



The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 12, 2013

Name: Michael Henebitt

Affiliation: El Dorado County Resident Phone: (530) 626-5578

Email: _____

Mailing Address: PO Box 702

City: Lotus ~~CA~~ State: CA Zip: 95251

Please add me to the mailing list to receive future updates.

Thank you for attending the Public Scoping Meeting. Please share your input or questions about the Lime Rock Valley Specific Plan in the space below.

You may either fill this form out at the meeting and return this sheet to a staff member, or take it with you to complete and mail by **5:00 p.m., March 22, 2013** 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
Website: <http://www.edcgov.us/Planning/>

- Lower The density to fit better into surrounding
environment/ adjacent community + reduce traffic impacts
- No gated entrance
- Shingle Lane Lane Road should be full access for
new residents to be better connected/ more cohesive with
Cameron Park
- At the appropriate time, developer should be made to
consider bicycles + pedestrians in street design



13 MAR 19 AM 11:41

The Lime Rock Valley Specific Plan, El Dorado County

RECEIVED
PLANNING DEPARTMENT

Public Scoping Meeting

March 12, 2013

Name: Karen & Paul Catania

Affiliation: _____ Phone: 530-672-4294

Email: Kcatania@golygon.com

Mailing Address: 6971 Steeph Chase Dr

City: Shingle Springs State: CA Zip: 95682

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Dear Mr. Pabalinas,

As property owner / residents of Royal Equestrian Estates we are greatly impacted by the proposals being put forward for the Lime Rock Valley development.

Royal Equestrian Estates (REE) is located in a lovely rural valley bounded on the North and the West by the over 740 acre proposed PUD/PD of Lime Rock Valley. Lime Rock Valley is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Milton Ranch, Milton Estates, Cameron Estate, Royal Equestrian Estates (REE) and other subdivisions of five acre and larger parcels. The notion that a PUD/PD made of city size lots is in keeping with this environment is objectionable.

We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the General Plan and the commitment made by the developers, or the County of El Dorado.



13 MAR 19 AM 11:41
RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County

Public Scoping Meeting

March 12, 2013

Name: ROBERT HARTNETT
Affiliation: ROYAL EQUESTRIAN ESTATES Phone: 530-672-4120
Email: RHARTNETT@AOL.COM
Mailing Address: 7003 STEEPLECHASE DR
City: SHINGLE SPRINGS State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Royal Equestrian Estates (REE) is located in a lovely rural valley bounded on the North and the West by the over 740 acre proposed PUD/PD of Lime Rock Valley. Lime Rock Valley is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Milton Ranch, Milton Estates, Cameron Estate, Royal Equestrian Estates (REE) and other subdivisions of five acre and larger parcels. The notion that a PUD/PD made of city size lots is in keeping with this environment is objectionable.

We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the General Plan and the commitment made by the developers, or the County of El Dorado.

When the residents of REE purchased their land, they did so in the confidence that the county would uphold the zoning of surrounding lands. Who, when purchasing in REE, would have imagined that the County of El Dorado, the caretaker of our environment, would consider placing 6,000 – 15,000 square foot parcels on the Western slope and adjacent lands of the REE subdivision? These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 217,800 square feet and larger. To be consistent with their surroundings, these parcels should never be considered for division into anything smaller than five acres. Those not satisfied with the zoning of a parcel should not have purchased it and always have the option of developing it as zoned.

We feel that all parcels created within the proposed Lime Rock Valley PUD should be a minimum of five acres. At the very least all parcels which will be adjacent to REE existing parcels of five acres or more and the parcels overlooking our valley on the Western slope, should themselves also be a minimum of five acres or more.

We would like to meet with you on the site of REE estates so you can better understand our perspective and experience the environment that will be impacted. If you cannot accept our invitation, we respectfully ask that you oppose the rezoning as described in the Lime Rock Valley Specific Plan and uphold the General Plan which calls for a minimum of five acres or more per parcel.

Robert C Hartnell

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A handwritten signature in cursive script that reads "Karen Catam". The signature is written in black ink and is positioned in the lower-middle section of the page.



13 MAR 19 PM 2:54

RECEIVED

The Lime Rock Valley Specific Plan, El Dorado County Public Scoping Meeting

March 12, 2013

Name: John Hovey

Affiliation: Royal Equestrian Estates Phone: 530 6764230

Email: jl-hovey@pacbell.net

Mailing Address: 7175 Steeple Chase Drive

City: Shingle Springs State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Placerville, CA 95667
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Fax: (530) 642-0508
Website: <http://www.edcgov.us/Planning/>

letter attached

March 18, 2013
7175 Steeple Chase Drive
Shingle Springs, CA 95682

Rommel Pabalinas, Senior Planner, County of El Dorado
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Lime Valley Proposal

Dear Mr. Pabalinas,

We are the property owner / residents of Royal Equestrian Estates and, as such, are greatly impacted by the proposals being put forward. We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the promises made by the developers, or the county of El Dorado.

Royal Equestrian Estates (REE) is located in a rural valley bounded on the North and West by the 740 acre proposed planned development of Lime Rock Valley. Lime Rock Valley, on the other hand, is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Cameron Estates, Milton Ranch, Milton Estates, Royal Equestrian Estates (REE), and other subdivisions of five acre and larger parcels. The notion that a planned development made of city size lots is in keeping with this environment is offensive.

The area in Lime Rock Valley currently designated in the El Dorado County General Plan as a PUD consists of 531 acres, not 740 acres. The additional 209 acres consists of a 9 acre parcel APN 109-020-20 zoned rural 10 acres, a 120 acre parcel, APN 109-020-04, zoned open space, and two steep 40 acre parcels, APN 109-020-05 zoned rural 40 acres, and APN 109-020-06 zoned rural 20 acres. These last two 40 acre parcels are of particular concern to the residents of REE. Along with a third contiguous 40 acre parcel to their South, which is now part of REE, these three parcels form the western wall of the REE valley (see Figure 1, Page 3 - Proposed Land Use Designations). This aforementioned third REE 40 acre parcel, which is in a corresponding position on the same hill, was required to be divided into 10 acre parcels. These three 40 acre parcels together form a natural buffer between an area of rural estate lands and the much denser Marble Valley.

When the residents of REE purchased their land, they did so in the confidence that the county would uphold the zoning of these two 40 acre parcels. Who, when purchasing in REE, would have imagined that the County of El Dorado, the caretaker of our environment, would consider placing 6,000 – 15,000 square foot parcels on the Western slope of the REE subdivision. These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 217,800 square feet and larger

To be consistent with their surroundings, these parcels should never be considered for division into anything smaller than ten acres. Why is it that G3 and Parker Development cannot be content with

building houses, in the midst of a very rural area, on their 531 acre PUD without expanding it over an additional 209 acres of rural and open space land? Ownership of a parcel does not guarantee a zoning change. Those not satisfied with the zoning of a parcel should not have purchased it in the first place and always have the option of developing it as zoned.

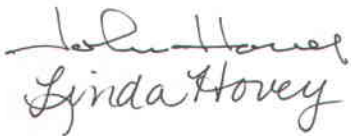
In addition, these two 40 acre parcels are clearly marked on the Asbestos Review Area for the Western Slope of El Dorado County map as being "*more likely*" to contain asbestos. Furthermore, a verified find of asbestos exists in the Lime Rock Valley Proposal area to the North West of these parcels (see Figure 2, Page 4 – Asbestos Review Map). California has the most asbestos-related deaths in the country. According to the California Department of Public Health (CDPH), the El Dorado Hills is a risky area, as it is home to one of the largest Naturally Occurring Asbestos deposits in the world. Care must be taken by all residents to minimize the risk of asbestos exposure. Given these facts, ripping up these hills for a PUD would appear to be out of the question.

As to the 531 acre PUD itself, all of parcels APN 109-010-12 and APN 109-020-20 are *within* the quarter mile buffer area of a Found Area of Normally Occurring Asbestos. Also, part of parcel APN 109-020-01 is *within* the same area. The Proposed Land Use Designation shows residences *within* this buffer area (see Figures 1 and 2, Pages 3 and 4). After the lessons learned in the El Dorado Hills, further disturbance of asbestos bearing lands is unacceptable and possibly a violation of the California Environmental Quality Act.

In closing, we feel that all parcels created within the proposed Lime Rock Valley PUD should be a minimum of five acres. We oppose the proposed rezoning of parcels APN 109-020-05 and APN 109-020-06. If these two 40 acre parcels are to be rezoned, it should be consistent with the REE zoning of 10 acres on this hillside.

We would like to meet with you on the site of REE estates in order that our concerns are clearly understood.

Sincerely,

A handwritten signature in cursive script that reads "Linda Hovey". The signature is written in dark ink and is positioned above the typed name.

