

DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



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NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VILLAGE OF MARBLE VALLEY SPECIFIC PLAN (SCH No. 2013022043)

Date: May 1, 2024
To: Interested Agencies and Individuals
From: Development Services Department- Planning Services

The El Dorado County Development Services Department- Planning Services, as the Lead Agency, prepared a Draft Environmental Impact Report (DEIR) for the proposed specific plan identified as Village of Marble Valley Specific Plan (VMVSP). The DEIR is being prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 2100 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 1500 et seq).

This DEIR is available for public and agency review for a 60-day period beginning **May 1, 2024, and ending July 1, 2024**. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the proposed project itself. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments and the County's responses to comments pertaining to the environmental review and Draft EIR.

A subsequent scheduled public hearing will be conducted on the project upon completion of the Final EIR when the County considers action on the project. The County must certify the Final EIR prior to project approval. If you wish to be notified of that hearing date, please provide your name and mailing address to this department.

The DEIR and supporting information may be reviewed and/or obtained at the following locations:

Planning and Building Department 2850 Fairlane Court, Building C Placerville, CA 95667	El Dorado County Library 345 Fair Lane Placerville, California 95667	El Dorado County Library 7455 Silva Valley Pkwy. El Dorado Hills, CA 95762	Cameron Park Library 2500 Country Club Dr, Cameron Park, CA 95682
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Planning Department Website
<https://www.edcgov.us/Planning/>

All written public and agency comments must be received by 5:00 PM on July 1, 2024, and should be directed to: El Dorado County Development Services Department-Planning Services, Attention: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667. Please include the name of the contact person of your

agency, if applicable. Comments may also be submitted in person or via email to vmvsp@edcgov.us. Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.

PROJECT INFORMATION

**PROJECT TITLE/
APPLICATION:**

Village of Marble Valley Specific Plan

PROJECT APPLICANT:

Marble Valley Company, LLC
4525 Serrano Pkwy, Suite 100
El Dorado Hills, CA 95672

PROJECT LOCATION:

The project site covers approximately 2,341 acres located in the unincorporated area of the county south of U.S. Highway 50 (US 50), approximately 19 miles west of Placerville and 24 miles east of downtown Sacramento. The site is approximately 1,000 feet southeast of the US 50 and the Bass Lake Road interchange in El Dorado Hills and consists of Assessor's Parcel Numbers (APNs) 087-200-74; 119-020-56 and -57; 119-030-13 through -19; and 119-330-01.

PROJECT DESCRIPTION:

The proposed project 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 use, 1,284 acres of open space, 55 acres of agricultural use, and 61 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. In addition, the proposed project includes a special project theme focusing on vineyard landscapes (please refer to the DEIR document for more detailed project description and associated figures.)

**ENVIRONMENTAL
REVIEW:**

This DEIR discusses that potential significant environmental impacts that may result from the project include: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geologic, Soils and Paleontological Resources, Greenhouse Gas Emissions, Hazardous Materials, Hydrology and Water Quality, Land Use, Noise, Public Services and Utilities, Recreation, and Transportation.

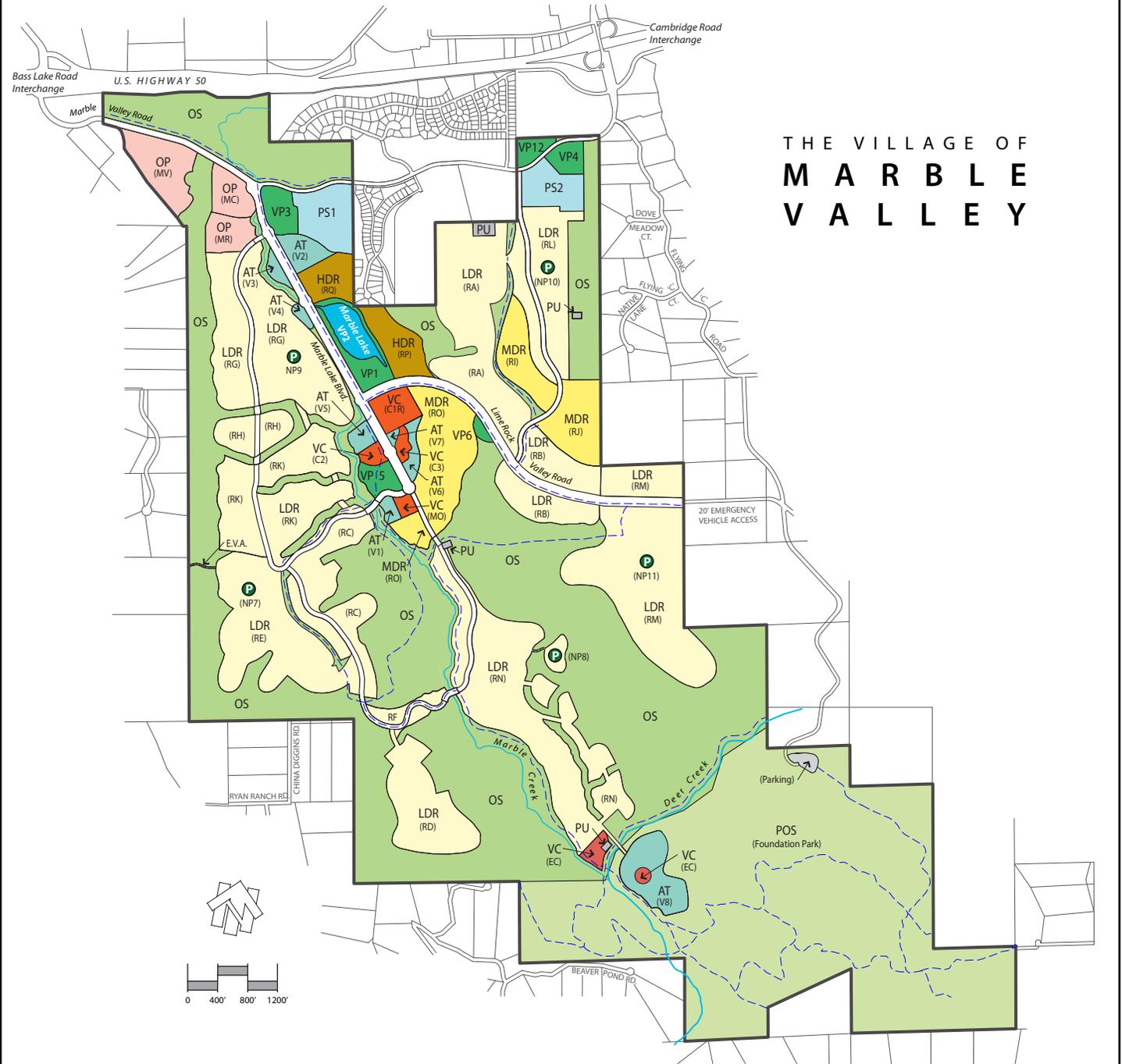
EL DORADO COUNTY DEVELOPMENT SERVICES
(QR code = <https://www.edcgov.us/Government/Planning>)

Karen Garner, Director

Date: May 1, 2024



THE VILLAGE OF MARBLE VALLEY



LAND USE PLAN

Residential

- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential

Commercial

- OP Office Park
- VC Village Commercial

Public Facilities

- PU Public Utilities
- PS Public School
- VP Village Park
- P Neighborhood Park

Agriculture/Open Space

- AT Agriculture Tourism (Vineyards)
- OS Open Space
- POS Public Open Space (Foundation Park)

Circulation

- E.V.A. Emergency Vehicle Access
- Trails