

# Memorandum

**To:** CHAIR AND COMMISSIONERS

**Date:** August 24, 2009

**From:** BIMLA G. RHINEHART  
Executive Director

**File:** Book Item 2.2c (9)  
Action

**Ref:** Mitigated Negative Declaration for the Point View Drive Extension Project (Resolution E-09-73)

**ISSUE:** Should the Commission, as a Responsible Agency, accept the Mitigated Negative Declaration (MND) for the North Point Travel Center and Addendum to the MND for the Gateway Hotel and Gas Station Project and approve the Point View Drive Extension Project (project) for future consideration of funding?

**RECOMMENDATION:** Staff recommends that the Commission accept the MND and Addendum to the MND and approve the project for future consideration of funding.

**BACKGROUND:** The City of Placerville (City) was the CEQA lead agency for the environmental documents prepared in support of a developer-driven development that encompasses all aspects of the project, including roads and drainage facilities slated to be dedicated to the City.

The project is programmed in the Proposition 1B State and Local Partnership Program (SLPP). The SLPP funding will be used solely for those portions of the project which benefit the traveling public which includes the westerly improvements at Point View Drive/Cardinal Drive/Highway 50 and easterly improvements at Smith Flat Road/Jacquier Road. Other improvements covered by the environmental documents are the responsibility of the North Point Travel Center/Holiday Inn Express Developer to install as a condition of approval.

The City completed a MND for the North Point Travel Center on August 1, 1996. The North Point Travel Center consists of a gas station, convenience store, car wash, restaurants and a 106 unit motel. The City found that the project would not have a significant impact on the environment after mitigation. Mitigation measures included, but were not limited to, a storm drainage system designed to carry the 100 year peak runoff rates; preparation and implementation, if required, of a hydrologic study; adherence to and incorporation of El Dorado County Air Pollution Control District measures during construction; and landscaping in accordance with the City's Site Plan Review Regulations.

The City approved an addendum to the MND on May 11, 2004. The project as evaluated in the MND for the North Point Travel Center in 1996 was not constructed. Subsequent to approval of the MND, modifications were made to the site plan and associated improvements were proposed.

In addition, the name of the development was changed from the North Point Travel Center to the Gateway Hotel and Gas Station Project. Changes proposed included, but were not limited to, elimination of a restaurant, lounge and car wash; reduction from a 106 unit motel to a 102 unit hotel; renaming the connector as a new extension of Jacquier Road between Point View Drive and Smith Flat Road, and additional activities and corresponding mitigation for on-site wetlands and realignment of the stream channel on the site.

The City found that the minor alterations to the project proposed under the revised site plan were not substantial and did not require major revisions to the MND. Certain mitigation measures were updated. As an example, a mitigation measure related to impacts on wetland and riparian resources was updated to require that the developer must demonstrate compliance with the federal no net loss policy for wetlands via the U.S. Army Corps of Engineers permitting process.

On July 20, 2009, the City Community Development Director provided written assurance that there were no new circumstances with respect to the roadway and hotel projects that would require further environmental review/evaluation, nor have new environmental impacts emerged since approval of the addendum in 2004. The City also provided written confirmation that the environmental document pertains to the SLPP project scope programmed and that the project scope and cost programmed in the SLPP remains unchanged.

The project is estimated to cost \$3,160,000. The project is anticipated to be funded with SLPP (\$750,000) and Local (\$2,410,000) funds. Construction is estimated to begin in fiscal year 2009/10.

