



PLANNING AND BUILDING DEPARTMENT

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TO: Interested Parties

FROM: Tom Purciel, Associate Planner, County of El Dorado

DATE: July 29, 2019

RE: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) and Notice of Public Scoping Meeting for the Dorado Oaks Tentative Subdivision Map

Notice is hereby given that the County of El Dorado, Lead Agency, will prepare an Environmental Impact Report (EIR) for the **Dorado Oaks Tentative Subdivision Map** ("project") and will hold a public scoping meeting to receive comments on the scope of the EIR, as detailed below. The County has determined that an EIR must be prepared for the project prior to making any final decision regarding whether to approve the project, in accordance with the California Environmental Quality Act (CEQA). The County has issued this NOP to members of the public, Responsible Agencies, Trustee Agencies, federal agencies, transportation planning agencies, interested parties and other agencies with facilities that may be affected by the project. In accordance with CEQA, Responsible Agencies are those public agencies, other than the County, that have a role in approving or carrying out the project.

As detailed further below, a portion of the project would include improvements within the right-of-way (ROW) and adjoining areas of State Route 49/Pleasant Valley Road. These improvements are required to provide ingress and egress to and from the proposed Subdivision site. The California Department of Transportation (Caltrans) has delegated lead agency status for the portion of the project in their right-of-way. Accordingly, Caltrans will act as a Responsible Agency for the project. As such, both the proposed Dorado Oaks Tentative Subdivision Map and the proposed SR-49 Intersection improvements will be considered as a single project in the EIR. However, for purposes of clarity and to facilitate subsequent Caltrans review of project components under their jurisdiction, the Dorado Oaks Subdivision project component and the SR-49 intersection project component are described separately. The location, project description, project entitlement requests and potential environmental effects of the proposed project are summarized below.

Governor's Office of Planning & Research

JUL 29 2019

PROJECT TITLE:

Dorado Oaks Tentative Subdivision Map

PROJECT LOCATION:

Approximately 142.3 acres of land in the unincorporated community of Diamond Springs in El Dorado County, California, roughly centered at 38°41'02.5"N, 120°49'08.9"W

LEAD AGENCY:County of El Dorado
Planning and Building Department,
Planning Services Division
2850 Fairlane Court
Placerville, CA 95667**LEAD AGENCY CONTACT:**Tom Purciel, Associate Planner
2850 Fairlane Court
Placerville, CA 95667
Telephone: (530) 621-5355
dorado_oaks@edcgov.us

PROJECT SPONSOR/DEVELOPER:Stonehenge Springs LLC
2700 South Azusa Avenue
West Covina, CA 91792**DATE OF THIS NOTICE:**July 29, 2019

Public Review and Scoping

Comments and suggestions are requested during the 30-day public comment period for the NOP regarding the environmental issues that will be analyzed in the EIR. Because of time limits mandated by State law, written comments should be provided no later than **5:00 PM on August 28, 2019**. Please consider that there will be another opportunity to submit detailed comments when the Draft EIR is released for public review.

Comments on the proposed scope and content of the EIR may be submitted in writing to the attention of Tom Purciel, County of El Dorado, at the address indicated above for Lead Agency Contact. Comments may also be emailed to the project-specific email address shown above. The County requests the name, address, telephone number and email address of all agencies or individuals submitting comments.

The County will hold a public scoping meeting to provide additional information about the project, receive written comments and help the County refine the scope and content of the EIR.

Date: August 20, 2019

Time: 6:00 PM to 8:00 PM

Location: Firefighter's Memorial Hall
3734 China Garden Road
Diamond Springs, California 95619

The scoping meeting format will consist of a brief overview of the project, followed by an open house; interested parties may arrive at any time during the open house portion of the meeting to receive information on the Project or provide comments.

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)

DORADO OAKS TENTATIVE SUBDIVISION MAP

Project Location

The project site is located in the unincorporated Diamond Springs Community Region in El Dorado County, California, about three miles south of Placerville and 40 miles east of downtown Sacramento. The site's regional location is presented in **Figure 1**. Regional access to the area is generally provided by U.S. Highway 50 (US-50), which is a major national highway corridor that begins in Sacramento and crosses the Sierra Nevada Mountains to south Lake Tahoe and continues on to points east. SR-49 provides access to the area from the north and the south along the western front of the Sierra Nevada Mountains and its foothills.

