



County of El Dorado
Notice of Preparation of a Draft Environmental Impact Report
and Notice of Public Scoping Meeting for the
Lime Rock Valley Specific Plan

Date: February 20, 2013

To: Interested Parties

From: Rommel (Mel) Pabalinas, Senior Planner, County of El Dorado

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Lime Rock Valley Specific Plan (File No. SP12-0001)

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Lime Rock Valley Specific Plan in El Dorado County. The purpose of this 30-day Notice of Preparation (NOP) and notice of public scoping meeting is to solicit comments from public agencies and interested persons regarding the scope and content of the environmental information and analyses, including the significant environmental impacts, reasonable alternatives, and mitigation measures that should be included in the Draft EIR (pursuant to CEQA Guidelines Section 15082). The location, project description, proposed entitlement requests, and potential environmental effects of the proposed Lime Rock Valley Specific Plan are summarized in the attached materials.

Please provide written comments to **Mr. Rommel (Mel) Pabalinas, Senior Planner, at the address shown by 5:00 p.m. on March 22, 2013**. Keep in mind that there will be another opportunity to submit detailed comments when the Draft EIR is released for public review. Please mail, email or fax your comments to:

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us
Fax: (530) 642-0508

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written comments.

Date: Tuesday, March 12, 2013

Time: 6:30 p.m. to 8:30 p.m.

Where: Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park, CA 95682.

The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide comments.

NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF PUBLIC SCOPING MEETING
FOR THE
LIME ROCK VALLEY SPECIFIC PLAN

Project Information

Location: The proposed site for the Lime Rock Valley Specific Plan (LRVSP) (project) comprises approximately 740 acres located on the western slope of the unincorporated part of El Dorado County (County), California, south of U.S. Highway 50 (US 50), approximately 19 miles west of Placerville and 24 miles east of downtown Sacramento (Figure 1, Regional Location). The project location is shown on Figure 2, Project Location, and consists of Assessor Parcel Numbers (APNs) 109-010-09, 10, 13, & 14, and 109-020-01, 04, 05, 06 & 20.

The proposed project site is bounded on the north by Cameron Estates, on the east by the Sacramento-Placerville Transportation Corridor, on the south by Royal Equestrian Estates and on the west by the proposed Village of Marble Valley Specific Plan, and the Deer Creek Wastewater Treatment Plant.

Project Description: The proposed project would be a comprehensive planned residential community totaling approximately 740 acres with a variety of lot sizes and housing types, designed to ensure the preservation of significant historical sites and prominent natural features, including oak woodlands, steep slopes, streams, and wetlands, and to complement surrounding land uses. The plan would be a mix of low-density residential and open space uses. Specifically, the project would consist of up to 800 residential units on approximately 377 acres, a 15-acre neighborhood park with recreational amenities, and about 314 acres of public and private open space. The balance of the area would be comprised of roads and rights of way. Other features of the plan include a network of pedestrian trails and pathways that would connect to and enhance existing and proposed trails in the area, including the El Dorado Trail. Table 1 presents the proposed land use designations and proposed number of units. These designations are also shown in Figure 3, Proposed Land Use Designations.

Table 1. Proposed Land Use Summary

Land Use Designation	Area (Acres)	Percent of Total Area	Residential Units
Residential			
LDR - Low Density Residential (0.9-5.0 Du/Ac)	377	51%	800
<i>Subtotal</i>	<i>377</i>	<i>51%</i>	<i>800</i>
Public			
VP - Village Park	15	2%	NA
<i>Subtotal</i>	<i>15</i>	<i>2%</i>	<i>NA</i>
Open Space			
OS - Open Space	314	42%	NA
<i>Subtotal</i>	<i>314</i>	<i>42%</i>	<i>NA</i>
Road Impact Areas and Future Right-of-Way	34	5%	NA
<i>Subtotal</i>	<i>34</i>	<i>5%</i>	
Total	740	100%	800
Notes: DU/Ac = average dwelling units per acre NA = not applicable Source: G3 Enterprises, Inc., 2012			

Proposed Entitlement Requests: The proposed entitlements that would be required to implement the LRVSP include an amendment to the County general plan, rezoning and adoption and implementation of the LRVSP. In addition, the project would require the County's approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Plan and Tentative Maps. Specifically, the entitlement requests for the proposed project are provided as follows.

- The proposed general plan amendment would expand the Community Region of El Dorado Hills to include the LRVSP area on the General Plan Land Use Map, and amend the General Plan Land Use Map designation of subject lands from Rural Residential (RR) (1 DU/10 to 160 acres) and Open Space (OS) to Adopted Plan-Lime Rock Valley Specific Plan (AP-LRVSP) and LRVSP land use designations Low-Density Residential (LDR) (0.9–5.0 DU/Ac), Village Park (VP), and Open Space (OS).
- The proposed rezoning would amend zone districts from Estate Residential Ten Acre-Planned Development (RE-10-PD), Residential Agricultural-20 and Residential Agricultural-40 Districts, and Open Space (OS) to LRVSP zone districts One-Acre Lot Residential-Planned Development (R1A-PD), 15,000 SF Lot Residential-Planned Development (R15-PD), 10,000 SF Lot Residential-Planned Development (R10-PD), 6,000 SF Lot Residential-Planned Development (R6-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD).