#### Attachments

- Resolution E-09-73
- Project Location

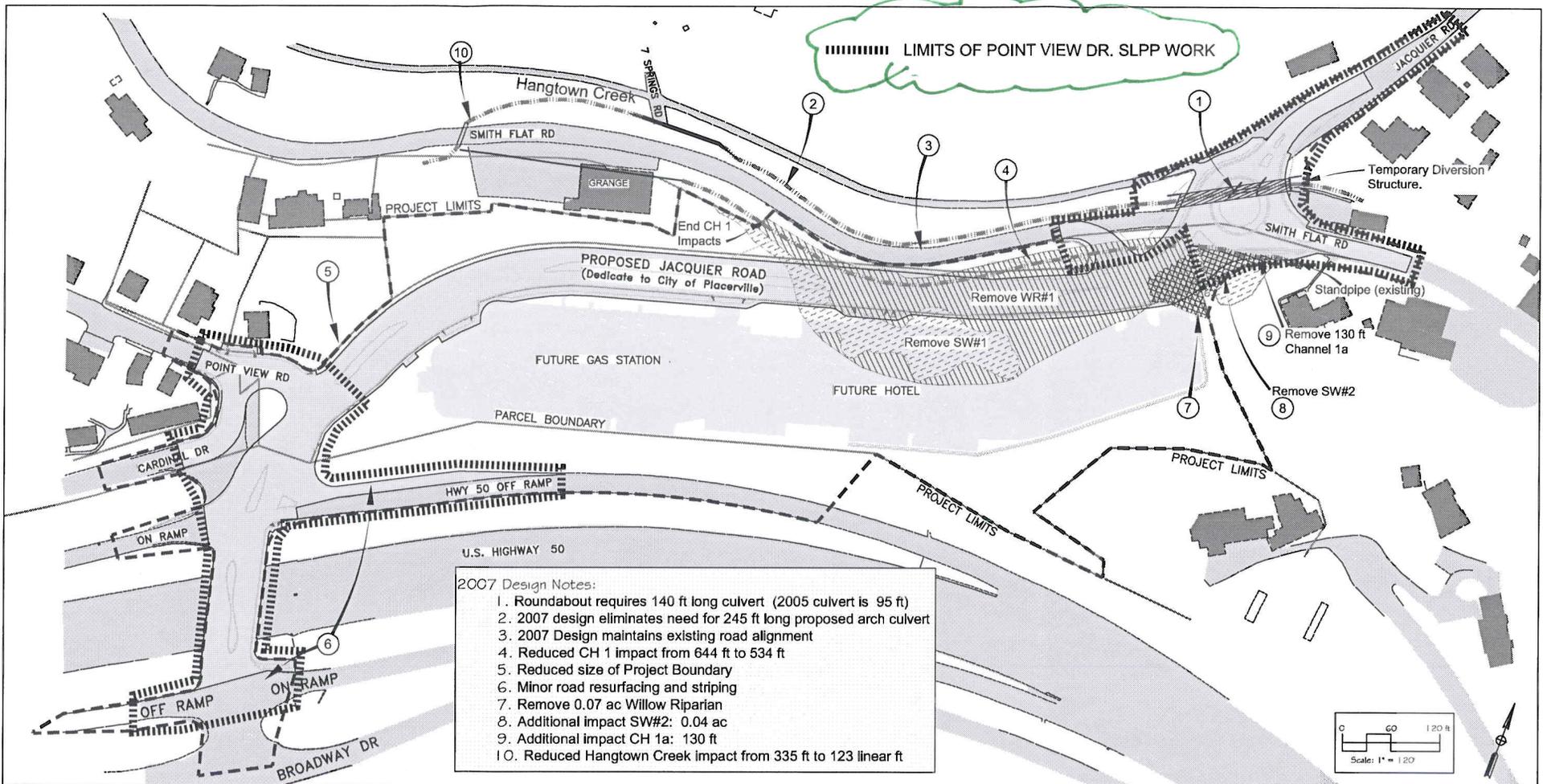
# CALIFORNIA TRANSPORTATION COMMISSION

## Resolution for Future Consideration of Funding

### 03-El Dorado

### Resolution E-09-73

- 1.1 **WHEREAS**, the City of Placerville (City) has completed a Mitigated Negative Declaration and an Addendum to the Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) and the CEQA Guidelines for the following project:
  - Point View Drive Extension Project
- 1.2 **WHEREAS**, the City has certified that the Mitigated Negative Declaration and Addendum have been completed pursuant to CEQA and the State CEQA Guidelines for its implementation; and
- 1.3 **WHEREAS**, the project would construct a new roadway connecting the Highway 50/Point View Drive interchange to Smith Flat Road and Jacquier Road in the City of Placerville; and
- 1.4 **WHEREAS**, the California Transportation Commission, as a Responsible Agency, has considered the information contained in the Mitigated Negative Declaration; and
- 1.5 **WHEREAS**, the City found that all significant or potentially significant impacts can be reduced by mitigation measures to a less than significant level; and
- 1.6 **WHEREAS**, the City adopted a Mitigation, Monitoring and Reporting Plan for the project.
- 2.1.1 **NOW, THEREFORE, BE IT RESOLVED** that the California Transportation Commission does hereby accept the Mitigated Negative Declaration and approve the above referenced project to allow for future consideration of funding.



Gateway Hotel and Gas Station  
 Regulatory No. 200200319  
 City of Placerville, CA  
 30 August 2007

Figure 2.  
 Comparison of  
 2007 Design with 2005 Design

- = Project Limits
- = Parcel Boundary
- = Waters of the U.S.
- = Seasonal Wetland (SW)
- = Willow Riparian (WR)
- = Culvert
- = 2007 Design Note Annotation

	EXISTING WATERS AND WETLANDS OF THE U.S.*			ROAD IMPACTS				HOTEL IMPACTS		TOTAL IMPACTS	
	Avg. width (ft)	Length (ft)	Acres	Permanent Length (ft)	Permanent Acres	Temporary Length (ft)	Temporary Acres	Permanent Acres	Acres		
WR#1	—	—	0.98	—	0.69	—	—	0.29	0.98		
SW#1	—	—	0.38	—	0.07	—	—	0.31	0.38		
SW#2	—	—	0.04	—	0.04	—	—	—	0.04		
Wetlands Subtotal:			1.41	—	0.80	—	—	0.61	1.41**		
Hangtown Creek	8	221	0.04	123	0.02	99	0.02	—	0.04		
CH#1	5	534	0.06	534	0.06	—	—	—	0.06		
CH#1a	6	130	0.02	130	0.02	—	—	—	0.02		
Waters Subtotal:		885	0.12	787	0.10	—	—	—	0.12		
Wetlands & Waters Total:		885	1.53	787	0.90	99	0.02	0.61	1.53		

\*Existing features include areas of features east of Jacquier Road and Smith Flat Road intersection. \*\*Total does not sum due to rounding.

SYCAMORE  
 Environmental  
 Consultants, Inc.

Basemap:  
 P-STE-300807-0FP2.dwg,  
 P-STE-300807-0NP1.dwg,  
 P-RG1-300807-total.dwg,  
 P-BND-300807.dwg,  
 99537ste.dwg, Carlton  
 Engineering, Inc.