

The Lime Rock Valley Specific Plan (LRVSP) (proposed project) features residential land uses, recreational facilities, and public and private open space. The proposed project would be developed in multiple phases with full build-out anticipated in 2043 or later. This chapter describes the project setting and project objectives; provides an overview of the project entitlements, land use plan, and project features; and identifies the approvals required to implement the proposed project.

A specific plan is defined as a tool for the systematic implementation of the general plan. It establishes a link between implementing policies of the general plan and the individual development proposals in a defined area. The LRVSP includes goals, objectives, policies, development standards, and design guidelines that will help guide the development and build-out of the plan area. The LRVSP provides the basis for El Dorado County's (County's) consideration of all subsequent discretionary and ministerial project approvals and entitlements in the proposed project area. The LRVSP, in conjunction with the applicable policies of the *El Dorado County General Plan* (County General Plan), (El Dorado County 2004) elements of the El Dorado County Code and other relevant requirements, will govern the design of the LRVSP's subdivisions, including the size of lots and types of improvements that will be required as conditions of approval. To move forward the proposed project, the County will require full compliance with the LRVSP policies and development standards; EIR mitigation measures; applicable chapters of the El Dorado County Code; and other County standards, policies, and regulations. Processing of individual development applications will be subject to review and approval by the County.

2.1 Project Setting

The proposed project site is in unincorporated El Dorado County, California, south of U.S. Highway (US) 50, approximately 32 miles northeast of downtown Sacramento and 11 miles west of Placerville. The site comprises a series of sloping hills surrounding the main valley (Lime Rock Valley) and a minor valley associated with the corridor of Deer Creek, a perennial stream that flows from north to south through the property. The elevation of the site ranges from 1,280 feet above mean sea level (MSL) at the northeast corner to 880 feet above MSL where Deer Creek flows out of the property near the El Dorado Irrigation District (EID) Deer Creek Wastewater Treatment Plant (WWTP). The LRVSP provides for a mix of low-density and medium-density residential lots, a village park and open space (including 124 acres of natural open space land for use as a passive, day-use park). Figure 2-1 shows the regional location of the proposed project.

2.1.1 Location

The project site consists of approximately 740 acres on the western slope of the County, south of US 50, approximately 11 miles west of Placerville and 32 miles northeast of Sacramento. Figure 2-2 shows the project location.

2.1.2 Existing Conditions and Land Uses

The proposed project site is undeveloped and covered primarily with oak savannah with lowland riparian oak woodland along Deer Creek and chaparral in the western portion of the project area. Structures and features on the proposed project site remain from previous limestone mining and processing activities, including residential structures, the mine office, and other related features. Portions of the site have historically been used for grazing. The project site currently includes rural residential and open space designated land, as shown in Table 2-1 and Figure 2-3.

The site consists of Assessor's Parcel Numbers (APNs) 109-010-09, -10, -13, and -14; and 109-020-01, -04, -05, -06, and -20. Table 2-1 summarizes the APNs, land uses, and zoning.

Table 2-1. Existing Land Use Designations and Zoning

Assessor's Parcel No.	Area (acres)	Land Use	Zoning	Max No. Units
109-010-09	10.00	RR	RL-10 PD	1
109-010-10	10.00	RR	RL-10 PD	1
109-010-13	40.00	RR	RL-10 PD	4
109-010-14	80.00	RR	RL-10 PD	8
109-020-01	391.47	RR	RL-10 PD	39
109-020-04	120.00	OS	OS	0
109-020-05	40.00	RR	RL-40	1
109-020-06	39.94	RR	RL-20	2
109-020-20	9.00	RR	RL-10	0
Total	740.41			56

Source: El Dorado County General Plan and Zoning Ordinance.

General Plan Land Use

RR = Rural Residential.

OS = Open Space.

Zoning

RL-10 = Rural Lands 10 Ac. (Min. Lot Area).

RL-20 = Rural Lands 20 Ac. (Min. Lot Area).

RL-40 = Rural Lands 40 Ac. (Min. Lot Area).

OS = Open Space.

PD = Planned development overlay zone.

2.1.3 Surrounding Land Uses

The project site is bounded on the north by the existing community of Cameron Estates, on the east by the Sacramento-Placerville Transportation Corridor (SPTC), on the south by Royal Equestrian Estates, and on the west by the proposed Village of Marble Valley Specific Plan (VMVSP) and the existing Deer Creek WWTP, as shown in Figure 2-3.

The lands surrounding the project site are primarily developed residential land uses, proposed residential development, and undeveloped lands. Cameron Estates and Royal Equestrian Estates, to the northeast and southeast, respectively, are existing gated residential communities, consisting of large-lot residential development, including equestrian estate-type residential uses. The proposed VMVSP is west of the project site and would be located on the site of the approved 1998 Marble Valley Master Plan, which consisted of the potential for up to 398 5-acre residential lots. The development agreement and associated tentative subdivision maps for the 1998 Master Plan are now expired. The proposed VMVSP would be a mixed-use community consisting of 3,236 residential units, 475,000 square feet of non-residential uses, 55 acres of agricultural use, 1,284 acres of open space, 87 acres of public facilities/recreational use (including a K-5 or K-8 school and 47 acres of public parkland), and 61 acres of road areas and future right-of-way (Marble Valley Company 2023).

2.2 Project Objectives

The County's primary objective for the proposed project is to create development patterns that make the most efficient and feasible use of existing infrastructure and public services while promoting a sense of community. The County and the project applicant have identified an additional 12 objectives of the proposed project as follows.

1. **Curtail suburban sprawl.** Curtail suburban sprawl (County General Plan Goal 2.1) by using undeveloped infill sites and promoting development patterns that accommodate the County's future population growth and support economic expansion. Development already exists north and east of the project site, and is proposed to the west.
2. **Broaden the housing stock in the El Dorado Hills and Cameron Park communities.** Maximize opportunities for housing by offering opportunities for varying single-family detached dwelling types and sizes. Offer land uses to accommodate various lot sizes, densities, and product types to satisfy the market demands of existing and future household types, sizes, and income levels (County General Plan Goal HO-1).
3. **Provide a strong community identity and quality built environment.** Establish a community setting with an identifiable character and a visually attractive design theme that is compatible with the surrounding area and contributes to the quality of life and economic health (County General Plan Goal 2.4). Carefully plan and incorporate visual elements that enhance and promote a sense of community (County General Plan Goal 2.5) and provide quality residential environments for all income levels (County General Plan Goal HO-2).
4. **Utilize existing infrastructure and public services.** Promote compact land use patterns in Community Regions to maximize existing public services, such as water, wastewater, parks, schools, solid waste, fire protection, law enforcement, and libraries, thus accommodating new growth in an efficient manner (County General Plan Goal 5.1).
5. **Create a new non-motorized transportation system.** Create a new non-motorized transportation system (County General Plan Goal TC-4) linking new development to existing and proposed new retail services. Incorporate Class I bike paths, "complete streets" with Class II bike lanes, and sidewalks in new development to promote alternative transportation modes and reduce vehicle miles traveled.

6. **Create opportunities to expand the regional trail system.** Design a trail network for pedestrian and cyclist enjoyment in a manner that coordinates trail connectivity with adjoining undeveloped properties, with a linkage to the El Dorado Trail (County General Plan Goal 9.1).
7. **Provide opportunities for recreational facilities in El Dorado Hills.** Provide recreational facilities for the health and welfare of residents and visitors by providing park land and fees (County General Plan Goal 9.1).
8. **Maintain characteristics of natural landscape.** Maintain natural landscape features, including ridgelines (County General Plan Goal 2.3), conserve existing natural resources for ecological value (County General Plan Goal 7.4), and conserve open space to provide for the enjoyment of scenic beauty (County General Plan Goal 7.6).
9. **Minimize impacts on oak woodlands.** Minimize impacts on the oak woodlands (County General Plan Goal 7.4) by directing new development to areas with minimal or little oak canopy.
10. **Preserve natural habitats and set aside wildlife corridors.** Enhance the natural environment by preserving and protecting habitat in open space areas, including corridors for wildlife movement (County General Plan Goal 7.4). Incorporate the project site's natural features as an amenity for the community to enjoy, and provide opportunities for recreational activities.
11. **Protect important cultural resources.** Protect the County's important cultural resources (County General Plan Goal 7.5), including significant archaeological and Native American resources and unique historical features.
12. **Foster sustainable communities.** Foster sustainable communities (County General Plan Goal 2.1) by using sustainable design practices to reduce greenhouse gas emissions, and increase the efficiency of energy and water use in new development (County General Plan Goal HO-5).

2.3 Project Overview

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. The proposed project would be a mix of low-density residential and open space uses. Specifically, the project would consist of up to 800 single-family residential units on 358 acres, an 8-acre neighborhood park with recreational amenities, and about 335 acres of public and private open space. The balance of the project area would consist of roads and rights-of-way. Other features of the proposed project would include a network of pedestrian trails and pathways that would connect and enhance existing and proposed trails in the area, including the El Dorado Trail. The proposed project would require annexation of the LRVSP area into the EID service area for water and wastewater services. The proposed project would also require an amendment to the El Dorado Hills Community Services District (CSD) sphere of influence to include the LRVSP area and annexation of the LRVSP area into the El Dorado Hills CSD service area for parks and recreation.

The LRVSP would rely upon roadway and water infrastructure associated with the Marble Valley Master Plan, which was approved in 1998 (TM95-1298, PD95-0004, DA97-001) and has since expired. The expired Marble Valley Master Plan and tentative map included proposed Lime Rock Valley Road which would have provided access to the project area through the Marble Valley Master Plan area. As noted previously, there is a new proposed specific plan for the Marble Valley Master

Plan area (the VMVSP), which includes the same infrastructure on which the LRVSP would rely. Therefore, Lime Rock Valley Road and water infrastructure would be approved regardless of whether the VMVSP is approved, and these improvements would be in place if the VMVSP or the Marble Valley Master Plan is constructed prior to LRVSP construction. However, the roadway and associated water line are not currently constructed and if the LRVSP is constructed before the VMVSP property, the LRVSP will have to construct these improvements to provide roadway connectivity and water to the LRVSP development.

2.3.1 Project Entitlements

The entitlements that would be required to implement the proposed project include amendments to the County General Plan, rezoning, and adoption and implementation of the LRVSP, as described below. These entitlements are requested under application A14-0002, Z14-0003, SP12-0001 and PD14-0003. A separate application for a development agreement for the proposed project is filed under application DA14-0004.

