

# NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT



**Date:** May 3, 2024

**To:** Agencies and Interested Parties

**From:** Tom Purciel, Senior Planner, County of El Dorado

**Subject:** **Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Texas Hill Reservoir Rezone and General Plan Amendment Project (File No. Z24-0002/GPA24-0001)**

**Review Period:** May 6, 2024 to June 4, 2024

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of a Focused Environmental Impact Report (EIR) for the Texas Hill Reservoir Rezone and General Plan Amendment Project in El Dorado County. The Focused EIR will tier off of the County's 2015 Targeted General Plan Amendment & Zoning Ordinance Update (TGPA-ZOU) Program EIR (State Clearinghouse No. 2012052074). The purpose of this 30-day Notice of Preparation (NOP) and notice of public scoping meeting is to solicit comments from public agencies and interested persons regarding the scope and content of the environmental information and analyses, including the significant environmental impacts, reasonable alternatives, and mitigation measures that should be included in the Draft Focused EIR (pursuant to CEQA Guidelines Section 15082). The location, project description, and potential environmental effects of the proposed project are summarized in the attached materials.

## 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. Keep in mind that there will be another opportunity to submit detailed comments when the Draft Focused EIR is released for public review. Please send all comments **by no later than 5:00 p.m. on June 4, 2024**. Please send written comments to:

Tom Purciel, Senior Planner  
El Dorado County Department of Planning and Building, Long Range Planning  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
Email: [texashillrezones@edcgov.us](mailto:texashillrezones@edcgov.us)

## PUBLIC SCOPING AND PROJECT INFORMATION MEETING

El Dorado County will hold a public scoping meeting to receive verbal comments regarding the scope and content of the proposed environmental document and answer general questions regarding the project and the environmental review process. Please see below for details on how to participate either remotely or in-person.

**Date:** Wednesday, May 15, 2024

**Time:** 2-3pm

**(In-Person):** El Dorado County Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667

**(Zoom):** <https://us06web.zoom.us/j/89742692287>

The scoping meeting format will include a presentation about the project and CEQA process then the county will take written/verbal comments in person and/or via zoom.

## PROJECT LOCATION

**Location:** The project is located in unincorporated El Dorado County, on the north side of Pleasant Valley Road at the intersection with Big Cut Road, approximately 1.7 miles south of the City of Placerville, California (Figure 1-1, Regional Location and Figure 1-2, Project Location).

## PROJECT DESCRIPTION

### General Plan Amendment

The project consists of a General Plan Amendment to remove the existing Texas Hill Reservoir Take Line from the General Plan Land Use map and change the existing General Plan Land Use Designation of Open Space (OS) for 120 parcels within the mapped Texas Hill Reservoir Take Line, as shown on the existing General Plan Land Use Map (Figure 1-3), to appropriate Designations that allow for residential uses consistent with the existing Designations of adjacent parcels outside of the Project area. Figures 1-3 and 1-4 show the existing and proposed General Plan land use designations for all affected parcels. The existing and proposed General Plan Land Use Designations are also listed, by Assessor's Parcel Number, on Figure 1-7. Further, as the project includes the removal of the Texas Hill Reservoir Take Line from the General Plan Land Use Map, Site-Specific General Plan Policy 2.2.6.5 (Land Use Element - Texas Hill Reservoir Take Line) would also be removed from the General Plan Land Use Element.

### Rezone

The project also consists of a rezone of 120 parcels (based on geographic information system data, updated August 2023) within the mapped Texas Hill Reservoir Take Line, as shown on the County's General Plan Land Use Map. Of the 120 affected parcels, 53 parcels are privately owned (approximately 44%) and 67 parcels (approximately 56%) are owned by the El Dorado Irrigation District (EID). Figures 1-5 and 1-6 show the existing and proposed zoning for all affected parcels. The existing and proposed zoning is also listed, by Assessor's Parcel Number, on Figure 1-7.

As the above General Plan Amendment and Rezone would allow for new residential uses in the project area, the Focused EIR will assume the potential for up to 80 new single-family homes and 10 new accessory dwelling units (ADUs) within the project boundary because there are 80 undeveloped lots within the project boundary and the addition of 10 ADUs is a conservative estimate.

## ENVIRONMENTAL EFFECTS

**Probable Environmental Effects:** Based on a preliminary environmental review prepared for the project, the County has determined that the following range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the Focused EIR.

