



**County of El Dorado**  
**Notice of Preparation of a Draft Environmental Impact Report**  
**and Notice of Public Scoping Meeting for the**  
**Village of Marble Valley Specific Plan**

Date: February 20, 2013  
To: Interested Parties  
From: Rommel (Mel) Pabalinas, Senior Planner, County of El Dorado  
Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Village of Marble Valley Specific Plan (File No. SP12-0003)

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Village of Marble Valley Specific Plan in El Dorado County. 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 EIR (pursuant to CEQA Guidelines Section 15082). The location, project description, proposed entitlement requests, and potential environmental effects of the proposed Village of Marble Valley Specific Plan are summarized in the attached materials.

Please provide written comments to **Mr. Rommel (Mel) Pabalinas, Senior Planner, at the address shown by 5:00 p.m. on March 22, 2013**. Keep in mind that there will be another opportunity to submit detailed comments when the Draft EIR is released for public review. Please mail, email, or fax your comments to:

Rommel (Mel) Pabalinas, Senior Planner  
El Dorado County Development Services Department, Planning Division  
2850 Fairlane Court, Building C  
Placerville, CA 95667  
Email: rommel.pabalinas@edcgov.us  
Fax: (530) 642-0508

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written comments.

**Date:** Wednesday, March 6, 2013

**Time:** 6:30 p.m. to 8:30 p.m.

**Where:** Cameron Park Community Services District, Assembly Hall, 2502 Country Club Drive, Cameron Park, CA 95682.

The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide comments.

NOTICE OF PREPARATION OF  
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)  
AND NOTICE OF PUBLIC SCOPING MEETING  
FOR THE  
VILLAGE OF MARBLE VALLEY SPECIFIC PLAN

**Project Information**

**Location:** The site for the Village of Marble Valley Specific Plan (VMVSP) (project) comprises approximately 2,341 acres located in the unincorporated area of the County of El Dorado (County) south of U.S. Highway 50 (US 50), and is located approximately 19 miles west of Placerville and 24 miles east of downtown Sacramento (Figure 1, Regional Location). This is where the 398-lot Marble Valley Master Plan was previously approved by the El Dorado County Board of Supervisors in 1998. The VMVSP is a proposed amendment to the approved Marble Valley Master Plan. The site is approximately 1,000 feet southeast of the US 50 and the Bass Lake Road interchange in El Dorado Hills, California, and consists of Assessor's Parcel Numbers (APNs) 087-200-74; 119-020-56 and 119-020-57; 119-030-13 through 119-030-19; and 119-330-01 (Figure 2, Project Location).

The proposed project site is surrounded by the Cambridge Oaks residential development and US 50 to the north; Marble Ridge residential development and Valley View Specific Plan area to the west; Ryan Ranch residential development to the southwest; Sun Ridge Systems to the south; and Cameron Estates, the proposed Lime Rock Valley Specific Plan, Deer Creek Wastewater Treatment Plant, and Royal Equestrian Estates to the east.

**Project Description:** The proposed VMVSP would consist of an approximately 2,341-acre project with up to 3,236 dwelling units, 475,000 square feet of commercial use, 87 acres of public facilities/recreational use, 1,282 acres of open space, 42 acres of agricultural use, and 73 acres of new road impact areas and future right-of-way. Planned improvements will take place on approximately 1,875 acres located mostly north of Deer Creek. The proposed project is designed in a manner that concentrates a majority of the development along a 1-mile core adjacent to the entry roadway and preserves, enhances, and highlights the historic character of the site derived from the historical use of the property for limestone mining. Table 1 shows the proposed land use designations. These designations are also shown in Figure 3, Proposed Land Use Designations.

