



## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** November 6, 2020

**To:** Agencies and Interested Parties

**From:** Gina Hamilton, Planning Division, County of El Dorado

**Subject:** Notice of Preparation of a Draft Environmental Impact Report for the Creekside Village Specific Plan Project (Application Nos. General Plan Amendment GPA20-0001, Rezone Z20-0005, Specific Plan SP20-0001, Tentative Map TM20-0002)

**Review Period:** November 6, 2020 to December 7, 2020

County of El Dorado will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the proposed Creekside Village Specific Plan (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 EIR, including feasible mitigation measures and project alternatives that should be considered in the EIR (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 Monday, December 7, 2020. Please send all comments to:

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

Agencies that will need to use the EIR 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 Village 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 south of Highway 50, west of Latrobe Road and south of Investment Boulevard in the El Dorado Hills area (APN 117-010-012), see Figure 1. The project site is bordered on the north by the existing El Dorado Hills Business Park and the John Adams Academy Charter School, to the east by the Blackstone master planned community (Valley View Specific Plan), to the south by undeveloped rural

residential and industrial lands, and to the west by undeveloped land in the Carson Creek Specific Plan zoned for research and development.

## PROJECT DESCRIPTION

The project applicant proposes to develop a new 926-unit residential community located on an approximately 208-acre site. The project would include 115.9 acres of single-family low-density residential development, 21.0 acres of single-family medium-density residential development, 14.3 acres of parks, 46.3 acres of open space preserves and buffers, and 10.4 acres of roadways. The proposed land use map is provided in Figure 2. The current zoning and General Plan land use designation for the project site is Research & Development (R&D). The project would require a general plan amendment from R&D to AP - Adopted Plan and a rezone from R&D to SP - Creekside Village Specific Plan and establish a Specific Plan for Creekside Village. The project's Draft Tentative Map is shown in Figure 3

The Creekside Village Specific Plan includes a single-family low-density residential land use designation that would include single-family residential, accessory dwelling units (ADUs), and junior ADUs<sup>1</sup> as well as neighborhood and community serving amenities such as parks, community clubhouses, and emergency services facilities. Low-density development would range from 4 to 8 dwelling units per gross acre, with a target dwelling unit count of 676. The single-family medium-density residential land use designation would allow for single-family dwellings, and two- and three-family dwellings as well as parks and public facilities. As shown in Figure 3, the draft Tentative Map includes two parcels designated for future development of medium-density residential that would range from 8 to 12 dwelling units per gross acre with a target dwelling unit count of 250. Three parks are proposed: an 8.8-acre village park in the northeast area along Latrobe Road, a 3.3-acre neighborhood park in the south central area of the site, and a third 2.2-acre park located in the southeast corner of the site. The proposed Open Space Preserve designation would protect intermittent drainages, seasonal wetlands, vernal pools, and ponds extending from the west to the northeast part of the project site. An Open Space buffer would be located along the western, northern, and southern borders of the site, as well as along Royal Oaks Drive.

The proposed project includes amendments to the El Dorado County General Plan, adoption and implementation of the Creekside Village Specific Plan, and rezoning. In addition, the project may require the County's approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Permit and Tentative Maps.

The proposed project also includes a request to annex into the El Dorado Hills Community Services District as part of a separate service district annexation request. The El Dorado Local Agency Formation Commission (LAFCO) is the agency with statutory responsibility for such boundary changes and it is expected that the EIR will address LAFCO's needs for environmental evaluation and disclosure under CEQA.

It is anticipated that additional State and federal actions will be required for implementation of the proposed project, including: a Clean Water Act (CWA) 401 Certification (Regional Water Quality Control Board - Central Valley Region), a CWA Section 404 permit (U.S. Army Corps of Engineers); an Incidental Take Authorization through a Section 7 Consultation (U.S. Fish and Wildlife Service and U.S. Army Corps of Engineers), a California Department of Fish and Wildlife (CDFW) 1602 Streambed Alteration Agreement, and a CDFW 2081 Incidental Take Permit.

## POTENTIAL ENVIRONMENTAL IMPACTS

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

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<sup>1</sup> A junior ADU is defined as a unit that is no more than 500 square feet in size and contained entirely within a single-family residence. A junior ADU may include a separate bathroom, or may share bathroom facilities with the existing structure (California Government Code Section 65852.22).

