the DEIR



Purpose of Workshop (cont'd)

- DEIR and FEIR documents would be included as part of Project Packet for Planning Commission and BOS
- **Reminder: DEIR 60-day Public Review Period**
 - December 12, 2017 through February 9, 2018
 - **Written comments must be received no later than 5:00 PM on February 9, 2018**



Overview of Proposed Project

- **Creekside Plaza Project**
 - Previously approved by the BOS
 - Approval Rescinded due to litigation over an inadequate CEQA (Mitigated Negative Declaration) document
 - Preparation of an Environmental Impact Report (EIR) required to evaluate focused resource impacts



Overview of Proposed Project

- **Current Project Proposal**

- Commercial center containing three commercial buildings totaling 30,560 square feet in size
- Creation of three (3) commercial parcels and one (1) open space parcel
- Change of underlying zone from Community Commercial-Design Control (CC-DC) to Community Commercial-Planned Development (CC-PD) and Open Space-Planned Development (OS-PD)



Overview of Proposed Project

- **Entitlement Applications:**
 - Rezone (File No. Z10-0009)
 - Tentative Parcel Map (File No. P10-0012)
 - Commercial Planned Development Permit (File No. PD10-0005)

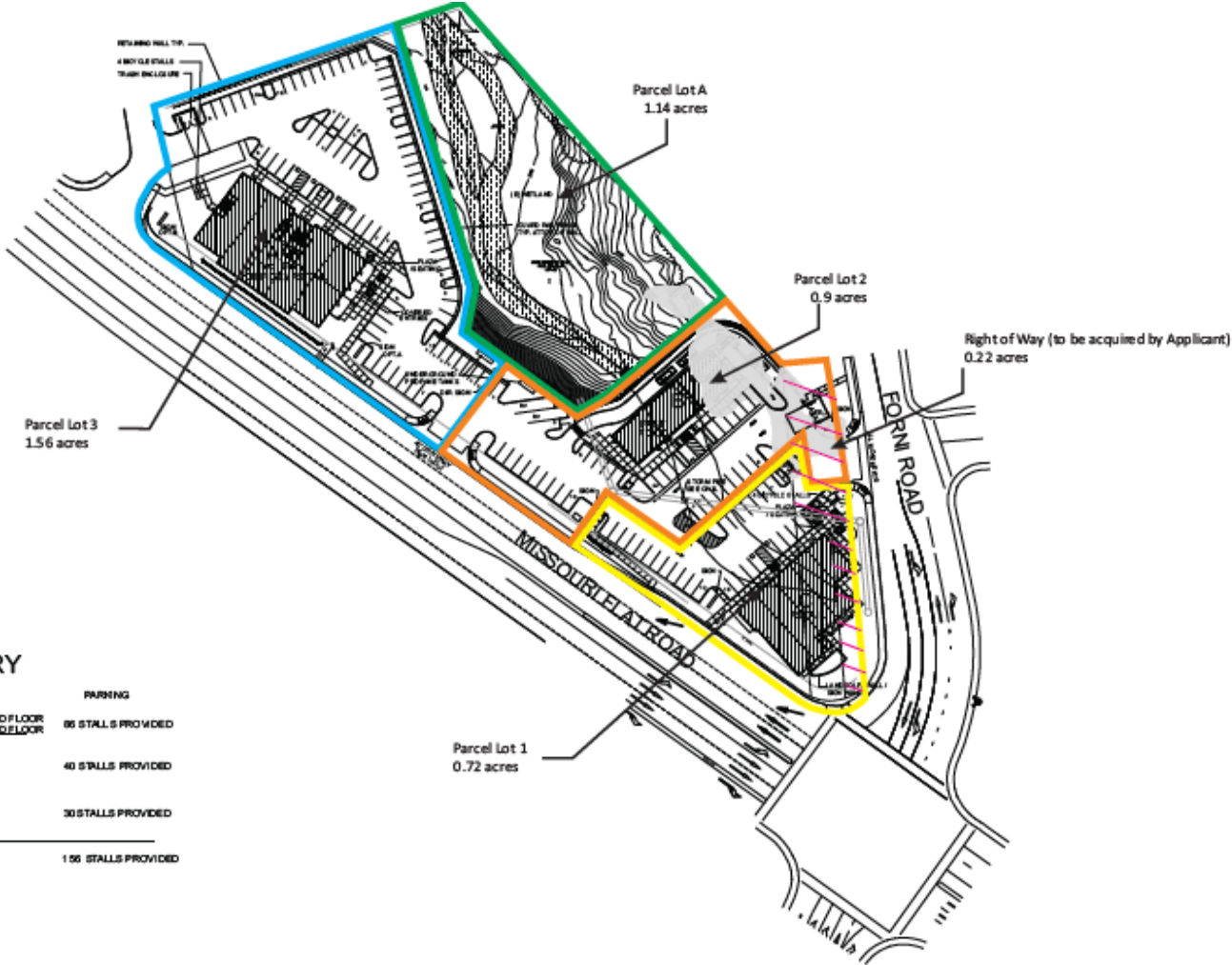


Proposed Project- Location Map

- Diamond Springs Area (corner of Missouri Flat and Forni Roads)
