

LIME ROCK VALLEY SPECIFIC PLAN REVISED PARTIAL RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT

STATE CLEARINGHOUSE #2013022042

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May 2025



ICF. 2025. *Lime Rock Valley Specific Plan Partial Recirculated Draft Environmental Impact Report*. May. (ICF 103659.) Sacramento, CA.
Prepared for El Dorado County, Placerville, CA.

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Appendix A	Updated Biological Resources Report Lime Rock Valley Specific Plan
Appendix B	Cameron Park CSD and El Dorado Hills CSD Parks and Recreation Facilities Demand Assessment
Appendix C	Memorandum in Response to Lotusland Case
Appendix D	Biological Resources Offsite Reconnaissance Survey Results Shingle Lime Mine Road, El Dorado County, California
Appendix E	CONFIDENTIAL: Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project, El Dorado County, California (confidential but available for review in person at the county).

Appendix C of the Draft EIR.... Air Quality and Greenhouse Gas Modeling Technical Report for the Lime Rock Valley Specific Plan (March 2024) and Air Quality and Greenhouse Gas Modeling Results (February & March 2024)

Appendix H2 of the Draft EIRRevalidation of previously adopted Water Supply Assessments for the Village of Marble Valley, Lime Rock Valley, and Central El Dorado Hills Specific Plans

Acronyms and Abbreviations

Term	Definition
CEQA	California Environmental Quality Act
CDFW	California Department of Fish and Wildlife
CPCSD	Cameron Park Community Services District
CSD	Community Services District
CSD Assessment	Cameron Park Community Services District and El Dorado Hills Community Services District Parks and Recreation Facilities Demand Assessment
DEIR	draft environmental impact report
EDHCSD	El Dorado Hills Community Services District
ESA	Endangered Species Act
EVA	Emergency Vehicle Access
Lotusland	People of the State of California Ex Rel. Rob Bonta, Attorney General v. County of Lake & Lotusland Investment Holdings, Inc.
LRVSP	Lime Rock Valley Specific Plan
VMVSP	Village of Marble Valley Specific Plan

1.1 Purpose of this Document

Section 15088.5 of the California Environmental Quality Act (CEQA) Guidelines provides that all or a portion of a draft environmental impact report (DEIR) shall be recirculated for public review and comment when there is a new or more severe significant impact not analyzed in the DEIR.

“Recirculation” simply means that the public is provided an opportunity to comment on the new or revised section(s) of the DEIR. Recirculation is not required unless significant new information is being added to the DEIR. Recirculation is not required where the new information merely clarifies or amplifies or makes insignificant modifications to the DEIR.

The Partial Recirculated DEIR was revised before the close of the public circulation and the public comment period was extended to allow for public comment on the revisions and additional information added to the original DEIR. Underlining indicates where additions were made to the original text of the Partial Recirculated DEIR. Strikeout indicates where the original text was deleted.

This document is the Partial Recirculated DEIR for the Lime Rock Valley Specific Plan (LRVSP) (proposed project). As authorized under Section 15088.5(c), the revisions to the DEIR are limited to portions of the DEIR and therefore, only those portions are included in the Partial Recirculated DEIR. For that reason, the Partial Recirculated DEIR includes only those chapter(s) in which changes are being made. In addition, none of the figures in the DEIR have been changed with the exception of the Emergency Vehicle Access (EVA) figure below; therefore, figures are not included in the Partial Recirculated DEIR. This Partial Recirculated DEIR does include the following appendices: Appendix A is the Updated Biological Resources Report Lime Rock Valley Specific Plan; Appendix B is the Cameron Park CSD (CPCSD) and El Dorado Hills CSD (EDHCSD) Parks and Recreation Facilities Demand Assessment (Michael Baker International 2025); Appendix C is the memorandum in response to the *Lotusland* case (Firesafe Planning, Inc. 2025); Appendix D is the Biological Resources Offsite Reconnaissance Survey Results Shingle Lime Mine Road, El Dorado County, California (LSA 2025). Appendix E is the *CONFIDENTIAL: Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project, El Dorado County, California* (confidential but available for review in person at the County).

Additionally, with the revision to this Partial Recirculated DEIR and for the purposes of full disclosure and to correct the inadvertent error in Appendix C of the DEIR (which is different than Partial Recirculated DEIR Appendix C that includes the memorandum in response to the *Lotusland* case), the County is including the Air Quality and Greenhouse Gas Modeling Technical Report (March 2024) (Technical Report) and correct version of the Air Quality and Greenhouse Gas Modeling Results (February & March 2024) (Modeling Results) for the LRVSP. In addition, Appendix H2 of the DEIR, the Revalidation of previously adopted Water Supply Assessments for the Village of Marble Valley, Lime Rock Valley, and Central El Dorado Hills Specific Plans (Revalidation Memorandum) was also inadvertently omitted from the DEIR. Therefore, the Revalidation Memorandum is also included with the revision to the Partial Recirculated DEIR.

In summary, the proposed 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, approximately 39 acres, 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.

1.1.1 Reason for Recirculation

El Dorado County (County) released the LRVSP DEIR for a 60-day public review period between May 22, 2024 and July 22, 2024. The LRVSP DEIR is available online at <https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/Lime-Rock-Valley-Specific-Plan-Notice-of-Availability-of-the-DEIR>.

The LRVSP DEIR (SCH #2013022042) has been partially revised to include analysis of the Crotch bumble bee (*Bombus crotchii*) because it was added as a candidate species for state listing in 2022 and was not included in the DEIR. Also, 3 additional impacts for offsite improvement area impacts under Biological Resources were added for clarification. The *Biological Resources Report* for the LRVSP (LSA 2024) that identified the Crotch bumble bee as a newly listed species since preparation of the prior biological resources report is also included (Partial Recirculated DEIR Appendix A).

Additional information has been provided for recreation as it relates to the El Dorado Hills and Cameron Parks CSDs. A facilities demand assessment has been prepared and is attached as Partial Recirculated DEIR Appendix B. This additional information is included in this recirculation for public review, although the conclusions to the DEIR related to Section 3.13, *Recreation*, remain the same.

After circulation of the DEIR, an October 23, 2024, decision in *People of the State of California Ex Rel. Rob Bonta, Attorney General v. County of Lake & Lotusland Investment Holdings, Inc. (Lotusland)* held that an EIR should have provided additional explanation about the extent to which bringing new residents to a largely undeveloped project site would increase the “risk of human-caused wildfire over the existing baseline risk” ((2024) 105 Cal.App.5th 1222, 1233). Additional analysis was completed to respond to *Lotusland* and that analysis is included in the recirculation even though the conclusions in the DEIR remain the same.