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Public Utilities
- Transportation
- Wildfire

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 Resources and Forestry Resources
- Hazards and Hazardous Materials
- Mineral Resources

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

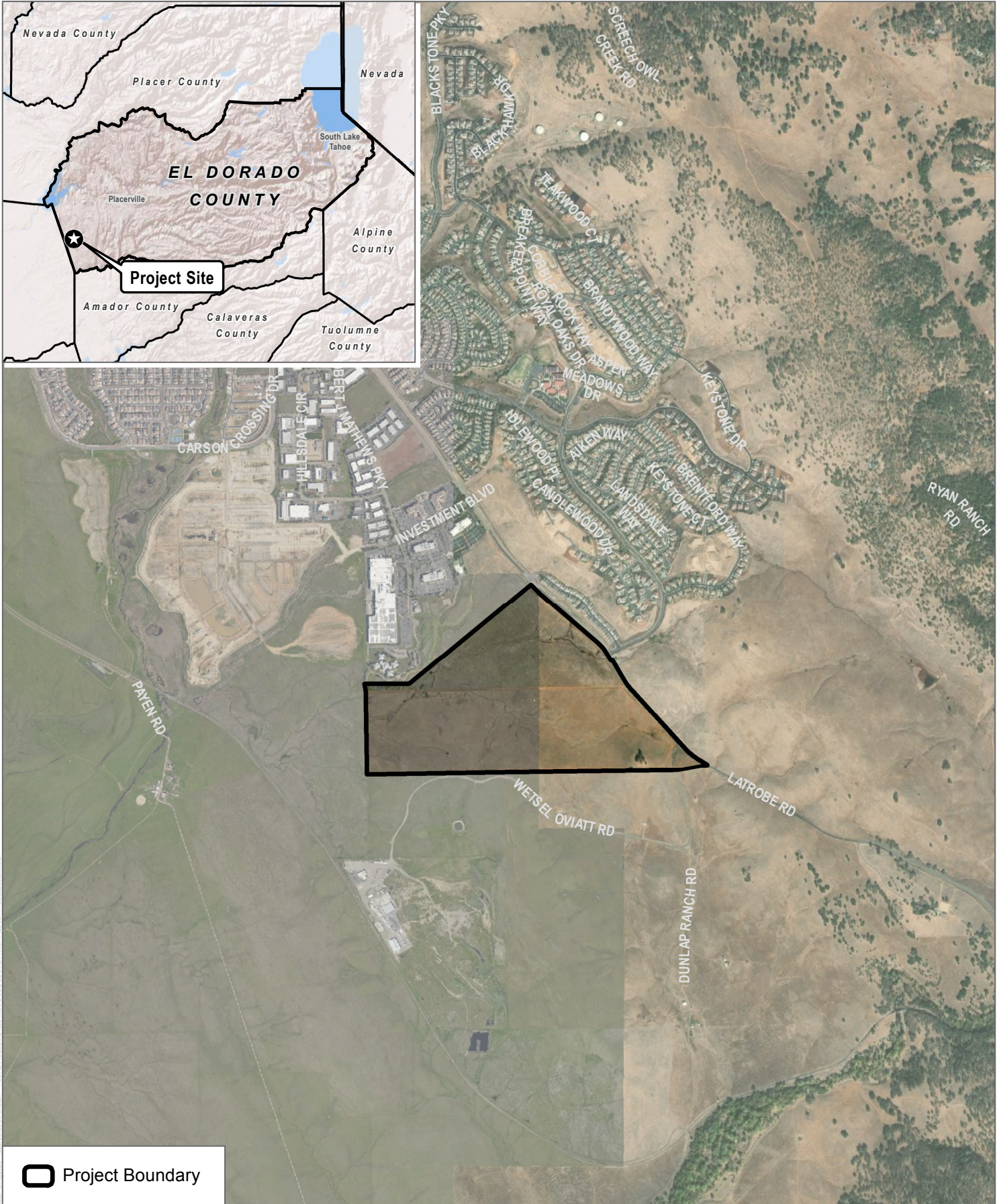
El Dorado County will hold a scoping meeting to receive verbal comments regarding the scope and content of the environmental document and answer general questions regarding the environmental process. Due to COVID-19 social distance requirements, the scoping meeting will be held remotely. The meeting will be on **Thursday, November 19, 2020 from 6:00 to 7:00 PM.**

Attendees can observe and participate via live stream of the scoping meeting by going to this website: <https://rebrand.ly/CreeksideVillageScoping>

Attendees can also participate and join by phone: 1-669-900-6833 or 1-929-205-6099  
Webinar ID 924 1489 7860

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 live stream: 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.