John and Linda Hovey

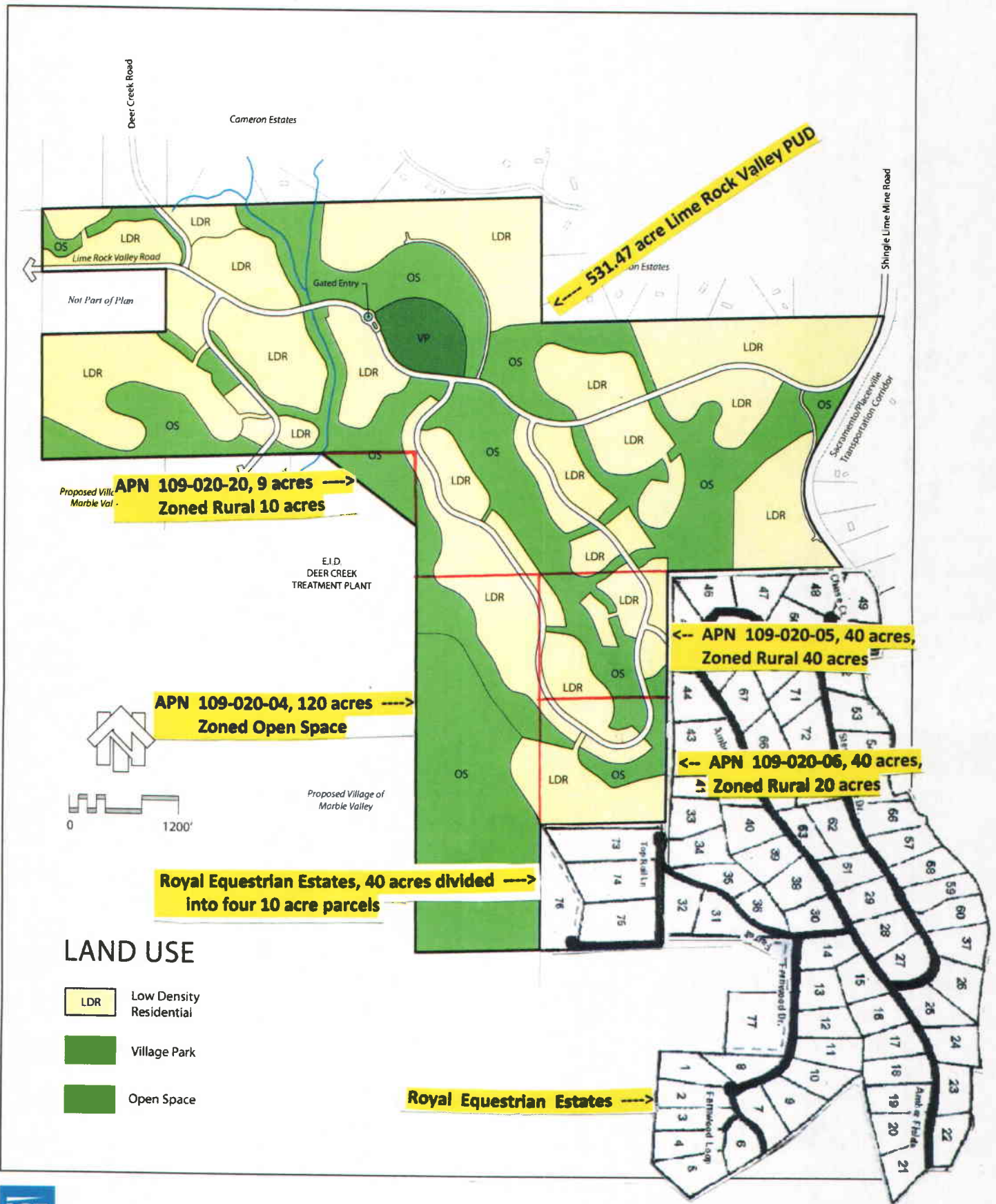


Figure 1 - Proposed Land Use Designations





ASBESTOS REVIEW AREAS

Western Slope

County of El Dorado

State of California

Legend

- Found Area of NOA
- Quarter Mile Buffer for Found Area of NOA
- More Likely To Contain Asbestos (Dept of Conservation Mines & Geology OPEN-FILE REPORT 2000-002)
- Quarter Mile Buffer for More Likely To Contain Asbestos or Fault Line
- Fault Line (Dept of Conservation Mines & Geology OPEN-FILE REPORT 2000-002)
- Parcel Base
- Major Roads
- Rivers & Creeks

Map Adopted in State Plan: Landmark System (CLD 1971) (Adoption Date: 1 Year)

Scale: 0 0.5 1 2 3 4 Miles

North Arrow

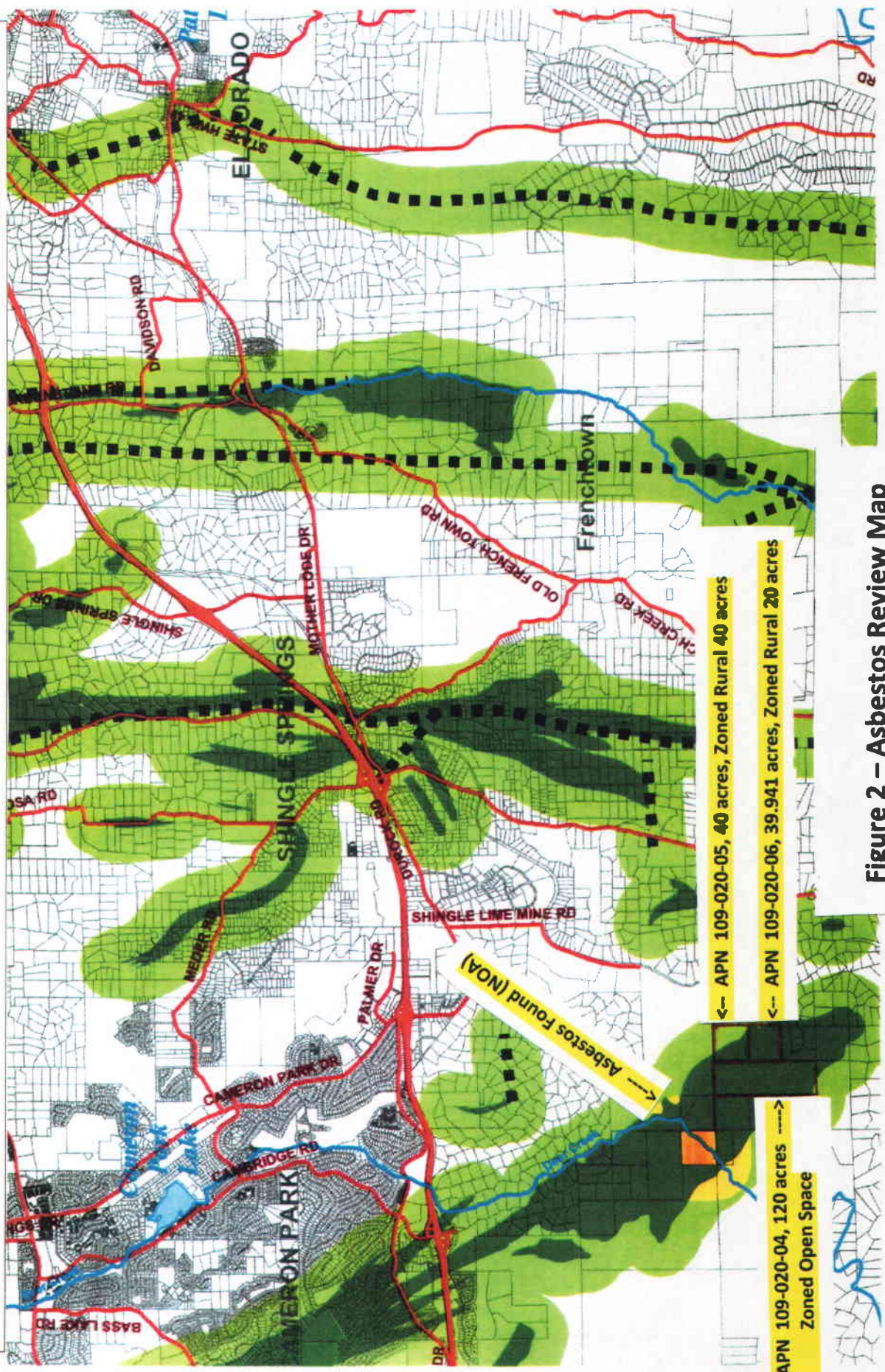


Figure 2 – Asbestos Review Map
Hovey - Page 4



The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

13 MAR 18 PM 1:16
RECEIVED
PLANNING DEPARTMENT

March 12, 2013

Name: Michael Tucker

Affiliation: Neighbor Phone: 530-677-5967

Email: mtucker@sbcglobal.net

Mailing Address: 4987 Cameron Road

City: Cameron Park State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us
Fax: (530) 642-0508
Website: <http://www.edcgov.us/Planning/>

Please consider two factors with respect to
Lime Rock and Cameron Estates

- 500' Boundary between adjacent lots along the
Cameron Estates/Limerock Boundary

- Access to developed trails and Regional Park
with the Limerock development.



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

(no subject)

1 message

Diane Canup <rdcan@cox.net>
To: rommel.pabalinas@edcgov.us

Wed, Mar 20, 2013 at 9:00 PM

Mr. Pabalinas,

We bought our retirement home in Cameron Estates and selected it because of the remote location and open spaces near it. Our home also borders Deer Creek. We are very disturbed about some of your plans which infringe on our property. Although we are currently renting out our home, we plan to retire there in 2-3 years.

We plan to oppose the LimeRock Valley re-zoning unless a 500 foot wide environmental buffer is established at the boundary with Cameron Estates in addition to zoning for five acre-only parcels on the LimeRock Valley side of the buffer. We bought in this area of Cameron Park/Shingle Springs because of its rural qualities and the privacy of the neighborhood. We are surrounded by five and ten acres lots and I feel strongly we need to protect the rural quality of life here. Please closely evaluate environmental impacts of this project. For instance, there is a creek on the boundary with LimeRock Valley that serves as a vital source of water for many species, including deer, turkey, bobcats, coyotes, beaver, river otters, turtles, rabbits and frogs etc. The wildlife migration path needs to be protected. It cuts through from many of our properties to where LimeRock Valley is proposing several homes to an acre immediately adjacent to Cameron Estates. I ask that the developers construct fencing that does not block views or impede wildlife migration. Three rail fencing would be appropriate. One particular species of oak that has been located in the proposed development area, and is quite rare, is the very beautiful, oracle oak. These trees, more than any other, should be protected. I also request that street lighting is respectful of rural life and does not cause light pollution that would interfere with our spectacular nighttime skies. Light as well as noise, traffic and air pollution is a concern with this re-zoning application. The five acre parcels in addition to the 500 foot wide environmental buffer zone would help mitigate these issues. There should be a transition to a higher density development from a lower density area. This makes sense from a county planning perspective and will serve to go a long way to creating good neighborly relations with Cameron Estates, which prides itself on providing a safe and serene community.