- Specific Plan for the proposed LRVSP for the development of a 740-acre project site consisting of up to 800 dwelling units, a 15 acre public facility/recreational park use, 314 acres of open space, and the necessary roads, rights of way and associated project infrastructure required to implement the project.

Additionally, the proposed project will also require approvals by the El Dorado County Local Agency Formation Commission (LAFCO) to annex the LRVSP area into the EID service area for water, wastewater, and recycled water services, and to amend the El Dorado Hills Community Service District (EDHCSD) sphere of influence area to include the LRVSP area and annex the LRVSP area into the EDHCSD service area for parks and recreation.

Environmental Effects

Potential Environmental Effects: Based on a preliminary environmental analysis of the LRVSP, the County has determined that the full range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the EIR.

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| • Air Quality | • Land Use Planning and Agricultural Resources |
| • Biological Resources | • Noise and Vibration |
| • Cultural Resources | • Population and Housing |
| • Geology, Soils, Minerals, and Paleontology | • Public Services and Utilities |
| • Greenhouse Gas Emissions | • Recreation |
| • Hazards and Hazardous Materials | • Traffic and Circulation |
| • Hydrology, Water Quality, and Water Resources | • Visual Resources |

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 will be considered in the Draft EIR, including, but not limited to, the proposed Village of Marble Valley Specific Plan, the proposed Dixon Ranch Residential Project and the Central El Dorado Hills Specific Plan. Applications have been submitted to the County for these two projects, and they are currently undergoing CEQA review.

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

Potential Alternatives to be Addressed in the EIR: In accordance with Section 15126.6 of the State 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 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, which will assume development of the site under the currently adopted general plan and zoning designations. 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

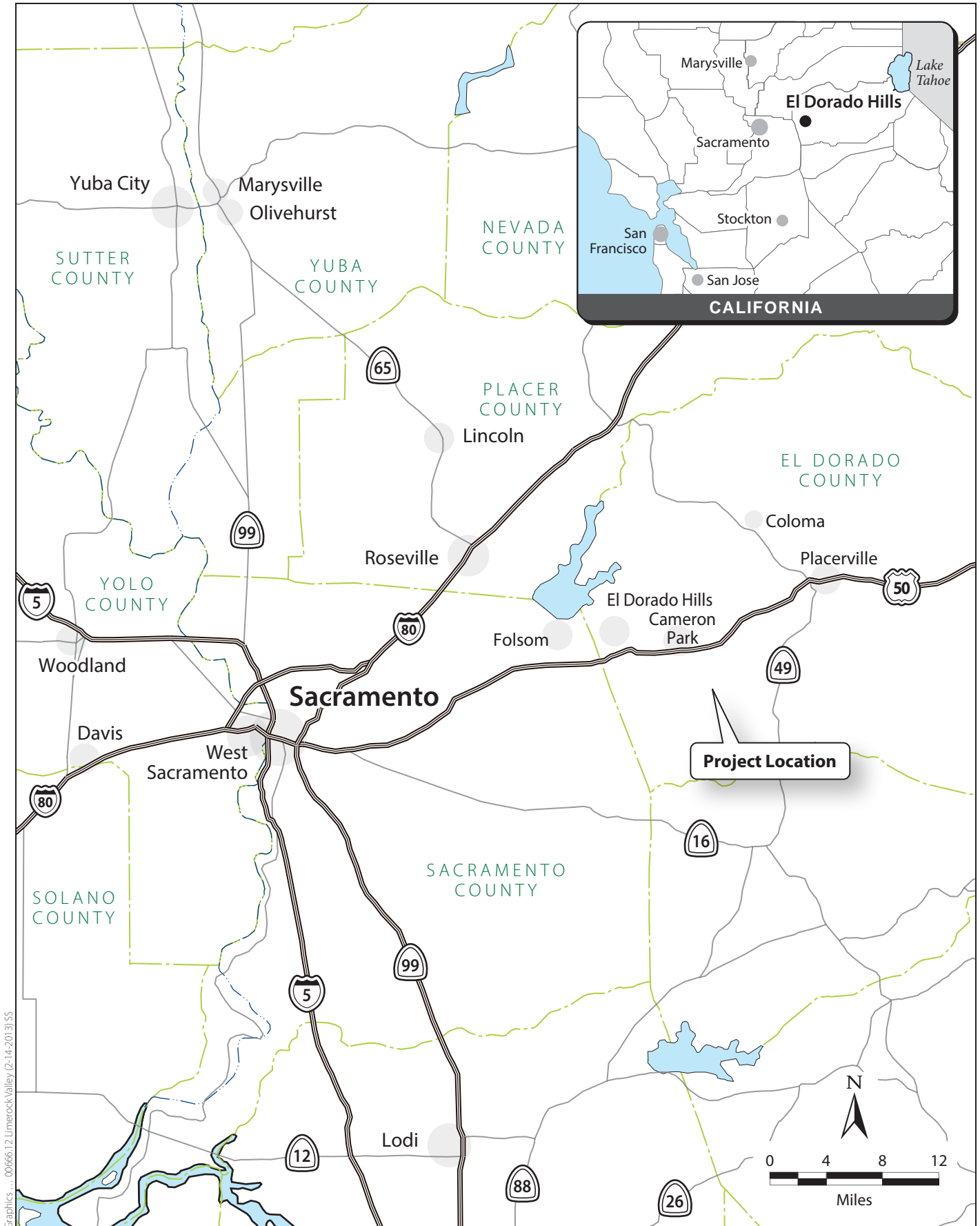
process. Once selected, the alternatives will be analyzed at a qualitative level of detail for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