- Vacant; 4.3 acres in size
- Commercial
- Surrounding Commercial and Residential Uses



Proposed Project- Detailed Site Plan



SITE SUMMARY

PARCEL	BUILDING	AREA	PARKING
3	A OFFICE /RETAIL	10,200 RETAIL GROUND FLOOR	86 STALLS PROVIDED
		9,800 OFFICE SECOND FLOOR	
		20,000 S.F. TOTAL	
2	B FAST FOOD /RETAIL	2,500 S.F. 1,500 S.F.	40 STALLS PROVIDED
1	C RETAIL BLDG.	6,000 S.F.	30 STALLS PROVIDED
TOTAL		30,500 S.F.	156 STALLS PROVIDED



Proposed Project- Details

Table ES-1: Development Plan Summary

Parcel Number	Parcel Acreage	Project Component	Use	Building Square Footage	FAR*	Max. Building Height (ft.)	Setbacks	Parking Stalls
3	1.56	Building A	Office	9,860	0.30	43.25	20 feet from road	86
			Retail	10,200				
2	0.90	Building B	Fast Food	2,550	0.10	23.00	>20 feet from nearest parcel boundary	40
			Retail	1,350				
1	0.72	Building C	Retail	6,600	0.21	25.33	10 feet from roads	30
A	1.14	Open Space Area	Open Space	—	—	—	—	—
Total	4.32	—	—	30,560	0.16	—	—	156

Note:

*FAR—floor-area ratio

Source: Wickert, 2017.



Proposed Project- Building "A" Elevation



NORTH ELEVATION



ELEVATION FROM M. FLAT ENTRY DRIVE (SOUTH)



WEST ELEVATION / M. FLAT ELEVATION



EAST ELEVATION

CREEKSIDE PLAZA
2- STORY OFFICE BUILDING "A"

GRADO EQUITIES, VII LLC
Brian Wickert - Architect
Shingle Springs CA 95682
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ELEVATIONS
1/8" = 1'-0" 1-2-17

