

**NOTICE OF AVAILABILITY
OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE
DIAMOND DORADO RETAIL CENTER (SCH No. 2008012004)**

Development Services Department-Planning Services, as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the proposed planned commercial development identified as Diamond Dorado Retail Center (DDRC). The DEIR is being 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.).

This DEIR is available for public and agency review for a 45-day period beginning **December 23, 2011 and ending February 5, 2012 (or next business day)**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from the project implementation, not the positive or negative attributes of the proposed 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. The Final EIR will include copies of comments and the County's responses to comments pertaining to the environmental review and Draft EIR.

A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to Project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.

The DEIR and supporting information may be reviewed and/or obtained at the following locations: Development Services Department; 2850 Fairlane Court; Placerville, CA 95667 (www.edcgov.us/devservices) OR El Dorado County Library; 345 Fair Lane; Placerville, California 95667

All written public and agency comments must be received by 5:00 PM on February 5, 2012 (or next business day) and should be directed to: El Dorado County Development Services Department-Planning Services; Attention: Mel Pabalinas; 2850 Fairlane Court; Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. 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.

PROJECT TITLE: General Plan Amendment A07-0018/Rezone Z07-0054/Planned Development PD07-0034/Parcel Map P08-0017/Development Agreement DA11-0003/Diamond Dorado Retail Center

PROJECT APPLICANT: GGV Missouri Flat, LLC; 4330 Golden Center Drive, Suite D; Placerville, CA 95667

PROJECT LOCATION: The project is located at the northwest corner of State Route Highway 49 and Lime Kiln Road, in the Diamond Springs area of El Dorado County. The property is identified by Assessor's Parcel Numbers 051-250-12, 051-250-46, 051-250-47, 051-250-51 and 051-250-54, consisting of 30.63 acres.

PROJECT DESCRIPTION: Proposed project consists of a General Plan Amendment from Industrial to Commercial, Rezone from Industrial to General Commercial-Planned Development, Planned Development Permit, Development Agreement, and Commercial Tentative Parcel Map to allow for the construction of approximately 280,515 square foot general commercial retail center, realignment of the Material Recovery Facility (MRF) access route, and associated off-site

roadway improvements. The project would include up to nine commercial/retail buildings and 1,279 parking spaces, landscaping, and associated supporting infrastructures and utilities on 27.61 acres of the 30.63 acre project site. The remaining 3.02 acres of the project site would be utilized for the realigned MRF access route. (Please refer to the Draft EIR document for more detailed project description and associated exhibits.)

ENVIRONMENTAL REVIEW: This DEIR discusses that potential significant environmental impacts that may result from the project include: Aesthetic/Visual, Air Quality, Cultural, Biological Resources, Drainage, Flooding, Geologic, Soils and Seismicity, Noise, Public Services/Facilities, Hazards and Hazardous Materials, Transportation, Vegetation, Hydrology and Water Quality, and Land Use.

COUNTY OF EL DORADO
ROGER TROUT, Development Services Director
December 23, 2011