

EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

PLANNING DIVISION

COUNTY OF EL DORADO

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>



PLACERVILLE OFFICE:
2850 FAIRLANE COURT PLACERVILLE, CA 95667
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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LIME ROCK VALLEY SPECIFIC PLAN (SCH No. 2013022042)

Date: May 22, 2024
To: Interested Agencies and Individuals
From: El Dorado County Planning & Building Department - Planning Services

The El Dorado County Development Services Department- Planning Services, as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the proposed specific plan identified as Lime Rock Valley Specific Plan (LRVSP). 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 60-day period beginning **May 22, 2024, and ending July 22, 2024**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the proposed project itself. Comments pertaining to the environmental 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 the 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:

Planning and Building Department 2850 Fairlane Court, Building C Placerville, CA 95667	El Dorado County Library 345 Fair Lane Placerville, California 95667	El Dorado County Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762	Cameron Park Library 2500 Country Club Dr, Cameron Park, CA 95682
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Planning Department Website
<https://www.eldoradocounty.ca.gov/Land-Use/Planning-Services>

All written public and agency comments must be received by 5:00 p.m. on July 22, 2024, and should be directed to: El Dorado County Planning and Building Department-Planning Services, Attention: Cameron Welch, 2850 Fairlane Court, Building C, Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. Comments may also be submitted in person or via email to lrvsp@edcgov.us. 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 INFORMATION

**PROJECT TITLE/
APPLICATION:**

Lime Rock Valley Specific Plan/A14-0002; Z14-0003; SP12-0001;
PD14-0003; DA14-0004

PROJECT APPLICANT:

Lime Rock Valley, LLC
502 E. Whitmore Avenue
Modesto, CA 95358

PROJECT 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. The site consists of Assessor's Parcel Numbers 109-010-09, -10, -13, and-14; and 109-020-01, -04, -05, -06, and -20.

PROJECT DESCRIPTION:

The proposed project would be a comprehensive planned residential community totaling approximately 740 acres with a variety of lot size 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 358 acres, an 8-acre village park with recreational amenities, and approximately 335 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 (please refer to the DEIR document for more detailed project description and associated figures.)

