



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: February 2, 2024

To: Agencies and Interested Parties

From: Bianca Dinkler, Senior Planner, County of El Dorado

Subject: **Notice of Preparation of Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Cameron Meadows Project TM23-0003** (APN 070-011-051-000)

Review Period: February 5, 2024 to March 5, 2024

The County of El Dorado (acting as the Lead Agency) prepared this Notice of Preparation (NOP) on February 2, 2024, for the preparation of an Environmental Impact Report (EIR) for the proposed Cameron Meadows housing development project (Project) located in unincorporated El Dorado County (County) (APN 070-011-051-000). The NOP initiates the environmental scoping process in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code Section 21080.4) and CEQA Guidelines (14 California Code of Regulations [CCR] Section 15082). The purpose of an NOP is to provide sufficient information about the Project and its potential physical environmental effects to allow public agencies, organizations, tribes, and interested members of the public the opportunity to provide a meaningful response related to the scope and content of the EIR, including feasible mitigation measures and Project alternatives that should be considered in the EIR (CEQA Guidelines, 14 CCR Section 15082(b)). The proposed Project and location are briefly described below.

PROVIDING COMMENTS

El Dorado County is soliciting written comments from public agencies, organizations, tribes, and individuals regarding the scope and content of the environmental document. Because of time limits mandated by State law, comments should be provided at the earliest possible date, but no later than 5:00 p.m. on Tuesday, March 5, 2024. Please send all comments to:

Bianca Dinkler
County of El Dorado Planning Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: cameronmeadows@edcgov.us

Agencies that are responsible agencies or trustee agencies may need to use the EIR when considering permits or other approvals for the Project. Such agencies should provide the name of a contact person, phone number, and email address in their comment. Comments provided by email should include "Cameron Meadows NOP Comment" in the subject line and the name and physical address of the commenter in the body of the email.

PROJECT LOCATION

The Project site is located in an unincorporated area of El Dorado County, in the Cameron Park Community area, approximately 2.7 miles from the Highway 50 Interchange at Cameron Park Drive. (Figure 1). As shown in Figure 2, the Project site is located east of the Cameron Park Airport between the Cameron Woods and Cameron Valley subdivisions. Existing land uses near the Project site include high density residential to the south and west, low-density residential to the north, County-owned mitigation lands to the southeast, and Bureau of Land Management mitigation lands and a community park to the southwest. Roadway access to the Project would be provided through connections to Carousel Lane and Almeria Drive. The Project site encompasses approximately 104 acres located entirely on Assessor's Parcel Number (APN) 070-011-051 and would develop approximately 46 acres of the 104-acre parcel.

PROJECT DESCRIPTION

The El Dorado County General Plan land use designation for the site is High Density Residential (HDR 1-5 DU/AC) and it is zoned One-Acre Residential (R1A). The General Plan designation allows one to five dwelling units per acre. The Project proposes to subdivide the 104.04-acre site into a 161-residential lot subdivision (see Figure 3). As described below, the proposed Project qualifies for protection under the state Density Bonus Law ("DBL") (Cal. Gov. Code secs. 65915 – 65918, as amended by AB 2334). Under the DBL, the Project is allowed limited waivers to development standards that would physically prevent the proposed Project from being built at the permitted density. The state Department of Housing and Community Development ("HCD") confirmed for the County that the proposed Project's "base density" under the DBL is "five dwelling units per acre because that is the highest available density." Therefore, rezoning the Project site is neither proposed nor necessary for the proposed Project to achieve the proposed density of 1.55 units per acre.

Proposed residential lot sizes would range from approximately 6,300 square feet to 16,686 square feet and the proposed single-family homes would range from approximately 2,600 square feet to 3,587 square feet. The Project would provide 16 attached accessory dwelling units that would be deed-restricted at a rate affordable to low-income households (based on El Dorado County median incomes set at the time of application), and range from approximately 697 to 772 square feet. The Project includes a Tentative Subdivision Map and contemplates use and recordation of phased final maps.