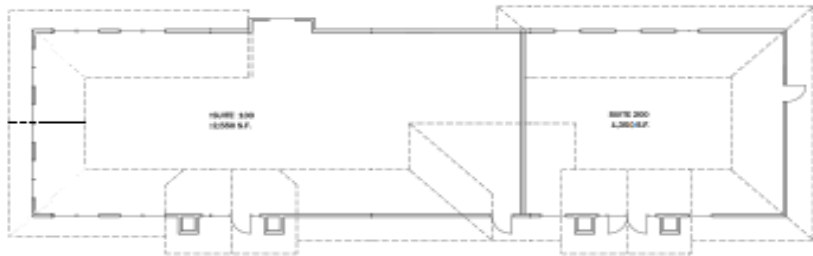
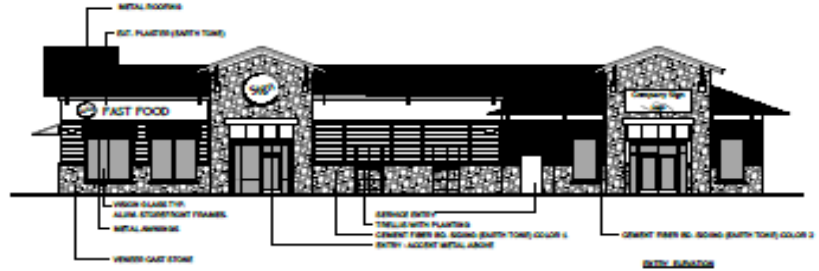
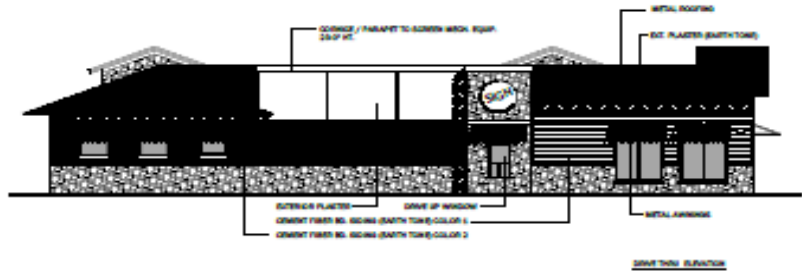
SHEET 6

18-0098 B 12 of 22

Exhibit 6



Proposed Project- Building "B" Elevation



**GRADO EQUITIES
VII LLC**

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**CREKESIDE PLAZA
BUILDING B**

FLOOR PLAN AND ELEVATIONS
1/8" = 1'-0" 1-217



SHEET 8

Exhibit 7

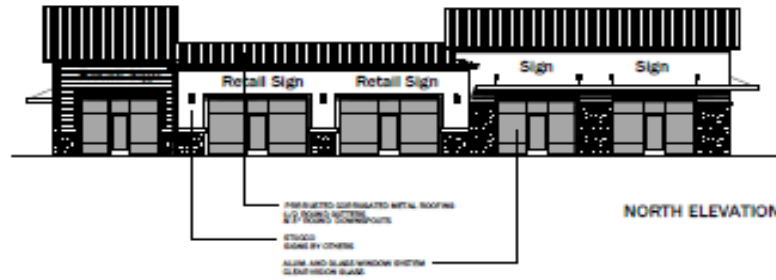
GROUND FLOOR PLAN
AREA: 2,550 s.f. (FOOD)
1,350 s.f. (RETAIL)
3,900 s.f.



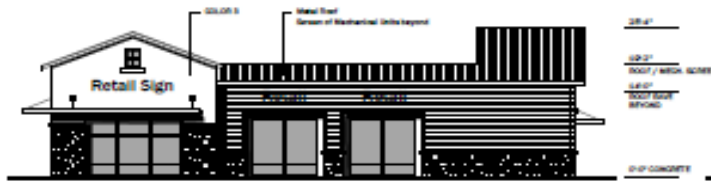
Proposed Project- Building "C" Elevation



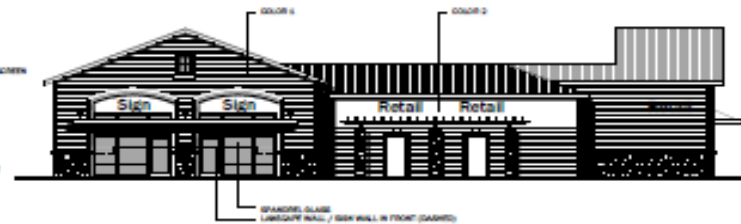
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