Adoption of Lime Rock Valley Specific Plan

As part of the entitlement process, the County would adopt the LRVSP for the development of 740 acres with 800 dwelling units on 358 acres, 8 acres of public facility/recreational park use, and 335 acres of open space. The balance of the area would comprise roads and rights-of-way. The proposed project would require the County's approval of a development agreement, financing plan, and development plan, followed at a later date by tentative and final subdivision maps.

El Dorado County General Plan Amendments

Under Application A14-0002, the proposed project would include the following General Plan amendments:

- Amend the Community Region of El Dorado Hills to include the LRVSP area (Figure 2-4).
- Amend the County General Plan Land Use Map designation of subject lands from Rural Residential (RR) and Open Space (OS) to Adopted Plan-Lime Rock Valley Specific Plan (AP-LRVSP) and LRVSP land use designations Lime Rock Residential Low (LRL) and Lime Rock Residential Medium (LRM) , Village Park (VP), and OS.

Table 2-2 summarizes the definitions of the land use designations.

Table 2-2. Proposed Land Use Summary

Land Use Designation	Area (acres)	Percent of Total Area	Residential Units
Residential			
LRL—Lime Rock Residential–Low (0.2–5.0 du/ac, average 1.7 du/ac)	322	44	550
LRM—Lime Rock Residential–Medium (5.0–8.0 du/ac, average 7 du/ac)	36	5	250
Subtotal	358	49	800
Public			
VP—Village Park	8	1	NA
Subtotal	8	1	NA
Open Space			
OS—Open Space	335	45	NA
Subtotal	335	45	NA
Road Impact Areas and Future Rights-of-Way			
	39	5	NA
Subtotal	39	5	NA
Total	740	100	800

Source: G3 Enterprises 2020.

du/ac = dwelling unit/acre.

NA = not applicable.

Rezoning

Under application Z14-0003, the proposed project would include the following rezoning:

- Amend zone districts from Rural Lands 10-Acre-Planned Development (RL-10-PD), Residential Lands-20 (RL-20) and Rural Lands-40 (RL-40), and OS to LRVSP zone districts 5-Acre Lot Residential-Planned Development (R5A-PD), 2.5 Acre Lot Residential-Planned Development (R2.5A-PD), 1-Acre Lot Residential-Planned Development (R1A-PD), 15,000 square feet (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), 4,000 SF Lot Residential-Planned Development (R4-PD), Community Open Space-Planned Development (OS1-PD), and Foundation or Private Open Space-Planned Development (OS2-PD).

Figure 2-5 shows the proposed zoning for the LRVSP. Table 2-3 summarizes the definitions of densities per residential zoning.

Table 2-3. Proposed Zoning Summary

Land Use Designation	Zoning	Area (acres)	Percent of Project Area (%)	Units
Residential				
Lime Rock Residential Low (LRL)	R5A-PD	121	16	22
	R2.5A-PD	11	2	3
	R1A-PD	34	5	30
	R15-PD	81	11	180
	R10-PD	27	4	84
	R6-PD	48	7	231
Subtotal VRL		322	44	550
Lime Rock Residential Medium (LRM)	R4-PD	36	5	250
Subtotal LRM		36	5	250
Subtotal Residential		358	49	800
Village Park (VP)	R15-PD	8	1	NA
Subtotal VP		8	1	NA
Subtotal Public Facilities				
Open Space (OS)				
Community OS	OS1-PD	211	28	NA
Foundation or Private OS	OS2-PD	124	17	NA
Subtotal OS		335	45	NA
Road Rights-of-Way		39	5	
Total		740	100	800

Source: G3 Enterprises 2020.

NA = not applicable.

Zoning

R5A-PD = 5-Acre Lot Residential-Planned Development.

R2.5A-PD = 2.5 Acre Lot Residential-Planned Development

R1A-PD = 1-Acre Lot Residential-Planned Development.

R15-PD = 15,000 square feet (SF) Lot Residential-Planned Development.

R10-PD = 10,000 SF Lot Residential-Planned Development.

R6-PD = 6,000 SF Lot Residential-Planned Development.

R4-PD = 4,000 SF Lot Residential-Planned Development.

OS1-PD = Community Open Space-Planned Development.

OS2-PD = Foundation or Private Open Space-Planned Development.

Planned Development Overlay

Under application PD14-0003, the proposed project would include a Planned Development (-PD) Combining Zone overlay in all zones within the LRVSP. The -PD overlay provides flexibility within each zone to accommodate site-specific conditions that may arise as small lot tentative maps are developed and to account for those conditions. For example, the overlay would allow clustering of intensive land uses to minimize impacts on various natural resources; avoid cultural resources where feasible; promote more efficient use of land; and minimize land use compatibility issues within the LRVSP. Open space lands comprising at least 30 percent of the total site is required by

General Plan Policy 2.2.31. These lands may be owned in common, by easement or fee title, or by the homeowners or may be dedicated to a public agency.

2.3.2 Proposed Land Use Plan

Under application SP12-0001, the proposed project would establish the LRVSP, which proposes 800 residential units on 358 acres, an 8-acre village park, and 335 acres of open space (Table 2-2).

Figure 2-6 shows the proposed land use plan as provided in the LRVSP (G3 Enterprises 2020). The Lime Rock Residential–Low (LRL) land use designation density range is from 0.2 to 5.0 dwelling units per acre (du/ac). The LRVSP identifies 550 LRL residential units on 322 acres. The Lime Rock Residential–Medium (LRM) land use designation permits one single-family dwelling per lot, with a density range from 5.0 to 8.0 du/ac. The LRVSP identifies 250 LRM residential units on 36 acres.

As required by the County General Plan (El Dorado County 2004) and the El Dorado Hills CSD, the LRVSP incorporates one VP land use designation for active and passive recreational opportunities.

The proposed project OS land use designation provides for the preservation and conservation of natural open space areas of Lime Rock Valley.

Table 2-2 presents proposed acres of land uses and proposed numbers of units. Table 2-3 presents proposed zoning.

Transfer of Residential Units within the LRVSP

The LRVSP would permit adjustment to the residential land use mix to reflect sensitive natural site features and changing market demand for a particular housing type. Transfer of residential units would be permitted between R4-PD, R6-PD, R15-PD, and R1A-PD residential parcels. If a particular residential parcel develops at less than its maximum density, the remaining undeveloped density may transfer to another residential parcel or parcels, provided the maximum dwelling count within the project area does not exceed 800.

2.3.3 Project Features

In addition to the 800 residential units described above, the LRVSP includes recreational facilities, a roadway circulation plan, a utility plan, public services, and related offsite improvements.

Recreational Facilities and Trail Circulation Plan

A network of Class I multi-use paths, along with a system of sidewalks and paved and unpaved trails are planned throughout the project area, linking residential neighborhoods to the village park and open space (Figure 2-7). A Class I multi-use path would connect to the El Dorado Trail at the eastern edge of the project area and would link Lime Rock Valley with the proposed elementary schools in the Village of Marble Valley to the west. A central gravel trail loop would be connected to paved paths to the east and west. A hiking and equestrian trail through open space in the south would connect to a similar facility within the Village of Marble Valley.

An 8-acre village park adjacent to Lime Rock Valley Road would provide opportunities for active and passive recreation. Permanent facilities may include restrooms, parking, and picnic tables. In addition to the village park, the project encourages the development of private neighborhood parks (1–3 acres) for the use and enjoyment of residents in private gated residential neighborhoods.

Vehicle Circulation Plan

As shown in the preliminary roadway circulation plan for the proposed project (Figure 2-8), entry to the site would be from the west via Lime Rock Valley Road, a public road that would connect Lime Rock Valley with the proposed Village of Marble Valley to the west. Lime Rock Valley Road would enter the site at its western boundary with the Village of Marble Valley as a boulevard with a central landscaped median and culminate in a traffic circle. From this point, local streets would wind through the project area providing access to residential neighborhoods and open space. Local streets would be located and designed based on the topography and residential product type and would include traffic controls or traffic-calming features at least every 0.5 mile. Gated residential entry streets may be used to provide access to individual neighborhoods. Shingle Lime Mine Road and Amber Fields Drive would be available for emergency access only (Figure 2-8).

Utility Plan

Most of the project site is not within the EID service area; however, it is within the EID sphere of influence. Approval by El Dorado Local Agency Formation Commission (LAFCO) to annex the LRVSP area into the EID service area for water and wastewater would be required. The potable water system would include connections to offsite transmission mains, as well as onsite and offsite storage tanks, booster stations, and distribution mains and laterals. Transmission mains would be within roadways and would connect to the existing system via Lime Rock Valley Road through the proposed VMVSP area (Figure 2-9). If recycled water is available, distribution lines would be within roadways (Figure 2-10). It is anticipated that potable water systems would connect with mains constructed as part of VMVSP. However, if VMVSP is not constructed prior to the LRVSP, Lime Rock Valley Road and the transmission main would be constructed by the LRVSP to provide water service to the project area.

There is no wastewater infrastructure serving the majority of the project area, though there is one existing sewer line extending from Cameron Estates and crossing the project area from north to south to access the Deer Creek WWTP. Wastewater infrastructure, consisting of trunk gravity sewer mains, localized collector lines, and individual laterals, would be constructed onsite to serve the project area, and would transport the wastewater to the Deer Creek WWTP via an existing 36-inch gravity line that currently crosses the project area from north to south (Figure 2-11).

There is currently no storm drainage system in the project area, and a system would need to be installed as part of the proposed project. This system would have sufficient capacity for the project and would comply with the requirements of the County's National Pollutant Discharge Elimination System (NPDES) permit and Municipal Separate Storm Sewer System (MS4) permit in place at the time of subsequent development approvals. The Storm Drain Master Plan (Appendix J) considers two scenarios depending on when VMVSP is constructed relative to the LRVSP: If VMVSP is constructed prior to or concurrently with the LRVSP, a detention basin within the VMVSP area would be used to attenuate peak stormwater runoff to a level that does not affect downstream facilities along Deer Creek downstream of the confluence of Deer Creek and Marble Creek. If VMVSP is not constructed prior to or concurrent with the LRVSP, a detention basin would be constructed in an area designated as OS in the central portion of the project area. A relatively large berm and restricted outfall along a tributary from the south would provide necessary attenuation to store runoff until normal channel conditions are achieved. See Figure 2-12 for an illustration of the onsite retention and detention scenario.