Respectfully,

3/25/13

Edcgov.us Mail - (no subject)

Russell and Diane Canup

4571 Brookside Rd., Cameron Park

Mailing address:



Lime rock

1 message

mandy eells <mandyeells@yahoo.com>

Fri, Mar 22, 2013 at 10:26 AM

Reply-To: mandy eells <mandyeells@yahoo.com>

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mr. Pabalinas,

We plan to oppose the LimeRock Valley re-zoning unless a 500 foot wide environmental buffer is established at the boundary with Cameron Estates in addition to zoning for five acre-only parcels on the LimeRock Valley side of the buffer. We bought in this area of Cameron Park/Shingle Springs because of its rural qualities and the privacy of the neighborhood. We are surrounded by five and ten acres lots and I feel strongly we need to protect the rural quality of life here. Please closely evaluate environmental impacts of this project. For instance, there is a creek on the boundary with LimeRock Valley that serves as a vital source of water for many species, including deer, turkey, bobcats, coyotes, beaver, river otters, turtles, rabbits and frogs etc. The wildlife migration path needs to be protected. It cuts through from many of our properties to where LimeRock Valley is proposing several homes to an acre immediately adjacent to Cameron Estates. I ask that the developers construct fencing that does not block views or impede wildlife migration. Three rail fencing would be appropriate. One particular species of oak that has been located in the proposed development area, and is quite rare, is the very beautiful, oracle oak. These trees, more than any other, should be protected. I also request that street lighting is respectful of rural life and does not cause light pollution that would interfere with our spectacular nighttime skies. Light as well as noise, traffic and air pollution is a concern with this re-zoning application. The five acre parcels in addition to the 500 foot wide environmental buffer zone would help mitigate these issues. There should be a transition to a higher density development from a lower density area. This makes sense from a county planning perspective and will serve to go a long way to creating good neighborly relations with Cameron Estates, which prides itself on providing a safe and serene community.

Respectfully,

Christopher and Mandy Cloutier
4990 Sleepy Hollow Rd.



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Notification List for Village of Marble Valley and Lime Rock Valley Specific Plans

1 message

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Jun 18, 2013 at 11:28 AM

To: gosser-shirley@comcast.net

Hello, Ms. Gosser:

I appreciate your interest on these projects. I will include you in our notification list for these projects. If you would like to receive notification via mail, please respond to this email with your mailing address. Alternatively, you may subscribe to our website and receive notification. The link is <http://www.edcgov.us/Planning/> .

Per our conversation, I will also review the emailed comments that I've received for these comments and let you know if I am able to email them to you.

My contact information is below in case you need to reach me.

Thank you.

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Proposed Lime Rock Development

1 message

John Hovey <jl_hovey@pacbell.net>
To: Rommel.pabalinas@edcgov.us

Fri, Mar 22, 2013 at 8:47 AM

March 21, 2013

7175 Steeple Chase Drive
Shingle Springs, CA 95682

RE: Lime Rock Development Proposal

Dear Mr. Pabalinas,

I believe I left out several important issues in the document I submitted to you on Tuesday. These are the issues of groundwater recharge and groundwater pollution. If G3 and Parker Development were to develop the parcels submitted in the Lime Rock Development Proposal, using the current general plan zoning on these parcels, they could develop a maximum of 57 individual rural estate parcels. But now they are asking for up to 800 city lots.

First, as I mentioned before, the Lime Rock Development Proposal area is surrounded by five acre parcels. These parcels rely on well water for domestic use. In Royal Equestrian Estates (REE) we have been experiencing wells running dry and wells with very low flow rates. When drilling a new well in REE this summer, the contractor commented that depth to which he has to drill to find ground water in this area is ever increasing. The Lime Rock Valley area is, as described, largely a valley which plays a role in recharging the groundwater for the surrounding wells. By covering this area with 800 homes and other impervious materials such as blacktop and concrete, the groundwater recharge area will be greatly reduced.

Secondly, the list of chemicals used in and around homes, such as cleansers, fertilizers, pest controls, weed controls, paints and solvents, etc., is almost endless. Add to that, pet waste and cleaners, solvents and oils used in motorized vehicles and you have 800 homes and approximately 1,600 vehicles polluting the groundwater. This is a far cry from the 57 homes which the existing zoning currently would allow.

The developers claim they are leaving 42% of the area in open space. One hundred and twenty acres of the proposed development are already in open space. This represents 16% of the proposed project. So in fact G3 and Parker Development are offering to keep 26% of the remaining developable land in open space. So in effect they are proposing to cover 74% of the watershed of REE and surrounding properties. In addition, the open space proposed in this plan is very fragmented and will undoubtedly experience many of the same pollutants from the activities of several thousand individuals and runoff from surrounding properties. If this area was developed as zoned, the open space would be near 90%.

If the two steep 40 acre parcels which adjoin REE were developed into eight 10 acre parcels, the 120 acre open space parcel was left undeveloped and in open space, and the remaining 540 acres were developed into one hundred and eight 5 acre parcels, G3 and Parker Development would net 116 parcels. This is double the amount that the existing zoning of 57 parcels would allow. I think this is a very reasonable compromise. Who shouldn't be happy to double their investment?

Sincerely,

John and Linda Hovey



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Lime Rock Valley Development Proposal

1 message

John Hovey <jl_hovey@pacbell.net>
To: Rommel.pabalinas@edcgov.us

Fri, Mar 22, 2013 at 9:01 AM

Dear Mr. Pabalinas,

I forgot to request a delivery receipt when I sent you an e-mail earlier this morning. Since we are so close to the deadline, I wanted to insure you received it.

I have attached a copy in any event.

Thank you for your understanding

John Hovey



Second letter to Pabalinas.docx

16K

March 21, 2013
7175 Steeple Chase Drive
Shingle Springs, CA 95682

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Sincerely,
John and Linda Hovey



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

CECSO Response Lime Rock Valley Specific Plan

1 message

Hope Leja <cecsd@sbcglobal.net>

Fri, Mar 22, 2013 at 6:12 PM

To: rommel.pabalinas@edcgov.us

Cc: Ray Nutting <bostwo@edcgov.us>, Amy.Wolfe@g3enterprises.com, George Coverick <gcoverickcecsd@yahoo.com>, CECSO Hope Leja <cecsd@sbcglobal.net>, Doris Miller <djmcecsd@hotmail.com>, Ken Moonitz <kencecsd@prodigy.net>, Smokey Riggert <smokeycecsd@yahoo.com>, James Sholl <jsholl@cameronstates.net>

Hello Mel:

Attached is the Cameron Estates CSD response to the Planning Department's Notice of Preparation for the Lime Rock Valley Specific Plan (File No. SP12-0001) to be considered and included in the EIR. Please confirm the receipt of this correspondence. Thank you.

Regards,

Hope Leja

General Manager/Secretary

Cameron Estates Community Services District

(530) 677-5889



CECSO_Response_LRV_Specific_Plan.docx

22K

Cameron Estates Community Services District
P.O. Box 171 Shingle Springs CA 95682
Phone and FAX: 530.677.5889, email cecsd@sbcglobal.net

March 22, 2013

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, California 95667

**Re: Notice of Preparation of Draft Environmental Impact Report
Lime Rock Valley Specific Plan (File No. SP12-0001)**

Dear Mr. Pabalinas:

This letter is a response to the Planning Department's Notice of Preparation of a Draft EIR for the Lime Rock Valley project. As you are aware, the Cameron Estates Community Service District ("CECSD") adjoins the Lime Rock Valley project area to the north.

The CECSD has several concerns regarding the Lime Rock Valley project:

1. CECSD limits access and use of its roads pursuant to Government Code Section 61105, which provides as follows:

(f) The . . . Cameron Estates Community Services District . . . may, for roads owned by the district and that are not formally dedicated to or kept open for use by the public for the purpose of vehicular travel, by ordinance, limit access to and the use of those roads to the landowners and residents of that district.

Vehicular access into the CECSD from the Lime Rock Valley project must be prohibited in order to properly mitigate potential impacts to the CECSD. In addition, emergency access roads should not be allowed (Deer Creek Road access) since the County has a history of subsequently opening emergency access roads to through traffic. The CECSD is interested in reviewing the mitigation measures that will be imposed restricting access into the District and will be meeting with the developer to explore additional ways in which the developer can guarantee that the Lime Rock Valley Project will not allow access through the CECSD.

2. Ingress/egress of the development is proposed to be through the Village of Marble Valley without any other access points. The project will have detrimental effects on traffic flow of the surrounding existing roadways, intersections and freeway interchanges at Cambridge Road, Bass Lake Road, Cameron Park Drive and Coach Lane which are already at suboptimum levels

page 2

and the additional traffic from this development will add to the congestion certainly creating level F (or worse) conditions.

3. The proposed 800 dwelling units are out of character with the existing neighboring communities of Cameron Estates and Royal Equestrian Estates, each with minimum zoning of RE-5. The current RE-10 zoning designation of the project is similar with the existing surrounding parcels. The project as proposed is inconsistent with the existing general plan and zoning and should significantly reduce the proposed number of dwelling units.

4. The resident committee of Cameron Estates has requested a transition area between the CECSD and Lime Rock Valley by creating a 500 foot wide buffer zone and 5-acre parcels on the perimeter of the development (consistent with the Marble Valley Plan).

5. There are existing wildlife corridors in place in the undeveloped valley, and mitigations should include continued areas of access by the local wildlife populations. Wildlife friendly three rail fencing would encourage wildlife corridors. Consideration should be taken regarding the preservation of wildlife friendly ponds and creeks.

6. The presence of rare Oracle oaks has been noted in the development area and should be protected.

7. Mitigations should be in place regarding low light emitting, downward facing street lights to prevent the reduction of night time star visibility.

8. The CECSD would request non vehicular access to the multi-use trails system proposed in the Lime Rock Valley development, possibly through Deer Creek Road.

9. Adequate mitigation should be in place to control the migration of fugitive dust from the significant grading proposed. This area likely contains naturally occurring asbestos and should be handled appropriately.

Thank you for this opportunity to comment on the Lime Rock Valley Specific Plan Draft EIR.