Additional Project features would include residential streets and improved emergency access roads (10.06 acres), landscaped areas (proposed Lots A, B, and C consisting of 0.26 acres), and open space and public trails (62.64 acres) that would preserve oak woodland areas, Rasmussen Pond, and drainage ways. While private property, the public currently utilizes the property for trails and access to Rasmussen Pond. As part of the Project, the applicant would commit to providing public trails, and the trails and Rasmussen Pond would be held open for public access.

Water and wastewater service would be provided by the El Dorado Irrigation District (EID) through connections to existing water and wastewater pipelines within and adjacent to the site, which include

pipelines located on Carousel Lane and Almeria Drive. Site access would be derived from Carousel Lane and Almeria Drive with an internal EVA allowing for complete circulation on site for the purposes of emergency egress.

The Project is a “housing development project,” as defined in the Housing Accountability Act (Gov. Code § 65589.5(h)(2)) and qualifies for the protections afforded under the Housing Crisis Act of 2019 (“SB 330”) and the DBL.

POTENTIAL ENVIRONMENTAL IMPACTS

Pursuant to the CEQA Guidelines, 14 CCR Section 15063(a), the County has determined that an EIR is required for the Project and has elected to not prepare an initial study. The County anticipates that the EIR will address the following topic areas:

- Aesthetics
- Air Quality
- Archaeological and Historic Resources
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards, and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services and Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Based on a preliminary analysis, the County has determined that impacts to the following topics would not be significant. Therefore, these topics will not be analyzed further in the EIR.

- Agricultural and Forestry Resources - no agricultural or forestry resources would be affected because these resources do not exist on the Project site.
- Mineral Resources - no mineral resources would be affected because these resources do not exist on the Project site.

Full documentation of the factual basis for this determination will be provided in the EIR. Unless specific comments are received during the revised NOP public comment period that indicates a potential for the Project to result in significant impacts, these topics will not be analyzed further in the EIR.

ALTERNATIVES

Pursuant to CEQA and section 15126.6 of the state CEQA Guidelines, the EIR will also analyze a reasonable range of alternatives that would reduce or avoid one or more significant environmental impacts identified in the EIR, and will include an analysis of the comparative environmental impacts of feasible alternatives to the proposed Project. Alternatives will include a no Project alternative, which will assume no change to the existing physical conditions on the Project site, and one or more alternatives to address other significant effects of the proposed Project that are identified in the EIR.

FINDING

The proposed Project may have a significant effect on the environment; therefore, an EIR is required. The purpose of the EIR is to provide information about potentially significant physical environmental impacts of the proposed Project, identify possible ways to minimize the potentially significant impacts, and describe and analyze possible alternatives to the Project. Publication of a notice of preparation, initial study, or EIR does not indicate a decision by the County to approve or disapprove a proposed project. However, before making any such decision, the decision makers must review and consider the information contained in the EIR.

