



## NOTICE OF PREPARATION of a Draft Environmental Impact Report

Date: March 25, 2015

To: Agencies and Interested Parties

From: Joe Prutch, Associate Planner, El Dorado County Planning Services

Subject: **Notice of Preparation of a Draft Environmental Impact Report for the Proposed Saratoga Estates Project (TM14-1520, PD14-0006, and Z14-0007)**

Review Period: March 26 to April 27, 2015

This Notice of Preparation (NOP) initiates the environmental review process in accordance with the California Environmental Quality Act (14 California Code of Regulations [CCR] Section 15082) for a land development project in El Dorado County. El Dorado County will be the Lead Agency and will prepare the Environmental Impact Report (EIR). The purpose of an NOP is to provide sufficient information about the proposed project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (State CEQA Guidelines 14 CCR Section 15082[b]). The project description, location, and probable environmental effects of the Saratoga Estates Project are briefly described below. For more information and continued updates, please visit the following website: <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20149>.

### PROVIDING COMMENTS

El Dorado County is soliciting comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by State law, comments should be provided no later than 5:00 PM on **April 27, 2015**. Please send all comments to:

Joe Prutch, Associate Planner  
County of El Dorado Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
Email: [joseph.prutch@edcgov.us](mailto:joseph.prutch@edcgov.us)

Agencies that will need to use the EIR when considering permits or other approvals for the proposed project should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include "Saratoga Estates NOP Comment" in the subject line, and the name and physical address of the commenter in the body of the email.

## **PUBLIC SCOPING MEETING**

A public scoping meeting will be held by the County to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location are as follows:

April 9, 2015 (Weds.)  
6:00 p.m. to 7:30 p.m.  
El Dorado Hills Fire Department – Station 85  
1050 Wilson Blvd., El Dorado Hills, CA 95762

The meeting space is accessible to persons with disabilities. Individuals needing special assistive devices will be accommodated to the County's best ability. For more information, please contact Joe Prutch (at the contact information above) at least 48 hours before the meeting.