In addition, the Partial Recirculated DEIR has been revised to include the complete and correct version of the Technical Report and Modeling Results (Appendix C of the DEIR) and the Revalidation Memorandum (Appendix H2 of the DEIR). For the Technical Report, Modeling Results, and Revalidation Memorandum, this Partial Recirculated DEIR utilizes the lettering of the Appendices from the DEIR. The Technical Report version in the DEIR was missing the memorandum section of the report and included an older version of the Modeling Results. The DEIR relied on the most current Technical Report and Modeling Results included herein. The Revalidation Memorandum re-evaluated whether changes, if any, to (1) the proposed project’s land uses, or (2) updates to EID’s water supply and demand analysis, would result in modified conclusions of sufficient water as determined in each WSA in 2013. The Revalidation Memorandum concluded that the proposed project’s land uses have not changed and therefore estimated water use demands would not exceed quantities forecast in the WSAs which were adopted by EID in August of 2013. A summary of the conclusions of the Revalidation Memorandum is currently provided in the DEIR. However, the

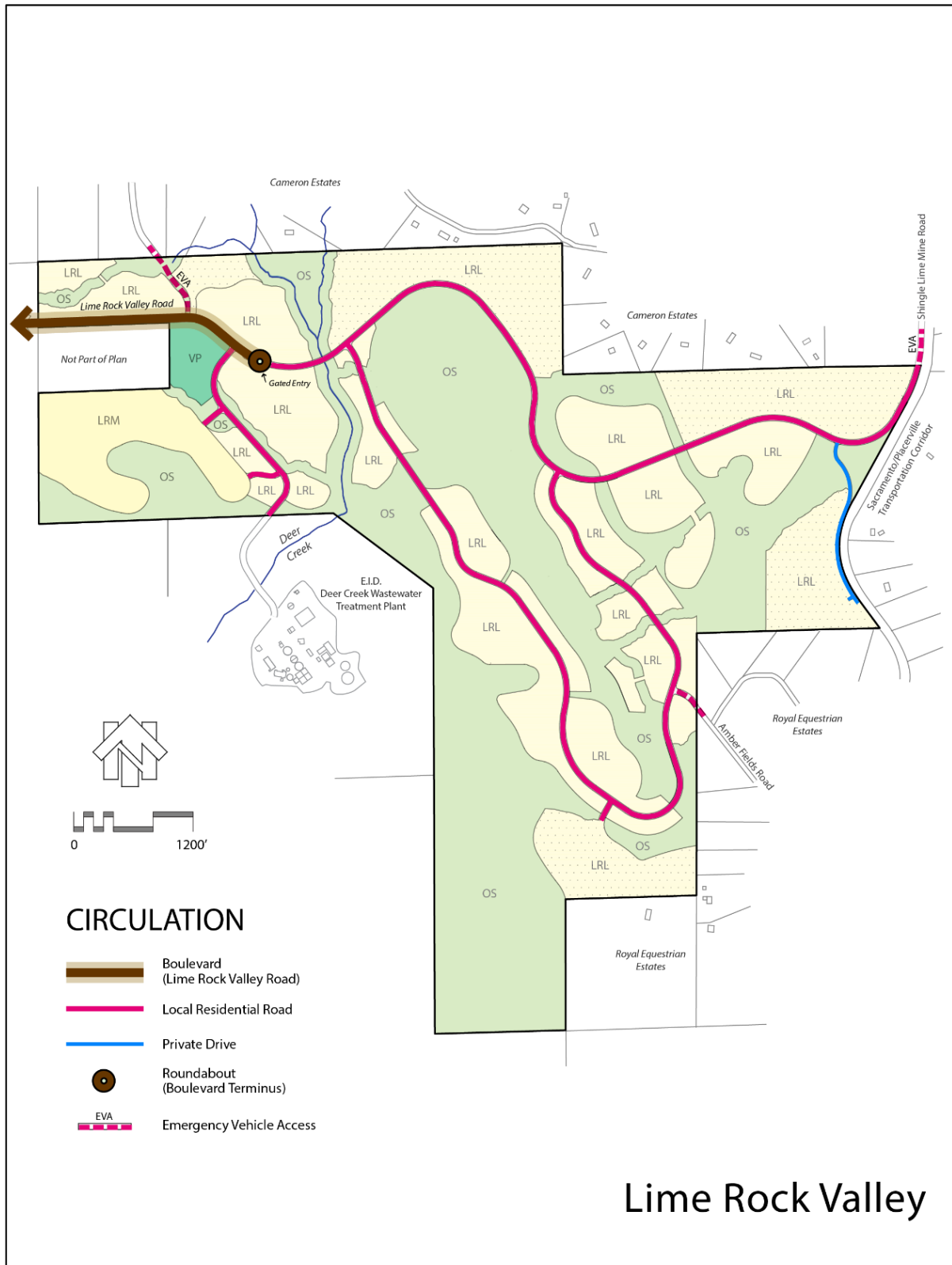
Revalidation Memorandum was inadvertently omitted from Appendix H of the DEIR as Appendix H2.

1.1.2 Project and DEIR Changes

No changes to the LRVSP project are proposed. Revisions will be made in the Final EIR to correct figures and text to accurately describe the EVA routes and a figure depicting the correct EVA routes is included herein for clarity. The changes to the DEIR contained in this Partial Recirculated DEIR are limited to 1) revising the Biological Resources section of the DEIR with regard to the Crotch bumble bee and 3 offsite improvement area impacts along with an updated *Biological Resources Report* for the LRVSP (2024); 2) additional information has been provided for recreation as it relates to the El Dorado Hills and Cameron Parks CSDs, a facilities demand assessment has been prepared and is attached as Appendix B; 3) and additional information has been included in response to *Lotusland*.

Regarding the EVA routes, 2 memorandums were prepared that provide additional analysis in support of the DEIR for the LRVSP, specifically potential impacts along the 1.5-mile Shingle Mine Road. Partial Recirculated DEIR Appendix D includes the *Biological Resources Offsite Reconnaissance Survey Results Shingle Lime Mine Road, El Dorado County, California*; and Appendix E includes the *CONFIDENTIAL: Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project, El Dorado County, California* (confidential but available for review in person at the County).

The EVA routes, including the connection to Shingle Lime Mine Road, are correctly depicted below and corrections will be made in the FEIR to figures to correctly reflect the EVA routes described on page 3.1-17 of the DEIR and depicted below:



Torrence Planning
August 2024

1.1.3 Additional Environmental Analysis

1.1.3.1 Biological Resources

The Crotch bumble bee was not included in the Biological Resources section of the DEIR; therefore, this Partial Recirculated DEIR includes impact analysis and mitigation for this species. Additionally, impact analysis and mitigation for interference with the movement of resident or migratory wildlife within the offsite improvement areas, potential conflict with the County General Plan oak protection policies within the offsite improvement areas, and potential introduction and spread of invasive plant species within the offsite improvement areas is also included. The updated *Biological Resources Report* for the LRVSP (2024) is included as Partial Recirculated DEIR Appendix A.