**Table 1. Proposed Land Use Summary**

Land Use Designation	Area (Acres)	Percent of Total Area	Residential Units	Commercial Area (Square Feet)
<b>Residential</b>				
LDR - Low-Density Residential (0.9-5.0 Average Dwelling Units/Acre)	685	29%	1,963	NA
MDR - Medium-Density Residential (5.0-12.0 Average Dwelling Units/Acre)	85	4%	708	NA
High-Density Residential - (12.0-24.0 Average Dwelling Units/Acre)	28	1%	501	NA
<i>Subtotal</i>	<i>798</i>	<i>34%</i>	<i>3,172</i>	<i>NA</i>
<b>Commercial</b>				
OP - Office Park	41	2%	NA	375,000
VC - Village Commercial	19	1%	64	100,000
<i>Subtotal</i>	<i>60</i>	<i>3%</i>	<i>64</i>	<i>475,000</i>
<b>Agriculture</b>				
AT - Agriculture Tourism	42	2%	NA	NA
<i>Subtotal</i>	<i>42</i>	<i>2%</i>	<i>NA</i>	<i>NA</i>
<b>Public Facilities</b>				
PS - Public School (K5 and/or K8)	35	1%	NA	NA
VP - Village Park <sup>a</sup>	47	2%	NA	NA
NP - Neighborhood Park	TBD	0.0	NA	NA
PU - Public Utilities	5	0%	NA	NA
<i>Subtotal</i>	<i>87</i>	<i>4%</i>	<i>NA</i>	<i>NA</i>
<b>Open Space</b>				
OS - Open Space	1,282	55%	NA	NA
<i>Subtotal</i>	<i>1,282</i>	<i>55%</i>	<i>NA</i>	<i>NA</i>
<b>Road Impact Areas and Future Right-of-Way</b>	73	3%	NA	NA
<b>Total</b>	<b>2,342</b>	<b>100%</b>	<b>3,236</b>	<b>475,000</b>
Notes: NA = Not applicable; TBD = to be determined				
<sup>a</sup> Includes Marble Lake (10 acres)				
Source: Marble Valley Company, LLC, 2012				

**Proposed Entitlement Requests:** The proposed project is an amendment to the previously approved Marble Valley Master Plan. The amendment would include changes to the County general plan, adoption and implementation of the VMVSP, and rezoning. In addition, the project would require the County's approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Plan and Tentative Maps. Specifically, the entitlement requests for the proposed project are provided as follows.

- The proposed general plan amendment would expand the Community Region of El Dorado Hills to include the VMVSP area on the General Plan Land Use Map, and amend the General Plan Land Use Map designation of subject lands from Low-Density Residential (LDR) (1.0 Du/5.0 acres) to Adopted Plan-Village of Marble Valley Specific Plan (AP-VMVSP) and VMVSP land use designations Low-Density Residential (LDR) (0.9- 5.0 average Du/Ac), Medium-Density Residential (MDR) (5.0 - 12.0 average Du/Ac), High-Density Residential (HDR) (12.0 - 24.0 average Du/Ac), Office Park (OP), Village Commercial (VC), Public Utilities (PU), Public School (PS), Village Park (VP), Agriculture Tourism (AT), Open Space (OS), and Public Open Space (POS).
- The proposed zone change would amend zone districts from Estate Residential Five Acre-Planned Development (RE-5-PD) and Open Space (OS) to VMVSP zone districts Single Family 15K-Planned Development (R15-PD), Single-Family 10K-Planned Development (R10-PD), Single-Family 6K-Planned Development (R6-PD), Single-Family 4K-Planned Development (R4-PD), Multi-Family Low-Density-Planned Development (RM1-PD), Multi-Family Medium-Density-Planned Development (RM2-PD), Multi-Family High-Density-Planned Development (RM3-PD), Office Park-Planned Development (C1-PD), Retail-Planned Development (C2-PD), Entertainment-Planned Development (C3-PD), Mixed Use-Planned Development-(C4-PD), Lodging-Planned Development (C5-PD), Vineyards-Planned Development (AT1-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD).
- Implementation of the proposed project would require the County's approval to amend the approved Development Agreement DA97-0001 and the Master Plan for Marble Valley under Tentative Map TM95-1298 ,TM95-1299 and Planned Development PD96-0004.
- Specific Plan for the proposed Village of Marble Valley for the development of an approximately 2,341-acre project with up to 3,236 dwelling units; 475,000 square feet of commercial use; 87 acres of public facilities/recreational use; 1,282 acres of open space; 42 acres of agricultural use; and 73 acres of new road impact areas and future right-of-way.