Public Services

The proposed project would require approval by El Dorado LAFCO of an amendment to the El Dorado Hills CSD sphere of influence to include the LRVSP area and annexation into the El Dorado Hills CSD service area, which would provide public services such as cable television providers, waste/recycling collection services, public parks, and recreation services and facilities.

The project area is within the service area of El Dorado County Fire Protection District (El Dorado County Fire Protection District 2024). The project area also falls within a State Responsibility Area (SRA), where the state (CAL FIRE) has financial responsibility for wildland fire protection. The proposed project would be served by the El Dorado County Sheriff's Office. It is proposed that the residential neighborhoods would be gated, and they may also have their own security in addition to the public protection offered by the sheriff.

The project site is in the Buckeye Union School District and the Latrobe School District. The proposed project is anticipated to generate 320 kindergarten through 5th grade (K–5) students, 80 6th through 8th grade (6–8) students, and 142 9th through 12th grade (9–12) students. The LRVSP recommends that all students attend the same school district, which, based on access and logistics, is anticipated to be the Buckeye Union School District. However, the details of possible district boundary changes or inter-district transfers would be determined by the Latrobe and Buckeye Union School Districts. The project site is within the El Dorado Union High School District. Currently, the project area is within the attendance boundary of Union Mine High School, but students may attend a new high school the district plans to construct on Latrobe Road.

Dry Utility Connections

Extensions to connect to electricity and natural gas services to existing facilities would be necessary to serve the proposed project. These would be constructed by Pacific Gas and Electric Company (PG&E).

The project area would be served with 4-wire 21 kilovolt (kV) from two existing substations, Clarksville to the west and Shingle Springs to the east. Electrical service to the project area would be extended from the 21-kV lines that would be located along Lime Rock Valley Road in the proposed Village of Marble Valley directly west of the project area (G3 Enterprises 2020). If VMVSP is not constructed prior to the construction of the LRVSP, these improvements would be the responsibility of the applicant.

The project area is located at the edge of PG&E's gas distribution system and there are no natural gas transmission mains between El Dorado Hills and Lake Tahoe. The closest gas facility is an 8-inch main located at the intersection of Bass Lake Road and Hollow Oak Drive, approximately 0.75 mile north of US 50. PG&E would extend this line south along Bass Lake Road to the proposed Marble Valley Parkway, then along Marble Lake Boulevard and Lime Rock Valley Road to the project area.

AT&T is the local exchange carrier and primary provider for telecommunications services. A backbone network of conduits and manholes in easements adjacent to roads that would be capable of supporting both copper and fiber-optic systems would be necessary in the project area. Residential customers would receive telecommunications service via fiber-optic cable capable of providing internet access, dial tone, and video services. Mobile communications service providers would provide residents with wireless communications service. Wireless communications towers may be installed at several areas in the project area.

Comcast Communications is the cable television and broadband service provider for the project area. Comcast Communications has potential facilities north of US 50 that may be extended into the project area to provide service. Comcast Communications would install a fiber-optic/coaxial hybrid system and offer internet access, dial tone, and video services. The El Dorado Hills CSD would manage the cable television franchise.

Related Offsite Improvements

Offsite infrastructure improvements necessary for the LRVSP differ depending on whether VMVSP is constructed prior to the proposed project. Figure 2-13 shows offsite infrastructure improvements.

If the proposed project is constructed after VMVSP, it would tie into infrastructure improvements completed for VMVSP and water and recycled water (potentially) transmission and utility lines would be constructed within the existing Shingle Lime Mine Road. If the proposed project is approved and constructed prior to VMVSP or if VMVSP is not approved and constructed, the infrastructure improvements associated with VMVSP would be constructed by the LRVSP.

Offsite Improvements without Village of Marble Valley Specific Plan

The extension of Marble Valley Parkway, Marble Lake Road, and Lime Rock Valley Road are currently planned to be constructed as part of the proposed VMVSP, connecting the project area to the existing Marble Valley Parkway to the west. However, if VMVSP does not proceed, the applicant will be responsible to construct the primary roadway through the VMVSP project area as part of the offsite improvements needed for the LRVSP project. This roadway alignment would include the water line to serve the LRVSP from its connection point to the EID water transmission line at Marble Valley Parkway.

Improvements to the US 50/Bass Lake Road interchange are planned to be constructed as the proposed VMVSP builds out to accommodate residential traffic. However, if VMVSP does not proceed, the applicant will be responsible for those interchange improvements. According to the *Near-Term Traffic Analysis for Lime Rock Valley Specific Plan* memorandum prepared for the project (Fehr & Peers 2018), near-term roadway improvements for Cambridge Road/Country Club Drive are as follows.

- Signalize the intersection.
- Provide one left-turn lane and one shared through/right-turn lane on the northbound approach.
- Provide one left-turn lane and one shared through/right-turn lane on the southbound approach.
- Operate the northbound and southbound left-turns with protected phasing.
- Operate the eastbound and westbound left-turns with split phasing.

Near-term roadway improvements for Cambridge Road/Knollwood Drive are as follows.

- Signalize the intersection.
- Provide one left-turn and one shared through/right-turn lane on the northbound approach.
- Provide one left-turn and one shared through/right-turn lane on the southbound approach.
- Provide one left-turn and one shared through/right-turn lane on the westbound approach.
- Operate the northbound and southbound left turns with protected phasing.

- Operate the eastbound and westbound left turns with split phasing.
- Provide coordinated traffic signal operation with westbound off-ramp terminal intersection.

Improvements may also include portions of the potable water transmission main improvements shown in Figure 2-13.

- Construct a new 18-inch line from the existing 16-inch line in Ponte Morino Drive to the existing 18-inch stub on the north side of US 50, near the US 50/Cameron Park Drive off-ramp.
- Construct a new 12-inch line within Durock Road from the existing 12-inch line near the driveway to Syar Concrete to the intersection of Business Drive.
- Construct a new 24-inch transmission main from the intersection of Cameron Park Drive and Coach Lane to the VMVSP boundary and Deer Creek Road. The 24-inch main would follow the same alignment as the proposed 42-inch transmission main.
- Construct approximately three new pressure-reducing stations with locations to be determined with EID input at a later date.
- Connect the existing 10-inch line in Cambridge Road to the new 24-inch transmission main.

General Plan Policy TC-Xf Improvements

Measure E (Initiative to Reinstate Measure Y's Original Intent – No More Paper Roads), which became effective on July 29, 2016, modified County General Plan Policies TC-Xa, TC-Xf, and TC-Xg related to maintaining level of service (LOS) standards for County roads and highways. Specifically, Measure E required that roadway improvements be constructed by development projects when LOS is expected to be below LOS standards of the Circulation Element of the General Plan. On July 29, 2016, Alliance for Responsible Planning initiated an action in the El Dorado County Superior Court challenging the constitutionality and validity of Measure E. On July 20, 2017, the trial in *Alliance for Responsible Planning v. El Dorado County Board of Supervisors, et al.* came before the court, and on July 31, 2017, the trial court issued a Writ of Mandate and Declaratory Relief that upheld certain provisions of Measure E while also finding that others were unconstitutional. The trial court found that amendments to Policies TC-Xa 3, TC-Xa 4, TC-Xa 6, and TC-Xf of the County General Plan and Implementation Statement No. 8 of Measure E were unconstitutional or invalid and that the Measure E amendments to Policies TC-Xa 1, TC-Xa 2, TC-Xa 5, TC-Xa 7, and TC-Xg of the County General Plan and Implementation Statements Numbers 1, 2, 3, 4, 5, 6, 7, and 9 were constitutional and valid. Per the Writ of Mandate the County has removed the text of Measure E amendments to Policies TC-Xa 3, TC-Xa 4, TC-Xa 6, and TC-Xf from the County General Plan and restored those policies to the language in effect immediately prior to the July 29, 2016 effective date of Measure E. Per the Writ of Mandate the County added the text of Implementation Statements 1, 3, 4, 5, 6, and 7 to the Transportation and Circulation Element of the County General Plan. Proponents of Measure E appealed the trial court's decision and the petitioner cross-appealed. The Third District Court of Appeal upheld the lower court's decision in May 2021.

Improvements that could be required by County General Plan Policy TC-Xf are listed below and are referred to throughout this EIR as TC-Xf projects (Figure 2-13).

- **Improve the Bass Lake Road/US 50 Interchange.** Construct a Type L-9 configuration, consisting of a westbound loop on-ramp and slip on- and off-ramps in the eastbound direction and improve eastbound ramp intersection.

- **Improve the Country Club Drive/Cambridge Road Intersection.** Signalize the intersection; reconfigure lanes to project left turn lanes.
- **Improve the Cambridge Road/Knollwood Drive Intersection.** Signalize the intersection; reconfigure lanes to project left turn lanes.

2.3.4 Project Phasing and Construction

It is anticipated that the necessary entitlements for the LRVSP would be approved by 2025. Buildout of the proposed project would likely occur over the next 20 to 25 years. It is anticipated that construction would occur in three phases of 120 to 350 units. This phasing is preliminary and subject to modification based on market conditions.

Construction hours of all phases would conform to County noise ordinances, which apply to construction activities occurring between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. and 5:00 p.m. on weekends and federally recognized holidays. Providing construction equipment is fitted with factory-installed muffling devices and is maintained in good working order, construction noise during daylight hours is exempt under Section 130.37.020 of the County ordinance. The amended Health and Safety element of the County General Plan exempts construction noise from standards outlined in the tables (Policy 6.5.1.11) (El Dorado County 2019).

In addition to the LRVSP development standards, the project applicant would be required to comply with El Dorado County's Storm Water Management Plan; Grading, Erosion, and Sediment Control Ordinance; the Design and Improvement Standards Manual; and the Drainage Manual, all of which require construction site runoff control. The State Water Resources Control Board's (State Water Board's) NPDES General Permit for Storm Water Discharges from Small MS4 Order No. 2013-0001-DWQ (Order) would apply to the proposed project. The proposed project qualifies as a "Regulated Project" as defined in Section E.12 of the Order and, therefore, would be required to comply with the standards provided in the Order. The project proponent would be required to follow the County's Development Standards and implement postconstruction runoff control.