Project Site Overview

The project consists of both on-site improvements ("Dorado Oaks Tentative Subdivision Map Site") and off-site improvements ("State Route 49 Intersection Site") related to a proposed 381-lot residential subdivision. For purposes of environmental review, the on-site improvements are described separately as the Dorado Oaks Tentative Subdivision Map Site and the associated off-site improvements are referred to as the State Route 49 Intersection Site. Proposed work at both locations is collectively referred to as the "project".

Dorado Oaks Tentative Subdivision Map Site

The Dorado Oaks Tentative Subdivision Map site is located immediately south of SR-49, extending southwards from the intersection of SR-49 and Faith Lane (see **Figure 2**). The site is bounded to the west by open space areas and a residential subdivision comprised of single family homes. South of the site lies undeveloped open space and scattered rural homes. To the east, the site is generally bounded by low density residential areas. To the north lies the SR-49 commercial corridor, with the most intensive commercial uses in the Diamond Springs area beginning about one-quarter-mile to the east. US-50 lies about three miles to the north, and is most directly reached via SR-49 or Missouri Flat Road. The US-50 corridor contains regional-serving commercial facilities, as well as the historic core of the City of Placerville.

The project site is approximately 142.3 acres, and consists entirely of undeveloped open space. Faith Lane extends into the project site southwards from SR-49. The roadway is paved for about the first 600 feet, and then encounters a locked gate, after which it becomes dirt. A number of dirt tracks run within the project site, none of which are public roadways. Portions of the site were cleared and graded as part of previous development proposals, but none of the previous development efforts were carried through to completion. The site is generally covered with oak woodlands, consistent with other undeveloped areas in the vicinity. A small El Dorado Irrigation District (EID) sewer lift station lies within a fenced enclosure in the northeastern portion of the site, and serves an existing sewer line within an easement that runs through a portion of the site. Other than this facility, there are no other structures on the site.

State Route 49 Intersection Site

The SR-49 intersection site is shown in greater detail in **Figure 3**. It should be noted that the area shown on the figure incorporates all of the areas associated with the four intersection options that are currently under consideration, as described below. This combined area also incorporates a buffer area for purposes of the environmental analysis. Assuming that only one of the options would ultimately be constructed, the actual intersection area would be substantially smaller than that shown in the figure, and encroachment into the larger illustrated buffer areas would be limited. The EIR, however, will analyze the entire area.

The SR-49 intersection site is currently comprised of roadways adjoining roadside and commercial areas. SR-49 along this segment is configured as an undivided two-lane roadway with a 25 mph speed limit, and is largely fronted with commercial properties. It is classified as a Major 2-Lane Road in the County's General Plan. Traffic counts taken in 2018 at the intersection of SR-49 and Faith Lane found that the roadway along this segment carried approximately 1,240 vehicles per hour during the AM peak period, and 1,579 vehicles per hour during the PM peak period.

Businesses within and adjacent to the project area are generally small in nature. The southwest corner of SR-49 and Silver Drive contains a small shopping center (Diamond Springs Plaza) with a printing shop, a hair salon, and similarly-sized businesses. Slightly further east, Deb's Frosty is located on the southwest corner of SR-49 and Faith Lane. The strip mall at the southeast corner of SR-49 and Faith Lane contains a bicycle shop, a pet store, gift shops, and similar businesses. Also on this corner are two older brick buildings that appear to be vacant. The Gust Brothers Building lies on the northeast corner of SR-49 and China Garden Road, and contains a number of small businesses, including a dental office and a hair salon.

Existing Land Use and Zoning

Dorado Oaks Tentative Subdivision Map Site

Existing General Plan Land Use Designations

The Dorado Oaks Tentative Subdivision site is currently comprised of two designated land use areas, as designated and defined in the County's General Plan. **Figure 4** shows the existing General Plan land use designations for the project site and surrounding areas.

High Density Residential (HDR): This land use designation identifies those areas suitable for intensive single-family residential development at densities from one to five dwelling units per acre. Allowable residential structure types include single-family attached (i.e., air-space condominiums, townhouses) and detached dwellings and manufactured homes. Except as provided in General Plan Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Multi-Family Residential (MFR): This land use designation identifies those areas suitable for high-density, single family and multifamily design concepts such as apartments, single-family attached dwelling units (i.e., air-space condominiums, townhouses and multiplexes), and small-lot single-family detached dwellings subject to the standards set for in the Zoning Ordinance and which meet the minimum allowable density. Mobile home parks, as well as existing and proposed manufactured home parks, are also permitted under this designation. Lands identified as MFR shall be in locations with the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities. Mixed use development within Community Regions and Rural Centers which combine commercial and residential uses are permitted.