**Potential Environmental Effects:** Based on a preliminary environmental analysis of the VMVSP, the County has determined that the full range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the EIR.

- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, Minerals, and Paleontology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology, Water Quality, and Water Resources
- Land Use Planning and Agricultural Resources
- Noise and Vibration
- Population and Housing
- Public Services and Utilities
- Recreation
- Traffic and Circulation
- Visual Resources

In addition to the above areas, the Draft 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 Draft EIR, including, but not limited to, the proposed Lime Rock Valley Specific Plan, the proposed Central El Dorado Hills Specific Plan, and the proposed Dixon Ranch Residential Project. Applications have been submitted to the County for these projects, and they are currently undergoing CEQA review.

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.

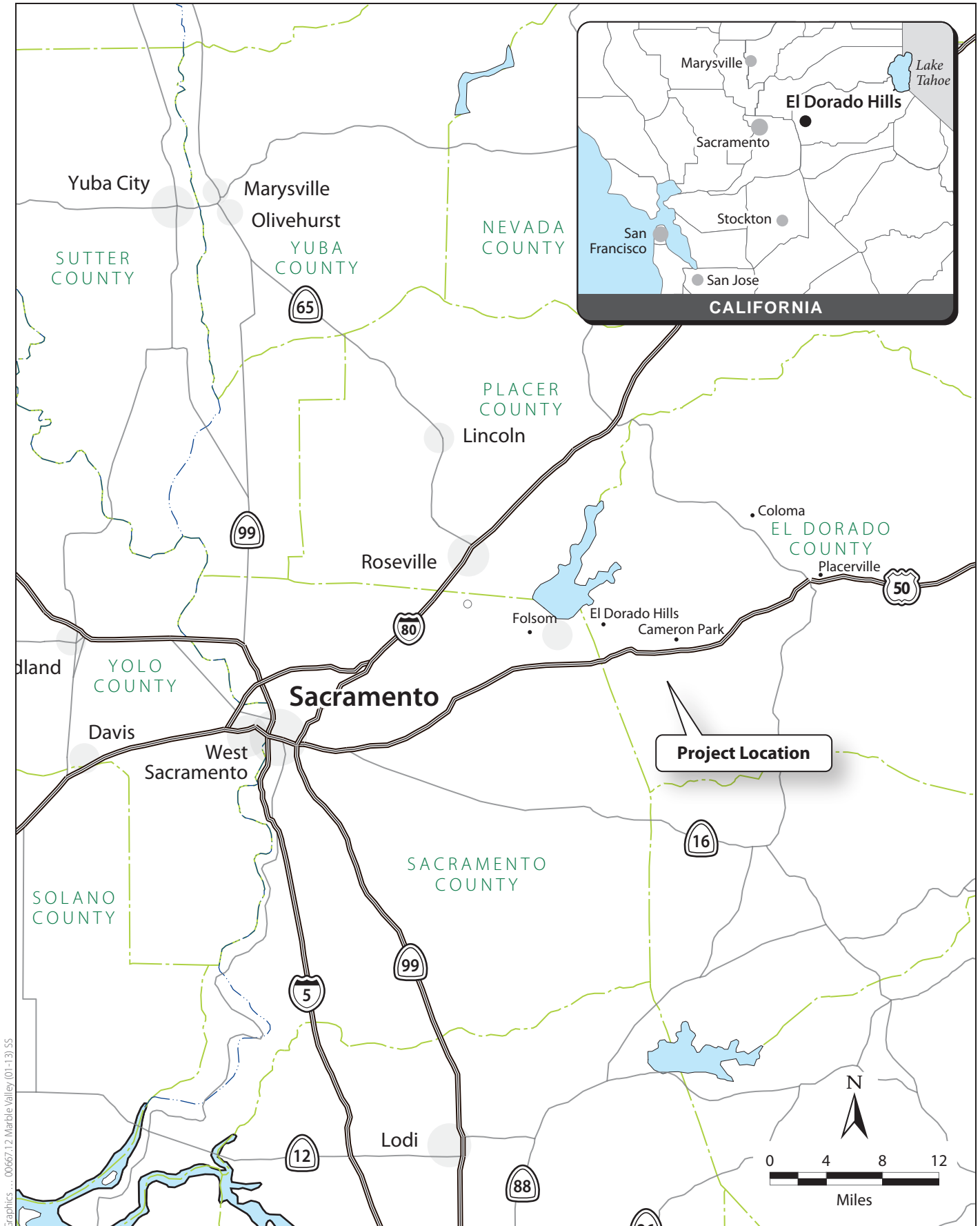
**Potential Alternatives to be addressed in the EIR:** In accordance with Section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but 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 (i.e., no amendment to 1998 Marble Valley Master Plan), which will assume development of the site under the currently adopted General Plan, approved Development Plan, Development Agreement, Tentative Map for the 1998 Marble Valley Master Plan, and zoning designation. 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 EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