2.4 Required Approvals

This EIR will be used by the County to document the potential environmental impacts of the proposed project and to determine whether the impacts could be avoided or mitigated to less-than-significant levels. The County is the lead agency for the proposed project. As applicable, this EIR may also be used by regulatory and responsible agencies, such as state agencies. These agencies are responsible for issuing permits and approvals that may be needed to proceed with the proposed project. A list of permits and approvals required by the County are identified below.

- Approval by the El Dorado County Board of Supervisors of a general plan amendment.
- Approval by the El Dorado County Board of Supervisors of rezoning.
- Adoption by the El Dorado County Board of Supervisors of the LRVSP.
- Approval by the El Dorado County Planning Commission and/or Board of Supervisors of large lot tentative and subdivision map dividing the property into residential, open space, recreational, and other large lots.
- Approval by the El Dorado County Board of Supervisors of a Planned Development.

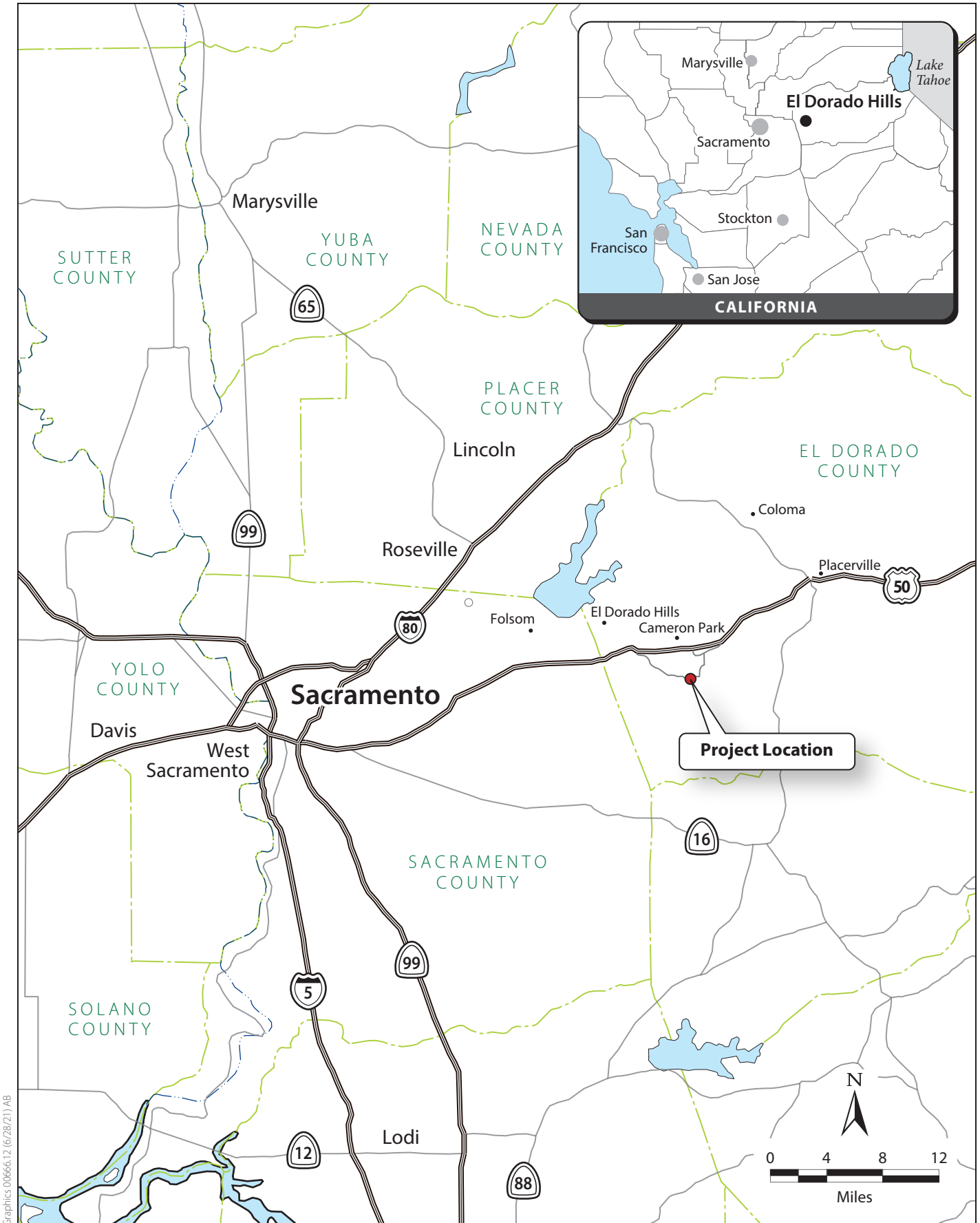
- Approval by the El Dorado County Board of Supervisors of a development agreement between the project applicant, G3 Enterprises, Inc., and the County.
- Approval by the El Dorado County Board of Supervisors of a financing plan between the project applicant, G3 Enterprises, Inc., and the County.
- Approval by the County of building and grading permits, General Permit for MS4 compliance, small lot tentative and final maps.

Other state and local approvals for the California Environmental Quality Act (CEQA) for the proposed project may be required as the project is implemented. This EIR may be used for other approvals that may be necessary or desirable for project implementation. Other project approvals that may be required are listed below.

- Approval by EID for connections to water and wastewater facilities.
- Clean Water Act Section 401 certification from the Regional Water Quality Control Board.
- Submittal of a Notice of Intent (NOI) for coverage under the Statewide General Permit (Water Quality Order No. 2022-0057-DWQ) for construction activities to the State Water Board.
- Fish and Game Code Section 1602 streambed alteration agreement from the California Department of Fish and Wildlife.
- Approval by El Dorado LAFCO to annex the LRVSP area into the EID service area for water and wastewater.
- Approvals by El Dorado LAFCO to amend the El Dorado Hills CSD sphere of influence area to include the LRVSP area and annex the LRVSP area into the El Dorado Hills CSD service area for parks and recreation.

Federal permits or project approvals that may be required are listed below.

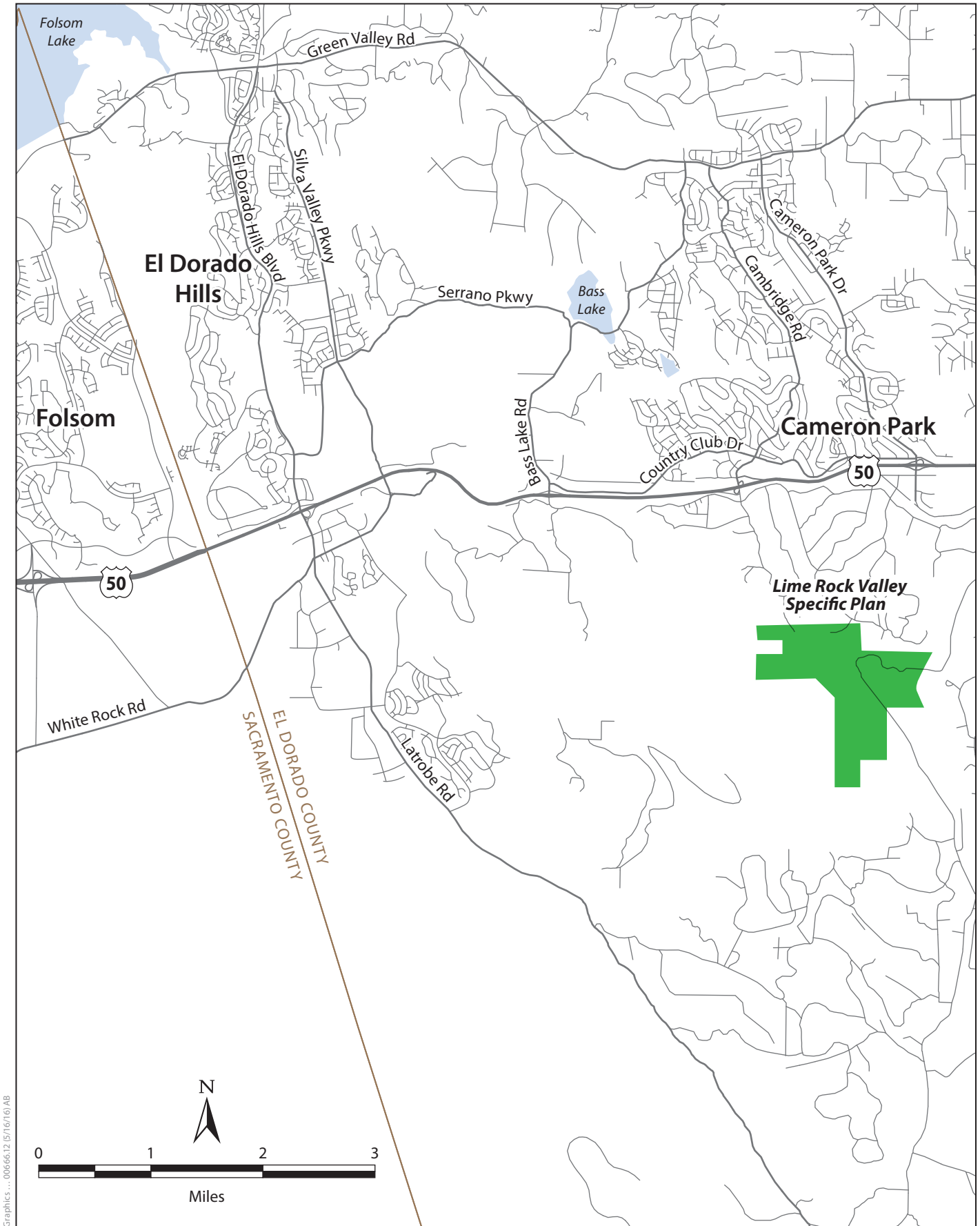
- Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers for fill of waters of the United States.
- Biological opinion from the U.S. Fish and Wildlife Service for project impacts on special-status species.