- Air Quality
- Biological Resources
- Cultural Resources
- Greenhouse Gas Emissions
- Noise and Vibration

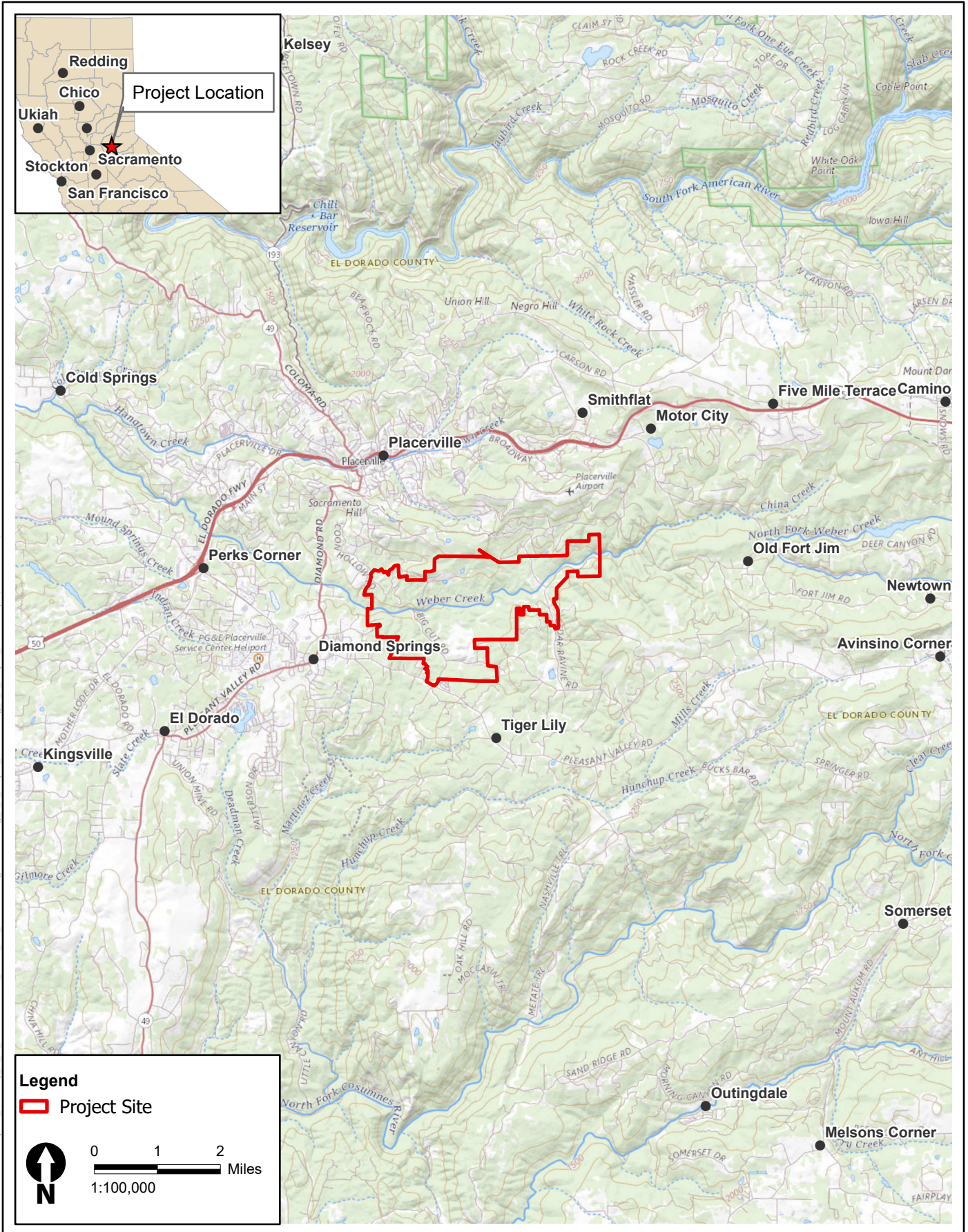
In addition to the above areas, the Focused EIR will also evaluate the potential cumulative and growth-inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects will be considered in the Focused EIR. Comments and suggestions are requested regarding the environmental issues that will be analyzed in the EIR during the 30-day public comment period for the NOP.