Except as provided in General Plan Objective 2.2.6 (Site Specific Policy), the minimum allowable density for MFR is five dwelling units per acre, with a maximum density of 24 dwelling units per acre. Except as provided in General Plan Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.

Existing Zoning Designations

The Dorado Oaks Tentative Subdivision Map site is comprised of two zoning areas. **Figure 5** shows the existing zoning designations for the project site and surrounding areas. The zoning designations for the site are listed below, with zoning descriptions from the County's Zoning Code (El Dorado County, 2015):

Single-Unit Residential (R1): The Single-unit Residential Zone is used to promote and regulate the development of higher density, single-unit dwellings, and accessory structures and uses. Minimum lot size designations of R1 are applied to this zone based on surrounding use compatibility, and physical and infrastructural constraints. The designation represents the minimum lot size of 6,000 square feet. This zone is applicable to lands designated as High Density Residential (HDR) in the General Plan.

Multi-Unit Residential (RM): The RM, Multi-unit Residential Zone identifies those lands which are most capable of supporting the highest density of development within the County, based on topography, infrastructure, and circulation availabilities and constraints, as well as proximity to employment centers, public facilities, recreation, and shopping. It is applied to regulate and promote the development of multi-unit dwellings, including apartments, condominiums, and townhouses, while ensuring compatibility with surrounding lower density residential neighborhoods. Detached or attached residential dwellings are allowed in accordance with the standards set forth in the zoning ordinance, providing the minimum density of at least 5 dwelling units per acre is met. This zone is utilized in Community Regions and Rural Centers to meet affordable housing goals identified in the Housing Element of the General Plan. Mobile home and manufactured home land lease development are also allowed within this zone. This zone is applicable to lands designated as Multi-Family Residential (MFR) in the General Plan.

Project Overview

Dorado Oaks Tentative Subdivision Map Site

The Dorado Oaks Subdivision consists of the following entitlement requests:

1. A Rezone of an 8.94-acre portion of the 142.3-acre project site from Residential, Multi-Unit (RM) to Residential, Multi-Unit - Planned Development (RM-PD);
2. A Phased Tentative Subdivision Map, consisting of 14 Large Lots, to subdivide the 142-acre property into 156 single-family lots ranging in size from 6,000 square feet to approximately 24,000 square feet, 225 multi-family lots ranging in size from approximately 2,800 square feet to 8,800 square feet and 20 open space/landscape lots; and
3. A Planned Development Permit to establish an official Development Plan for Dorado Oaks Subdivision that includes modification to specific development standards in the RM zone district for 91 of the proposed multi-family lots on an 8.94-acre portion of the project site.

This component of the project would provide for development of residential uses on a series of parcels that cover a combined area of approximately 142.3 acres. **Figure 6** shows the proposed subdivision map. In addition to the proposed residential and open space lots, other components of the project include:

- On-site roadway improvements to facilitate circulation within the development (18.51 total acres).
- Provision of a 3.13-acre public park site, to include a soccer field and other amenities.
- On-site infrastructure improvements relating to potable water delivery, wastewater conveyance, and storm drainage.
- Provision of four public vehicular access points and one emergency vehicle access point to and from the project site to existing adjoining roadways:
 - 1) Faith Lane, connecting to SR-49/Pleasant Valley Road and providing primary access at the north end of the project site.
 - 2) Faith Lane, connecting to Argonaut Drive on the west side of the project.
 - 3) “D” Street, connecting to Crystal Drive/Tullis Mine Road on the northwest side of the project site.
 - 4) “C” Street, connecting to Fowler Lane on the northeast side of the project site.
 - 5) “H” Court, providing emergency vehicle access to Fowler Lane on the southeast side of the project site. Minor widening may be necessary along the southerly portions of Fowler Lane to meet County Fire Department requirements.