## **PROJECT LOCATION**

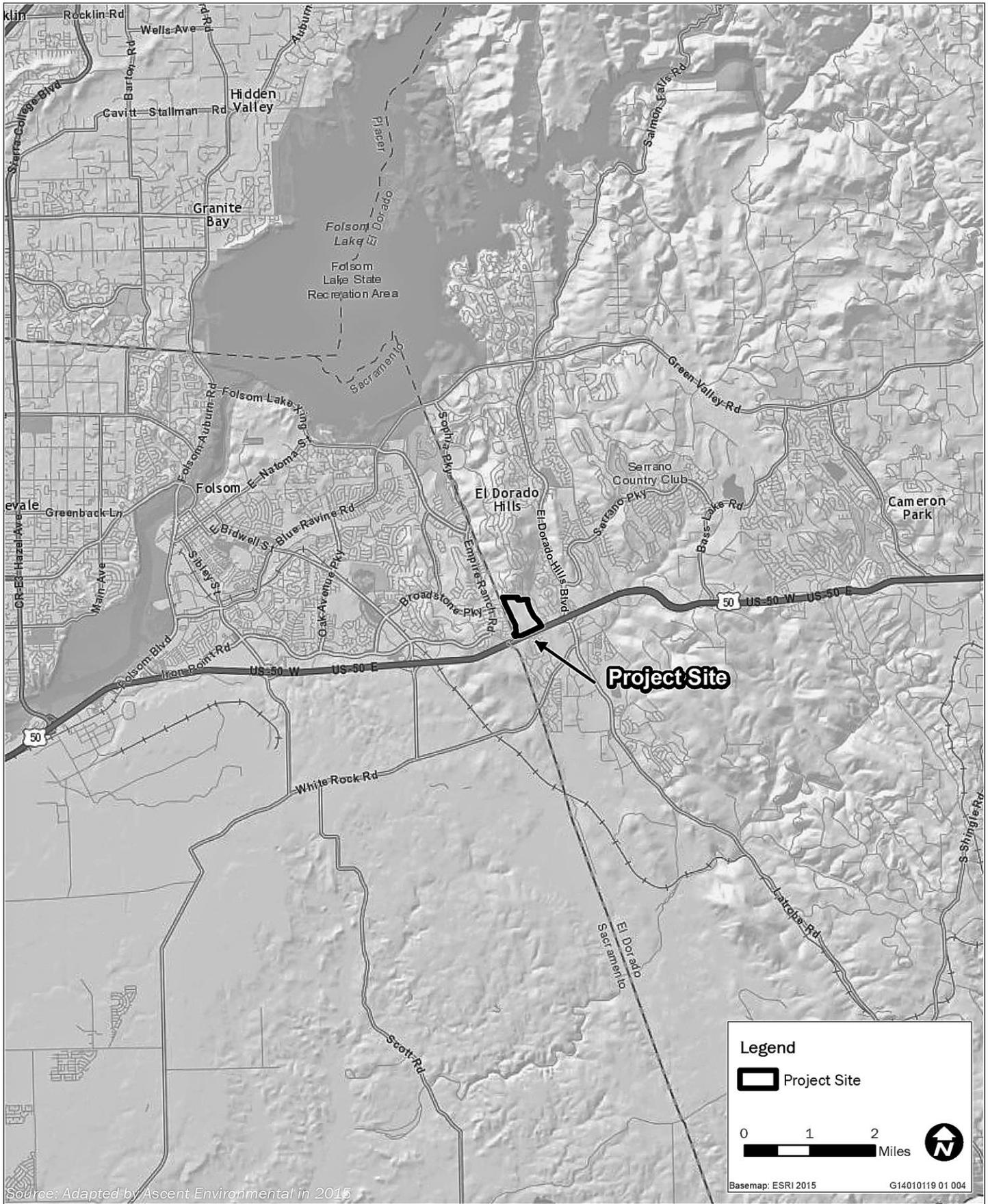
The Saratoga Estates Project is proposed on an approximately 122-acre undeveloped parcel of land (Assessor's Parcel Number 120-070-02) within the unincorporated community of El Dorado Hills in western El Dorado County. The property is immediately north of US Route 50, and is generally bounded on the north, east, and west by existing residential developments (Exhibit 1). A designated open space area abuts the western boundary of the project site, separating it from the Empire Ranch development in the City of Folsom. Wilson Boulevard, Saratoga Way, and Iron Point Road currently terminate at the project site (Exhibit 2).

## **PROJECT DESCRIPTION**

Renasci Development proposes to construct a 316-unit residential development. The single-family, detached residential units would be constructed on individual lots generally ranging between approximately 6,000 and 9,000 square feet with the exception of several larger lots (up to approximately 24,000 square feet) bordering the east project site boundary. The project would extend Wilson Boulevard to Saratoga Way and extend Saratoga Way to Iron Point Road in Folsom, thus completing the east-west road connection between El Dorado Hills Boulevard and East Bidwell Street. The project features approximately 41 acres of open space areas, which includes public parks, a trail system, landscaping, and open space areas surrounding the creek corridor (Exhibit 2). The project would also include on-site and off-site infrastructure to serve the development. The El Dorado County General Plan land use designation for the project site is High Density Residential (HDR). The parcel containing the project site is currently zoned R1 (one-family residential district) and OS (open space). The project includes a proposal to change the zoning on the project site to R1-PD (one-family residential, planned development) and OS-PD (open space, planned development).

