



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

COUNTY OF EL DORADO NOTICE OF AVAILABILITY OF A DRAFT EIR FOR THE GREEN VALLEY CONVENIENCE CENTER (PD12-0003)

Date: October 5, 2015

The County of El Dorado Community Development Agency, as the lead agency, has prepared a Draft Environmental Impact Report (Draft EIR) for the Green Valley Convenience Center (proposed project). The Draft EIR 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.). The project location, project description, and a summary of the potential environmental effects of the proposed project are presented on the next page.

Draft EIR Review Period and Document Availability: This Draft EIR is available for public review for a 45-day period beginning **Tuesday, October 6, 2015**. The purpose of this comment period is to solicit comments from public agencies and interested parties/persons regarding the content of the Draft EIR and potential environmental impacts that may result from the project implementation, not the positive or negative attributes of the project itself.

The Draft EIR is available online on the project webpage at: <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=19308>. The Draft EIR may also be reviewed at the Community Development Agency Planning Services Public Counter located at 2850 Fairlane Court, Building C, Placerville, CA 95667. The public counter is open Monday, Tuesday, Thursday and Friday from 8:00 a.m. to 4:00 p.m. and on Wednesday from 9:00 a.m. to 4:00 p.m.

Copies of the Draft EIR are also available to review at the following County libraries: Placerville Main Library, 345 Fair Lane (530-621-5540); Cameron Park Branch, 2500 Country Club Drive (530-621-5500); and El Dorado Hills Branch, 7455 Silva Valley Parkway (916-358-3500); For hours, call or visit the website at: www.eldoradolibrary.org.

Submitting Comments: Written comments on the Draft EIR may be submitted any time during the 45-day review period. Comments must be received by the County no later than 5:00 p.m. on **Thursday, November 19, 2015**. Please mail, email, fax, or hand-deliver your comments to:

Jennifer Franich, Associate Planner
El Dorado County Community Development Agency, Development Services Division
2850 Fairlane Court
Placerville, CA 95667
Email: Jennifer.franich@edcgov.us
Fax: (530) 642-0508

Final EIR and Board of Supervisors Consideration of Project: Following the public review period, a Final EIR will be prepared. The Final EIR will include copies of comments and the County's responses to comments pertaining to the environmental analysis presented in the Draft EIR. Upon completion of the Final EIR, the Board of Supervisors will make a determination whether to certify the EIR and take action on the project. This will occur at a scheduled meeting of the Board of Supervisors, at which time the public will be provided an opportunity to comment on the project. It is anticipated this meeting will occur in December 2015. The date and time of the hearing will be posted on the County's website. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.



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Project Location: The project site is at the southeast corner of Green Valley Road and Sophia Parkway in the north El Dorado Hills area on parcel APN 124-301-46 in Sections 21 and 28, Township 8 North, Range 8 East. The El Dorado County General Plan land use designation for the site is Commercial (C), and it is zoned Commercial-Planned Development (C-PD).

Project Description: The proposed project would develop an ARCO-branded convenience center occupying the northern approximately 1.3 acres of the 2.12-acre site. It would include the following: 4,872-square-foot open-sided canopy with eight self-service fuel pumps (16 fueling positions and two payment island cashiers) and solar panels on the canopy; two underground fuel storage tanks; 3,058-square-foot convenience store; 1,804-square-foot single-bay self-service car wash, with doors at the entrance and exit of the car wash to reduce exterior noise levels; air/water unit and two vacuums; monument site identification sign; on-site parking spaces for vehicles (18 spaces) and bicycles (4 spaces); trash enclosure; on-site stormwater runoff collection system; on-site lighting, consisting of wall lights, canopy lights, and 12-foot-tall pole lights with full cutoff fixtures; and landscaping, hardscaping, and pavement.

The project proposes two new access points, one driveway each on Green Valley Road and Sophia Parkway, which would be right-in and right-out only. The driveway access on Green Valley Road would be at the east end of the project, where a 135-foot-long deceleration taper would lead to the driveway. The driveway access from Sophia Parkway would be at the south end of the convenience center. The proposed project also includes installation of a raised median on Green Valley Road starting at the east side of the Sophia Parkway intersection and extending east approximately 350 feet and past the driveway access on Green Valley Road. The southeast curb return at Green Valley Road/Sophia Parkway would be modified to facilitate U-turns from westbound Green Valley Road to access the driveway on Green Valley Road. Water, sewer, and storm drain facilities are available to the project site.

There would be no development within the seasonal stream or seasonal wetland in the southern part of the site. The project would include extensive landscaping, including numerous low-water-use, drought-tolerant plants, and a riparian revegetation plan. Because the proposed project would result in grading and permanent hardscape within 50 feet of the seasonal stream and wetland, the County of El Dorado will need to make a determination of consistency with General Plan Policy 7.3.3.4 and its interim interpretive guidelines for wetland setbacks. This determination is considered part of the proposed project because the finding would be required in conjunction with project approvals.

Potential Environmental Effects: The Draft EIR identified one intersection impact (Green Valley Road/El Dorado Hills-Salmon Falls Road) under Year 2019 conditions, queuing impacts at the Green Valley Road/Sophia Parkway intersection under existing plus project and 2019 plus project conditions, a potential vehicle and pedestrian/bicycle conflict at the Green Valley Road/Sophia Parkway intersection, and temporary construction-related impacts associated with soil import haul truck activities. These traffic impacts would be mitigated to less than significant levels with mitigation measures identified in the Draft EIR. The Draft EIR identified potentially significant effects on riparian habitat, water quality in the seasonal stream, and migratory birds. These biological resources impacts would be mitigated to less than significant levels with mitigation measures identified in the Draft EIR. No significant and unavoidable impacts were identified. The project site is not included on any lists compiled pursuant to Government Code Section 65962.5.