



PLANNING AND BUILDING DEPARTMENT

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NOTICE OF AVAILABILITY OF A PARTIAL RECIRCULATED DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE VILLAGE OF MARBLE VALLEY SPECIFIC PLAN

(State Clearinghouse No. 2013022043)

Date: April 23, 2025
To: Interested Agencies and Individuals
From: Planning and Building Department - Planning Division

The County of El Dorado Planning and Building Department - Planning Division, as the Lead Agency, has prepared a Partial Recirculated Draft Environmental Impact Report (Partial RDEIR) for the proposed specific plan identified as Village of Marble Valley Specific Plan (VMVSP). The Partial RDEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Sections 21000 et seq. and the CEQA Guidelines (14 California Code of Regulations [CCR] Sections 15000 et seq.). The VMVSP DEIR (State Clearinghouse #2013022043) has been partially revised to update information for biological resources, hazards and hazardous materials and recreation. Therefore, the changes to the DEIR contained in this Partial RDEIR are focused on updating the biological resources, hazards and hazardous materials, and recreation sections. There are no changes to the VMVSP project itself. The remainder of the DEIR previously released for public review is not a part of this recirculation.

DOCUMENT AVAILABILITY AND REVIEW PERIOD: This Partial RDEIR is available for public and agency review for a 60-day period **beginning April 23, 2025 and ending June 23, 2025.** Please limit your comments to the issues addressed in the Partial RDEIR and the potential environmental impacts that may result from project implementation related to those issues. Keep in mind that comments should focus on the potential environmental impacts of the project based on this Partial RDEIR not the positive or negative attributes of the project itself or issues addressed in the May 2024 Draft EIR. Comments pertaining to the impact analysis, criteria and thresholds, and mitigation measures in the Partial RDEIR will be considered by the County during preparation of the Final EIR (FEIR). The FEIR will include copies of the comments received on the Partial RDEIR, and the County's responses to those comments.

The Partial RDEIR may be reviewed and/or obtained at the following locations:

Planning and Building Department

2850 Fairlane Court, Bldg. 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

PROJECT WEBSITE

<https://www.eldoradocounty.ca.gov/Land-Use/Planning-and-Building/Planning-Division/Environmental-Impact-Report-EIR-Documents/Marble-Valley-Specific-Plan-Notice-of-Availability-of-the-DEIR>

All written public and agency comments on the Partial RDEIR must be received by 5:00 PM on **June 23, 2025** and should be directed to: County of El Dorado Planning and Building 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 be submitted via email to **ymvsp@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. Comments may also be submitted via fax to (530) 642-0508 or delivered in person.

PROJECT INFORMATION

PROJECT TITLE

Village of Marble Valley Specific Plan

PROJECT APPLICANT

Serrano Associates, LLC
4525 Serrano Parkway
El Dorado Hills, CA 95762

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

Biological Resources

- **Impact BIO-33:** Potential Mortality or Disturbance of Crotch Bumble Bee within VMVSP Project Area (less than significant with mitigation). Mitigation Measure BIO-33: Conduct preconstruction surveys and implement Crotch bumble bee avoidance and minimization measures.
- **Impact BIO-34:** Interfere with the movement of resident or migratory wildlife within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-1d: Avoid and minimize potential disturbance of oak woodland habitat and compensate for loss of oak woodland and individual trees and Mitigation Measure BIO-10b: Include measures in the open space management plan identifying homeowner responsibilities to help reduce potential for domestic animal predation on wildlife.
- **Impact BIO-35:** Potential conflict with the County General Plan oak protection policies within the offsite improvement areas (less than significant with mitigation). 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-18: Compensate for loss of oak woodland in offsite infrastructure improvement areas.
- **Impact BIO-36:** Potential introduction and spread of invasive plant species within the offsite improvement areas (less than significant with mitigation). Mitigation Measure BIO-17: Minimize the introduction and spread of invasive plants.

Hazards and Hazardous Materials

- **Impact HAZ-8:** Expose people or structures, either directly or indirectly to a significant risk of loss, injury, or death involving wildland fires; due to slope, prevailing winds, and other factors, exacerbate wildfire risks; require the installation or maintenance of associated infrastructure that may exacerbate fire risk; or expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, postfire slope instability, or drainage changes (less than significant with mitigation). Mitigation Measure HAZ-8: Preparation of a wildfire safety plan.

Recreation

- **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).