1.1.3.2 Cultural Resources

Because Shingle Lime Mine Road could be required to be widened from 15 feet to 20 feet, additional analysis was performed in support of the DEIR for cultural resources. The confidential due diligence consistency memorandum for the LRVSP Shingle Lime Mine Road EVA route is included as Partial Recirculated DEIR Appendix D (confidential but available for review in person at the County).

1.1.3.3 Hazards and Hazardous Materials

Hazards and Hazardous Materials has been updated to include additional information in response to the *Lotusland* case regarding the risk of human-caused wildfire over the existing baseline risk.

1.1.3.4 Recreation

Based on comments received on the DEIR with regard to the CSDs, the County prepared the CPCSD and EDHCSD parks and recreation facilities demand assessment. This report is summarized below and is attached as Appendix B.

1.1.3.5 Changes to DEIR Appendices

The changes to the DEIR appendices (Technical Report, Modeling Results, and Revalidation Memorandum) do not reflect new or additional environmental analysis.

1.2 Organization of the Document and Summary of Changes

The Partial Recirculated DEIR includes the following sections:

- Chapter 1. *Introduction*. This chapter discusses the purpose of this Partial Recirculated DEIR, summarizes the revisions being made to the LRVSP DEIR, the public review process, and use of this document.
- *New Information*: Section 3.3, *Biological Resources*, 3.3.2, *Environmental Impacts*, *Impact BIO-33*. These new impacts include analysis and mitigation for the Crotch bumble bee and 3 offsite improvement area impacts.

- *New Information:* Section 3.13, *Recreation*, 3.13.2, *Environmental Impacts, Impact REC-1 and Impact REC-2*. Additional information with regard to the CPCSD and EDHCSD has been incorporated into the text and mitigation measure.
- *Revised:* Chapter 7, *References*. This includes new references cited in the Partial Recirculated DEIR that are not included in Chapter 7, *References*, of the DEIR.
- *Appendices of the Partial Recirculated DEIR.* Appendix A includes the 2024 *Biological Resources Report* for the LRVSP. Appendix B includes the CPCSD and EDHCSD Parks and Recreation Facilities Demand Assessment. Appendix C includes the memorandum in response to the *Lotusland* case. Appendix D includes the *Biological Resources Offsite Reconnaissance Survey Results Shingle Lime Mine Road, El Dorado County, California*; and Appendix E includes the *CONFIDENTIAL: Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project, El Dorado County, California* (confidential but available for review in person at the County).
- *Appendices of the DEIR. Appendix C of the DEIR includes the Air Quality and Greenhouse Gas Modeling Technical Report and Air Quality and Greenhouse Gas Modeling Results for the LRVSP. Appendix H2 of the DEIR includes the Revalidation of previously adopted Water Supply Assessments for the Village of Marble Valley, Lime Rock Valley, and Central El Dorado Hills Specific Plans.*

1.3 Public Review Process

The Partial Recirculated DEIR will be available for a 60-day public review period. The Partial Recirculated DEIR was originally circulated on April 23, 2025 and, with the revision, will be available for an additional 45-day public review period from the date of the revision. 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. The Revised Partial Recirculated DEIR was circulated to state agencies for review through the State Clearinghouse of the Governor's Office of Planning and Research. Copies of the Partial Recirculated DEIR are available for public review on the County's website (<https://www.edcgov.us/Planning/>); at the El Dorado Hills Library, 7455 Silva Valley Parkway, El Dorado Hills; the Placerville Library, 345 Fair Lane, Placerville; and during normal business hours at the public counter at the Community Development Agency, 2850 Fairlane Court, Building C, Placerville.

Written comments can be submitted by mail to:

Mr. Cameron Welch
El Dorado County, Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667

Written comments can be submitted by email to: LRVSP@edcgov.us.

1.3.1 Limitation on Comments

State CEQA Guidelines Section 15088.5(f)(2) states that:

When the EIR is revised only in part and the lead agency is recirculating only the revised chapters or portions of the EIR, the lead agency may request that reviewers limit their comments to the revised chapters or portions of the recirculated EIR. The lead agency need only respond to (i) comments received during the initial circulation period that relate to chapters or portions of the document that were not revised and recirculated, and (ii) comments received during the recirculation period that relate to the chapters or portions of the earlier EIR that were revised and recirculated. The lead agency's request that reviewers limit the scope of their comments shall be included either within the text of the revised EIR or by an attachment to the revised EIR.

In keeping with this provision, **El Dorado County requests that commenters limit their written comments to the revisions and new material presented in the Partial Recirculated DEIR, which consists only of the new information included in this Partial Recirculated DEIR for Section 3.3, *Biological Resources*, 3.3.2, *Environmental Impacts*; Section 3.4, *Cultural Resources*, 3.4.2, *Environmental Impacts*; Section 3.7, *Hazards and Hazardous Materials*, 3.7.2, *Environmental Impacts (EVAs and Wildfire)*; and Section 3.13, *Recreation*, 3.13.2, *Environmental Impacts and the Technical Report, Modeling Results, and Revalidation Memorandum*.** The Final EIR will include written responses to the comments submitted on the portions of the previously circulated DEIR that have not been recirculated, as well as the comments received on the Partial Recirculated DEIR.

1.4 Use of this Document

The Partial Recirculated DEIR will be combined with the previously circulated DEIR as part of the Final EIR. The Final EIR will also include the comments received on the un-recirculated portions of the DEIR and the Partial Recirculated DEIR, along with written responses to those comments.

The Board of Supervisors will consider certification of the Final EIR prior to completing its deliberations on the project. If it approves the project, then the Board will adopt the findings, statement of overriding considerations, and mitigation monitoring and reporting program that are required by CEQA.

The Revised Partial Recirculated DEIR is not the Final EIR. The Final EIR will include other revisions and clarifications (i.e., an errata chapter) in response to the comments received on the DEIR and the Revised Partial Recirculated DEIR, or as needed to otherwise clarify the Final EIR.

3.3 Biological Resources

Section 3.3, Biological Resources, 3.3.2, Environmental Impacts, has been updated to include impact analysis and mitigation for the Crotch bumble bee which is now a candidate species, 3 offsite improvement area impacts, and potential impacts on biological resources as a result of the proposed EVA along Shingle Lime Mine Road. The 3 offsite improvement area impacts, which are separate from the EVA along Shingle Lime Mine Road are included to address comments received on the DEIR and to provide more detailed information about potential offsite improvement area impacts. New text is underlined and deleted text in ~~strikethrough~~

The following text for Impact BIO-18 is added to page 3.3-91 of the DEIR before Mitigation Measure BIO-1a. The following text for Impacts BIO-31 through BIO-34 are added to page 3.3-102 of the DEIR after Mitigation Measure BIO-14.