**Potential Alternatives to be addressed in the EIR:** In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must "describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project and evaluate the comparative merits of the alternatives." As required by CEQA, the EIR will evaluate a No Project Alternative, which will assume no residential development of the project site under the currently adopted general plan land use and zoning designations. Aside from the no project alternative, the County has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft Focused EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

**Requests for Additional Information:** If you have any questions, please contact Tom Purciel at the County of El Dorado, Department of Planning and Building - Long Range Planning, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5903, or by email to: [texashillrezones@edcgov.us](mailto:texashillrezones@edcgov.us).

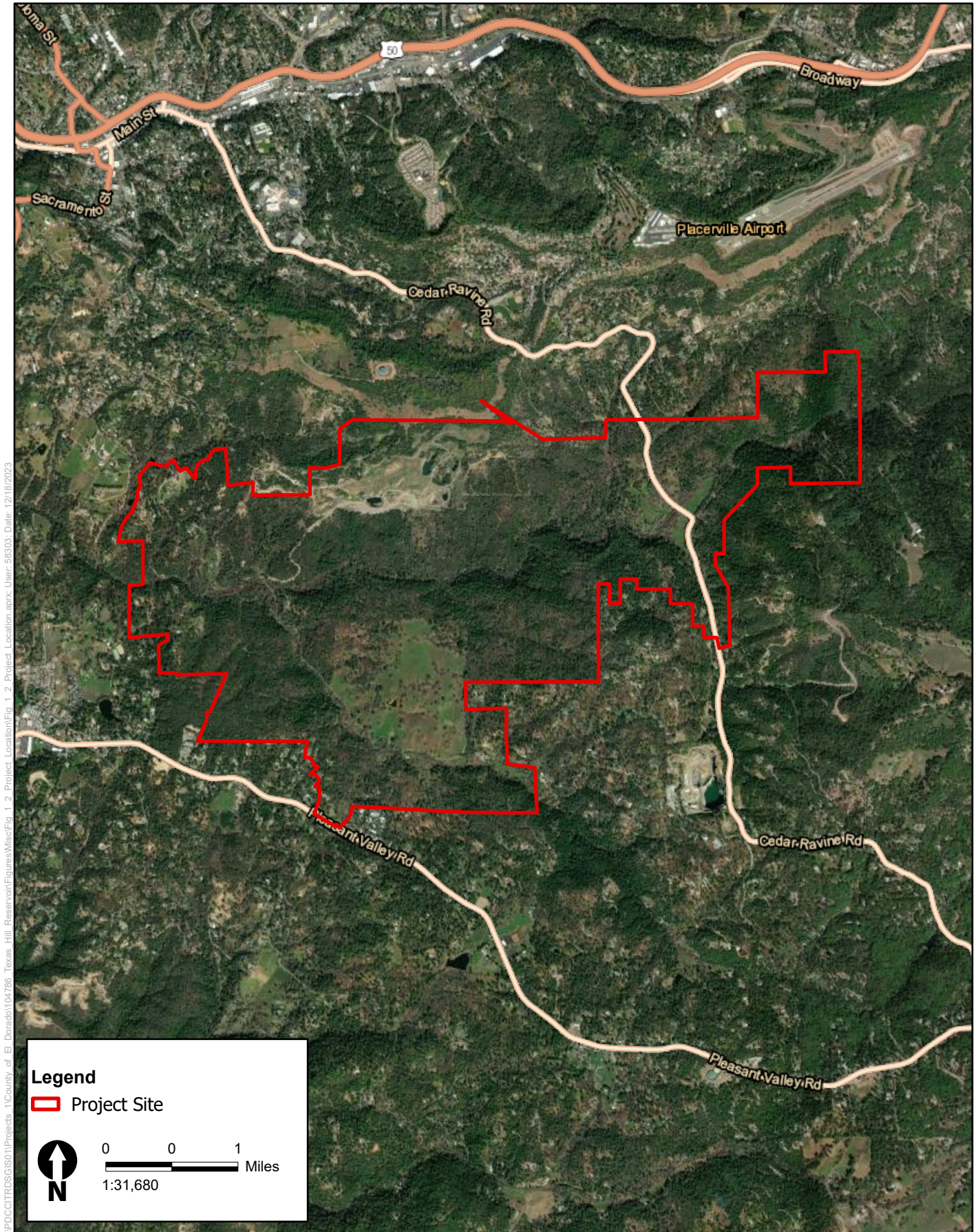


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**Figure 1-1**  
**Regional Location Map**