MATERIALS AND COLORS

- Benjamin Moore Color reference by:
- COLOR 1 HC-024 Greenstone Sage
 - COLOR 2 HC-114 Harvested Hemp
 - COLOR 3 HC-085 Nordic Taupe
 - COLOR 4 HC-058 San Marino Sand
 - COLOR 5 HC-042 Northampton Putty
- ROOF Metal roof / structural insulation board
 STONE Venetian Cast Concrete Stone - Outside pattern
 WINDOWS Alum. Slidewall System / Clear Insulation glass

Exhibit 9

VII LLC: EQUITIES

Brian Wickert - Architect
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 530-401-3390

CREEKSIDE PLAZA
 1- STORY RETAIL BUILDING "C"

EXTERIOR ELEVATIONS
 1/8" = 1'-0" 1-2-17

SHEET 7



Draft Environmental Impact Report



Draft EIR Impact Summary

Topics addressed in the EIR:

- Air Quality
- Biological Resources
- Greenhouse Gas Emissions
- Transportation and Traffic

Note – the Initial Study for the project considered all CEQA topics

No significant unavoidable impacts with implementation of mitigation.



Potentially Significant Impacts and Mitigation Measures

Impacts

- Construction emissions
- Nesting birds
- Riparian habitat
- Federally protected wetlands
- Oak woodlands

Mitigation

- Implement El Dorado County Air Quality Management District measures for fugitive dust.
- Pre-construction bird survey; establish exclusion zones if nests are present.
- Obtain Streambed Alteration Agreement from CFDW and comply with its conditions.
- Obtain Section 404 permit from USACE and Section 401 Water Quality Certification from RWQCB and comply with their conditions.
- Prepare and implement oak woodland mitigation plan (Oak Resource Management Plan) approved by the County.



Potentially Significant Impacts and Mitigation Measures (Cont.)

Impacts

- Traffic under Existing plus Project conditions and Year 2035 plus Project conditions
- Safety hazards to pedestrians

Mitigation

- Pay Traffic Improvement Mitigation fees to County prior to issuance of building permit(s).
- Install crosswalks and other improvements at Forni Road/Golden Center Drive/Project intersection. Install improvements and impose landscape restrictions on project site.



Alternatives

The Draft EIR evaluated three alternatives:

- Alternative 1: No Project/No Development
 - No new construction would occur on the project site; would remain undeveloped.
 - All potentially significant impacts avoided.
 - Would not achieve any project objectives.

- Alternative 2: Reduced Intensity
 - Square footage reduced by 50 percent, proportionately applied to proposed land uses.
 - Decrease potentially significant impacts related to air quality, GHG emissions, biological resources, transportation.
 - Would meet project objectives, although economic benefits would be less.

- Alternative 3: Wetland Avoidance
 - Limit development to a two-story building on 1.55 acres on western half of project site to avoid wetland/riparian area, including 50-foot buffer.
 - Impacts to biological resources less than proposed project.
 - Decrease potentially significant impacts related to air quality, GHG emissions, transportation.
 - Would meet project objectives, although economic benefits would be less.



Recap of DEIR Public Review

- Public Review Period: December 12, 2017 through February 9, 2018
- Written comments must be received no later than 5:00 PM on February 9, 2018
- Comments on DEIR may be sent to Community Development Services Planning and Building Department, Attention: Rommel (Mel) Pabalinas, 2850 Fairlane Court, Placerville, CA 95667 or emailed to rommel.pabalinas@edcgov.us.
- Draft EIR is available on the Community Development Services Planning and Building Department Website webpage at:

<http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20754>



Next Steps

- Complete DEIR Phase of the Project
- Review and Analyze Comments Received on DEIR
- Prepare and Complete Final EIR (FEIR)
- Process and Prepare Project Documents for Planning Commission public hearing
 - Target Date: Spring 2018



End of Presentation