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Figure 2-1
Regional Location



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Figure 2-2
Project Location

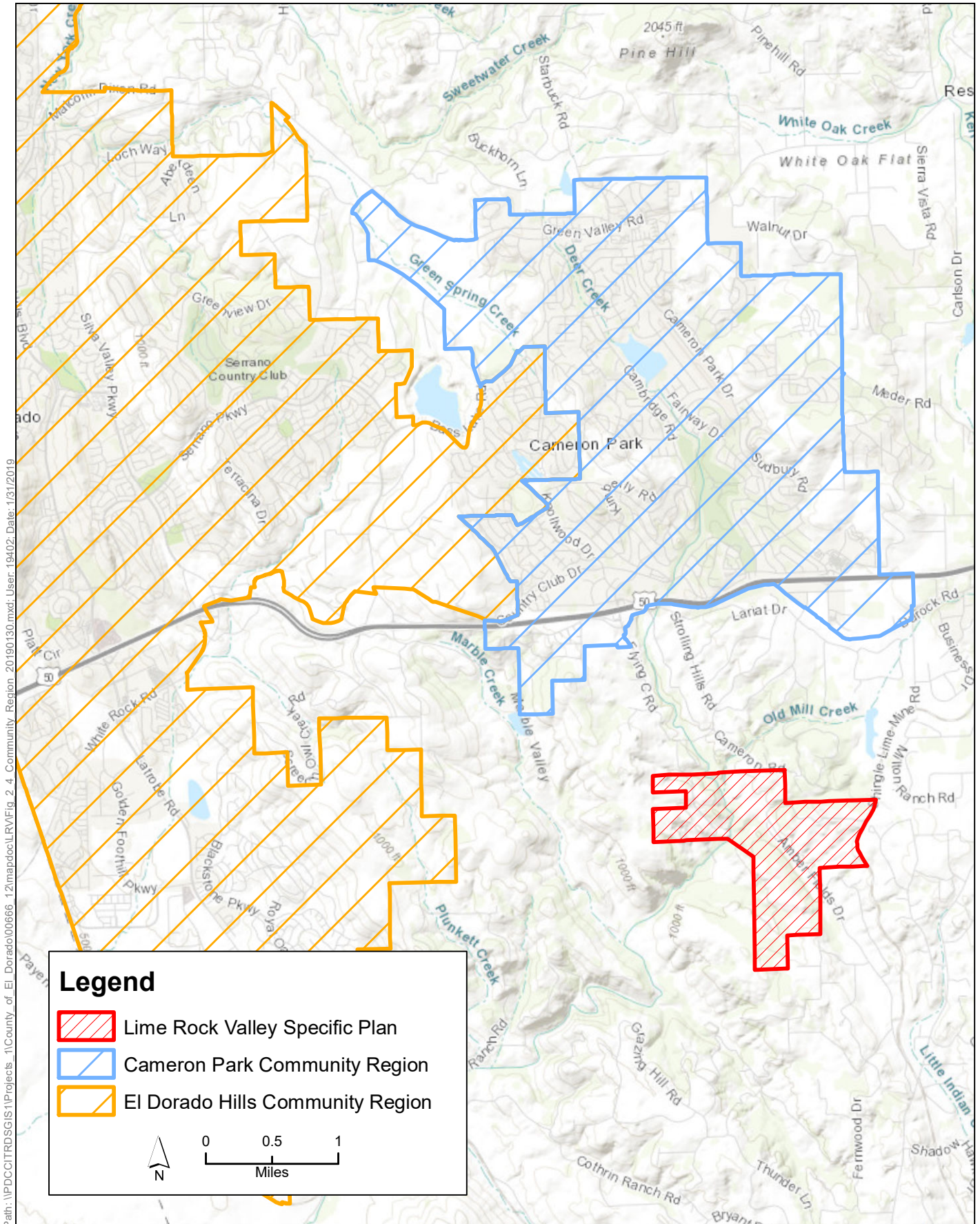




Graphics ... 0066612 Lime Rock Valley (2-7-2019)



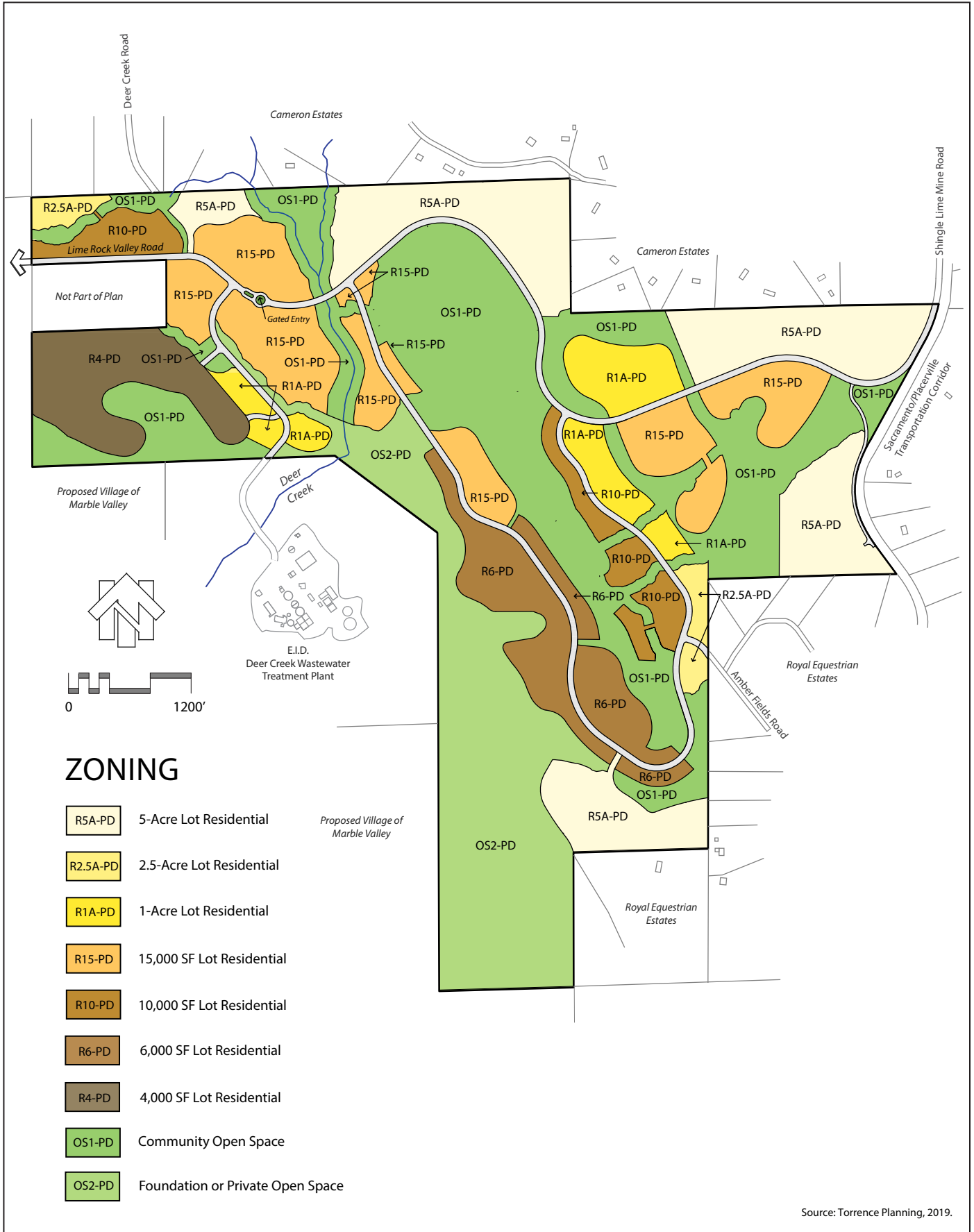
Figure 2-3
Existing Conditions



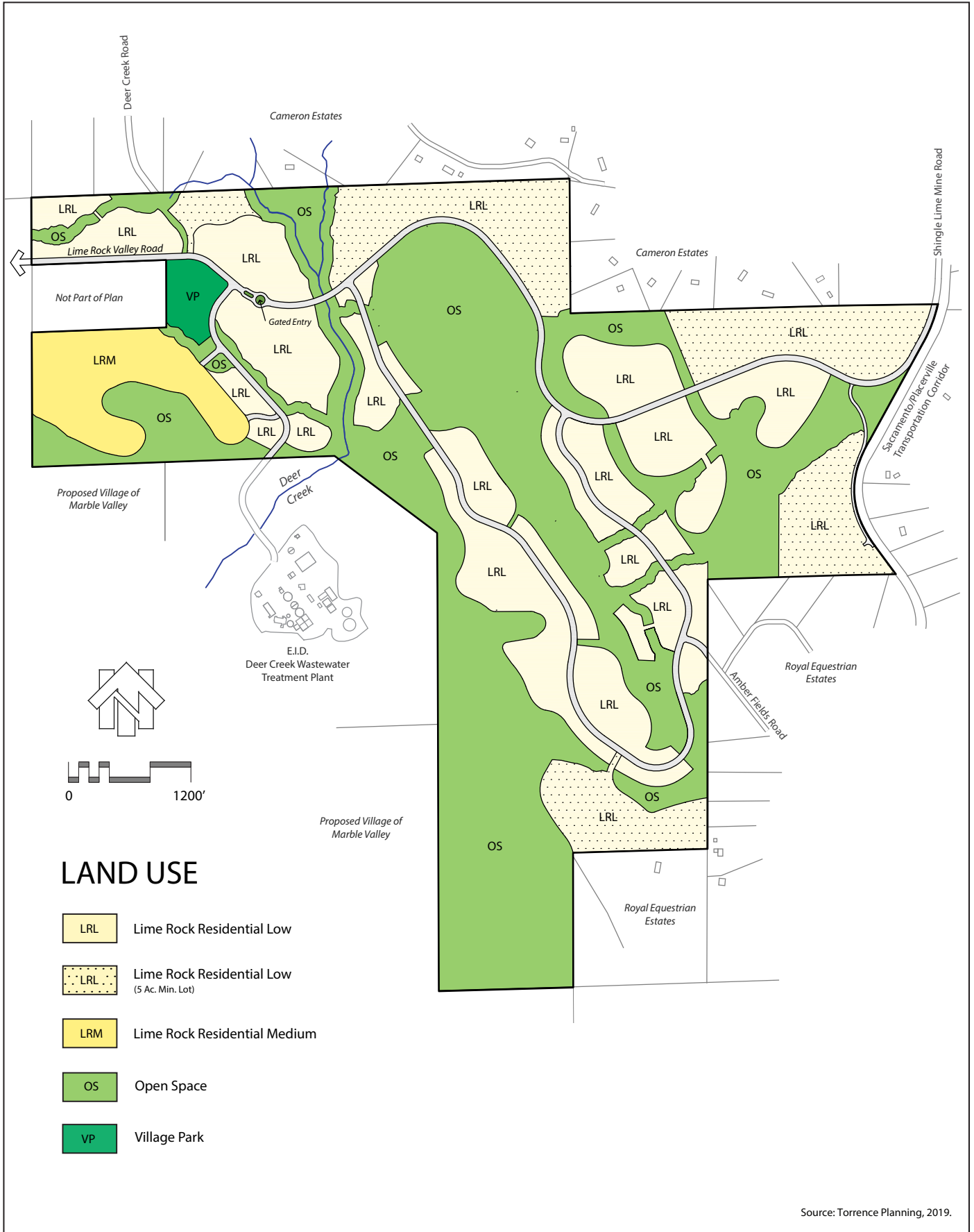
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Figure 2-4
Proposed Amendment to Community Region