3.3.2 Environmental Impacts

Impacts and Mitigation Measures

Impact BIO-18: Potential loss of sensitive natural communities within the offsite improvement areas (less than significant with mitigation)

LRVSP proposes EVA along Shingle Lime Mine Road. While Shingle Lime Mine Road is an existing road open to the public that serves existing residences along the road, it was constructed prior to current and more stringent firesafe standards for roads. The current width of the road varies from approximately 15 feet wide in some locations to approximately 20 feet wide in other locations. Under current fire safe regulations adopted consistent with Public Resources Code Section 4290, the Fire Department could require that the entire length of the road be widened to 20 feet to serve as an EVA for LRVSP. While the Fire Department will ultimately make this determination based on the standards in effect at the time of approval of a tentative map, there is the potential that the Fire Department will require widening of Shingle Lime Mine Road to 20 feet and thus additional offsite impacts could occur in the locations where the existing roadway is less than 20 feet in width.

To address these potential impacts, qualified biologists performed records searches and physical surveys of the entire approximately 1.5 miles of Shingle Lime Mine Road that would serve as an EVA for LRVSP. The findings of these studies are provided in the Biological Resources Offsite Reconnaissance Survey Results (Feb. 5, 2024) prepared by LSA (Appendix D; LSA 2025). The analysis of potential impacts assumed that any widening of the road could occur on either side of the existing edge of pavement to ensure that all potential impacts were considered in advance of the requirement or design for any such improvements.

LSA concluded that “[t]he results of the reconnaissance survey of the Shingle Lime Mine Road alignment indicate that a subset of species could potentially be impacted by widening the road for emergency vehicle access.” LSA did not identify any new species or habitats with potential presence in the EVA Area that were not present in the onsite LRVSP project area. As such, LSA determined that mitigation measures Mitigation Measure BIO-1a, BIO-1b, BIO-1c, BIO-1d, BIO-2, BIO-18a and BIO-18b should be applied to any work along Shingle Lime Mine Road. With implementation of these mitigation measures, LSA concluded the impacts would remain less than significant.

Regarding the offsite improvements within Shingle Lime Mine Road for the anticipated water transmission line and utility lines, Mitigation Measure BIO-18a would reduce the impact to less than significant.

Mitigation Measure BIO-18a: ~~Map~~ Implement mitigation measures for sensitive natural communities adjacent to the proposed Shingle Lime Mine Road construction area and Interim Phase 1 Potable Water alignments for the offsite improvements.

Any offsite improvements within or along Shingle Lime Mine Road, including the water transmission line, utility lines, and road improvements required by the Fire Department for EVA use, shall implement the following mitigation measures: BIO-1a (Install construction barriers around the construction area to protect sensitive biological resources to be avoided); BIO-1b (Conduct environmental awareness training for construction employees); BIO-1c (Conduct periodic site visits during construction); BIO-1d (Avoid and minimize potential disturbance of oak woodland habitat); BIO-18b (Compensate for loss of oak woodland in offsite improvement areas); BIO-2 (Compensate for permanent loss of riparian woodland); BIO-3a (Avoid and minimize disturbance of waters of the United States, including wetlands); BIO-3b (Compensate for loss of jurisdictional wetlands); BIO-4 (Compensate for loss of other waters of the United States); BIO-7 (Conduct preconstruction survey and implement California red-legged frog avoidance and minimization measures); BIO-9 (Conduct preconstruction surveys for northwestern pond turtle and exclude turtles from the work area); BIO-10a (Avoid and minimize impacts on Blainville’s horned lizard); BIO-11a (Conduct vegetation removal activities outside the breeding season for birds and raptors); BIO-11b (Conduct preconstruction nesting surveys for special-status birds and non-special-status birds and implement protective measures if present during construction); BIO-11c (Conduct preconstruction surveys for burrowing owls within the project area and offsite improvement areas and compensate for the loss of burrowing owl habitat if nesting owls are found onsite); BIO-12 (Identify suitable roosting sites for bats and implement avoidance and minimization measures); BIO-13 (Implement measures to avoid and minimize potential impacts on American badger); BIO-14 (Identify suitable shelter and denning habitat for ringtail and implement avoidance and protective measures); BIO-20a (Conduct floristic surveys in the offsite improvement areas for special-status plants during appropriate identification periods); and BIO-20b (Avoid or compensate for substantial effects on special-status plants in the offsite improvement areas). Based on the methods used in the Oak Resources Management Plan (ORMP) for the LRVSP, oak canopy shall be mapped in the additional construction area around the Shingle Lime Mine Road and interim Phase 1 potable water improvements parts of the offsite improvement areas. In addition, for any mitigation measures identified above requiring compensatory mitigation for temporary or permanent impacts or offsite improvements areas not already surveyed, riparian woodland and any other sensitive natural communities shall be mapped in these areas. The mapping of sensitive natural communities shall be suitable for calculating the temporary and permanent impacts of the offsite improvements.

Impact BIO-31: Potential Mortality or Disturbance of Crotch Bumble Bee within LRVSP Project Area (less than significant with mitigation)

The Crotch bumble bee was determined to be a candidate species for state listing in 2022, after previous field studies were conducted onsite. Consequently, Crotch bumble bee was not included in any target lists for field surveys. It is included in the 2024 updated Biological Resources Report prepared by LSA. An impact discussion and avoidance and minimization measures for potential effects on Crotch bumble bee were not included in the DEIR but are included below.

Up to 99.9 acres of annual grassland, 82 acres of existing oak woodlands, 162.9 acres of chaparral, and 0.3 acres of riparian woodland habitat, some of which could support Crotch bumble bee overwintering, nesting, and foraging habitat, would be converted to urban uses during project construction. If Crotch bumble bee is present in the project area during construction, clearing and grubbing, excavation, and other construction activities could result in mortality of adults or larvae from being crushed or buried by equipment. Adult Crotch bumble bees could be struck by vehicles and construction equipment traveling along access roads during construction if they are foraging or flying through the area. Construction could also disrupt nesting or foraging activities. Because Crotch bumble bees are a state candidate for listing, this impact would be significant.

As described under Impact BIO-1, the project applicant would implement general protection measures for biological resources, including Mitigation Measures BIO-1a, BIO-1b, and BIO-1c, which require barriers to protect sensitive Crotch bumble bee habitat as determined by the biological monitor prior to construction, environmental awareness training for construction employees, and periodic site visits during construction. Mitigation Measure BIO-1d avoids and minimizes potential disturbances of oak woodland, Mitigation Measure BIO-2 compensates for the permanent loss of riparian woodland, and Mitigation Measure BIO-31 would minimize impacts on Crotch bumble bee individuals. With implementation of these mitigation measures the impact would be less than significant.