### **Public Scoping Meeting**

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written input on Wednesday, March 6, 2013 from 6:30 p.m. to 8:30 p.m. at Cameron Park Community Services District, Assembly Hall, 2502 Country Club Drive, Cameron Park, CA 95682. The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide input.

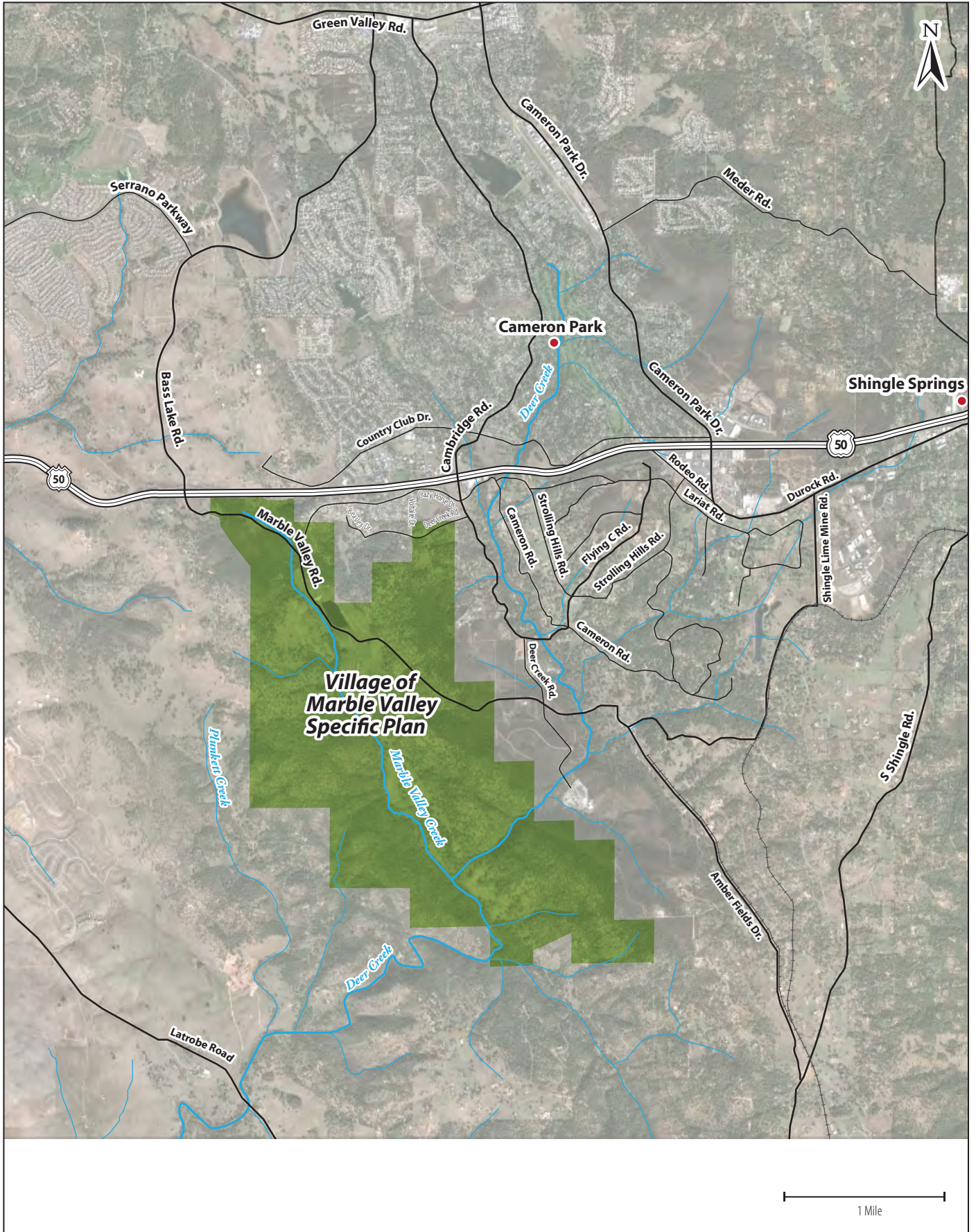
### **Requests for Additional Information**