Very truly yours,

Hope Leja, General Manager

Cc: Board of Directors

Supervisor Ray Nutting

Amy Wolfe, G3 Enterprises



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fwd: LimeRock Valley

1 message

Patrick McCorkle <psmcc777@gmail.com>

Fri, Mar 22, 2013 at 8:29 AM

To: rommel.pabalinas@edcgov.us

----- Forwarded message -----

From: "Stephanie McCorkle" <4mediawings@gmail.com>

Date: Mar 21, 2013 2:29 AM

Subject: LimeRock Valley

To: "Patrick McCorkle" <psmcc777@gmail.com>

Cc:

Send to: **Rommel Pabalinas** rommel.pabalinas@edcgov.us

Mr. Pabalinas,

I plan to oppose the LimeRock Valley re-zoning unless a 500 foot wide environmental buffer is established at the boundary with Cameron Estates. I bought in this area of Cameron Park/Shingle Springs because of its rural qualities and the privacy of the neighborhood. We are surrounded by five and ten acres lots and we need to protect the rural quality of life here. Please evaluate the impacts of sensitive environmental issues in the area. For instance, there is also a creek on the boundary with LimeRock Valley that serves as a vital source of water for many species, including deer, turkey, bobcats, coyotes, beaver, river otters, turtles, rabbits and frogs etc. The wildlife migration path needs to be protected. It cuts through from many of our properties to where LimeRock Valley is proposing several homes to an acre immediately adjacent to Cameron Estates. I ask that the developers construct fencing that does not block views or impede wildlife migration. Three rail fencing would be appropriate. One particular species of oak that has been located in the proposed development area, and is quite rare, is the very beautiful, oracle oak. These trees, more than any other, should be protected. I also request that street lighting is respectful of rural life and does not cause light pollution that would interfere with our spectacular nighttime skies. Light as well as noise, traffic and air pollution is a concern with this re-zoning application. Some of these risks would be mitigated by establishing five acres parcels on the other side of the 500 foot environmental buffer I have requested. There should be a transition to a higher density development from a lower density area. This makes sense from a county planning perspective and will serve to go a long way to creating good neighborly relations with Cameron Estates, which prides itself on providing a safe, wholesome and serene community.

Respectfully,

Patrick McCorkle

Deer Creek Road

Cameron Park, CA 95682



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Comments on Lime Rock Valley Specific Plan File No. SP12-0001

1 message

Terrie Mitchell <mitchell5370@sbcglobal.net>

Fri, Mar 22, 2013 at 1:28 PM

To: rommel.pabalinas@edcgov.us

Cc: mark-n-lisa@sbcglobal.net, Terrie Mitchell <mitchell5370@sbcglobal.net>, bostwo@edcgov.us, raynutting@hughes.net


Dear Mr. Pabalinas:

Attached are our comments on the Notice of Preparation of Draft Environmental Impact Report and Notice of Pubic Scoping Meeting for the Lime Rock Valley Specific Plan (File No. SP12-0001).

Please review and address these comments in the record.

Regards,

Terrie Mitchell
5370 Amber Fields Dr
Shingle Springs, CA 95682
530-672-6294

 **Mitchell Santos Comment Ltr on LRVSP 3-22-13.pdf**
4692K

March 22, 2013

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

SUBJECT: Comments on Notice of Preparation of Draft Environmental Impact Report
and Notice of Public Scoping Meeting for the Lime Rock Valley Specific Plan
(File No. SP12-0001)

Delivered Via e-mail to: Rommel.pabalinas@edcgov.us

Mr. Pabalinas:

We appreciate the opportunity to comment on the proposed Lime Rock Valley Specific Plan, specifically on the Notice of Preparation (NOP) to identify additional information, analyses and alternatives that we believe should be included and addressed in the Draft EIR that will be prepared in the coming months. We are residents of El Dorado County and own property located on Amber Fields Drive, which is just south of this proposed development. We live in Royal Equestrian Estates, a gated community with private roads that has an active Home Owners Association (HOA) which is comprised of 77 estate residential lots that are either 5 or 10 acres in size. Our comments are summarized below.

As a property owner & resident of Royal Equestrian Estates, we are greatly impacted by the proposals being put forward for the Lime Rock Valley Specific Plan. The Lime Rock Valley Project is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Milton Ranch, Milton Estates, Cameron Estate, Royal Equestrian Estates (REE) and other subdivisions of five acre and larger parcels. The notion that this project of city size lots is in keeping with this rural environment is objectionable. It proposes up to 6 dwelling units per acre – which is not low density development as implied in the Project proponent's application. These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 5 - 10 acre parcels. To be consistent with their surroundings, we believe that all parcels created within the proposed Lime Rock Valley Project should be a minimum of five acres. At the very least all parcels which will be adjacent to REE and the parcels overlooking our valley on the Western and Eastern slope, should themselves also be a minimum of five acres or more and include an open space buffer.

Our specific comments in relation to the NOP are outlined in more detail below.

Additional Alternatives that Should be Addressed in the EIR

The Lime Rock Valley Project proposes to change the existing land use designations from rural 1 dwelling unit per 10 acres, to what the proponent references as "low density" parcels. Overall, we are concerned that the current project description is misleading to the public and should be appropriately termed what we believe is **high density** housing (up to 6 dwelling units per acre) backed up to existing rural estate residential subdivisions that are 1 dwelling unit per 5 or 10 acres. As proposed, the open space that is allocated for the project will provide no buffer or transition in land use patterns to maintain the integrity and rural nature of the existing subdivisions that are adjacent to the proposed project. The associated environmental impacts to the area and effects to the existing rural subdivisions will be significant.

As a result, we request that the Draft EIR evaluate the following project alternatives, in addition to the no project alternative, so that the associated impacts can be analyzed and the comparative merits of the alternatives can be evaluated. Other alternatives could substantially lessen the significant effects and environmental impacts of the proposed project, but still achieve its basic objectives.

- Alternative 1 – Rural Density Residential that is 10 acre minimum per dwelling unit.
- Alternative 2 – Rural Density Residential that is 5 acre minimum per dwelling unit
- Alternative 3 – Rural Density Residential that includes an open space buffer with adjacent subdivisions (e.g., Royal Equestrian Estates, Milton Ranch, Cameron Estates), followed by 5 and 10 acre minimum per dwelling unit.
- Alternative 4 – Rural Density Residential that includes an open space buffer with adjacent subdivisions (e.g., Royal Equestrian Estates, Milton Ranch, Cameron Estates), followed by 5 and 10 acre minimum per dwelling unit, then potential 1 acre minimum per dwelling unit for those parcels that are on the interior of the proposed project so that there is a more appropriate and aesthetic progression in land uses. The eastern & western slopes of the development should be maintained with a 5 to 10 acre minimum per dwelling unit.

Potential Environmental Effects

In addition to the issues identified in the NOP to be considered, we request a thorough analysis be conducted on the following issues both on the proposed project, the no project alternative and Alternatives 1-4 highlighted above. This analysis will provide the ability to compare the various impacts from each alternative, possible mitigation measures and alternative land use designations to minimize the impacts to the environment and surrounding communities.

- **Traffic and Circulation**

Traffic and circulation on surface roads, major transportation corridors and freeways must be thoroughly evaluated. It should be clearly identified that the ingress and egress for the proposed project will **not** utilize any of the private roads located within the Royal Equestrian Estates subdivision. The portion of Amber Fields Drive that is located within Royal Equestrian Estates is a private road and access is limited to residents of the Royal Equestrian Estates HOA via a gate. It is our understanding that the parcel numbers associated with the Lime Rock Valley Project have no easement or access rights to the portion of Amber Fields Drive that is within the Royal Equestrian Estates subdivision boundaries.

- **Hydrology, Water Quality and Water Resources**

The Project proponents have indicated that they plan to use EID water. However, the project area has yet to be annexed into the EID service area. Will the annexation be a condition of approval of the Lime Rock Valley Specific Plan? Does EID have the capacity to provide sewer service and water supply for this Project, other projects, such as Marble Valley and existing customers? If EID service is not provided, water quality and hydrologic impacts should be evaluated from the increased use of septic systems and private wells. An adequate description of where EID will secure the additional water supply for the Project should be provided along with an analysis of impacts. For instance, will it have an impact on existing groundwater or surface water supplies? Will any aspects of the Project utilize private ground water wells (e.g., for open space or parks)?

- **Hazards and Hazardous Materials**

Have there been any environmental investigations on the existing project land to determine if any hazardous conditions from past mining operations exist? Has an investigation been completed to verify there is no groundwater or soil contamination resulting from previous mining activities?

- **Cultural Resources**

There is rich cultural heritage in the Project area. Native American Indians have inhabited the local area, as well as past mining activities. These historic activities should be identified and preserved, where possible.

Noise and Vibration

Noise and vibration effects must be evaluated on the proposed project and alternatives. The increased housing density will significantly increase noise and vibration levels due to traffic, trail use, parks and the associated increase in residential and visitor population.

- **Biological Resources**

The draft EIR should evaluate the displacement of animals and habitat as a result of the project and proposed alternatives.

Mitchell Comment Letter
RE: Lime Rock Valley Specific Plan
March 22, 2013

- **Visual Resources**

Impacts to visual resources from the Project need to be evaluated, such as the aesthetic impacts of high density housing to those adjacent rural subdivisions. The views from existing homes and subdivisions will be significantly compromised. Rather than viewing natural tree-lined hillsides and valleys with abundant wildlife, views will consist of high density subdivisions, rooftops and roads. In addition, light pollution in the night time sky will increase significantly and obscure views of the stars. The impacts from light pollution must be evaluated and mitigated.

We appreciate the opportunity to comment on the NOP and look forward to working with you on the Draft EIR. Please include our contact information for future notifications related to this proposed development. If you have any questions regarding our comments, please do not hesitate to contact me at the address and phone number below.