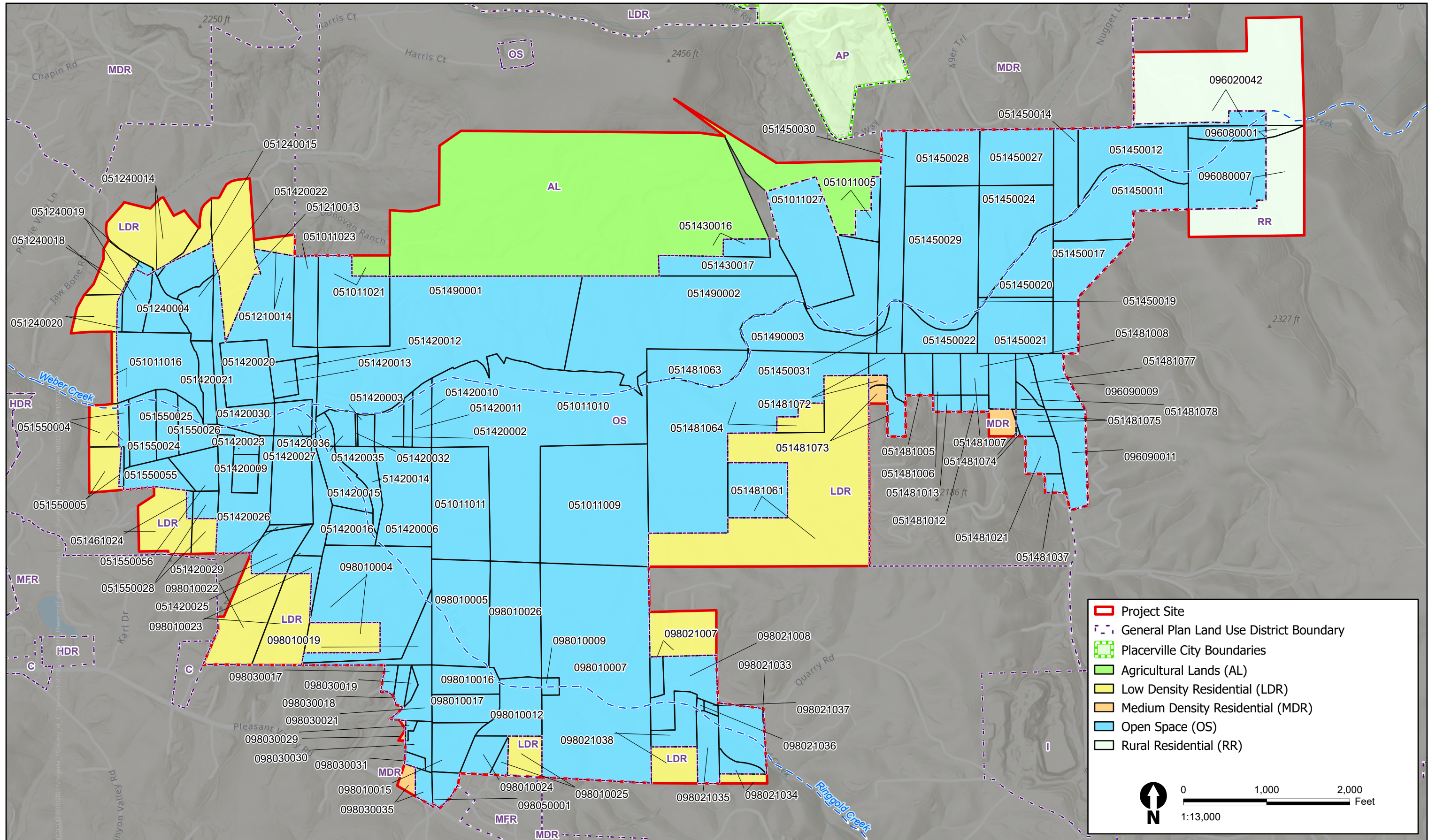




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Figure 1-2  
Project Location Map