Public Scoping Meeting

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written input on Tuesday, March 12, 2013 from 6:30 p.m. to 8:30 p.m. at Light of the Hills Lutheran Church, 3100 Rodeo Road, Cameron Park, CA 95682. The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide input.

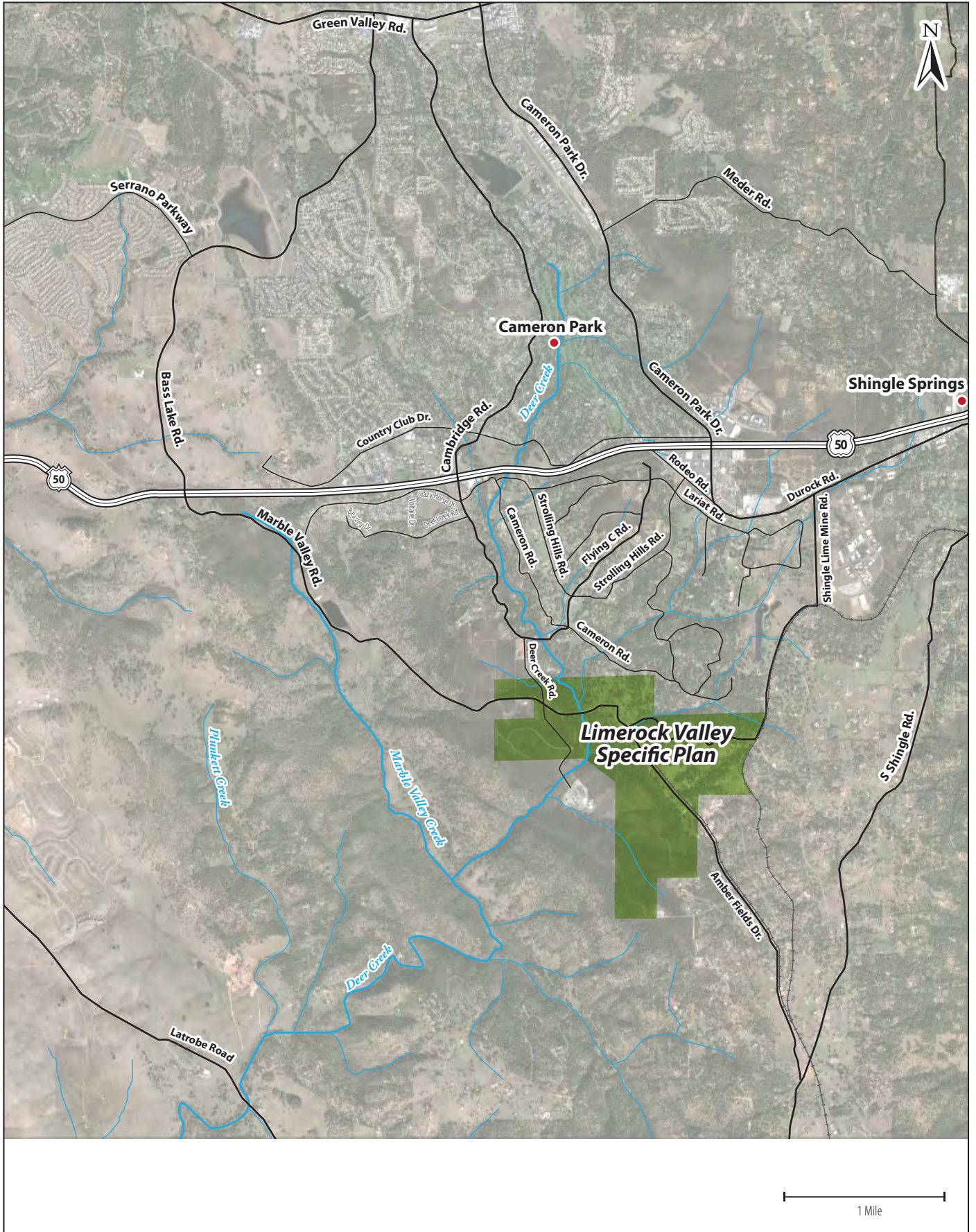
Requests for Additional Information

If you have any questions, please contact Rommel (Mel) Pabalinas at the County of El