State Route 49 Intersection Site

This component of the project would provide access to the Dorado Oaks Subdivision site from State Route (SR) 49, which is also known in this vicinity as Pleasant Valley Road. **Figure 7** shows the four intersection options that are currently under consideration, which include the following:

- Option A: a four-way roundabout at the intersection of China Garden Road/SR-49, east of Faith Lane.
- Option B: a three-way roundabout between Silver Drive and Faith Lane at SR-49.
- Option C: a signalized T-shaped intersection at Faith Lane/SR-49.
- Option D: a signalized T-shaped intersection at Silver Drive/SR-49.

Environmental Effects and Project Alternatives

Environmental Topics to be Evaluated in the Draft EIR

The EIR will review all resource topics listed in Appendix G of the CEQA Guidelines in effect at the time the County deemed the project application complete on October 22, 2018. The list of environmental topics that will be evaluated include: Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

In addition to the above areas, the Draft EIR will also evaluate the potential cumulative and growth inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects in the project vicinity will be considered in this analysis.

Comments and suggestions are requested during the 30-day public comment period for the NOP regarding the environmental issues that will be analyzed in the EIR.

Potential Alternatives to be Evaluated in the EIR:

In accordance with section 15126.6 of the CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative. Aside from the No Project Alternative, the County has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

Intended Uses of the EIR

The EIR will fully evaluate the environmental effects associated with the implementation of the Dorado Oaks Tentative Subdivision Map project. The EIR is intended for use for a number of approvals and entitlements from the County and other agencies. It is expected that these approvals could include the following:

County of El Dorado

- Certification of the Dorado Oaks Tentative Subdivision Map project EIR pursuant to CEQA;
- Tentative Subdivision Map;
- Adoption of a Planned Development overlay zone for the subdivision project area;
- Development Agreement;
- Public Facilities and Financing Plan (PFFP);
- Design Review Permits for the design of structures, common areas, and roadways; and

Other local approvals that may be required, such as:

- Grading permits;
- Demolition permits;
- Construction Waste Management Plan (for construction waste);
- Encroachment permits;
- Building permits; and
- Other County approvals as necessary to develop the project.

The project would require review and recommendation by the Planning Commission to the County Board of Supervisors, followed by consideration and action by the Board of Supervisors. The EIR would provide the CEQA-required environmental documentation for use in considering County approvals required to implement the project.

Other Governmental Agencies

As the Lead Agency and as appropriate under CEQA, the County also intends the EIR to serve as the CEQA-required environmental documentation for consideration of this project by other

Responsible Agencies and Trustee Agencies which may have limited discretionary authority over development proposals associated with the project. Under the CEQA *Guidelines*, the term “Responsible Agency” includes all public agencies, other than the Lead Agency, which have discretionary approval power over aspects of the project for which the Lead Agency has prepared an EIR (CEQA Guidelines Section 15381); and the term “Trustee Agency” means a state agency having jurisdiction by law over natural resources affected by the project which are held in trust by the people of California (Section 15386). Responsible Agencies and Trustee Agency approvals for the project may include, but are not limited to, the following:

- **Caltrans District 3**
 - Issuance of an encroachment permit for construction of the selected SR-49 intersection option;
 - Review and approval of the design and construction of the intersection project.
- **El Dorado County Transportation Commission (EDCTC)**
 - Review of the project in relation to the Regional Transportation Plan, the Diamond Springs and El Dorado Area Mobility and Livable Community Plan and Improvement Program.
- **El Dorado County Air Quality Management District (AQMD)**
 - Review of project plans may be required.
- **El Dorado County Fire District**
 - Review of project with consideration for impacts to firefighting and emergency services.
- **El Dorado Irrigation District (EID)**
 - Review of project with consideration for impacts to EID facilities.
- **Other utilities and community service providers**
 - Review of project with consideration for impacts to facilities and services.
- **Central Valley Regional Water Quality Control Board (RWQCB)**
 - National Pollution Discharge Elimination System (NPDES) General Permit for storm water discharges associated with construction activity;
 - Clean Water Act Section 401 Water Quality Certification and Notice of Intent for construction activities; and
 - Storm Water Pollution Prevention Plan (SWPPP) for on-site storm water management and pollution prevention.

- **California Department of Fish and Wildlife (CDFW)**
 - Section 1602 Streambed Alteration Agreement; and
 - CDFW would also review and comment on specific sensitive species aspects of the project if potential effects are found.
- **U.S. Army Corps of Engineers (USACE)**
 - Approval of Section 404 Permit under the Federal Clean Water Act for project impacts to jurisdictional waters of the United States.