**Figure 1-3**  
**Existing General Plan Land Use**















**Figure 1-7. Existing and Proposed General Plan Land Use Designations and Zoning (By APN)**

<b>APN</b>	<b>Owner</b>	<b>Acreage</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Current Land Use</b>	<b>Proposed Land Use</b>
051011027	EID	20.63	OS	LA-20	OS	AL
051550028	EID	5.05	RE-5	RE-5	LDR, OS	LDR
098010022	EID	26.82	RE-5	RE-5	LDR, OS	LDR
098010023	EID	18.92	RE-5	RE-5	LDR, OS	LDR
051011016	Private	23	RE-10	RE-10	LDR, OS	LDR
051240014	Private	15.51	RE-10	RE-10	LDR, OS	LDR
051240015	Private	9.6	RE-10	RE-10	LDR, OS	LDR
051461024	Private	10.36	RE-5	RE-5	LDR, OS	LDR
051550004	Private	6.99	RE-5	RE-5	LDR, OS	LDR
051550005	Private	5	RE-5	RE-5	LDR, OS	LDR
051481072	EID	4.9	OS	RE-5	MDR, OS	MDR
051481075	EID	2.39	OS	RE-5	MDR, OS	MDR
051481073	Private	3.29	RE-5, OS	RE-5	MDR, OS	MDR
051481074	Private	2.48	RE-5	RE-5	MDR, OS	MDR
051011009	EID	40	OS	RE-5	OS	LDR
051011010	EID	53.33	OS	RE-5	OS	LDR
051011011	EID	20	OS	RE-5	OS	LDR
051011023	EID	7.98	OS	RE-5	OS	LDR
051420002	EID	4.08	OS	RE-5	OS	LDR
051420003	EID	2.13	OS	RE-5	OS	LDR
051420006	EID	17.12	OS	RE-5	OS	LDR
051420010	EID	4.08	OS	RE-5	OS	LDR
051420011	EID	1.65	OS	RE-5	OS	LDR
051420012	EID	5.54	OS	RE-5	OS	LDR
051420014	EID	5.02	OS	RE-5	OS	LDR
051420015	EID	5.82	OS	RE-5	OS	LDR
051420016	EID	5.44	OS	RE-5	OS	LDR
051420025	EID	5.57	OS	RE-5	OS	LDR
051420026	EID	15.07	OS	RE-5	OS	LDR
051420027	EID	15.65	OS	RE-5	OS	LDR
051420029	EID	0.31	OS	RE-5	OS	LDR
051420032	EID	0.19	OS	RE-5	OS	LDR
051420036	EID	6.54	RF-L/OS	RE-5	OS	LDR
051430017	EID	11	OS	LA-10	OS	LDR
051450011	EID	16.5	OS	RE-5	OS	LDR
051450012	EID	20	OS	RE-10	OS	LDR
051450014	EID	8.5	OS	RE-10	OS	LDR
051450017	EID	15	OS	RE-5	OS	LDR
051450019	EID	2.45	OS	RE-5	OS	LDR
051450020	EID	5.69	OS	RE-5	OS	LDR
051450021	EID	12.55	OS	RE-5	OS	LDR



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<b>APN</b>	<b>Owner</b>	<b>Acreage</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Current Land Use</b>	<b>Proposed Land Use</b>
051450022	EID	9.13	OS	RE-5	OS	LDR
051450024	EID	24.31	OS	RE-10	OS	LDR
051450027	EID	15	OS	RE-10	OS	LDR
051450028	EID	15	OS	RE-10	OS	LDR
051450029	EID	35.87	OS	RE-10	OS	LDR
051481006	EID	3.86	OS	RE-5	OS	LDR
051481007	EID	3.84	OS	RE-5	OS	LDR
051481012	EID	1.53	OS	RE-5	OS	LDR
051481013	EID	1.53	OS	RE-5	OS	LDR
051481037	EID	1.22	OS	RE-5	OS	LDR
051481063	EID	4	OS	LA-20	OS	RR
051490001	EID	94	OS	LA-20	OS	RR
051490002	EID	76	OS	LA-20	OS	RR
051490003	EID	18	OS	RE-5	OS	LDR
051550024	EID	6.18	OS	RE-5	OS	LDR
096090009	EID	6.55	OS	RE-5	OS	LDR
096090011	EID	8.96	OS	RE-5	OS	LDR
098010005	EID	19.4	OS	RE-5	OS	LDR
098010007	EID	79	OS	RE-5	OS	LDR
098010015	EID	6.44	OS	RE-5	OS	LDR
098010016	EID	6	OS	RE-5	OS	LDR
098010017	EID	6	OS	RE-5	OS	LDR
098010019	EID	5.23	OS	RE-5	OS	LDR
098010026	EID	21	OS	RE-5	OS	LDR
098021033	EID	7	OS	RE-5	OS	LDR
098021035	EID	5.54	OS	RE-5	OS	LDR
098021036	EID	0.25	OS	RE-5	OS	LDR
098021037	EID	0.48	OS	RE-5	OS	LDR
098030019	EID	0.79	OS	RE-5	OS	LDR
098030030	EID	3.53	OS	RE-5	OS	LDR
098050001	EID	2.38	OS	RE-5	OS	LDR
051240004	Private	4.89	RF-L	RE-10	OS	LDR
051240019	Private	5.01	RF-L	RE-5	OS	LDR
051420009	Private	3.53	RF-L	RE-5	OS	LDR
051420013	Private	2	RF-L	RE-10	OS	LDR
051420020	Private	12.05	RF-L	RE-10	OS	LDR
051420021	Private	7	RF-L	RE-10	OS	LDR
051420022	Private	5.4	RF-L	RE-10	OS	LDR
051420023	Private	1.5	RF-L	RE-5	OS	LDR
051420030	Private	9.3	RF-L	RE-10	OS	LDR
051420035	Private	2.74	RF-L	RE-5	OS	LDR