Mitigation Measure BIO-31: Conduct preconstruction surveys and implement Crotch bumble bee avoidance and minimization measures.

If the Crotch bumble bee is a Candidate or formally Listed species under the California Endangered Species Act (ESA) at the time vegetation- or ground-disturbing activities occur, the following shall apply:

In accordance with the Survey Considerations for California ESA Candidate Bumble Bee Species (CDFW 2023), the applicant shall conduct 2 onsite surveys prior to construction of each phase and during the colony active period for Crotch's bumble bee (April–August) when detection probability is the highest and floral resources are in bloom. Space the surveys 2–4 weeks apart to ensure that they cover a range of dates and account for variability in resource use by the candidate species and floral resource phenology within the site. Survey methods and best practices shall follow California Department of Fish and Wildlife (CDFW) guidelines (CDFW 2023).

If Crotch's bumble bees or potential Crotch's bumble bees are observed within the development area, develop a plan to protect Crotch's bumble bee nests and individuals in consultation with CDFW. The plan must include, but not be limited to, the following measures:

- Specifications for construction timing and sequencing requirements (e.g., avoidance of raking, mowing, tilling, or other ground disturbance until late March to protect overwintering queens);
- A requirement for a preconstruction survey to be conducted prior to the start of ground-disturbing activities to identify active nests;
- Establishment of no-disturbance buffers for nest sites determined by a qualified biologist as adequate to avoid any disturbance to the nest site or an accidental take and construction monitoring by a qualified biologist to ensure compliance;
- Restrictions associated with construction practices, equipment, or materials that may harm bumble bees as determined by a qualified biologist (e.g., avoidance of pesticides/herbicides, best management practices to minimize the spread of invasive plant species);
- Provisions to avoid Crotch's bumble bees or potential Crotch's bumble bees if observed away from a nest during project activities (i.e., ceasing of project activities until the animal has left the work area of its own volition); and
- Prescription of an appropriate restoration seed mix identified by a qualified biologist that is targeted for the Crotch's bumble bee and the Sierra Nevada foothills, including native plant species known to be visited by native bumble bee species and containing a mix of flowering plant species with continual floral availability through the entire active season of the Crotch's bumble bee (March to October). The seed mix should be applied to temporarily disturbed areas within annual grasslands and oak savanna on the project site.

Impact BIO-32: Interfere with the movement of resident or migratory wildlife within the offsite improvement areas (less than significant with mitigation)

The types of impacts on wildlife movement from the construction of the offsite improvement areas would be similar to those described above under Impact BIO-15 but impacts would be of a lesser magnitude. Protection of open space lands, compensation for the loss of oak woodland habitat, and implementation of Mitigation Measures BIO-1d would reduce indirect impacts on the movement of resident and migratory wildlife. Furthermore, County Code Section 9.46.600 requires dogs and other domestic animals to be on a leash, which would also apply in the offsite improvement areas. Because the construction of the offsite improvement areas would avoid and minimize impacts on resident and migratory wildlife and their habitat, it would not substantially reduce the habitat of a wildlife species, cause a wildlife population to drop below self-sustaining levels, threaten to eliminate an animal community, or reduce the number or restrict the range of a rare or endangered animal. Therefore, the offsite improvement areas would have a less-than-significant impact on movement of resident and migratory wildlife.

Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees

Impact BIO-33: Potential conflict with the County General Plan oak protection policies within the offsite improvement areas (less than significant with mitigation)

The impacts related to potential conflict with the County General Plan oak protection policies from the construction of the offsite improvement areas would be similar to those described above under Impact BIO-16. As described in Impact BIO-18, the existing oak woodland mapping in the proposed VMVSP area to the west of the project area indicates that up to 16.9 acres of oak could be removed for construction of the offsite Lime Rock Valley Road/utilities and Marble Lake Road/Marble Valley Parkway extension/utilities. Depending on the timing of construction and on the approval of the VMVSP, these direct impacts might occur as part of the VMVSP and not be associated with the LRVSP project.

There is no existing mapping of oak woodland at the interim improvements to US 50/Bass Lake Road Interchange, potable water line/dry utilities extension, or dry utilities tie in to existing 21 kilovolts to the west; along the offsite water transmission/utilities line in Shingle Lime Mine Road to the east; or the offsite interim Phase 1 potable water improvements to the north. However, there would likely be some impacts on oak canopy as a result of these improvements and potential for impacts on riparian woodland.

To the extent feasible, any construction within the offsite improvement areas would remain within existing easements to minimize impacts on sensitive natural communities. With implementation of Mitigation Measures BIO-1d, BIO-18a, and BIO-18b, the project would not conflict with the 2017 ORMP, and this impact would be less than significant. Implementation of Mitigation Measures BIO-1a, BIO-1b, and BIO-1c would further reduce impacts on oak woodland in the offsite improvement areas by requiring barriers to protect sensitive areas, environmental awareness training for construction employees, periodic site visits during construction, avoidance or minimization of construction disturbance on retained oak woodland, and maintaining retained oaks.

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)

The impacts related to potential introduction and spread of invasive plant species from the construction of the offsite improvement areas would be similar to those described above under Impact BIO-17. Implementation of Mitigation Measure BIO-17 during construction in the offsite improvement areas would reduce this impact to a less-than-significant level.

Mitigation Measure BIO-17: Minimize the introduction and spread of invasive plants

3.4 Cultural Resources

Section 3.4, Cultural Resources, 3.4.2, Environmental Impacts, has been updated to include impact analysis as a result of the proposed EVA along Shingle Lime Mine Road. New text is underlined and deleted text is in ~~strikethrough~~.

The following additional text and mitigation for Impact CUL-1 is added to page 3.4-18 of the DEIR following the second full paragraph.

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)

LRVSP proposes EVA along Shingle Lime Mine Road. While Shingle Lime Mine Road is an existing road open to the public that serves existing residences along the road, it was constructed prior to more stringent firesafe standards for roads. The current width of the road varies from approximately 15 feet wide in some locations to approximately 20 feet wide in other locations. Under current fire safe regulations adopted consistent with Public Resources Code Section 4290, the Fire Department could require that the entire length of the road be widened to 20 feet to serve as an EVA for LRVSP. While the Fire Department will ultimately make this determination based on the standards in effect at the time of approval of a tentative map, there is the potential that the Fire Department will require widening of Shingle Lime Mine Road to 20 feet and thus additional offsite impacts could occur in the locations where the existing roadway is less than 20 feet in width.

To address these potential impacts, qualified archaeologists performed records searches and physical surveys of the entire approximately 1.5 miles of Shingle Lime Mine Road that would serve as an EVA for LRVSP. The findings of this study are provided in the *Confidential Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project* (March 25, 2025) prepared by ECORP Consulting, Inc (Appendix E, confidential, available for review at the County). As noted in the study, the analysis of potential impacts assumed that any widening of the road could occur on either side of the existing edge of pavement to ensure that all potential impacts were considered in advance of the requirement or design for any such improvements (EVA Area).

