



CALIFORNIA CONSERVATION CORPS  
DEPARTMENT OF GENERAL SERVICES  
REAL ESTATE SERVICES DIVISION



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

# CALIFORNIA CONSERVATION CORPS GREENWOOD CENTER REDEVELOPMENT PROJECT

**Overview:** As lead agency, the California Conservation Corps (CCC), with assistance from the California Department of General Services – Real Estate Services Division (DGS), has prepared a Mitigated Negative Declaration (MND) for the proposed CCC Greenwood Center Redevelopment Project (proposed project). The MND has been prepared to provide the public, responsible agencies, and trustee agencies with information about the potential environmental effects of construction and operation of the proposed project.

The CCC Greenwood Center was originally developed in the mid-1980s. The existing CCC Greenwood Center is outdated and no longer adequate to provide for the needs of the CCC Corpsmembers and staff. The CCC is proposing to demolish a majority of the existing CCC Greenwood Center and construct an updated facility. The objective of the proposed project is to implement the CCC Master Plan concept for the CCC Greenwood Center in order to bring the facility up to standards for the CCC's vision of future operations. To the extent feasible, the new buildings will be designed to be Zero Net Energy (ZNE) and meet or exceed the requirements for Leadership in Energy and Environmental Design (LEED) "Sliver" certification. ZNE indicates that the total amount of energy used by the building on an annual basis would be approximately equal to the amount of renewable energy generated on site.

The MND details the proposed project; evaluates and describes the potential environmental impacts associated with the construction and operation of the proposed project; identifies those impacts that could be significant; and presents mitigation measures, which, if adopted by the CCC or other responsible agencies, could avoid or minimize these impacts. The MND was released for public review on December 27, 2019.

### PROJECT LOCATION

The project site (APN 061-061-030) is located in unincorporated El Dorado County at 4411 State Highway 193, Greenwood, California.

### PROJECT DESCRIPTION

The proposed project will include the demolition of 11 buildings that currently occupy the site totaling 34,591 square feet (sf) and the development of 11 new buildings totaling 54,732 sf. The new

buildings will include administration; multipurpose; recreation and education; female and male dormitories; a Corpsmember orientation, motivation, education and training dormitory; and a warehouse. Landscaping, pedestrian circulation, functional gathering areas, and informal passive/active areas for staff and Corpsmembers will be incorporated into the proposed project's design. The landscaping plan is intended to complement the surrounding natural forested environment while adhering to California Department of Forestry and Fire Protection (CAL FIRE) Defensible Space requirements. The architecture will be Traditional Rural and Craftsman building style. Fire-resistive building materials were selected in combination with a surrounding defensible fire area design. To the extent feasible, the new buildings will be designed to be Zero Net Energy (ZNE). The proposed project will also be designed to meet or exceed the requirements for Leadership in Energy and Environmental Design (LEED) "Sliver" certification.

Off-site access and circulation will remain the same as under existing conditions. Staff, Corpsmembers, and visitors will continue to access the campus via San Martin Creek Road, which intersects SR-193 to the south of the project site. The internal circulation of the project site will be improved with new asphalt and concrete paving. Five surface parking lots with a total of 111 parking stalls (including 5 that are Americans with Disabilities Act [ADA] compliant) will be provided. Surface parking lots will be designed to provide ease of access to on-site buildings. Infrastructure improvements at the project site will include installation of new and/or upgraded utilities (water, sewer, and power) and a site drainage/stormwater collection system.

### **PUBLIC REVIEW PERIOD**

By this notice, CCC and DGS are announcing the opening of a 30-day comment period (December 27, 2019 to January 26, 2020). All written comments must be received by January 26, 2020, by 5:00 p.m. (end of the 30-day public review period). Please send all comments via mail to Dakota Smith, California Department of General Services, RESD, PMDB, c/o LSA, 285 South Street, Suite P, San Luis Obispo, CA 93401; OR via email to [GreenwoodCCC@lsa.net](mailto:GreenwoodCCC@lsa.net). Please include "Greenwood CCC IS/MND Comments" in the subject line.

### **LOCATION OF DOCUMENTS AVAILABLE FOR PUBLIC REVIEW**

The Draft IS/MND may be viewed online at <https://lsa.net/GreenwoodCCC>. In addition, copies of the IS/MND are available for review at the locations listed in Table 1.

**Table 1 Environmental Document Public Repository Sites**

<b>Site</b>	<b>Address</b>
California Department of General Services, RESD Environmental Services	707 Third Street, 4th Floor West Sacramento, California 95605
El Dorado County Library – Georgetown Public Library Branch	6680 Orleans Street Georgetown, CA 95634