Sincerely,



Teresa L. Mitchell and Giles Mitchell
5370 Amber Fields Drive
Shingle Springs, CA 95682
916-876-6092



Mark & Lisa Santos
5441 Farrell Road
Shingle Springs, CA 95682
530-676-1240

cc: Ray Nutting – El Dorado County Board of Supervisors



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Lime Rock project input

1 message

Steve Palmer <steve@innotek.com>

Fri, Mar 22, 2013 at 2:18 PM

To: Mel Pabalinas <rommel.pabalinas@edcgov.us>

Cc: Ron Mikulaco <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, George Coverick <gcoverickcecsd@yahoo.com>, James Sholl <sholls@sbcglobal.net>, doris miller <djmCECSD@hotmail.com>, Smokey Riggert <smokeycecsd@yahoo.com>, Ken Moonitz <kencecsd@prodigy.net>

Dear Mr. Pabalinas,

Please accept the attached input for Draft EIR scoping for the Lime Rock project (SP12-0001)

Thank you,

Steve Palmer
4391 Cameron Road
Cameron Park, CA
95682



Lime Rock Draft EIR Scoping letter.pdf

129K

March 22, 2013

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division 2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Scoping Meeting for the Lime Rock Valley Specific Plan (File No. SP12-0001)

Via email: rommel.pabalinas@edcgov.us

Dear Mr. Pabalinas,

I have reviewed G3 Enterprises' Lime Rock Valley proposal for development in the Marble Valley area and submit these comments regarding the scope and content of the Draft EIR. In addition to those scoping issues already identified in your February 20, 2013 NOP letter, I would like to see the following issues specifically addressed in detail.

- **Habitat** - The proposed development has been relatively undisturbed for a significant period of time. This undeveloped acreage is habitat for numerous species of plants and animals. It is bounded on almost all sides by current rural residential lots, some of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as G3 proposes, much of this habitat would be eliminated. The Draft EIR should consider habitat preservation, high quality animal corridors, and "safe" areas. In the Draft EIR, project alternatives should include much lower density development, such as rural residential development at one dwelling unit per 5 acres (or less dense) based on current land use and zoning. Having the Draft EIR review this lower density alternative and its impact on habitat impact would allow review of a project more suited to the area and surrounding neighborhoods without having to go through this evaluation separately.
- **Light pollution** - The Draft EIR should evaluate and measure current sky glow and nighttime light levels from multiple locations in and around the proposed project area. It should calculate light pollution and its effect for each project alternative. Additionally, the EIR should evaluate lighting options for each plan alternative for methods to reduce light pollution as much as possible. Currently it is possible to enjoy the night sky and see the Milky Way on many clear nights in

neighborhoods surrounding the proposed development. With proper mitigations, this can remain so to the benefit of neighbors, as well as future Lime Rock residents.

- Visual Impact – If “Visual Resources” as used in your NOP means view of man-made and natural objects from locations within and outside of the project area, my concerns should already be addressed in you issues list the Draft EIR. Please consider in detail the visual impact of the proposed development and alternatives on neighbors. This evaluation should include the impact on neighbors at significant distance, recognizing that due to the topography of the area, many neighbors are in line-of-sight of the proposed development.
- Traffic – Although traffic is already in the County’s list of scope and content, I feel it’s important enough to bring up the concern here. The Cambridge Road intersections are already busy most of the day and VERY busy around Blue Oak/Camerado school start and end times. The Draft EIR should include a complete traffic study and mitigation ideas as appropriate.

Thank you for considering my input.

Sincerely,

A handwritten signature in blue ink that reads "Stephen L. Palmer". The signature is written in a cursive, flowing style.

Stephen L. Palmer
4391 Cameron Road
Cameron Park, CA 95682

Cc: El Dorado County Supervisors
Ron Mikulaco, Ray Nutting, Brian Veerkamp, Ron Briggs, Norma Santiago

Cameron Estates CSD Board of Directors
James Sholl, Ken Moonitz, Doris Miller, Smokey Riggert, George Coverick



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Response to the Notice of Preparation for the Lime Rock Valley Specific Plan

1 message

Lindell Price <lindellprice@gmail.com>

Fri, Mar 22, 2013 at 5:00 PM

To: rommel.pabalinas@edcgov.us

Rommel Pabalinas, Senior Planner, County of El Dorado:

Response to the Lime Rock Valley Specific (LRVSP) Plan Notice of Preparation:

The LRVSP requests a change from the General Plan Land Use designation of Open Space to other land use designations. A change in the General Plan land use designation can only be justified by an optimal project.

Assess the potential of LRVSP to preclude future traffic circulation connections to the north, south, east and west of the project thereby worsening the cumulative traffic circulation impacts.

Assess differences in the amount of road pavement, traffic speeds, air quality, green house gas emission, public safety, and incident related congestion related to longer indirect traffic circulation routes versus shorter more direct routes, as well as potential mode shifts to walking, bicycling and public transit if short, inviting 24-hour, all-weather routes are provided.

Address the cumulative impacts of additional motor vehicles from the project on pedestrian and bicycle access to Cambridge Road, and especially to the El Dorado Transit stop at Cambridge Road and US 50. Also, assess the impacts of motor vehicle traffic from the project to the roads serving the library, community center, schools and businesses just to the north of US 50 as well as the existing and potential roads and business south of US 50.

Address how the LRVSP impacts the jobs/housing balance in the area. Where will the residents of LRVSP work? What will be the traffic and circulation, green house gases, air quality, and land use planning impacts of work commutes resulting from LRVSP? Will the residences in LRVSP meet El Dorado County's need for moderately priced housing?

Does the LRVSP alleviate out-of-county travel to access services and retail shopping? Consider alternatives that reduce the need to travel to access services and retail.

How will on-going maintenance and public access to trails, pathways, parks and open space be insured?

Review expanding the Community Region of Cameron Park to include the LRVSP instead of including the LRVSP in the Community Region of El Dorado Hills. Review amending the Cameron Park Community Service District to include the LRVSP instead of the El Dorado Hills Community Service District.

Lindell Price
3672 Millbrae Road
Cameron Park, CA 95682
(916) 804-7316



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Public Input for Draft Environmental Impact Report for Lime Rock Valley Specific Plan

1 message

Stanley Price <2stanleyprice@gmail.com>

Fri, Mar 22, 2013 at 4:34 PM

To: rommel.pabalinas@edcgov.us

Rommel Pabalinas, rommel.pabalinas@edcgov.us
Senior Planner
El Dorado County Development Services Department, Planning Division

--

Preparation of a Draft Environmental Impact Report for Lime Rock Valley Specific Plan

Recreation:

Analyze an equestrian trail from the west, by way of Tong Road, Old Placerville Road, north of SR 50, to the El Dorado Trail to the east, that would provide an exemplary opportunity for attracting equestrians from near and far. With the large open space obligation, consider the possible connectivity that could be provided between Sacramento County, and the Sierra through El Dorado County. There could be a connection to the VMVS, and the ECDHSP to create a superb trail..

Public Service and Utilities:

Review the water supply and sewer availability by provider, domestic and irrigation, that is available, and what proportion will be required by the LRVSP. Include infrastructure requirements and costs, and ongoing costs, as well as the responsible party for financing the infrastructure and water supply..

Traffic and Circulation, Air Quality, and Greenhouse Gas Emissions:

Review the Pedestrian Circulation Plan, and determine if there is good connectivity within the project, as well as from the project in every direction (to schools, stores, senior center, and to Cameron Park.)

Review the Bicycle Circulation Plan, and determine if there is good connectivity within the project, as well as from the project in every direction (to schools, stores, senior center, and to Cameron Park.) Please note that the "Preliminary Trail Circulation Plan" is not adequate.

Review the Trails Circulation Plan, and determine if there is good connectivity within the project, as well as from the project in every direction (to schools, stores, senior center, and to Cameron Park.)

Review the Vehicle Circulation Plan, and determine if there is good connectivity within the project, as well as from the project in every direction (to schools, stores, senior center, and to Cameron Park.)

Land Use Planning and Agricultural Resources, and Population and Housing, and Greenhouse Gas Emissions:

Analyze and review how this rezoning, or development, benefit or hinder the County in meeting the current Housing Element requirements as provided by the California Department of Housing and Community Development (2013 forward).

Study where the construction workers for the project will be living, and the vehicle miles traveled during the construction of the project. Utilize El Dorado Hills construction as the data source for builders..

Study where the residents of VMVSP will work, the transit options that they would have, and their VMT's.

Study where the employees of the built-out project would live, (for example, the retail employees, the gardeners, grounds-keepers, security, child-care, and home-care workers), their transportation options from where they can afford to live, and the vehicle miles traveled (VMT). Consider vehicle and fuel costs and compare their projected wages.

Stanley Price
3672 Millbrae Road
Cameron Park, CA 95682
[\(530\) 677-5052](tel:(530)677-5052)



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Please do not let these ruin Cameron Park

1 message

Jim Riordan <jriordan@riordanco.com>
To: Rommel.pabalinas@edcgov.us

Wed, May 1, 2013 at 2:23 PM

Dear sir,

Please do not let these projects ruin our city.

Best Regards

James F. Riordan
CEO

The James F. Riordan Company, Inc.
Ph. 530.676.4729
Fax 530.676-0810
Website: www.riordanco.com

“Choose carefully the most important things in your life, for they are your options and become the VALUES of your life. Your values determine your priorities which govern your choices. Your choices dictate your decisions. Your decisions generate actions, attitudes and habits which become your character and the CONSEQUENCES of your life.” Howard J. Riordan (1913-1997)

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LETTER TO Ed on Marble valley and Lime rock.docx
26K

James F. Riordan
3110 Camerosa Circle, Cameron Park, CA 95682
Ph. 530.676.4729 FAX 530.676.0810

May 1, 2013

To: Editor
The Mountain Democrat

VIA Email

Dear Editor,

No on (S)Lime Rock Valley and Marble Valley developments.

Last night, on April 30, a meeting was held at the CPCSD to “brief” community members about two developments proposed just across highway 50 from Cameron Park. This is a wakeup call to all Cameron Park residents. I’m sure most of you will find it “entertaining” that we residents of Cameron Park were perhaps the LAST group to be shown this briefing. Why? Because we have lots to lose and nothing tangible to gain. I hope that those of you concerned will contact Mr. Rommel Pabalinas, the County Senior planner by email at Rommel.pabalinas@edcgov.us and voice your feelings about what certainly appears to be a sound screwing of Cameron Park residents in my opinion.