ECORP concluded that the “EVA Area will have No Impact to Historical Resources, it will not cause a substantial adverse change to the significance of the Lime Rock Valley Historic District, nor will it cause a substantial adverse change in the significance of an archaeological resource that is a historic resource, as specified in CEQA Guidelines 125064.5.” ECORP also determined that it “concurs with the existing mitigation measure for resource P-9-5550 (CUL-1) and that it should be applied to work within the EVA Area.” ECORP determined that any potential future widening of Shingle Lime Mine Road required for the road to serve as an EVA for LRVSP would not result in a new significant environmental impact, a substantial increase in the severity of an environmental impact, and that implementation of Mitigation Measure CUL-1 would result in a less-than-significant impact. CUL-1 is not limited to work on the project site and therefore will be required prior to issuance of any grading permit for any work along Shingle Lime Mine Road.

To address any unanticipated discoveries during construction, ECORP also recommended that Mitigation Measure CUL-2d (Implement cultural resources training and monitoring during ground-disturbing activities and halt work if previously unrecorded cultural resources are encountered) and CUL-3 (Perform archaeological construction monitoring during ground-disturbing activities and stop work if human remains are encountered) be implemented for any work in the EVA Area. CUL-2d and CUL-3 apply to any ground-disturbing activities and are not limited to the project site and therefore would apply to work along Shingle Lime Mine Road.

Because the survey along Shingle Lime Mine Road was completed, CUL-4a would no longer apply and is revised as follows:

Mitigation Measure CUL-4a: Perform cultural resources surveys of the offsite improvement areas and address any eligible resources in accordance with State CEQA Guidelines Section 15126.4

When the locations of offsite improvements are finalized, the project applicant shall retain qualified cultural resources professionals, who meet the Secretary of Interior's standards, to conduct studies to determine whether cultural resources are located in the area that would be affected by the construction and operation of the improvements. These studies shall include, as appropriate, a records search, archival research, contacting NAHC and interested parties, and pedestrian inventories. Recommendations made for avoidance and minimization shall be considered by the County and implemented, as necessary. These measures could include monitoring and presence/absence testing in sensitive areas, or training for construction personnel. Any resources that are located shall be evaluated for eligibility for listing in the California Register of Historical Places or the National Register of Historical Places. If resources found eligible cannot be avoided through project design, mitigation measures shall be designed in consultation with the County, the State Historic Preservation Office, and other appropriate agencies or parties. These mitigation measures may include data recovery, site capping, interpretation, or other means. This mitigation measure would not apply to offsite improvement areas along Shingle Lime Mine Road that were studied in the *Confidential Due Diligence Consistency Memo for the Lime Rock Valley Specific Plan – Shingle Lime Mine Road Emergency Vehicle Route Project* (March 25, 2025).

3.7 Hazards and Hazardous Materials

Section 3.7, Hazards and Hazardous Materials, has been updated to include additional information in response to the *Lotusland* case. The less-than-significant impact conclusion in Impact HAZ-8 is unchanged from the DEIR. New text is underlined and deleted text is in ~~striketrough~~.

The following additional text for Impact HAZ-8 is added to page 3.7-23 of the DEIR between the second and third paragraphs.

After the DEIR was circulated, a decision in *People of the State of California Ex Rel. Rob Bonta, Attorney General v. County of Lake & Lotusland Investment Holdings, Inc.* (2024) 105 Cal.App.5th 1222 (*Lotusland*) was reached on October 23, 2024. In *Lotusland*, the appellate court faulted the EIR for not explaining the extent to which bringing new residents to the largely undeveloped project site would increase the “risk of human-caused wildfire over the existing baseline risk” (*Id.* at p. 1233). The court also explained that if quantifying the risk is not possible, the “EIR itself must explain why, in a manner reasonably calculated to inform the public of the scope of what is and is not yet known about the Project’s impacts” (*Id.* at fn. 8).

While the DEIR for the LRVSP explained that most wildfires are caused by people and increasing people in the area would expose those new residents and the surrounding community to potential wildfire risk, the DEIR did not, as in *Lotusland*, attempt to quantify the increased risk of human-caused wildfires as a result of the increased population from development of the project. The Memorandum in Response to *Lotusland* Case in Appendix D was prepared in an effort to quantify the risk to the extent possible (Firesafe Planning, Inc. 2025).

The Memorandum in Response to *Lotusland* Case concludes that, while the project increases the general potential for human-ignited wildfires as disclosed in the DEIR, there is not a direct or linear correlation between increased population and wildfire that can be precisely calculated. Studies discussed in the Memorandum in Response to *Lotusland* Case have determined that, at a certain point, increased density in terms of units per acre and population combined with development under current standards begins to actually minimize the risks of wildfires even though the population has increased. Studies discussed therein have also shown that construction under current standards reduces the threat of wildfire and communities built after 2008 face less wildfire risk. After considering available data regarding human causes of wildfires and historical data of wildfires in the project area from 2000 to 2023 and the system’s approach to reducing wildfire risks and severity, the Memorandum in Response to *Lotusland* Case concludes that population does not appear to be a significant driving force to wildland fires and per capita rates suggest that population density may reduce the ignition rate per capita, even if it increases the total number of fires overall. The Memorandum in Response to *Lotusland* Case ultimately concludes that the addition of new residents and people to the undeveloped project site will have a less than significant impact on the increase of wildfires from human-caused wildfire over the existing baseline risk.

The Memorandum in Response to *Lotusland* Case also explains that the wildfire safety plan implemented through Mitigation Measure HAZ-8 and approved at each small lot tentative subdivision map will include measures to reduce the risks of wildfire from humans based on the most current standards at the time of the tentative map. This will ensure that the most current standards, which are expected to become more stringent over time, are adopted and the wildfire

safety plan is able to address the layout of each tentative map. While the wildfire safety plan would address all of the human-causes addressed herein and apply the most current stringent standards, to provide further assurances at this programmatic stage, Mitigation Measure HAZ-8 is amended to include minimums that would expressly address wildfires caused by humans. Mitigation Measure HAZ-8 is therefore amended as follows:

Prior to ~~the submittal of the first~~ approval of a small lot tentative subdivision map, the County will require a ~~the preparation of a~~ wildfire safety plan reviewed and approved by CAL FIRE and the local fire protection district that is appropriate to the high and very high fire classifications of the plan area on the CAL FIRE Hazard Severity Zone Map for El Dorado County. The wildfire safety plan will include, but not be limited to, the following.