**Figure 1-7. Existing and Proposed General Plan Land Use Designations and Zoning (By APN)**

<b>APN</b>	<b>Owner</b>	<b>Acreage</b>	<b>Current Zoning</b>	<b>Proposed Zoning</b>	<b>Current Land Use</b>	<b>Proposed Land Use</b>
051450030	Private	16.67	RF-L	RE-10	OS	LDR
051450031	Private	3.33	RF-L	RE-5	OS	LDR
051481005	Private	3.91	RF-L	RE-5	OS	LDR
051481008	Private	5.06	RF-L	RE-5	OS	LDR
051481021	Private	4.19	RF-L	RE-5	OS	LDR
051481077	Private	2.49	RF-L	RE-5	OS	LDR
051481078	Private	1.39	RF-L	RE-5	OS	LDR
051550025	Private	5.13	RF-L	RE-5	OS	LDR
051550026	Private	5	RF-L	RE-5	OS	LDR
051550055	Private	5.09	RF-L	RE-5	OS	LDR
051550056	Private	5.06	RF-L	RE-5	OS	LDR
098010009	Private	1	RF-L	RE-5	OS	LDR
098010012	Private	9.28	RF-L	RE-5	OS	LDR
098010024	Private	5.01	RF-L	RE-5	OS	LDR
098021008	Private	10.01	RF-L	RE-5	OS	LDR
098030017	Private	1.15	RF-L	RE-5	OS	LDR
098030018	Private	1.5	RF-L	RE-5	OS	LDR
098030021	Private	3.97	RF-L	RE-5	OS	LDR
098030031	Private	0.85	RF-L	RE-5	OS	LDR
051011021	EID	16.02	OS	LA-20	OS	LDR
051011005	Private	23.76	LA-20	LA-20	OS, AL	AL
051430016	Private	131.31	LA-20	LA-20	OS, AL	AL
051481064	EID	75.3	OS	RE-5	OS, LDR	LDR
098010004	EID	36.37	OS	RE-5	OS, LDR	LDR
051481061	Private	80.7	RE-5	RE-5	OS, LDR	LDR
098010025	Private	5	RE-5	RE-5	OS, LDR	LDR
098021007	Private	9.81	RE-5	RE-5	OS, LDR	LDR
098021034	Private	4.5	RE-5	RE-5	OS, LDR	LDR
098021038	Private	12.05	RE-5	RE-5	OS, LDR	LDR
098030029	Private	0.65	R1A	RE-5	OS, MDR	MDR
098030035	Private	3.47	R3A	RE-5	OS, MDR	MDR
096020042	Private	47.86	RL-10	RL-10	OS, RR	RR
096080001	Private	10	RF-L	RE-10	OS, RR	RR
096080007	Private	31.33	RF-L	RL-10	OS, RR	RR
051210013	Private	22.44	RE-10	RE-10	LDR	LDR
051210014	Private	11.69	RE-10	RE-10	LDR	LDR
051240018	Private	5	RE-5	RE-5	LDR/OS	LDR
051240020	Private	5.01	RE-5	RE-5	LDR/OS	LDR