The first and foremost reason that most residents attended this briefing was to find out what the traffic impact would be. Guess what? There was no traffic plan. Some vague reference was made to enlarging the Cambridge interchange along with some vague references to a new or larger connection to these developments at or near the existing Bass lake road interchange. (The “S”lime valley project will be dumping traffic onto Hwy 50 at Cameron Park drive) Certainly both of these plans will be really appealing to us Cameron park residents who would now have to share these already crowded THREE entrances to Hwy 50 with only about 3,000 more homes each morning. You think the 50 corridor is crowded now? Try adding maybe 3,000 to 6,000 more cars each day. You WILL be in Sacramento smog from then on.

When one resident at this meeting asked if the Marble Valley development will fall under the Cameron Park CSD, they were told “No, this new development would be part of the El Dorado Hills CSD”.

WHAAAAT? Folks, fellow residents, this is pure BS to me and I hope it is to you as well. EDH gets all the CSD money, and we get all the congestion, added smog, and zero benefit. During the winter it is entirely possible that those valleys will fill with smoke and potentially cause us issues with using our own fireplaces. This is a lot of proposed homes folks. I fly over these valleys several times a month and I have seen where the smoke settles in the winter.

These two developments are being proposed by Parker Development and G3 (Gallo brothers). Yup the Serrano folks. You can take a “fly-over” view of this proposed, in my opinion “revolting development” at <http://www.thevillageofmarblevalley.com/proposed-land-plan-summary.html> This development will include high density areas as well, which will attract more of the same people many of us wish would stay in Sacramento.

A visit to the website also shows a “Monolith Event Center for weddings, concerts, corporate retreats, charity events and other organized functions. With vineyards planned to surround the quarry site and an adjacent indoor banquet facility”. That along with a lake with boating, kayaking and oh yes, a dock, pier, gazebo and outdoor amphitheater for “occasional theater performances and outdoor events” . .So wake up folks, direct competition right under your nose for the already failing Cameron Park CSD and lake which is already under used.

Personally, I moved here in 1989 to get away from the crush of the Bay area and all of its “planned communities” to me, this is a lose, lose, lose for Cameron Park Residents. El Dorado hills gets the revenue, we get the traffic, smog and congestion. Nice! If you feel the same, please email the county official above and tell him “Just say NO to (S)Lime Rock and Marble Valley.” For a map showing both of the sites and how the Lime Rock plan will affect Cameron Park Drive traffic, see <http://limerockvalley.com/site-location.html>

Contact Mr. Rommel Pabalinas, the County Senior planner at his email Rommel.pabalinas@edcgov.us and voice your opposition now.

Sincerely,

Jim Riordan

Jim Riordan
530-676-4729



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fwd: No high-density homes in the proposed Marble Valley-Lime Rock project

1 message

Char Tim <charlene.tim@edcgov.us>

Thu, May 23, 2013 at 7:47 AM

To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

fyi...

----- Forwarded message -----

From: **David Yancey** <dkyancey@gmail.com>

Date: Wed, May 22, 2013 at 4:58 PM

Subject: No high-density homes in the proposed Marble Valley-Lime Rock project

To: charlene.tim@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

As a resident of El Dorado County, I object to the construction of high-density housing in the proposed Marble Valley-Lime Rock project for the following reasons:

- Traffic from the estimated 40,000 more car trips **per day** at the Hwy 50/Bass Lake interchange would be a severe impact.
- Do not go against the General Plan. This land is already planned for 5- to 20-acre parcels. It was planned this way for a reason and it remains a good idea still.
- The County should be planning to use our remaining Highway 50 road capacity for new job projects - not large housing projects adding even more commuter traffic.

We want an Advisory Vote election scheduled as soon as possible to give Cameron Park area residents a voice in this plan.

David Yancey

2825 Vista Verde Dr.

Cameron Park, CA 95682

--

Char Tim

Clerk of the Planning Commission

County of El Dorado Community Development Agency

Development Services Division

(530) 621-5351

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Thank you.



13 MAR 19 PM 2:54

RECEIVED

The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 12, 2013

Name: John Hovey
Affiliation: Royal Equestrian Estates Phone: 530 676 4230
Email: jl_hovey@pacbell.net
Mailing Address: 7175 Steeple Chase Drive
City: Shingle Springs State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

Thank you for attending the Public Scoping Meeting. Please share your input or questions about the Lime Rock Valley Specific Plan in the space below.

You may either fill this form out at the meeting and return this sheet to a staff member, or take it with you to complete and mail by 5:00 p.m., March 22, 2013 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
Website: <http://www.edcgov.us/Planning/>

letter attached



A series of horizontal lines for writing, consisting of 20 evenly spaced lines across the page.

March 18, 2013
7175 Steeple Chase Drive
Shingle Springs, CA 95682

Rommel Pabalinas, Senior Planner, County of El Dorado
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

RE: Lime Valley Proposal

Dear Mr. Pabalinas,

We are the property owner / residents of Royal Equestrian Estates and, as such, are greatly impacted by the proposals being put forward. We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the promises made by the developers, or the county of El Dorado.

Royal Equestrian Estates (REE) is located in a rural valley bounded on the North and West by the 740 acre proposed planned development of Lime Rock Valley. Lime Rock Valley, on the other hand, is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Cameron Estates, Milton Ranch, Milton Estates, Royal Equestrian Estates (REE), and other subdivisions of five acre and larger parcels. The notion that a planned development made of city size lots is in keeping with this environment is offensive.

The area in Lime Rock Valley currently designated in the El Dorado County General Plan as a PUD consists of 531 acres, not 740 acres. The additional 209 acres consists of a 9 acre parcel APN 109-020-20 zoned rural 10 acres, a 120 acre parcel, APN 109-020-04, zoned open space, and two steep 40 acre parcels, APN 109-020-05 zoned rural 40 acres, and APN 109-020-06 zoned rural 20 acres. These last two 40 acre parcels are of particular concern to the residents of REE. Along with a third contiguous 40 acre parcel to their South, which is now part of REE, these three parcels form the western wall of the REE valley (see Figure 1, Page 3 - Proposed Land Use Designations). This aforementioned third REE 40 acre parcel, which is in a corresponding position on the same hill, was required to be divided into 10 acre parcels. These three 40 acre parcels together form a natural buffer between an area of rural estate lands and the much denser Marble Valley.

When the residents of REE purchased their land, they did so in the confidence that the county would uphold the zoning of these two 40 acre parcels. Who, when purchasing in REE, would have imagined that the County of El Dorado, the caretaker of our environment, would consider placing 6,000 – 15,000 square foot parcels on the Western slope of the REE subdivision. These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 217,800 square feet and larger

To be consistent with their surroundings, these parcels should never be considered for division into anything smaller than ten acres. Why is it that G3 and Parker Development cannot be content with

building houses, in the midst of a very rural area, on their 531 acre PUD without expanding it over an additional 209 acres of rural and open space land? Ownership of a parcel does not guarantee a zoning change. Those not satisfied with the zoning of a parcel should not have purchased it in the first place and always have the option of developing it as zoned.

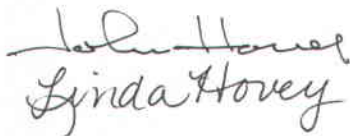
In addition, these two 40 acre parcels are clearly marked on the Asbestos Review Area for the Western Slope of El Dorado County map as being "*more likely*" to contain asbestos. Furthermore, a verified find of asbestos exists in the Lime Rock Valley Proposal area to the North West of these parcels (see Figure 2, Page 4 – Asbestos Review Map). California has the most asbestos-related deaths in the country. According to the California Department of Public Health (CDPH), the El Dorado Hills is a risky area, as it is home to one of the largest Naturally Occurring Asbestos deposits in the world. Care must be taken by all residents to minimize the risk of asbestos exposure. Given these facts, ripping up these hills for a PUD would appear to be out of the question.

As to the 531 acre PUD itself, all of parcels APN 109-010-12 and APN 109-020-20 are *within* the quarter mile buffer area of a Found Area of Normally Occurring Asbestos. Also, part of parcel APN 109-020-01 is *within* the same area. The Proposed Land Use Designation shows residences *within* this buffer area (see Figures 1 and 2, Pages 3 and 4). After the lessons learned in the El Dorado Hills, further disturbance of asbestos bearing lands is unacceptable and possibly a violation of the California Environmental Quality Act.

