PLANNING AND BUILDING DEPARTMENT

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NOTICE OF AVAILABILITY OF A REVISED PARTIAL RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE LIME ROCK VALLEY SPECIFIC PLAN

(State Clearinghouse No. 2013022042)

Date: **May 27, 2025**
To: **Interested Agencies and Individuals**
From: **Planning and Building Department - Planning Division**

The County of El Dorado Planning and Building Department - Planning Division, as the Lead Agency, has prepared a Revised Partial Recirculated Draft Environmental Impact Report (Revised Partial RDEIR) for the proposed specific plan identified as Lime Rock Valley Specific Plan (LRVSP). The Revised Partial RDEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.). The LRVSP DEIR (State Clearinghouse #2013022042) has been partially revised to update the biological resources, cultural resources, hazards and hazardous material and recreation sections. Furthermore, the Air Quality and Greenhouse Gas Modeling Technical Report (March 2024) (Technical Report), the Air Quality and Greenhouse Gas Modeling Results (February & March 2024) (Modeling Results) for the LRVSP, which is Appendix C in the DEIR, and the Revalidation of previously adopted Water Supply Assessments for the Village of Marble Valley, Lime Rock Valley, and Central El Dorado Hills Specific Plans memorandum (Appendix H2 in the DEIR) (Revalidation Memorandum) has been included within the LRVSP DEIR. The DEIR inadvertently excluded the Technical Report and included an older version of the CalEEMod emissions outputs and inadvertently excluded the Revalidation Memorandum. The DEIR relied on the Technical Report and Modeling Results and Revalidation Memorandum included with this Revised Partial RDEIR. Therefore, the changes to the DEIR contained in this Revised Partial RDEIR are focused on updating the biological resources, cultural resources, hazards and hazardous materials, and recreation resource categories, and inclusion of the Technical Report and correct version of the Modeling Results and the Revalidation Memorandum. There are no changes to the LRVSP project itself. The remainder of the DEIR previously released for public review is not a part of this recirculation.

A Partial RDEIR was originally circulated for public comment on April 23, 2025, for a 60-day comment period that would have ended on June 23, 2023. **With this Revised Partial RDEIR to add the Technical Report, Modeling Results, and Revalidation Memorandum, the circulation period is extended to July 14, 2025, for public review of these documents.** Any comments received on the Partial RDEIR before release of this Revised Partial RDEIR will be treated as comments on this Revised Partial RDEIR and do not need to be resubmitted to the County.

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This Revised Partial RDEIR is available for public and agency review for a period **that began April 23, 2025, and will now end July 14, 2025. Please limit your comments to the issues addressed in the Revised Partial RDEIR and the potential environmental impacts that may result from project implementation related to those issues.** Keep in mind that comments should focus on the potential environmental impacts of the project based on this Revised Partial RDEIR not the positive or negative attributes of the project itself or issues addressed in the May 2024 DEIR. Comments pertaining to the impact analysis, criteria and thresholds, and mitigation measures in the Revised Partial RDEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of the comments received on the Revised Partial RDEIR and the DEIR, and the County's responses to those comments.

The Revised Partial RDEIR may be reviewed and/or obtained at the following locations:

Planning and Building Department
2850 Fairlane Court, Bldg. 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

PROJECT WEBSITE
https://engageeldorado.us.engagementhq.com/lime-rock-valley-specific-plan

All written public and agency comments on the Revised Partial RDEIR must be received by 5:00 PM on **July 14, 2025,** and should be directed to: County of El Dorado Planning and Building Department-Planning Services, **Attention: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667**. Please include the name of the contact person of your agency, if applicable. Comments may be submitted 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. Comments may also be delivered in person.

PROJECT INFORMATION

PROJECT TITLE
Lime Rock Valley Specific Plan

PROJECT APPLICANT
G3 Enterprises, Inc.
502 E. Whitmore Avenue
Modesto, CA 95358

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 IMPACTS

Biological Resources

- ***Impact BIO-18:*** Impact BIO-18: Potential loss of sensitive natural communities within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-18a: Implement mitigation measures for Map sensitive natural communities adjacent to the proposed Shingle Lime Mine Road construction area and Interim Phase 1 Potable Water alignments for the offsite improvements.

- ***Impact BIO-31:*** Potential Mortality or Disturbance of Crotch Bumble Bee within LRVSP Project Area (less than significant with mitigation). Mitigation Measure BIO-31: Conduct preconstruction surveys and implement Crotch bumble bee avoidance and minimization measures.

- ***Impact BIO-32:*** Interfere with the movement of resident or migratory wildlife within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees and Mitigation Measure BIO-10b: Include measures in the open space management plan identifying homeowner responsibilities to help reduce potential for domestic animal predation on wildlife.

- ***Impact BIO-33:*** Potential conflict with the County General Plan oak protection policies within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-1a: Install construction barriers around the construction area to protect sensitive biological resources to be avoided; Mitigation Measure BIO-1b: Conduct environmental awareness training for construction employees; Mitigation Measure BIO-1c: Conduct periodic site visits during construction; Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees; Mitigation Measure BIO-18a: Map sensitive natural communities adjacent to the proposed Shingle Lime Mine Road construction area and Interim Phase 1 Potable Water alignments for the offsite improvements Mitigation Measure BIO-18b: Compensate for loss of oak woodland in offsite infrastructure improvement areas.

- ***Impact BIO-34:*** Potential introduction and spread of invasive plant species within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-17: Minimize the introduction and spread of invasive plants.

Cultural Resources

- ***Impact CUL-1:*** Cause a substantial adverse change in the significance of a historic period district that is a historical resource as defined in Section 15064.5 (less than significant with mitigation).

Hazards and Hazardous Materials

- ***Impact HAZ-8:*** Expose people or structures to a significant risk of loss, injury, or death involving wildland fires; substantially impair an adopted emergency response plan or emergency evacuation plan; due to slope, prevailing winds, and other factors, exacerbate wildfire risks; require the installation or maintenance of associated infrastructure that may exacerbate fire risk; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes (less than significant with mitigation). Mitigation Measure HAZ-8: Preparation of a Wildfire Safety Plan

Recreation

- ***Impact REC-1:*** Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated (less than significant with mitigation). Mitigation Measure REC-1: Designate at least 5.2 acres of private neighborhood parkland in the LRVSP or pay in-lieu fees.

- ***Impact REC-2:*** Require the construction or expansion of offsite recreational facilities that might have an adverse physical effect on the environment (less than significant with mitigation). Mitigation Measure REC-1: Designate at least 5.2 acres of private neighborhood parkland in the LRVSP or pay in-lieu fees.