

CEQA Scoping Meeting

Cameron Meadows

Tentative Subdivision Map

Applicant: TTLC Cameron Park – Meadows, LLC

Project Number: TM23-0003

FEBRUARY 13TH & 15TH 2024

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION



Agenda

- Introductions
- Meeting Logistics - Listening Session, Not Q&A Format
- Project Review Process & Project Description
- Overview of CEQA and Environmental Review Process
- Identify Issues to be Evaluated in the EIR
- How to Submit Comments
- **Public Input**



Introductions

- County Staff
 - Ande Flower, Discretionary Planning Manager
 - Bianca Dinkler, Senior Planner
- Environmental Consultant
 - Pat Angell, ASCENT Environmental

Two Scoping Meetings 2/13 & 2/15

- Virtual Meeting (Zoom) Tuesday, 2/13 5:30pm-7:30pm.
- In-Person Meeting is Thursday, 2/15 5:30pm-7:30pm.
- Paper comment cards available at Thursday meeting.
- **The same information will be provided at both meetings.**
- All written and verbal comments will be considered through the environmental review process.
- Email comments here: cameronmeadows@edcgov.us



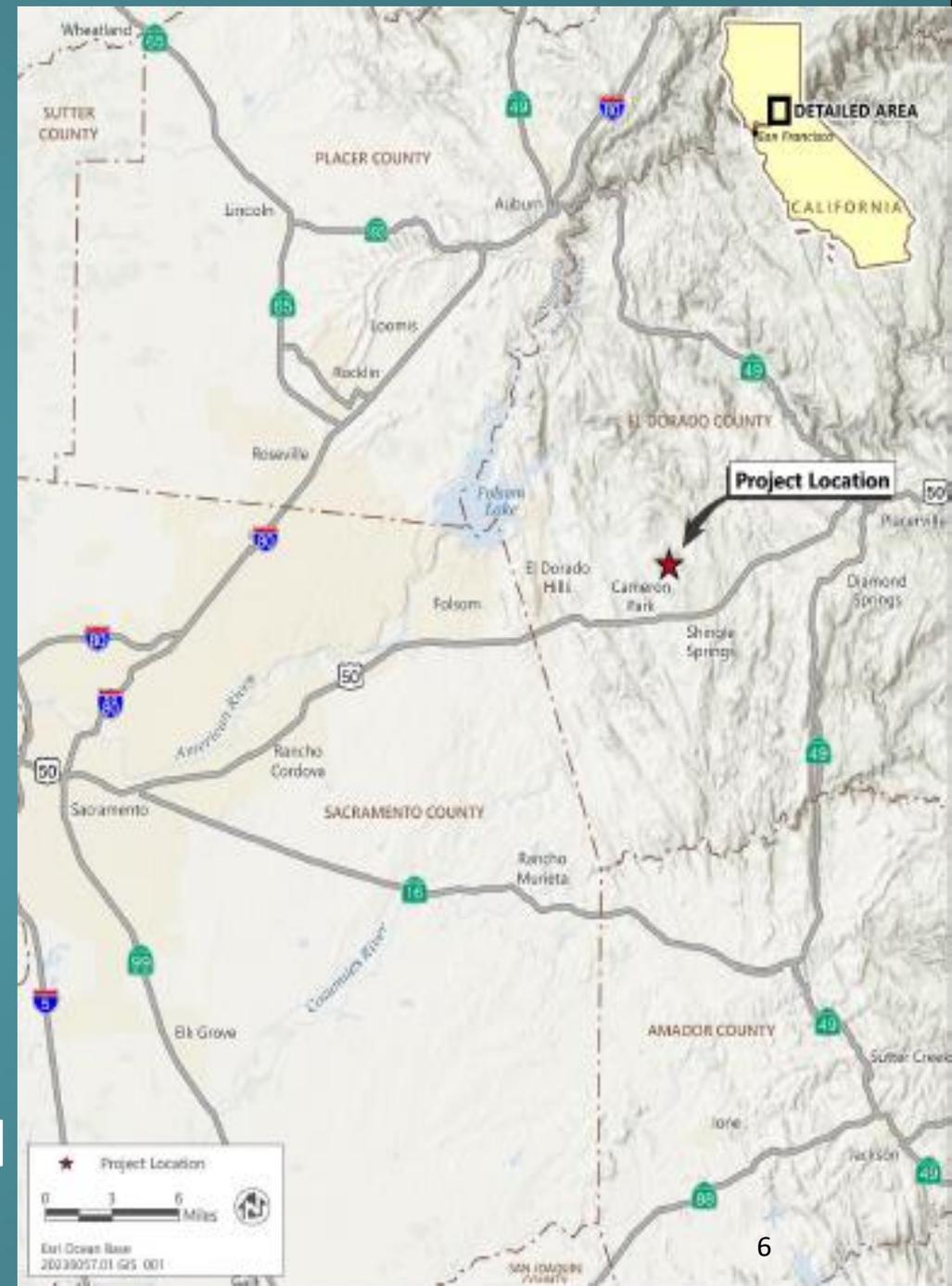
Project Review Process

1. Project Submitted
2. Reviewed for complete submittal
3. Notice of Preparation (DEIR)– 30-day public review
4. Notice of Availability for Draft EIR– 45-day public review
5. Public Hearing, generally– 10-day public review



Project Description

- A Tentative Subdivision Map to create 161 residential lots.
- 16 lots would include attached Accessory Dwelling Unit (ADU).
- ADUs would be deed-restricted as affordable housing.
- The Project Proposes to Utilize SB 330 and the Density Bonus Law (DBL).
- Unincorporated El Dorado County
- Cameron Park Community Region
- East of Mira Loma Drive, North of Carousel



Project Description (cont.)

- 104-acres (APN 071-011-051)
- Adjacent to Rasmussen Park
- Rasmussen Pond located on-site
- Would preserve open space, public trails, Oak Woodland areas, and Rasmussen Pond.
- Proposed lot sizes 6,300 square feet to 16,686 square feet.
- Proposed residences 2,600 square feet to 3,587 square feet.
- ADUs 697 square feet to 772 square feet.



SB 330 and Density Bonus Law (DBL)

- 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 Density Bonus Law (DBL).
- General Plan Land Use is High Density Residential (HDR), and Zoning is Residential, One-Acre (R1A).