Requests for Additional Information

If you have any questions, please contact Tom Purciel at the County of El Dorado, Planning and Building Department-Planning Services Division, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5355, or by email to dorado_oaks@edcgov.us.

Attachments:

Figure 1 – Regional Location

Figure 2 – Project Overview

Figure 3 – State Route 49 Intersection Site Exhibit 4 – Existing General Plan Land Use Designations

Figure 5 – Existing Zoning Designations

Figure 6 – Dorado Oaks Tentative Subdivision Map

Figure 7 – State Route 49 Intersection Options



SOURCE: Esri, 2018; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

Figure 1
Regional Location



SOURCE: USDA, 2016; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

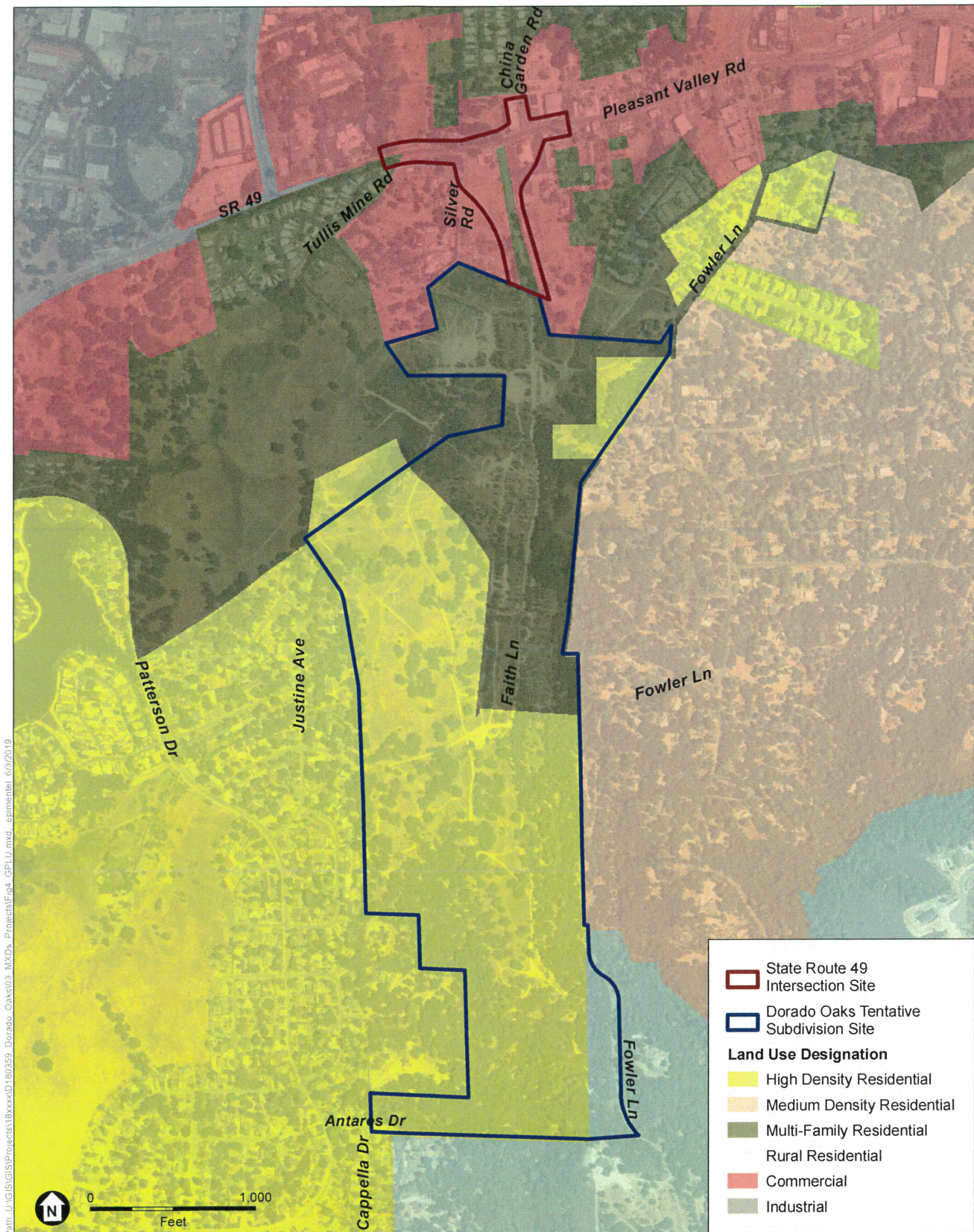
Figure 2
Project Overview



SOURCE: USDA, 2016; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

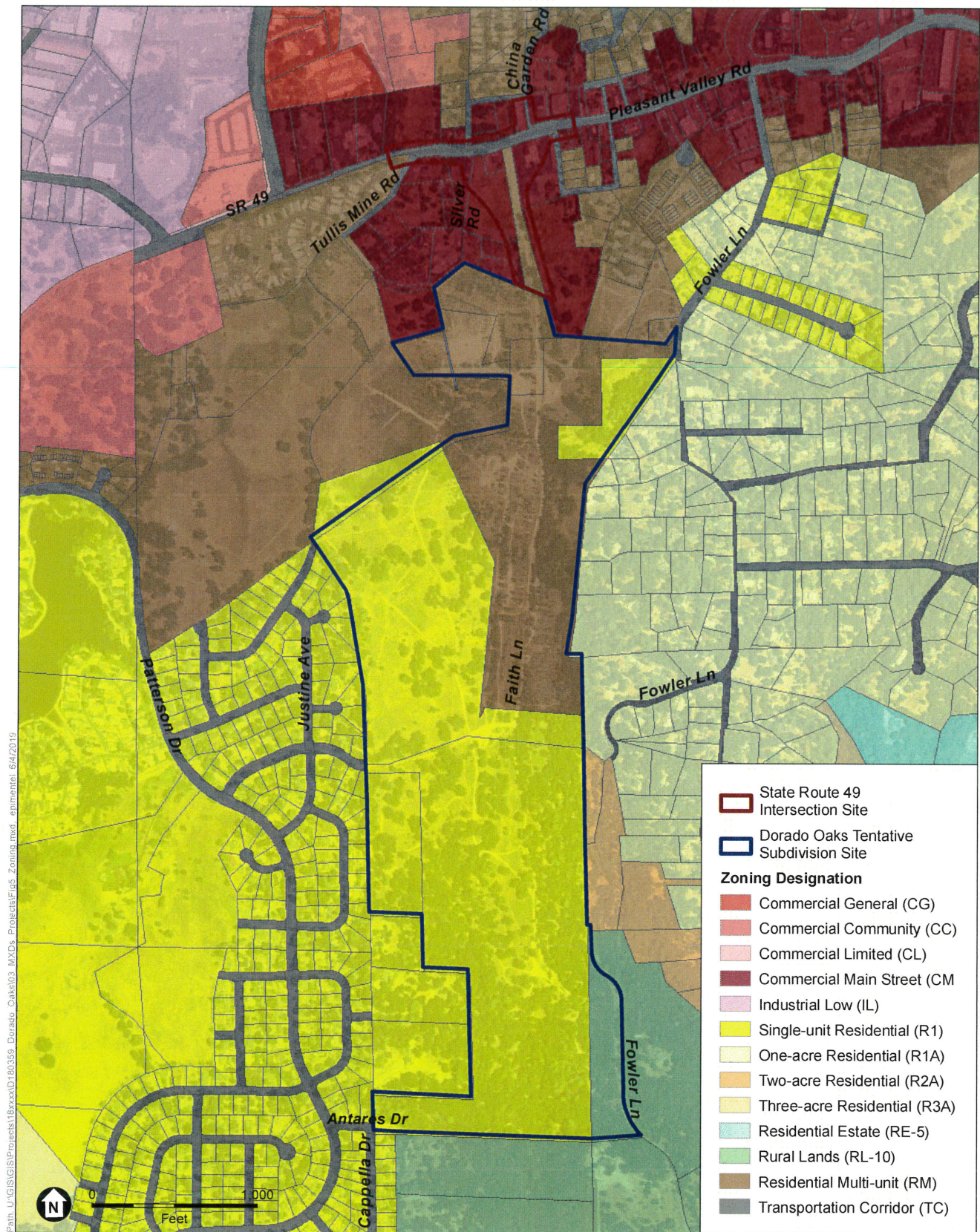
Figure 3
State Route 49 Intersection Site Detail



SOURCE: USDA, 2016; El Dorado County, 2018; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

Figure 4
Existing General Plan Land Use Designations



SOURCE: USDA, 2016; El Dorado County, 2019; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