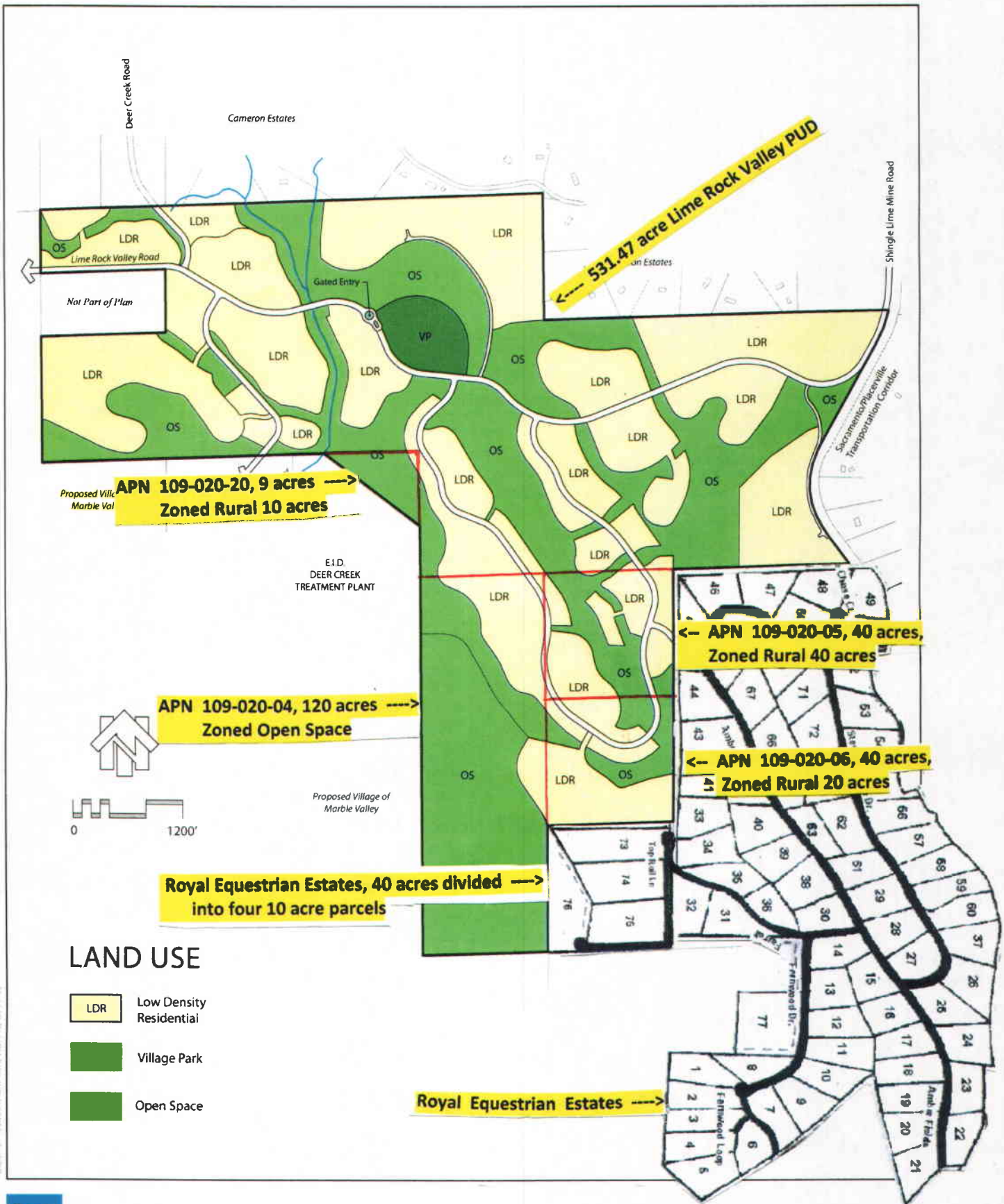
In closing, we feel that all parcels created within the proposed Lime Rock Valley PUD should be a minimum of five acres. We oppose the proposed rezoning of parcels APN 109-020-05 and APN 109-020-06. If these two 40 acre parcels are to be rezoned, it should be consistent with the REE zoning of 10 acres on this hillside.

We would like to meet with you on the site of REE estates in order that our concerns are clearly understood.

Sincerely,

A handwritten signature in cursive script that reads "Linda Hovey". The signature is written in dark ink and is positioned above the typed name.

John and Linda Hovey



LAND USE

- LDR Low Density Residential
- Village Park
- Open Space

Figure 1 - Proposed Land Use Designations





ASBESTOS REVIEW AREAS

Western Slope

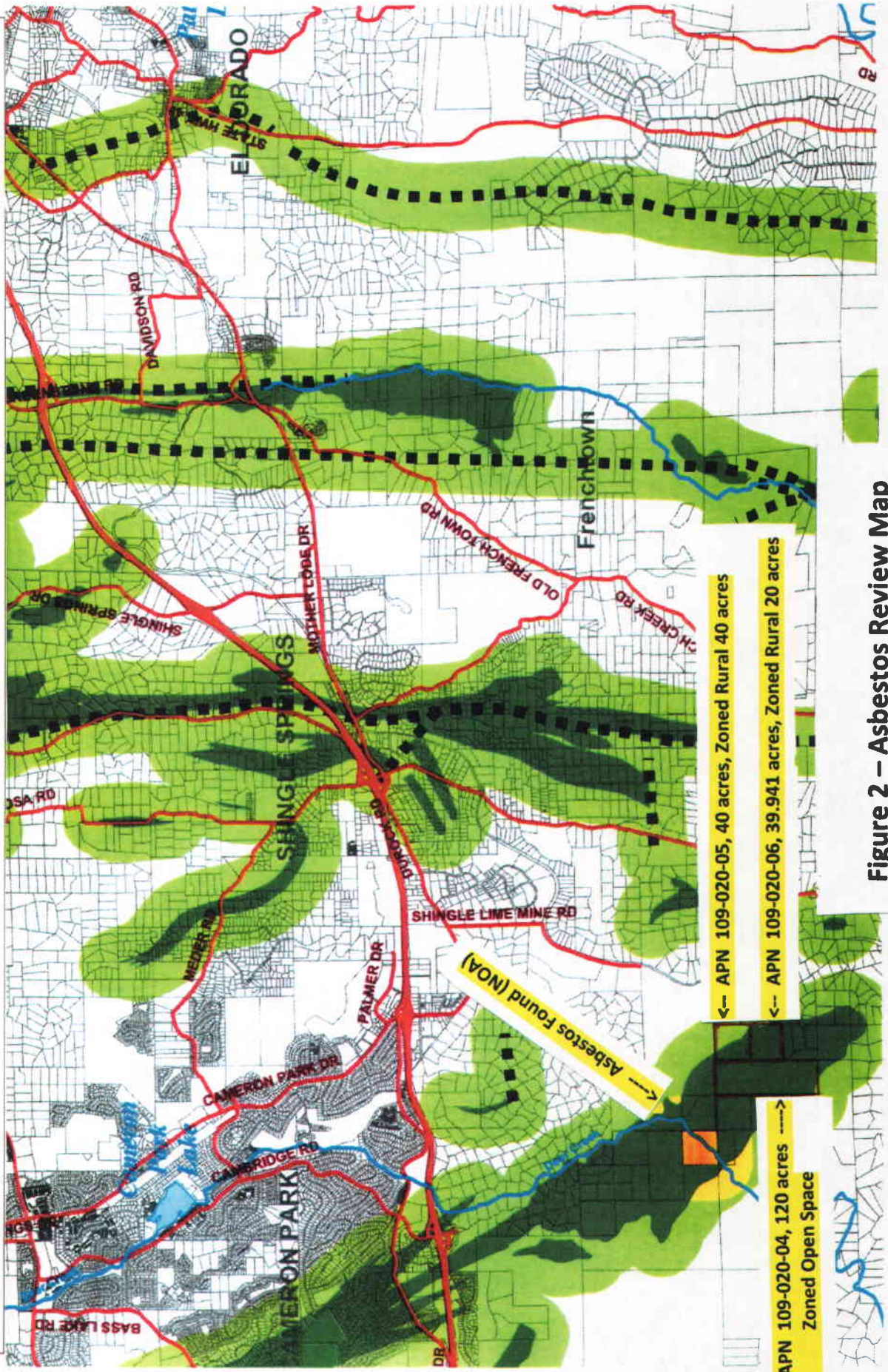
County of El Dorado

State of California

- Found Area of NOA
- Quarter Mile Buffer for Found Area of NOA
- More Likely To Contain Asbestos (Dept of Conservation Mines & Geology OPEN-FILE REPORT 2000-002)
- Quarter Mile Buffer for More Likely To Contain Asbestos or Fault Line
- Fault Line (Dept of Conservation Mines & Geology OPEN-FILE REPORT 2000-002)
- Parcel Base
- Major Roads
- Rivers & Creeks



Map Produced by: Maps Store, DATE: 01/17/2006
 G.I.R. PROJECT ID: 30066, RELEASED REPORT: 16
 ALL RIGHTS RESERVED. THIS MAP IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.



← APN 109-020-05, 40 acres, Zoned Rural 40 acres

← APN 109-020-06, 39,941 acres, Zoned Rural 20 acres

APN 109-020-04, 120 acres ----->
 Zoned Open Space

Asbestos Found (NOA)

Figure 2 – Asbestos Review Map
 Hovey - Page 4



13 MAR 22 PM 1:21

RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County

Public Scoping Meeting

March 12, 2013

Name: Leigh P. Strohn

Affiliation: Cameron Estates Resident Phone: 530-672-9050

Email: leigh.strohn@kenblanchard.com

Mailing Address: 4780 Flying C Road

City: Cameron Park State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

Thank you for attending the Public Scoping Meeting. Please share your input or questions about the Lime Rock Valley Specific Plan in the space below.

You may either fill this form out at the meeting and return this sheet to a staff member, or take it with you to complete and mail by 5:00 p.m., March 22, 2013 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
Website: <http://www.edcgov.us/Planning/>

I am concerned about several aspects of the Lime Rock Valley Development Plan

1) To preserve the serenity of our community it would greatly help if there was some type of buffer zone or greenbelt property that existed between the two communities

Traffic is a very big concern. *

2) I am extremely concerned about Hwy 50 and the 2 entrances being able to handle the additional traffic. Especially w/ Marble Valley.

3) Could we leverage the use of the train system? We

p. 2 Leigh Strohn

4) We are very concerned about losing our

"right sky" with the addition of so many homes. (Illumina Effect)

5) Air quality issues. The impact with such a large development will be great on our air quality.

6) Density why can't there be fewer homes?



13 MAR 22 PM 1:21
RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County Public Scoping Meeting

March 12, 2013

Name: Robert Strohn
Affiliation: Resident - CE Phone: 530-677-7957
Email: bobstrohn@att.net
Mailing Address: 4780 Flying C Road
City: C.P. State: CA Zip: 95682

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Placerville, CA 95667
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Fax: (530) 642-0508
Website: <http://www.edcgov.us/Planning/>

- Added traffic is a huge concern of mine.
- We also need some type of a greenbelt to separate the two communities.
- Would so appreciate a smaller development... not so many homes, please. Big change from original plan.
- Would love to leverage your planned trail system so all could use and appreciate.