## **POTENTIAL ENVIRONMENTAL IMPACTS**

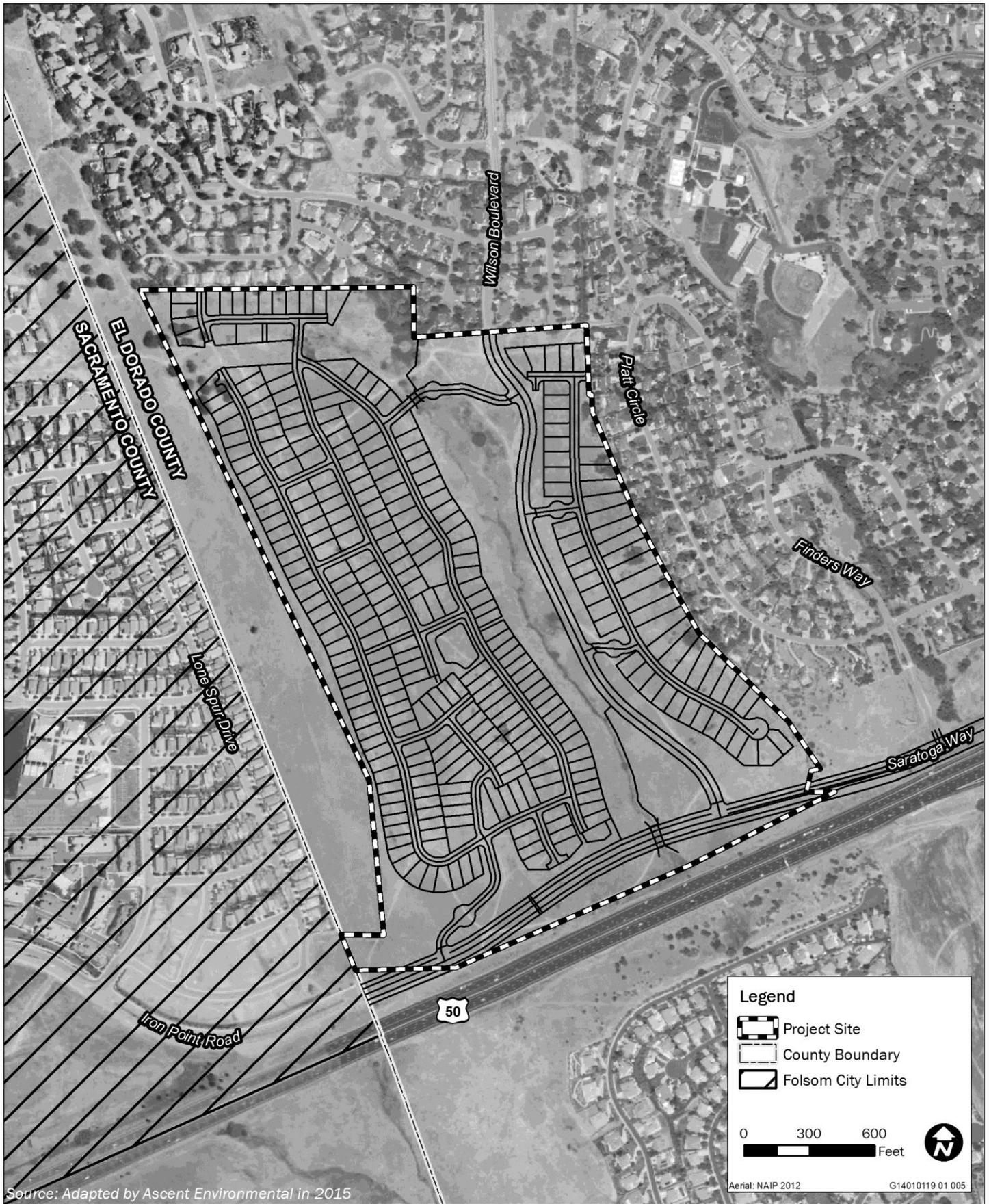
The EIR will describe the direct and indirect potentially significant and significant environmental impacts of the proposed project. The EIR also will evaluate the cumulative impacts of the project when considered in conjunction with other related past, present, and reasonably foreseeable future projects. The County anticipates that the proposed project could result in potentially significant environmental impacts in the following topic areas, which will be further evaluated in the EIR: Land Use Compatibility, Population, Employment, and Housing, Hydrology and Water Quality, Biological Resources, Cultural Resources, Aesthetics and Visual Resources, Transportation and Circulation, Air Quality, Climate Change, Noise, Geology and Soils, Hazards and Hazardous Materials, Public Services, and Utilities and Energy Conservation.



**Exhibit 1**

**Regional Location**





Source: Adapted by Ascent Environmental in 2015