**Figure 2-5
Proposed Zoning**

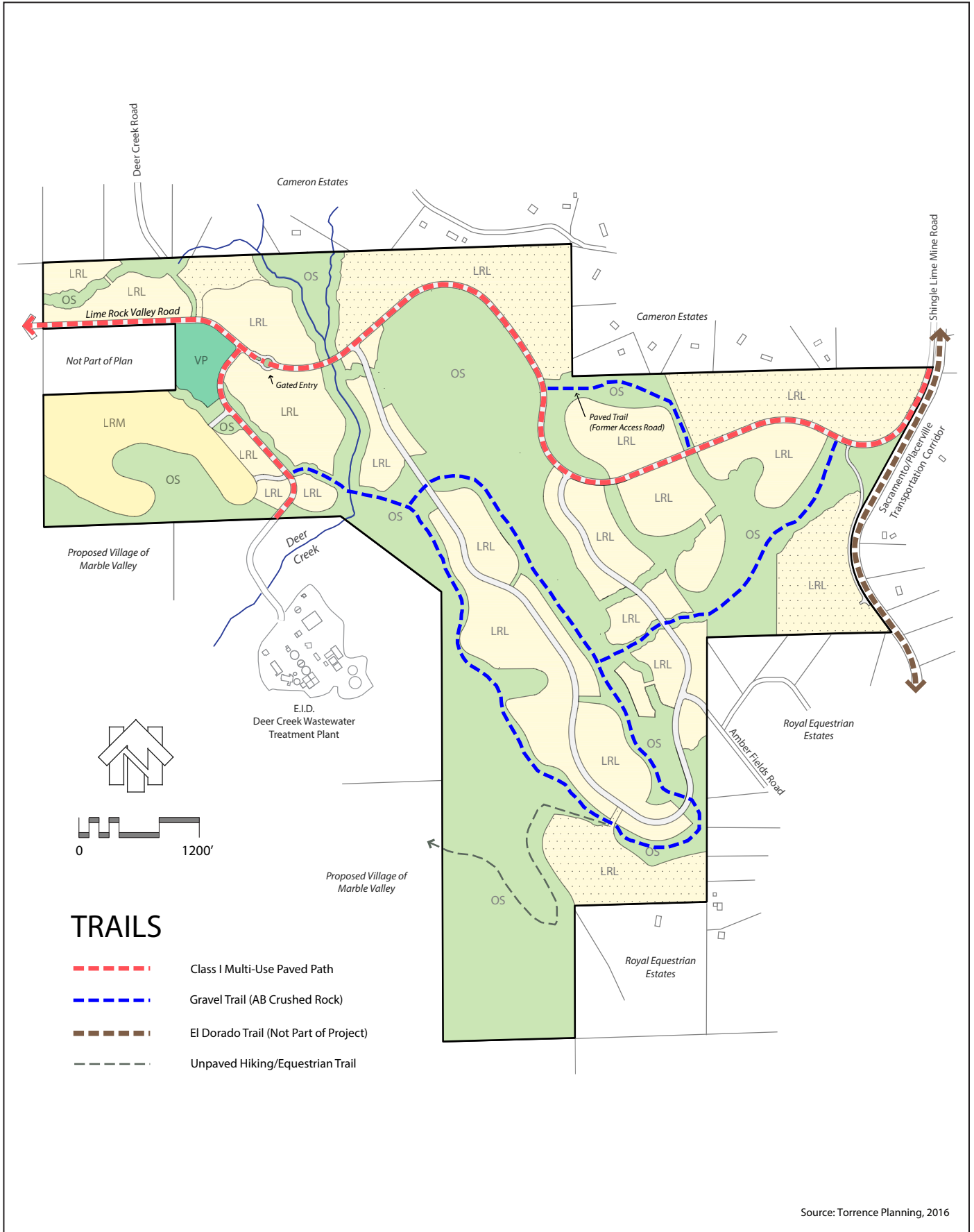


Source: Torrence Planning, 2019.

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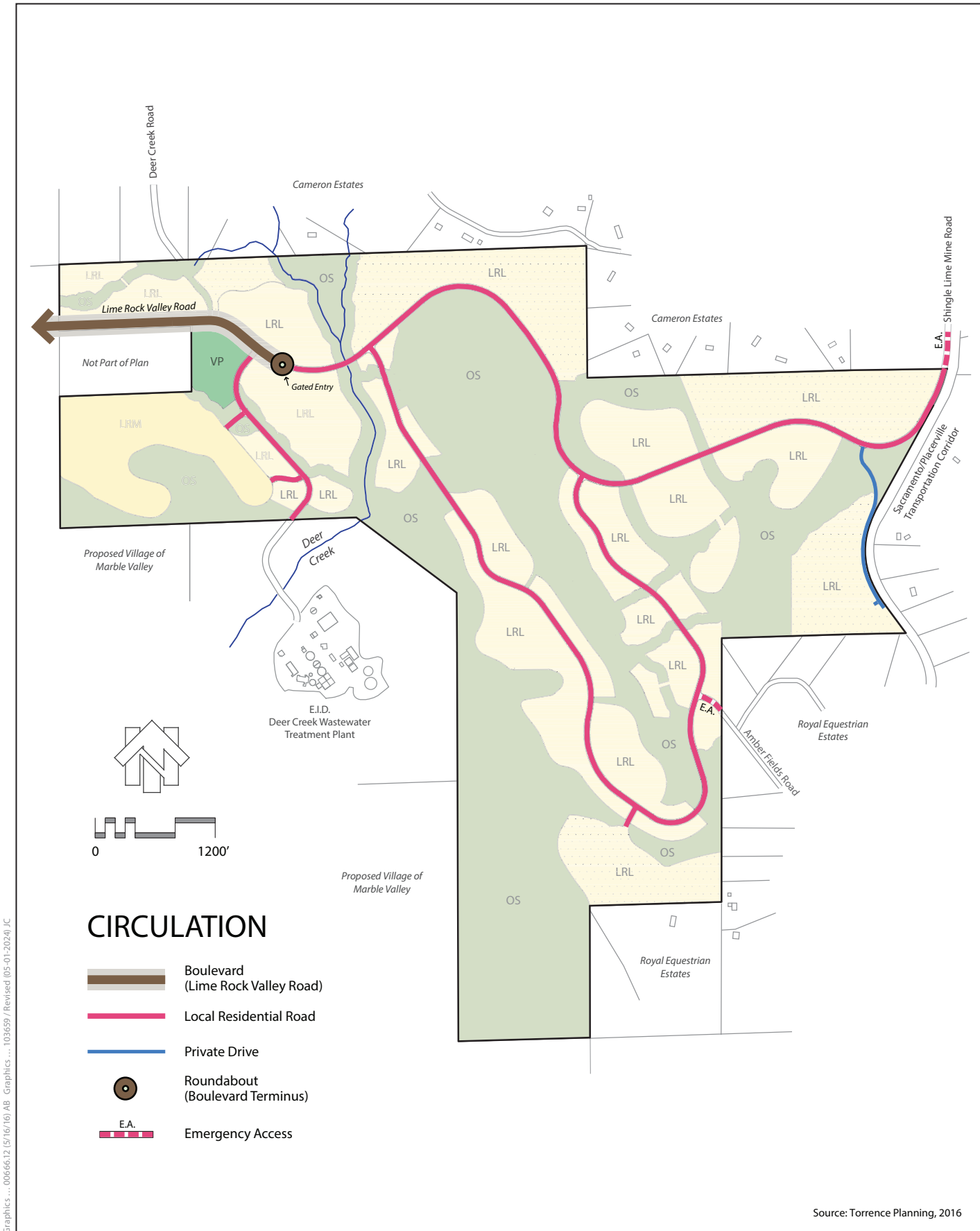
Figure 2-6
Proposed Land Use Designations








Graphics ... 0066612 (5/16/16) AB



Figure 2-7
Preliminary Trail Circulation Plan



CIRCULATION

-  Boulevard (Lime Rock Valley Road)
-  Local Residential Road
-  Private Drive
-  Roundabout (Boulevard Terminus)
-  E.A. Emergency Access

