

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2020110052

Project Title: Creekside Village Specific Plan

Lead Agency: County of El Dorado

Contact Name and Title: Cameron Welch, Senior Planner

Email: cameron.welch@edcgov.us Phone Number: (530) 621-5816

Project Location: El Dorado Hills, El Dorado County

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project consists of a Specific Plan to develop approximately 208 acres of land with a mix of residential, parks, neighborhood commercial, and open space land uses in the community of El Dorado Hills. The project provides for the development of up to 918 dwelling units (with an age-restricted 55+ "Active Adult" option), 1.8 acres of neighborhood commercial, 13.6 acres of parks, and 44.8 acres of open space. There would also be an option for converting the 1.8 acres of neighborhood commercial to park uses if neighborhood commercial is not adopted as part of the Specific Plan. The project would include a coordinated circulation system that provides for vehicular travel, bikeways, pedestrian pathways, and sufficient space for emergency access and evacuation. Off-site infrastructure improvements include connection to dry utilities, water connections, construction of a new force sewer main, and roadway improvements.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics - Significant and Unavoidable impacts regarding scenic vistas, visual character and quality of public views. No feasible mitigation measures would reduce these impacts.

Air Quality - Significant and Unavoidable impacts regarding conflict with the air quality plan, increase of criteria pollutants, sensitive receptors, and cumulatively considerable net increase of criteria pollutants. Mitigation measures AQ-1 through AQ-4 would be implemented but would not reduce the impacts to less than significant.

Biological Resources - Less than Significant impacts regarding special-status species, riparian habitat or other sensitive natural communities, protected wetlands, migratory wildlife corridors and native wildlife nursery sites, and cumulative biological resources impacts after implementation of mitigation measures BIO-1 through BIO-15.

Cultural Resources - Less than Significant impacts regarding archaeological resources, human remains, and cumulative cultural resources impacts after implementation of CUL-1 through CUL-5.

Greenhouse Gas Emissions - Less than Significant impacts regarding GHG emissions and conflict with applicable plans, policies, or regulations with implementation of mitigation measures GHG-1 and GHG-2.

Noise - Less than Significant impacts regarding construction and operational noise after implementation of mitigation measures NOI-1 through NOI-3.

Tribal Cultural Resources - Significant and Unavoidable impacts regarding tribal cultural resources and cumulative tribal cultural resources impacts. Mitigation measures TCR-1 through TCR-7 would be implemented but would not reduce the impacts to less than significant.

Wildfire - Less than Significant impacts regarding wildfire risk, hazards associated with post-fire runoff, and cumulative wildfire impacts after implementation of mitigation measures WF-1 through WF-7.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Known areas of controversy include concerns raised during the project scoping period, such as increase in traffic on local roadways, increase in students exceeding available capacity of schools, increase in noise, and increase in nighttime lighting.

Provide a list of the responsible or trustee agencies for the project.

El Dorado County Local Agency Formation Commission  
U.S. Army Corps of Engineers  
Central Valley Regional Water Quality Control Board  
California Department of Fish and Wildlife  
U.S. Fish and Wildlife Service  
CAL FIRE  
State Historic Preservation Office