- The Project’s “base density” under the DBL is “five dwelling units per acre because that is the highest available density.” Therefore, re-zoning the Project site is neither proposed nor necessary for the proposed Project to achieve the proposed density of 1.55 units per acre.
- CA Housing and Community Development (HCD) Letter to the County.

CEQA

- California Environmental Quality Act
- Public participation is essential
- Public disclosure process
- Applies to discretionary decisions by public agencies
- Requires consideration of physical environmental effects and measures to avoid or mitigate environmental impacts
- Certification of EIR does not indicate project approval



What an EIR Does and Does Not Do

An EIR Does...

- Disclose potential effects of project on environment
- Identify mitigation measures
- Describe feasible alternatives to proposed project

An EIR Doesn't...

- Require mitigation for existing environmental conditions
- Advocate for project under evaluation
- Require project denial due to significant environmental impacts
- Address economic and social issues (e.g., property values)



CEQA Process

- Notice of Preparation (NOP)
 - Comment period open from February 5, 2024 - March 5, 2024
- • Scoping Meeting (today)
- Draft EIR
 - Will have 45-day public review period
- Final EIR
 - Will respond to all comments received during Draft EIR review period
- Project Decision



Issues to be Evaluated in the EIR

- Aesthetics
- Air Quality
- Cultural and Tribal Cultural Resources
- Biological 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
- Utilities and Service Systems
- Wildfire



Issues NOT Evaluated 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.



Public Comment Tonight

RULES:

- Please limit verbal comments to 3 minutes.
- The countdown timer indicates how much time you have left to comment.
- A reminder will be provided when you have 30 seconds to wrap up your comment.
- A beep/chime will sound when 3 minutes is up.
- Each attendee may speak only once.



How to Submit Written Comments

- Email: cameronmeadows@edcgov.us
- Mail: Bianca Dinkler, Senior Planner
County of El Dorado Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

Comments must be received by 5:00 p.m. on Tuesday, March 5, 2024