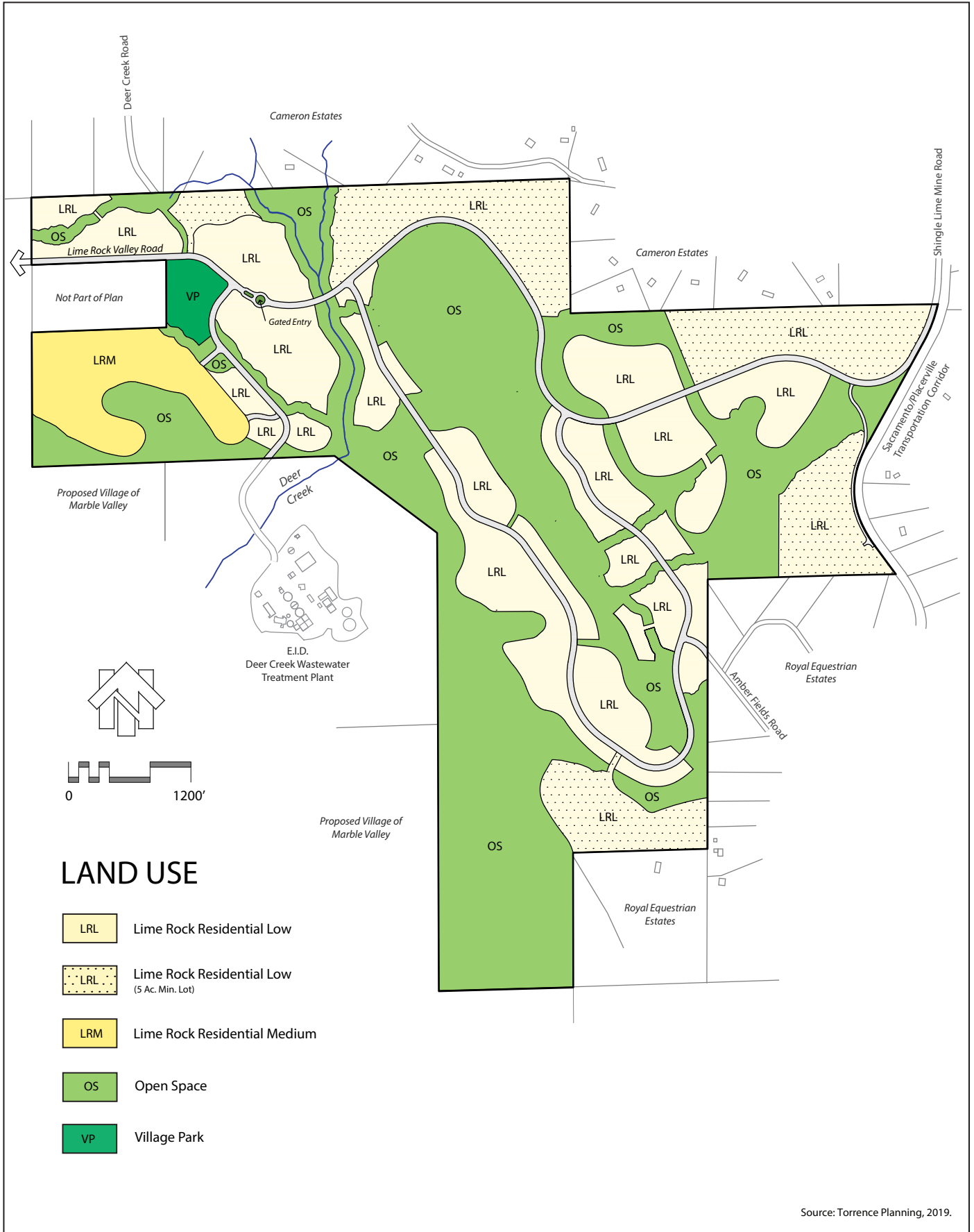
**ENVIRONMENTAL
REVIEW:**

This DEIR discusses that potential significant environmental impacts that may result from the project include Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geologic, Soils and Paleontological Resources, Greenhouse Gas Emissions, Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services and Utilities, Recreation, and Transportation.

EL DORADO COUNTY PLANNING AND BUILDING SERVICES

Karen Garner, Director

Date: May 22, 2024



Source: Torrence Planning, 2019.

Graphics ... 0066612 (10-2-2019)



Figure 2-6
Proposed Land Use Designations



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May 22, 2024

RE: OPEN HOUSE

Dear Neighbor of Proposed Project(s):

The County of El Dorado will host an open house to present a general overview and environmental information of both the Village of Marble Valley and Lime Rock Valley projects. The meeting will be held in-person on **Tuesday, June 11, 2024, from 5:30 p.m. to 7:30 p.m. in the Assembly Hall at the Cameron Park Community Services District Community Center, 2502 Country Club Drive, Cameron Park, CA 95682.**

While all environmental topics are relevant, it is anticipated that exhibits and information sheets will be made available for the following environmental topics at stations throughout the Assembly Hall:

- Air Quality/Greenhouse Gas
- Biology
- Cultural
- Fiscal
- Geology
- Land Use
- Open Space/Parks/Trails/Schools
- Traffic/Circulation/Evacuation/Fire
- Water Availability/Water Quality

Written comments, for either the Village of Marble Valley draft EIR or the Lime Rock Valley draft EIR, may be dropped off at the open house if your comments are ready to be submitted at the time of the open house.

- 1) Written comments regarding the Village of Marble Valley draft EIR document may be submitted to vmvsp@edcgov.us or the mailing address above throughout its Notice of Availability (NOA) public circulation and review period, **which closes at 5:00 p.m. on July 1, 2024.**
- 2) Written comments regarding the Lime Rock Valley draft EIR document may be submitted to lrvsp@edcgov.us or the mailing address above throughout its NOA public circulation and review period, **which closes at 5:00 p.m. on July 22, 2024.**

The County of El Dorado is committed to ensuring that persons with disabilities are provided the resources to participate in its public meetings. If you require accommodation, please contact Planning Services at (530) 621-5355 or via e-mail, planning@edcgov.us.

Best Regards,

Cameron Welch, Senior Planner
Planning Division