- *Site and project description*
- *Applicable codes and regulations*
- *Fire department response capabilities*
- *Site fire risk assessment (weather, fuels, topography, fire and ignition history, and potential fire behavior)*
- *Fire safety requirements (vegetation management, structural hardening site access, water availability, alternative materials and methods)*
- *Response strategies for emergency evacuations related to wildfire (number of people using routes; accessibility of routes; any disruptions to routes from natural hazards; and location and capacity of emergency shelters)*
- *Frequency of fuel management*
- *Prohibition of smoking in public open space areas*
- *Ban of solid fuel outdoor fires within the community without spark arrestor and only in approved devices*
- *No Open Burning in the fuel modification zones, open space or within 50 feet of the wildland interface.*
- *Adoption/application of most current regulations and standards regarding the type and nature of equipment utilized in open space areas*
- *Sites with wildland fuels below (lower than the project structures) must have additional protections provided that is equal to or greater than the risk associated with the configuration, as approved by the fire authority having jurisdiction. This may include radiant heat walls, increased built-in fire protection features and/or placement of the structure so that the impacts of "underslung fuels" are addressed.*
- *Structures and features shall be sited to maximize the role of low-flammability landscape features and roadways that may buffer the development from fire spread as required by 14 California Code of Regulations Section 1276.03(Fuel Breaks)*
- *Funding source*

3.13 Recreation

Section 3.13, Recreation, 3.13.2, Environmental Impacts, Impact REC-1 and Impact REC-2 have been updated to include revisions and additional background information to the results of a CSD park demand assessment prepared by the County, and updated information in the mitigation measure. The less than significant with mitigation conclusion is unchanged from the DEIR. New text is underlined and deleted text is in ~~striketrough~~.

The following text for Impact REC-1 is added to page 3.13-12 of the DEIR after the first paragraph, and the text for Impact REC-2 is added to page 3.13-13 of the DEIR before Mitigation Measure REC-1.

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)

The County prepared the Cameron Park Community Services District and El Dorado Hills Community Services District Parks and Recreation Facilities Demand Assessment (CSD Assessment) documenting the results of the Cameron Park Community Services District (CPCSD) and El Dorado Hills Community Services District (EDHCSD) parks and recreation facilities demand assessment (Partial Recirculated DEIR Appendix B; Michael Baker International 2025). The assessment, which evaluates the potential demand on parks and recreation facilities in the CPCSD and EDHCSD resulting from development of the proposed VMVSP and LRVSP, was initiated by and is under the direction of the El Dorado County Planning and Building Department.

The VMVSP and LRVSP would increase the residential population in the vicinity of CPCSD and EDHCSD. Each project will include public park facilities that would be available to residents within the specific plans, but the parks would also be available to the population outside the project areas.

Existing demand on CPCSD and EDHCSD facilities was estimated by the EDHCSD using Placer Labs, Inc. artificial intelligence software platform. The data show that, as expected, most of the demand within each CSD is from residents in those districts, and there is also cross-district use. However, there is also visitation from the population outside both district boundaries (e.g., Folsom and the greater Sacramento region and beyond). When the results of the existing demand are combined with projected demand using the gravity model utilized in the CSD Assessment, it is reasonable to assume such trends would continue into the future and that visitors would continue travel to parks and facilities that best meet their needs, even if there are parks closer to them. The results of the assessment suggest that there would be a range of potential demand on the CPCSD and EDHCSD from the LRVSP. Based on available information, precise quantification of potential population demand on the CPCSD and the EDHCSD facilities resulting from the LRVSP is not possible at this time because: 1) the planned parks in the specific plans would not be designed until after tentative maps are approved, which would only occur after project approvals, so the specific amenities that would be provided in the planned parks of the specific plans are currently unknown; 2) while the Placer.ai software can be used to generate visitor data for existing conditions, its usefulness for predicting future visits is constrained because the specific plan areas are not developed. There is no “real-time” trip origin and destination visitor trip data; and 3) the data indicate cross-district and non-resident use, including a substantial number of visits to the CPCSD and EDHCSD from locations

not within the districts. Thus, the projections using the gravity model must be viewed in conjunction with the Placer.ai datasets.

Using a gravity model described in the CSD Assessment (Partial Recirculated DEIR Appendix B: Table 5), it is estimated that 33% of annual park user visits by LRVSP residents would be to LRVSP parks. It is further estimated that 27% of park user visits would be to VMVSP parks (assuming that the proposed specific plan is approved and subsequently developed) and 29% of park user visits would be to existing EDHCSD parks. Since VMVSP parks are proposed to be within the EDHCSD, the gravity model anticipates that approximately 56% of park user visits would be to EDHCSD parks (not including LRVSP parks). The CSD Assessment further estimates that approximately 11% of park user visits would be to CPCSD parks (not including LRVSP parks). This park visitation preference by project residents is expected given the project site design where roadway access out of the site would pass the proposed village park site along Lime Rock Valley Road and would also direct resident travel adjacent to several village park sites within the Village of Marble Valley Specific Plan. As noted above and in the CSD Assessment, anticipated park use cannot be precisely calculated and the gravity model does not account for all amenities that may attract a user to a park. Combined with the Placer Labs, Inc. data provided by the EDHCSD on behalf of both EDHCSD and CPCSD, the data on actual park use by current residents and the gravity model together show that residents use parks close to their homes and also travel to other areas outside of their park district to use parks. As the Placer Labs, Inc. data shows, residents of EDHCSD use CPCSD parks and residents of CPCSD use EDHCSD parks. This use across park district lines would be anticipated to equalize demands on parks with each district serving residents of the other district while also having less residents to serve when those residents use a park outside of the resident's district.

The CSD Assessment further estimates that, with the addition of the LRVSP Village Park that would be available to Cameron Park residents, approximately 4,900 visits by CPCSD residents would be made to the LRVSP Village Park. With an offset for these CPCSD resident trips to the LRVSP Village Park, it is estimated that LRVSP residents would have an approximately net increase of 6,000 annual park user visits to existing CPCSD parks (approximately 6% of total LRVSP park user visits or 16 visits per day). When compared to projected CPCSD visits by CPCSD residents, LRVSP residents' park user visits of 6,000 to CPCSD parks would be less than 1% of the park user visits by CPCSD residents. Specifically, Attachment B-1 of the CSD Assessment estimates 38.6265 annual visits per resident and anticipates 22,600 residents in the CPCSD service area by 2036, thus approximately 872,959 park user visits would be anticipated by CPCSD residents in 2036 and thus LRVSP park user visits at full buildout of the LRVSP would be less than 1% of those park user visits (6,000 park user visits increase / 872,959 total CPCSD population annual park user visits).

New residents of LRVSP are therefore not anticipated to cause such a substantial increase in the use of existing neighborhood and regional parks or other recreational facilities in EDHCSD or CPCSD such that substantial physical deterioration of an existing facility would occur or be accelerated. It is acknowledged in the CSD Assessment that there is high visitation on park and recreation facilities of regional interest (e.g., pool facilities, community centers, and parks with sports fields) in both CSDs that the project would contribute additional visitation. Both CSD control access to these facilities charge user fees and/or rental fees to fund operation and maintenance. The EDHCSD and CPCSD maintain the ability to control use of these regional recreation facilities and address deterioration due to usage.