Dorado, Development Services Department, Planning Division, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5363, or by email to rommel.pabalinas@edcgov.us.



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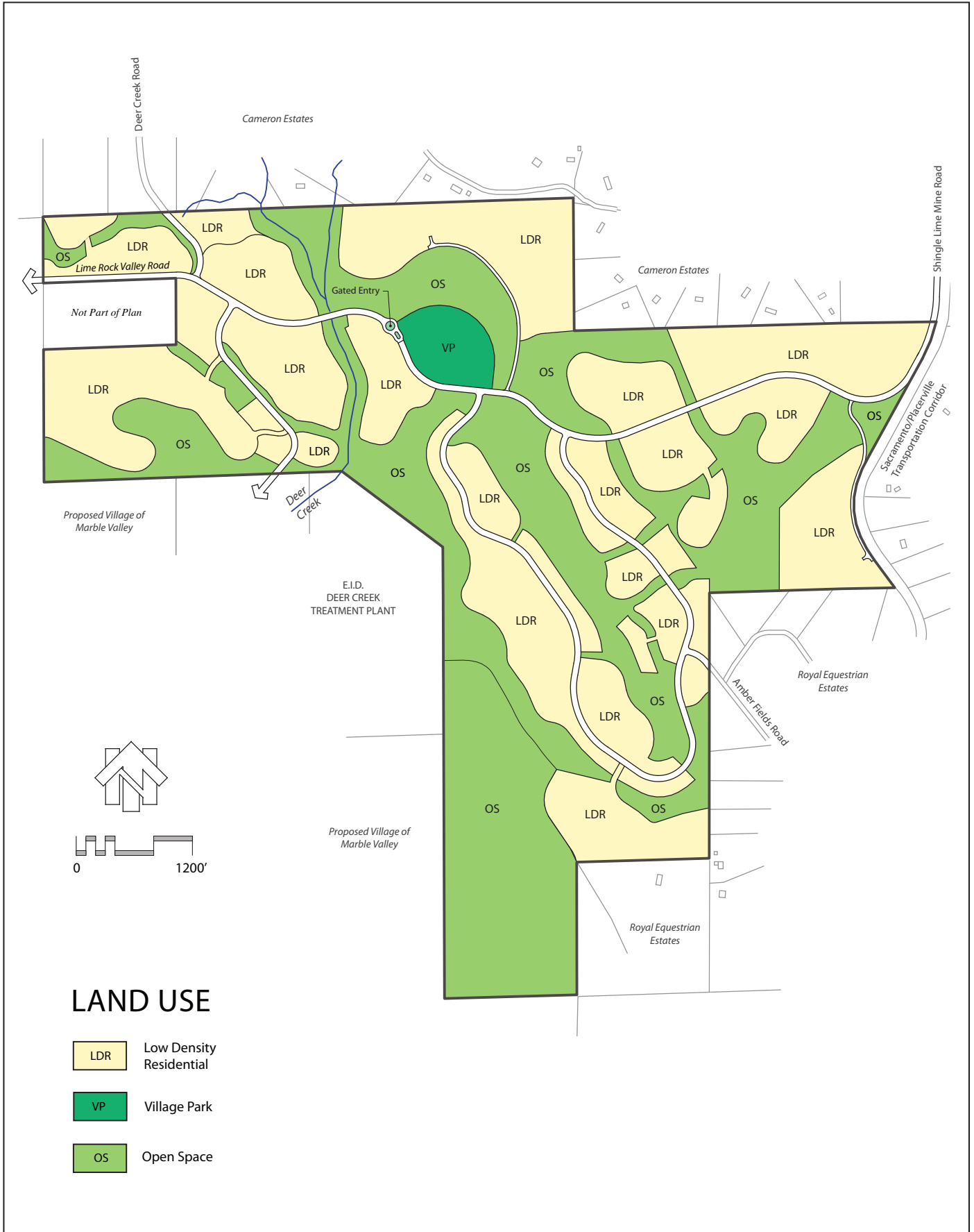
Figure 1
Regional Location



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Figure 2
Project Location



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Figure 3
Proposed Land Use Designations