



# COMMUNITY DEVELOPMENT SERVICES PLANNING AND BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667  
Phone (530) 621-4650, Fax (530) 642-0508

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CREEKSIDE PLAZA PROJECT (State Clearinghouse No. 2011092017)

**Date:** December 11, 2017  
**To:** Interested Agencies and Individuals  
**From:** Community Development Services and Building Department

The Community Development Services Planning and Building Department, as the Lead Agency, has prepared a Draft Environmental Impact Report (DEIR) for the proposed Creekside Plaza Project. The DEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq.).

**DOCUMENT AVAILABILITY AND REVIEW PERIOD:** This DEIR is available for public and agency review for a 60-day period **beginning Tuesday, December 12, 2017 and ending Friday, February 9, 2018**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the Project itself. Comments pertaining to the impact analysis, criteria and thresholds, mitigation measures, and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis provided in the DEIR.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

<b>Planning and Building Department 2850 Fairlane Court, Building C Placerville, CA 95667</b>	<b>El Dorado County Library 345 Fair Lane Placerville, California 95667</b>	<b>El Dorado County Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762</b>	<b>Cameron Park Library 2500 Country Club Drive Cameron Park, CA 95682</b>
<b>Community Development Services Planning and Building Department Website</b>			
<b><a href="http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=18455">http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=18455</a></b>			

All written public and agency comments on the DEIR must be received by 5:00 PM on **Friday, February 9, 2018** and should be directed to: Community Development Services Planning and building Department, **Attention: Rommel (Mel) Pabalinas, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted via email to [Rommel.pabalinas@edcgov.us](mailto:Rommel.pabalinas@edcgov.us). Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format. Comments may also be submitted via fax to (530) 642-0508.

**PUBLIC WORKSHOP:** The DEIR is anticipated to be scheduled for a public workshop before the Planning Commission on January 25, 2018. The purpose of this workshop is to present information on the DEIR and receive public input. For more information on the schedule and/or subscribe for email notification on this workshop, please visit [http://www.edcgov.us/Government/Planning/Planning\\_Commission.aspx](http://www.edcgov.us/Government/Planning/Planning_Commission.aspx)

**PROJECT INFORMATION**

**PROJECT TITLE:** Creekside Plaza Project

**PROJECT APPLICANT:** Grado Equities VII, LLC.  
4330 Golden Center Drive, Suite D  
Placerville, CA 95667

**SITE DESCRIPTION:** The proposed Creekside Plaza Project (project) is located in the Diamond Springs area outside the incorporated city of Placerville, California, in El Dorado County. The approximately 4.32 acre project site is comprised of three parcels which include APNs: 327-211-14, 327-211-16, and 327-211-25 and is located northwest corner of the intersection of Forni Road and Missouri Flat Road. The site is located within the El Dorado – Diamond Springs Community Region.

**PROJECT DESCRIPTION:** The proposed project consists of three commercial buildings located on the south and southwestern portions of the property between Missouri Flat Road and the on-site riparian area. Building A is located in the northernmost section of the property and would contain approximately 20,060 square feet of office and retail space in two-stories. Building B is located southeast of Building A and would contain a retail space of approximately 1,350 square feet and a 2,550 square foot fast-food restaurant with a drive-thru. The third building, Building C, would contain approximately 6,600 square feet of retail space. Additionally, the site plan provides a total of 1.14 acres of open space as well as 77 shade trees, 50 percent of which would be evergreen species. The project would also include installation of bike racks, monument signs, trash enclosures, landscaping, and wrought iron fencing, as well as a 156-stall parking lot and 15-foot-tall pole lights.

To implement the proposed development, the applicant is requesting a rezoning of the project site (Application File #Z10-0009), an approval of a commercial Tentative Parcel Map to subdivide the site into four commercial parcels (Application File #PD10-0005), and an approval of a Development Plan (Application File #P10-0012).

**ENVIRONMENTAL IMPACTS:** With the implementation of mitigation as identified in the DEIR, the proposed project would have no significant and unavoidable impacts on the environment. The project site is also not included on any lists compiled pursuant to Government Code Section 65962.5 (Cortese List).

COMMUNITY DEVELOPMENT SERVICES - PLANNING AND BUILDING DEPARTMENT  
Roger Trout, Director of Planning and Building Department  
Date: December 11, 2017