Source: Torrence Planning, 2016

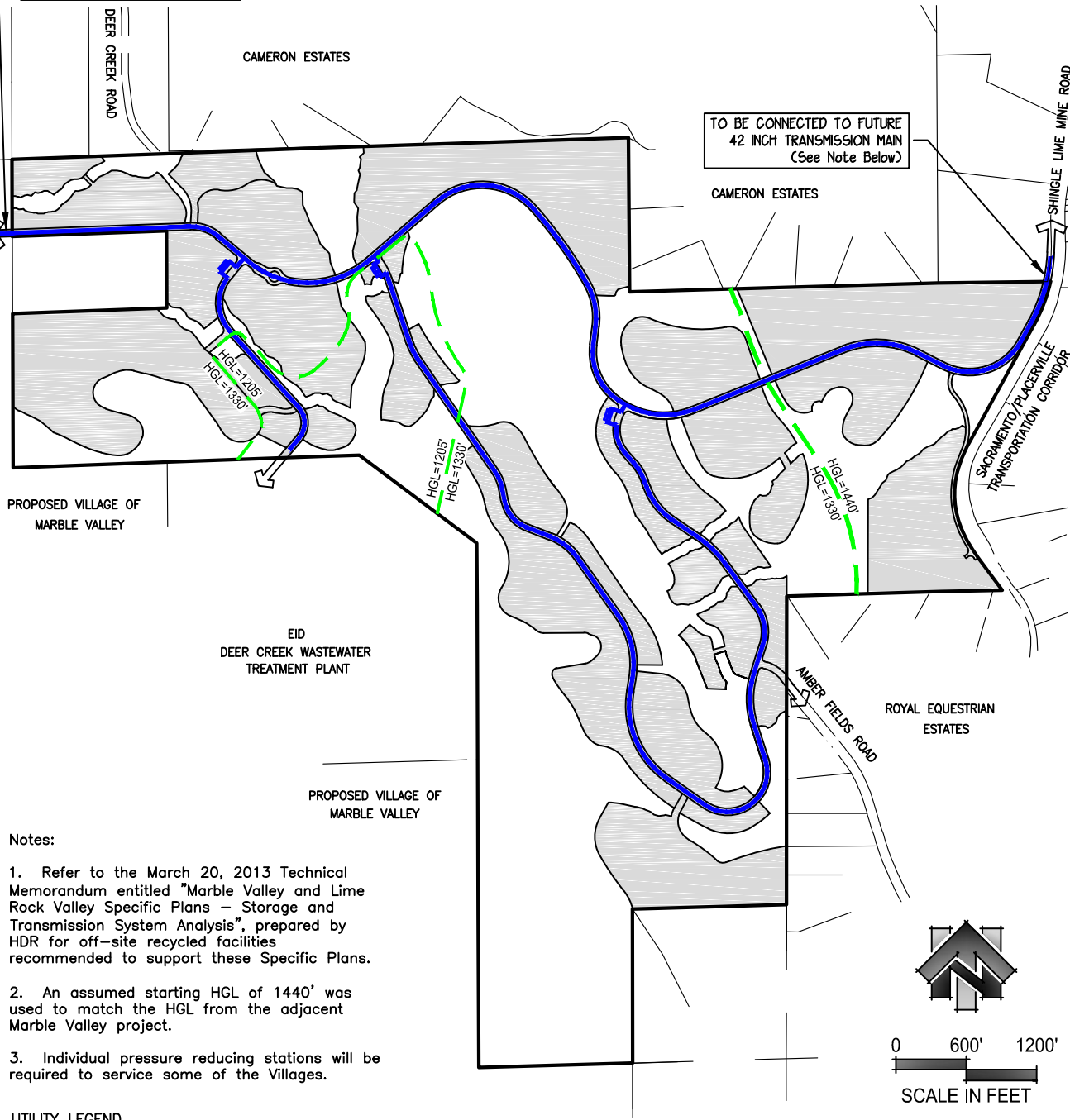
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Figure 2-8
Preliminary Vehicle Circulation Plan

TO BE CONNECTED TO WATER TRANSMISSION MAIN CONSTRUCTED AS PART OF THE MARBLE VALLEY SPECIFIC PLAN

TO BE CONNECTED TO FUTURE 42 INCH TRANSMISSION MAIN (See Note Below)






Notes:

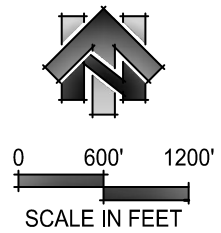
1. Refer to the March 20, 2013 Technical Memorandum entitled "Marble Valley and Lime Rock Valley Specific Plans – Storage and Transmission System Analysis", prepared by HDR for off-site recycled facilities recommended to support these Specific Plans.

2. An assumed starting HGL of 1440' was used to match the HGL from the adjacent Marble Valley project.

3. Individual pressure reducing stations will be required to service some of the Villages.

UTILITY LEGEND

-  PROPOSED WATER MAIN
-  PROPOSED PRESSURE REDUCING STATION
-  PROPOSED PRESSURE ZONE



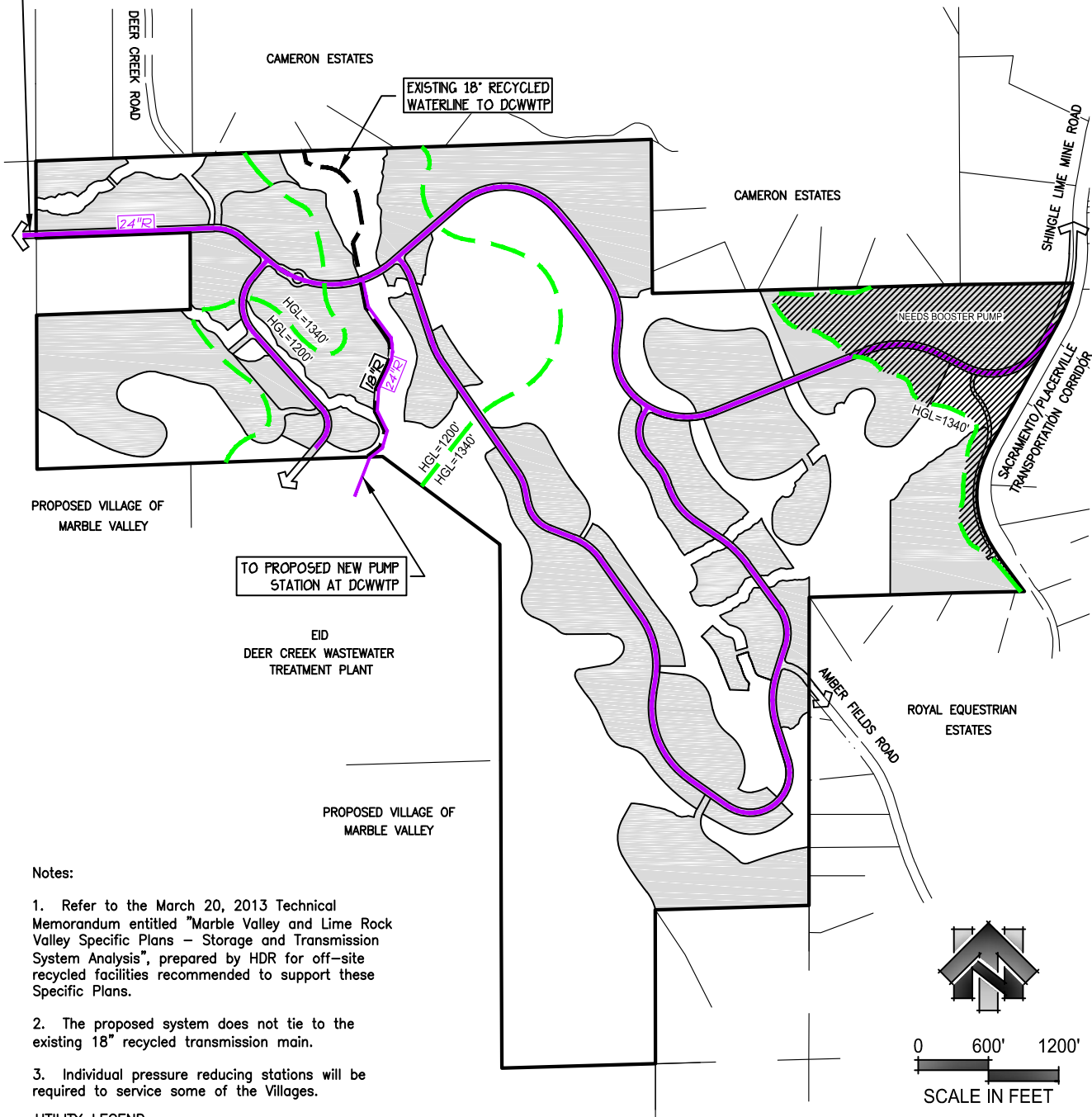
Source: R.E.Y. Engineers, 2016

Graphics ... 0066612 (5/16/16) AB



**Figure 2-9
Potable Water Plan**

TO 5.0 MG TANK TO BE CONSTRUCTED AS PART OF THE MARBLE VALLEY SPECIFIC PLAN



Notes:

1. Refer to the March 20, 2013 Technical Memorandum entitled "Marble Valley and Lime Rock Valley Specific Plans – Storage and Transmission System Analysis", prepared by HDR for off-site recycled facilities recommended to support these Specific Plans.
2. The proposed system does not tie to the existing 18" recycled transmission main.
3. Individual pressure reducing stations will be required to service some of the Villages.

UTILITY LEGEND

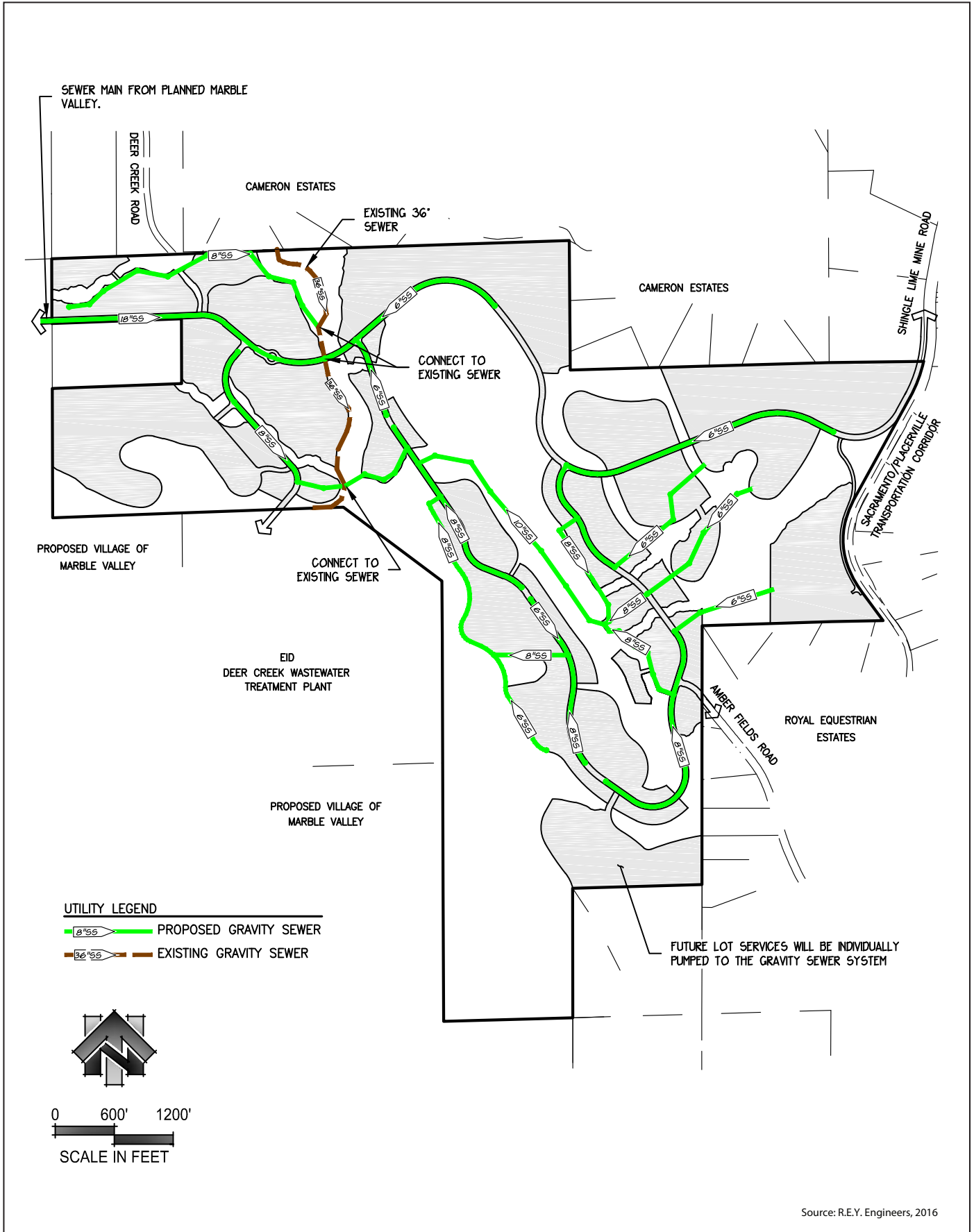
- 18"R PROPOSED RECLAIMED WATER MAIN
- - - 18"R EXISTING RECLAIMED WATER LINE & SIZE
- - - PROPOSED PRESSURE ZONE