If you have any questions, please contact Rommel (Mel) Pabalinas at the County of El Dorado, Development Services Department, Planning Division, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5363, or by email to [rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us).



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**Figure 1**  
**Regional Location**



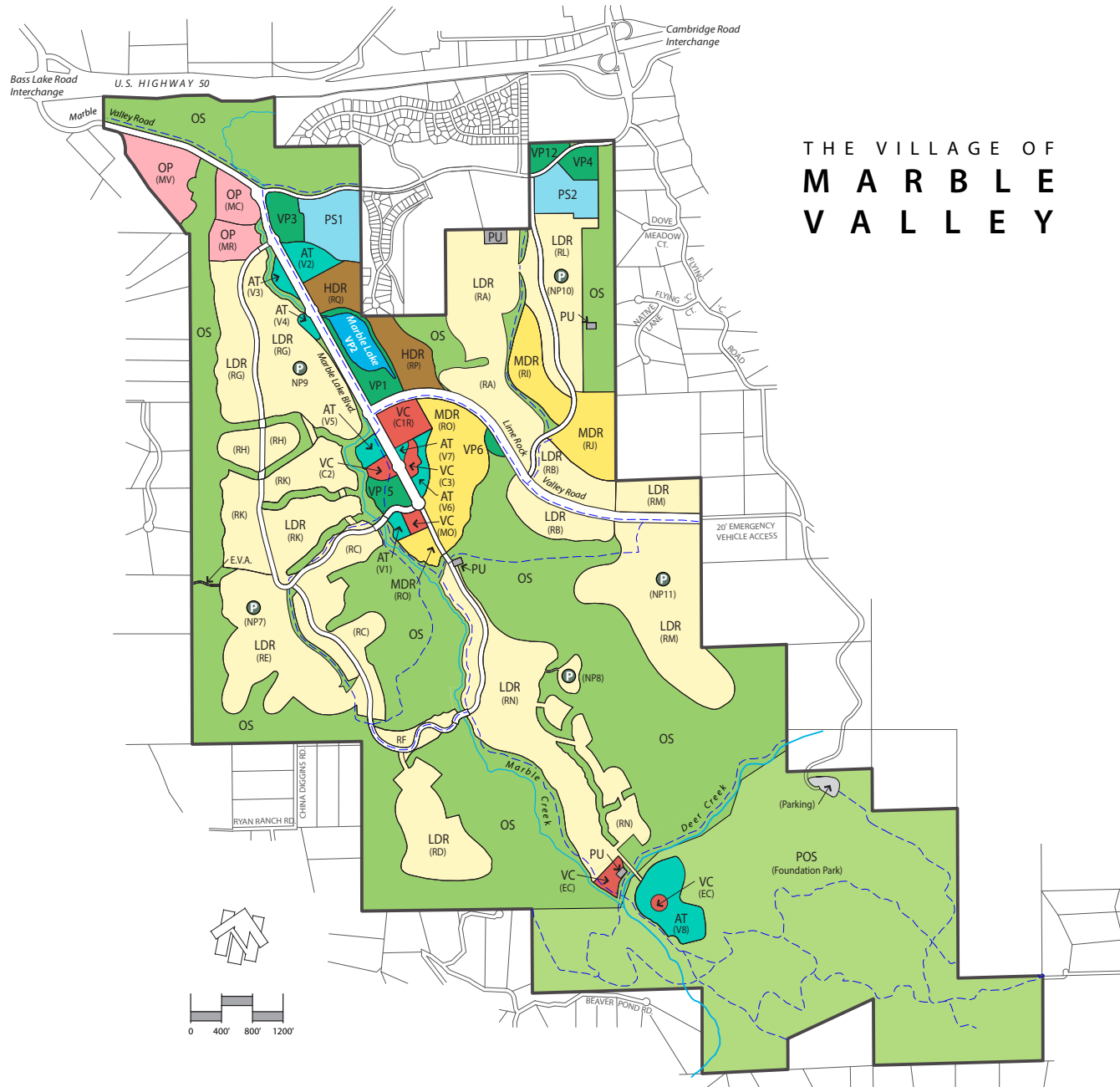
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**Figure 2**  
**Project Location**



# THE VILLAGE OF MARBLE VALLEY



## LAND USE PLAN

Residential	Commercial	Public Facilities	Agriculture/Open Space	Circulation
<span style="background-color: #fff9c4; border: 1px solid black; padding: 2px;">LDR</span> Low Density Residential	<span style="background-color: #f8cbad; border: 1px solid black; padding: 2px;">OP</span> Office Park	<span style="background-color: #cccccc; border: 1px solid black; padding: 2px;">PU</span> Public Utilities	<span style="background-color: #00b050; border: 1px solid black; padding: 2px;">AT</span> Agriculture Tourism (Vineyards)	<span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> E.V.A. Emergency Vehicle Access
<span style="background-color: #fff176; border: 1px solid black; padding: 2px;">MDR</span> Medium Density Residential	<span style="background-color: #e57373; border: 1px solid black; padding: 2px;">VC</span> Village Commercial	<span style="background-color: #4dd0e1; border: 1px solid black; padding: 2px;">PS</span> Public School	<span style="background-color: #c8e6c9; border: 1px solid black; padding: 2px;">OS</span> Open Space	<span style="border-bottom: 1px dashed blue; width: 20px; display: inline-block;"></span> Trails
<span style="background-color: #a1887f; border: 1px solid black; padding: 2px;">HDR</span> High Density Residential		<span style="background-color: #008080; border: 1px solid black; padding: 2px;">VP</span> Village Park	<span style="background-color: #e0e0e0; border: 1px solid black; padding: 2px;">POS</span> Public Open Space (Foundation Park)	
		<span style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block; text-align: center;">P</span> Neighborhood Park		

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Torrence Planning  
30 October 2012



**Figure 3**  
**Proposed Land Use Designations**