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](mailto:planning@edcgov.us).



SOURCE: ESRI 2020

**FIGURE 1**  
**Project Location**  
 Creekside Village Specific Plan NOP



**FIGURE 2**  
Land Use

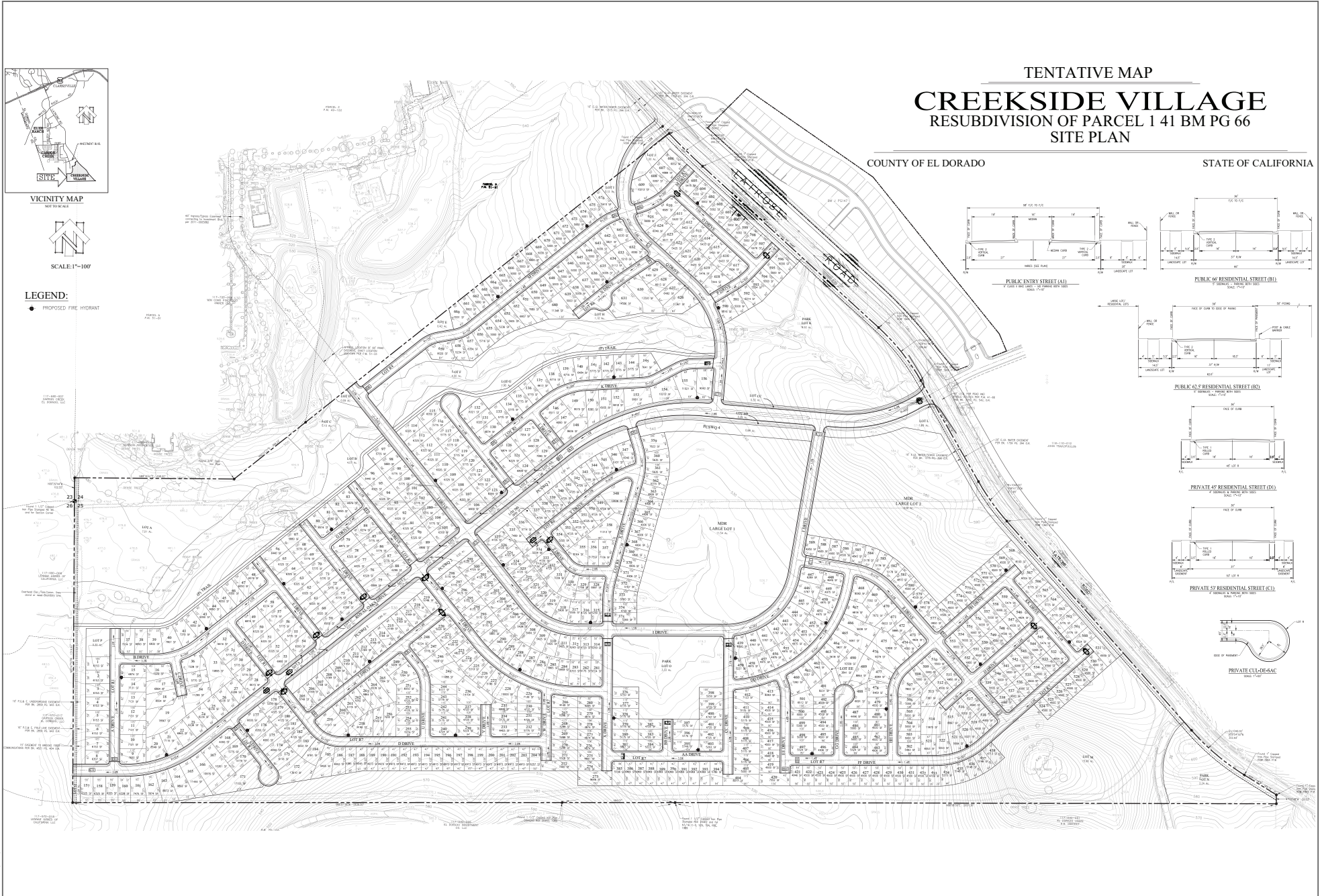


FIGURE 3

Draft Tentative Map

Creekside Village Specific Plan NOP