Source: R.E.Y. Engineers, 2016



**Figure 2-10
Recycled Water Plan**

Graphics... 0066612 (5/16/16) AB








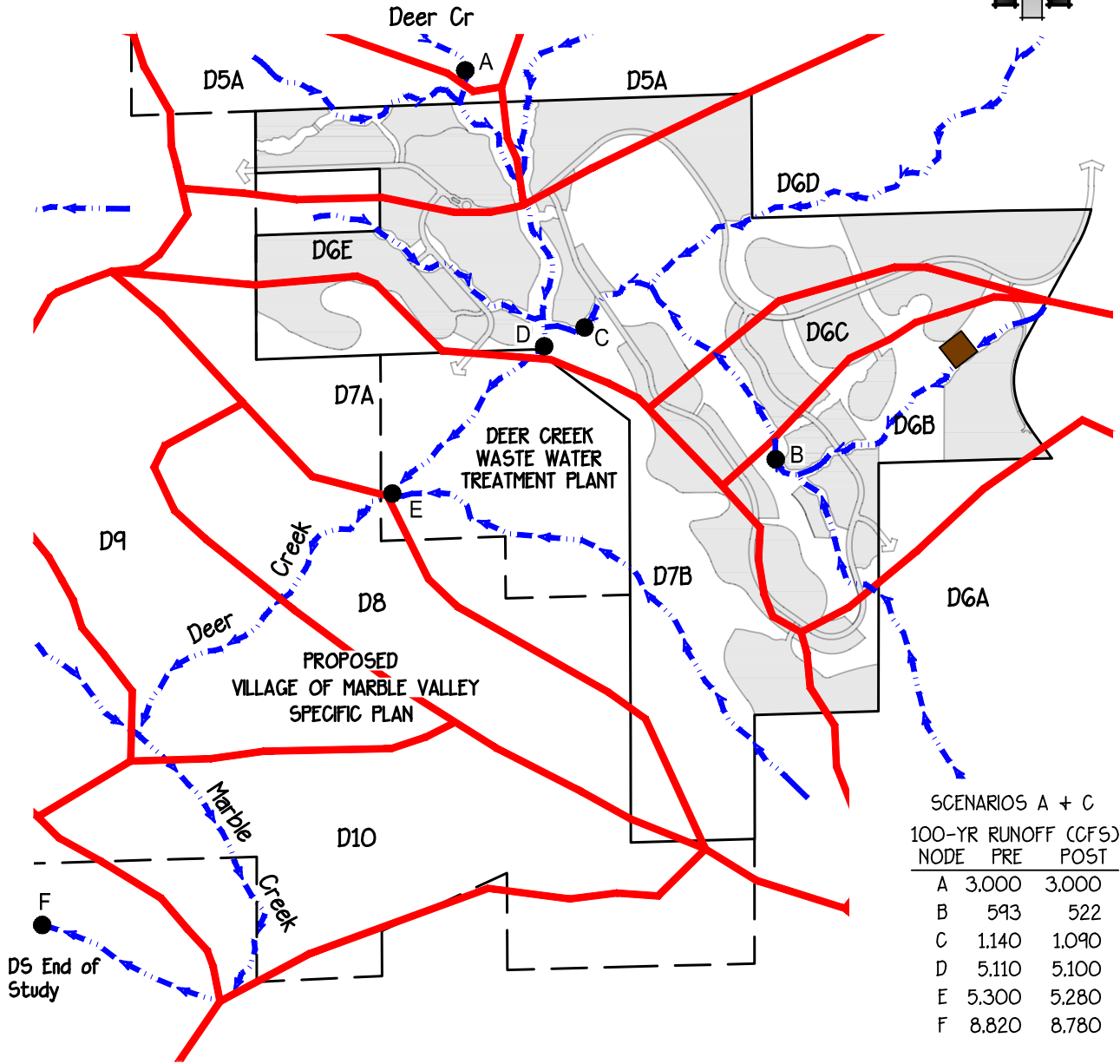
Source: R.E.Y. Engineers, 2016

**Figure 2-11
Wastewater Plan**



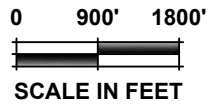
LEGEND

-  EXISTING DRAINAGE SHED
-  EXISTING DRAINAGE SWALE
-  DRAINAGE BASIN
-  PROPOSED DETENTION BASIN
DETENTION VOLUME = 9 AC-FT
-  DRAINAGE NODE



SCENARIOS A + C
100-YR RUNOFF (CFS)

NODE	PRE	POST
A	3,000	3,000
B	593	522
C	1,140	1,090
D	5,110	5,100
E	5,300	5,280
F	8,820	8,780



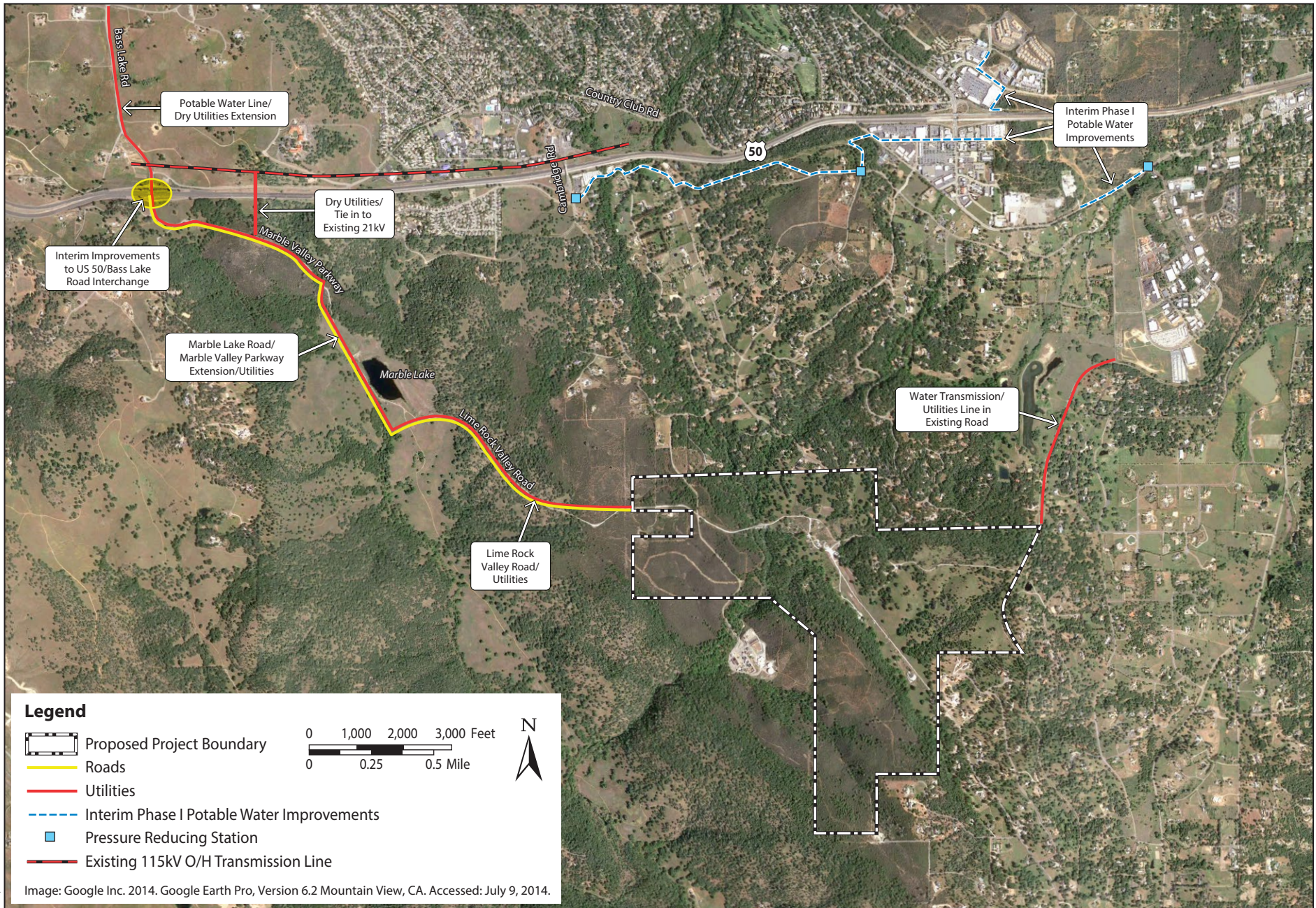
NOTE: DETENTION IN LIME ROCK VALLEY TO BE CONSTRUCTED ONLY IF NO DETENTION IS PROVIDED AS PART OF THE MARBLE VALLEY SPECIFIC PLAN.

Source: R.E.Y. Engineers, 2016



Figure 2-12
Onsite Retention and Detention Plan

Graphics: 0066612 (5/16/16) AB



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Figure 2-13
Offsite Infrastructure Improvements

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