

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2013022043

Project Title: Village of Marble Valley Specific Plan

Lead Agency: County of El Dorado

Contact Person: Cameron Welch

Mailing Address: 2850 Fairlane Court, Building C

Phone: (530) 621-5355

City: Placerville

Zip: 95667

County: El Dorado

Project Location: County: El Dorado

City/Nearest Community: Cameron Park/El Dorado Hills

Cross Streets: Marble Valley Road and Marble Ridge Road

Zip Code: 95762

Longitude/Latitude (degrees, minutes and seconds): 38 ° 30 ' 30.79 " N / 121 ° 00 ' 34.88 " W Total Acres: 2,341

Assessor's Parcel No.: 087-200-74; 119-020-56 and -57; 119-030-13 through -19; and 119-330-01

Section: 7-9, 16, 17, 20-22 Twp.: 09N 09E Range: 9E Base: MDM

Within 2 Miles: State Hwy #: US 50

Waterways: Marble Valley Creek, Deer Creek, Plunkett Creek

Airports: N/A

Railways: N/A

Schools: Blue Oak, Camerado Springs, Valley View

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Development Agreement

Development Type:

Residential: Units 3,236 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 475,000 Acres _____ Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: 1,284 acres open space
 Water Facilities: Type _____ MGD _____
 Transportation: Type 61 acres of road ROW
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: 87 acres public facilities; 55 acres agricultural uses

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Present Zoning: RE-5 (PD) and OS (PD). Present GPLU: LDR and TR

Project Description: (please use a separate page if necessary)

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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input checked="" type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 3 | <input type="checkbox"/> Public Utilities Commission |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 2 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input checked="" type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date May 1, 2024 Ending Date July 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>ICF</u>	Applicant: <u>Parker Development Company</u>
Address: <u>980 9th Street, Suite 1200</u>	Address: <u>4525 Serrano Parkway, Suite 100</u>
City/State/Zip: <u>Sacramento, CA 95814</u>	City/State/Zip: <u>El Dorado Hills, CA 95672</u>
Contact: <u>Shahira Ashkar</u>	Phone: <u>(916) 939-4060</u>
Phone: <u>(916) 737-3000</u>	

Signature of Lead Agency Representative:  Date: 4/30/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.