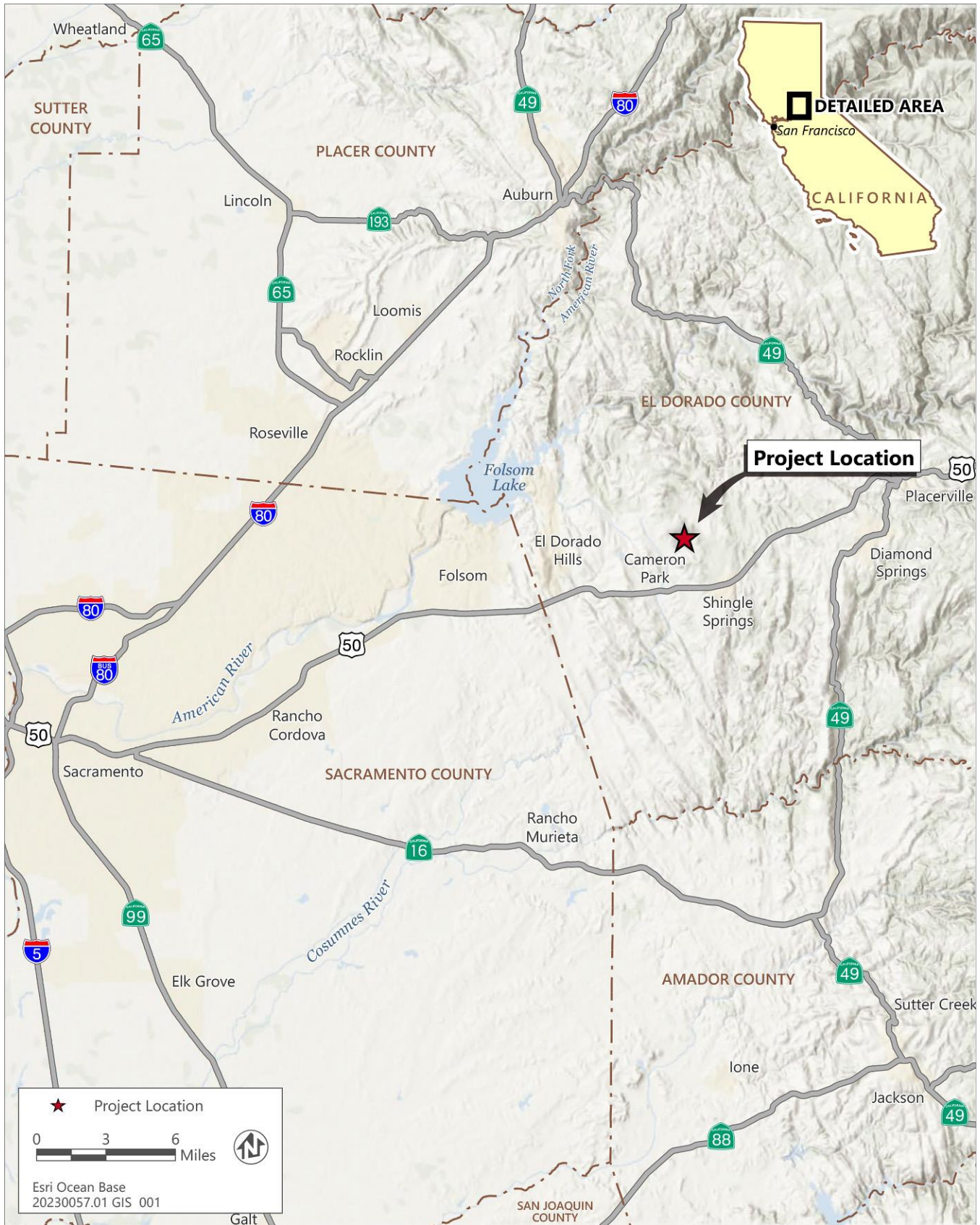
SCOPING MEETING

Pursuant to CEQA section 21083.9 and CEQA Guidelines section 15206, El Dorado County will hold a public scoping meeting to receive verbal comments regarding the scope of the environmental document and answer general questions regarding the environmental process. The meeting will be on Tuesday, February 13, 2024 from 5:30 p.m. to 7:30 p.m. for a virtual meeting. Here is the Zoom link: <https://us06web.zoom.us/j/89941385262>. An in-person meeting will be on Thursday, February 15, 2024 from 5:30 p.m. to 7:30 p.m. at the Cameron Park Community Services District, in the Assembly Hall, located at 2502 Country Club Drive, Cameron Park, CA 95682.

Written comments regarding the scope and content of the environmental document may also be submitted at the public scoping meeting or throughout the scoping period, which closes at 5:00 p.m. on Tuesday, March 5, 2024.

If you work for a responsible or trustee agency, we need to know your agency's views regarding the scope and content of the environmental information that is relevant to your agency's statutory responsibilities in connection with the proposed Project; your agency may need to use the EIR when considering a permit or other approval for this Project. We will also need the name of the contact person for your agency.

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.