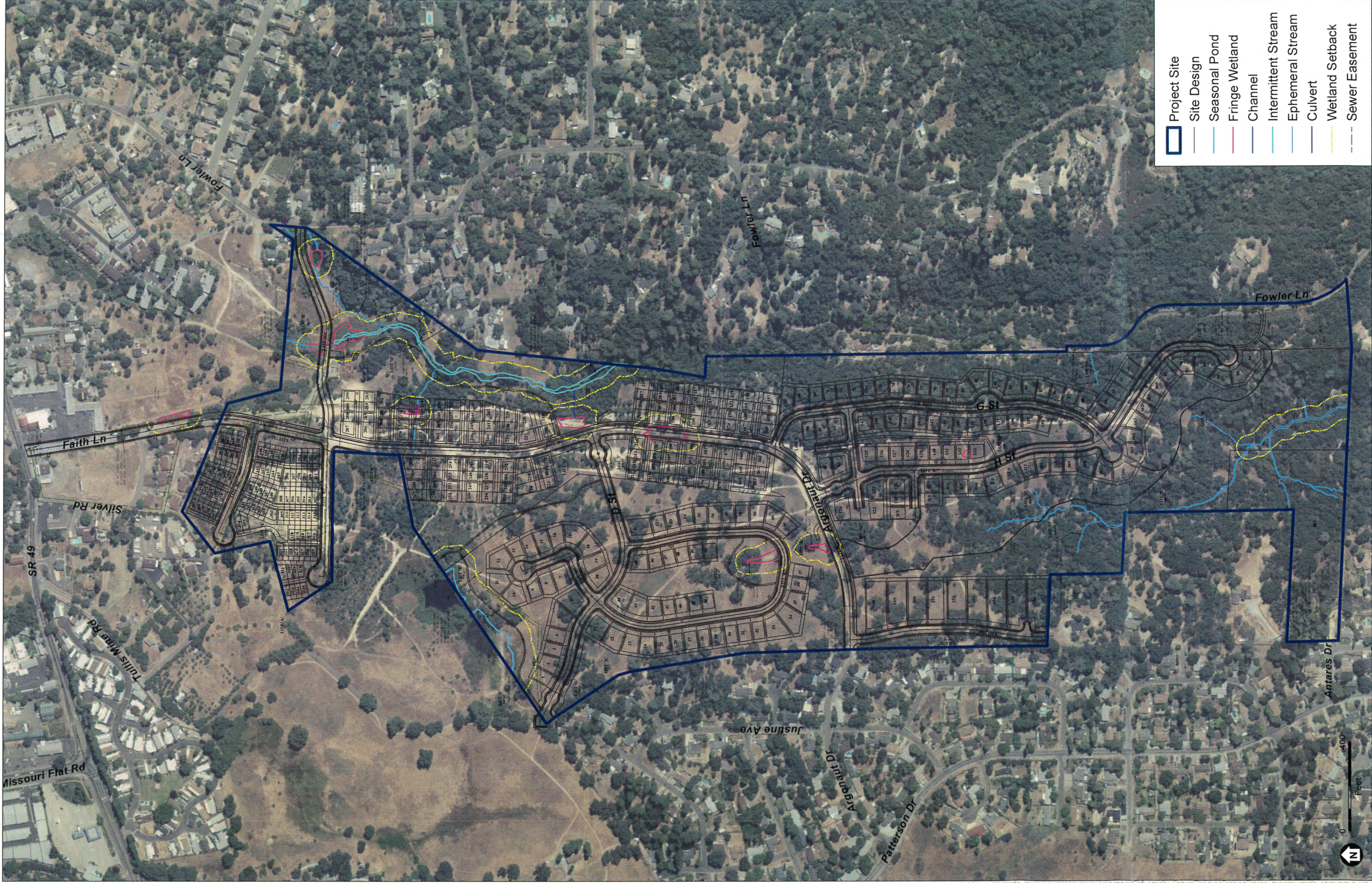
Figure 5
Existing Zoning Designations



SOURCE: USDA, 2016; ESA, 2019

Dorado Oaks Tentative Subdivision Map Project

Figure 7
State Route 49 Intersection Options



SOURCE: USDA, 2016; CTA, 2019; ESA, 2019



Dorado Oaks Tentative Subdivision Map Project
Figure 6
 Dorado Oaks Tentative Subdivision