As discussed in the Draft EIR and CSD Assessment, LRVSP is not currently within the service area of either CSD and would require annexation approval by the El Dorado Local Agency Formation

Commission after LRVSP approval by the County. The Draft EIR has analyzed and assumed annexation into EDHCSD in part because that CSD is adjacent to LRVSP. It is possible that LRVSP could instead be annexed into CPCSD.

While annexation into either CSD remains possible, the CSD Assessment illustrates that park user visits by LRVSP residents is unlikely to be significantly altered based on whether LRVSP is annexed to EDHCSD or CPCSD. As reflected in the CSD Assessment, numerous factors influence a park user's decision on which park to utilize, including amenities at the park, organized sports offerings, and distance from the residence. Regardless of which CSD serves LRVSP, the LRVSP residents' future decisions related to park use would likely be primarily influenced by factors other than which CSD service area the property is in.

The annexation decision would determine whether the 8-acre village park provided within LRVSP would become an EDHCSD or CPCSD park and the CSD to which LRVSP is annexed would receive the park impact fees to address the need for construction of park and recreational facilities as a result of the new development recreation demands. Because the CSD service area of LRVSP is unlikely to significantly influence park use decisions and the park use by LRVSP residents is not anticipated to degrade existing parks, the annexation decision remains an economic issue affecting which CSD would receive the park impact and potential in-lieu Quimby fees and also assume the ownership and ongoing responsibility for new LRVSP parks.

To anticipate the possibility of annexation to LRVSP, Mitigation Measure REC-1 is revised to provide that the CSD to which LRVSP is annexed would determine whether additional 5.2 acres of private neighborhood parkland would be constructed within LRVSP or LRVSP would pay in-lieu fees to meet its Quimby obligation. The CSD to which LRVSP is annexed would be able to account for the new parkland or utilize the in-lieu fees to construct new parkland.

The revision of Mitigation Measure REC-1 to anticipate potential annexation to either EDHCSD or CPCSD does not affect the conclusion in the Draft EIR that, with implementation of Mitigation Measure REC-1, the impacts from the increased use of existing neighborhood and regional parks and facilities such that a substantial physical deterioration would occur or be accelerated would remain less than significant in combination of payment park impact fees. Both CSDs have established park impact fees pursuant to the "Mitigation Fee Act" as found in Government Code Section 66000 and El Dorado County Code Chapter 13.20 (Development Impact Fees for Special Districts), which ensures that fees charged have a reasonable relationship or nexus between new development and the need for additional park and recreational facilities within the CSD as a result of new development. These fees are \$13,495 per single-family dwelling unit, \$8,907 per multifamily or affordable dwelling unit, and \$7,886 per age-restricted dwelling unit for EDHCSD, and \$6,645 per single-family dwelling unit, \$5,435 per multifamily dwelling unit, and \$3,402 per mobile home dwelling unit for CPCSD.

Mitigation Measure REC-1 is therefore revised to state:

Mitigation Measure REC-1: Designate at least 5.2 acres of private neighborhood parkland in the LRVSP or pay in-lieu fees

To compensate for the shortfall of parkland associated with the proposed project, the project applicant shall either designate a minimum of 5.2 acres of private neighborhood parkland within the LRVSP area or pay in-lieu fees to the ~~El Dorado Hills~~ CSD to which the LRVSP is annexed. The ~~El Dorado Hills~~ CSD to which the LRVSP is annexed shall determine which of these approaches it prefers at the time of development. This requirement shall be included in

the Development Agreement. The dedication of parkland or payment of in-lieu fees may be prorated with each subdivision map that is filed.

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)

As described in *Existing Conditions* and Impact REC-1, ~~the El Dorado Hills CSD service area is deficient in community parkland and the Cameron Park CSD service area is deficient in neighborhood parkland. The~~ the proposed project at buildout would introduce new park users to an area already deficient in parks. As noted above, although the proposed project would provide some parkland, either dedication of additional parkland or payment of in-lieu fees and payment of park impact fees that address the need for construction of park and recreational facilities as a result of new development would still be required to accommodate project residents. Additional dedication or payment of in-lieu fees as required by Mitigation Measure REC-1 would ensure establishment of additional parkland within the EDHCSD or in the CPCSD.

Construction or expansion of offsite park and recreation facilities or establishment of an additional 5.2 acres of private neighborhood parkland within the project area as required by Mitigation Measure REC-1 to achieve and maintain acceptable service ratios accommodating project residents could result in significant impacts on such resources as aesthetics, air quality, biology, cultural resources, geology, hazards and hazardous materials, water quality, noise, and transportation.

Because the location of any such offsite recreation facilities has not been determined, and ~~neither~~ the LRVSP, the EDHCSD 2021 Master Plan, and CPCSD 2014 Master Plan identifies actual facilities or locations for future projects, precise environmental impacts associated with them would be speculative to address at this time. The actual impacts of new park facilities would depend on the precise type and location of those facilities and would, therefore, be required to undergo project-specific environmental review. However, implementation of Mitigation Measure REC-1 would ensure establishment of additional parkland ~~within the El Dorado Hills CSD~~ by providing additional parkland and/or payment of in-lieu fees. In addition, project payment of park impact fees would address the need for construction of park and recreational facilities as a result of new development.

Mitigation Measure REC-1: Designate at least 5.2 acres of private neighborhood parkland in the LRVSP or pay in-lieu fees

Chapter 1, Introduction

Firesafe Planning, Inc. 2025. *Memorandum in Response to Lotusland Case*. March 27, 2025.

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Michael Baker International. 2025. *Cameron Park Community Services District and El Dorado Hills Community Services District Parks and Recreation Facilities Demand Assessment*. Prepared for El Dorado County. February 11.

Chapter 3, Impact Analysis

Section 3.3, Biological Resources

California Department of Fish and Wildlife (CDFW). 2023. *Survey Considerations for California Endangered Species Act Bumble Bee Species*. Available: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=213150&inline>. Accessed: June 6, 2024.

LSA. 2025. *Biological Resources Offsite Reconnaissance Survey Results Shingle Lime Mine Road, El Dorado County, California*. February 5.

Section 3.7, Hazards and Hazardous Materials

Firesafe Planning, Inc. 2025. *Memorandum in Response to Lotusland Case*. March 27, 2025.

Section 3.13, Recreation

Michael Baker International. 2025. *Cameron Park Community Services District and El Dorado Hills Community Services District Parks and Recreation Facilities Demand Assessment*. Prepared for El Dorado County. February 11.