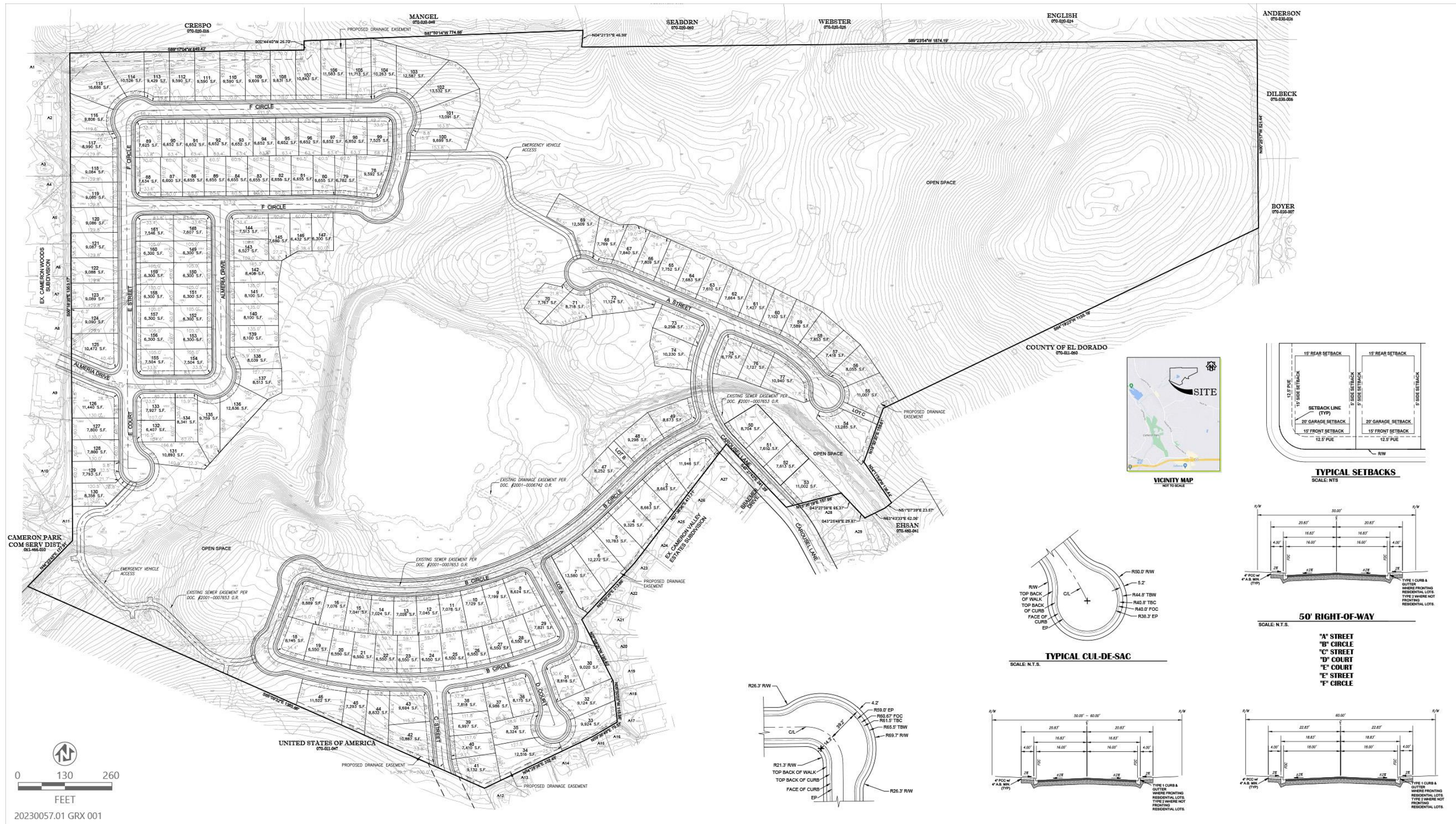
Source: adapted by Ascent in 2023

Figure 1 Regional Location



Source: adapted by Ascent in 2023

Figure 2 Project Site



Source: Image produced and provided by R.E.Y Engineers, Inc. in 2023

Figure 3 Proposed Site Plan