Two to three cars per household. Road system can't support. With curbside traffic! Take it's already at a standstill on Fridays by 50



19 MAR 20 AM 11:42

RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County

Public Scoping Meeting

March 12, 2013

Name: Christine Schelin

Affiliation: resident of Cameron Estates Phone: 530-676-2664

Email: team.schelin@hotmail.com

Mailing Address: 4920 Cameron Road

City: Cameron Park State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Website: <http://www.edcgov.us/Planning/>

- ① trail access from Cameron Estates neighborhood through
Lime Rock Valley Plan to access Marble Valley Plan foundation
park + El Dorado Trail
- ② 500' buffer zone between Cameron Estates neighborhood
+ Lime Rock Valley Plan
- ③ wildlife corridors
- ④ impaction of "rural" El Dorado County culture
- ⑤ public transportation considerations
- ⑥ surprise inspection of EID plant due to foul smelling
(over)

⑥ (cont)

odor + poor visual water quality of Deer Creek

⑦ low lighting pollution

⑧ traffic considerations esp. of already busy
Cambridge Road exit (off of Highway 50 in
Cameron Park)



The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 12, 2013

Name: Paul Schelin

Affiliation: Resident of Cameron Estates Phone: 530-676-2664

Email: team.schelin@hotmail.com

Mailing Address: 4920 Cameron Rd

City: Cameron Park State: CA Zip: 95682

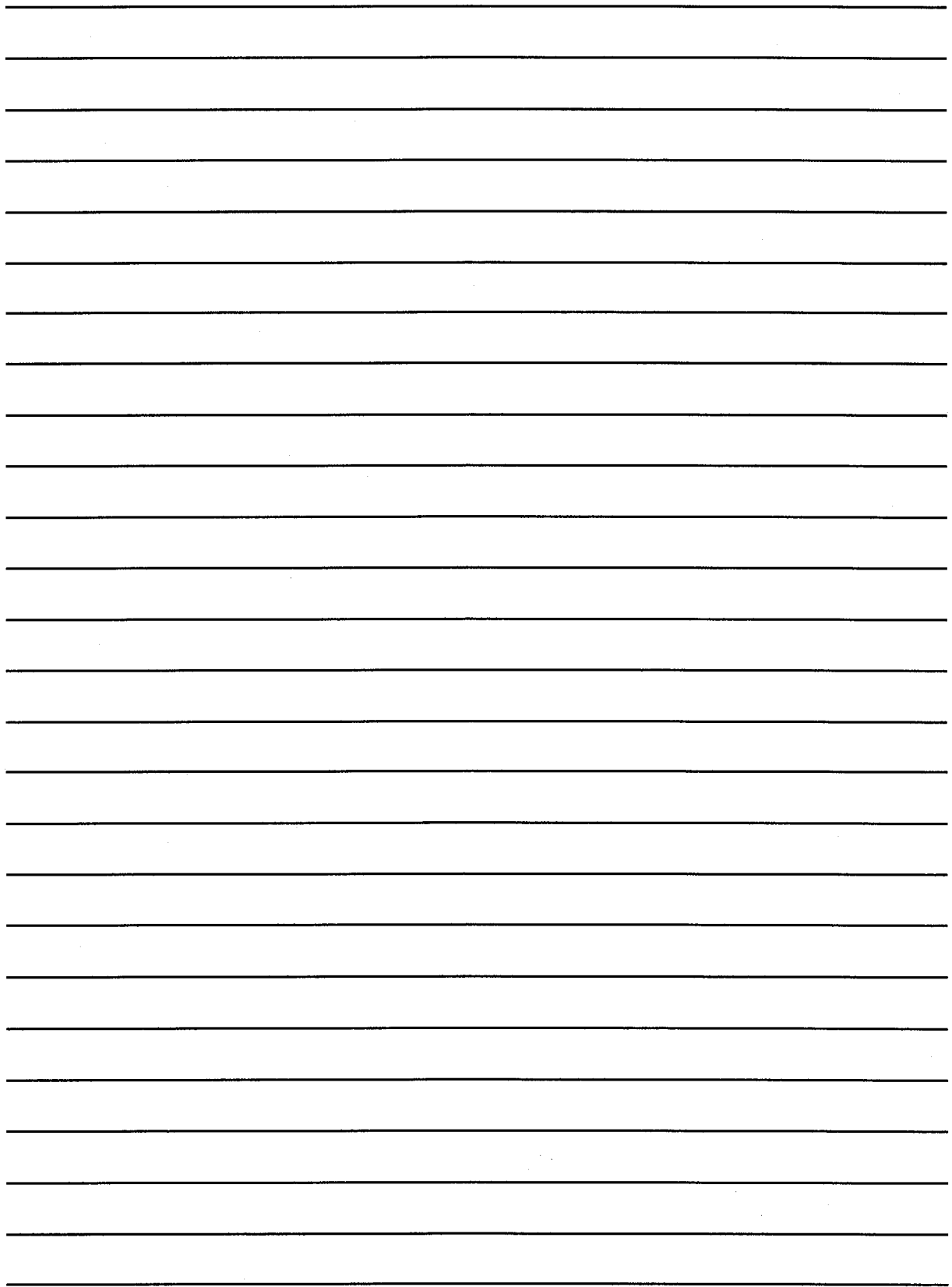
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- ① I Request that the plan include trail access from the Cameron Estates neighborhood through Lime Rock Valley development to access both the Marble Valley Foundation park and the El Dorado Trail.
- ② I request that the plan include a 500' buffer/green belt between Cameron Estates and the Lime Rock Valley development.





MAR 20 AM 11:43
RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County Public Scoping Meeting

March 12, 2013

Name: RAY & JANA PROBLE

Affiliation: REE HOMEOWNERS Phone: 530-277-4513

Email: JANA-PROBLE@MSN.COM

UNDERSCORE - 7
Mailing Address: TWO STEEPLECHASE DR

City: SHINGLE SPRINGS State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Dear Mr. Pabalinas,

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Royal Equestrian Estates (REE) is located in a lovely rural valley bounded on the North and the West by the over 740 acre proposed PUD/PD of Lime Rock Valley. Lime Rock Valley is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Milton Ranch, Milton Estates, Cameron Estate, Royal Equestrian Estates (REE) and other subdivisions of five acre and larger parcels. The notion that a PUD/PD made of city size lots is in keeping with this environment is objectionable.

We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the General Plan and the commitment made by the developers, or the County of El Dorado.



13 MAR 25 PM 1:33

RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County Public Scoping Meeting

March 12, 2013

Name: KAREN GUTHRIE

Affiliation: _____ Phone: 677.1693

Email: _____

Mailing Address: 5252 HIGHLAND DR.

City: CAMERON PARK State: CA Zip: 95782

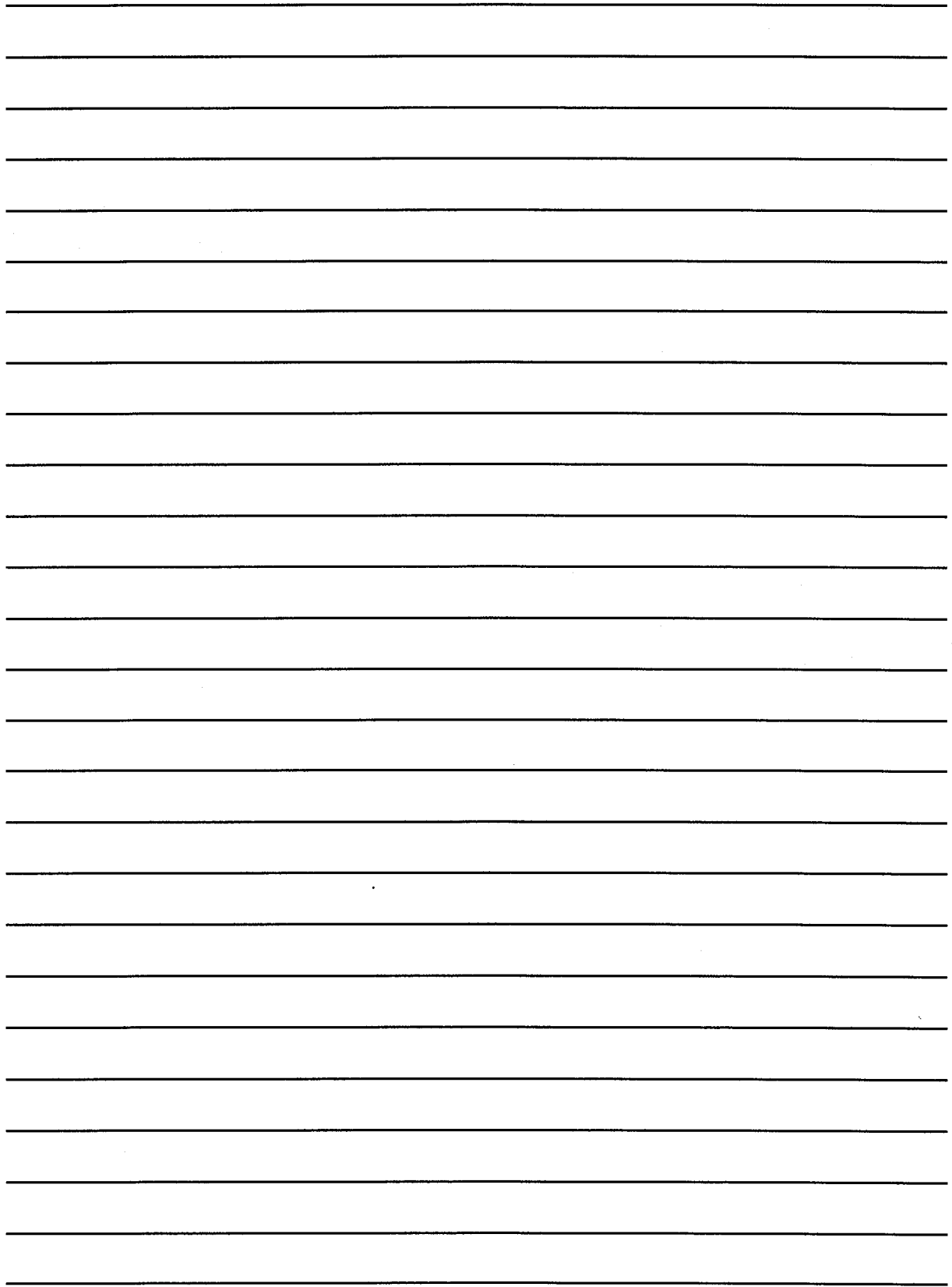
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Fax: (530) 642-0508
Website: <http://www.edcgov.us/Planning/>

All attached



LAW OFFICES
GUTHRIE & ELLERMAN

JANA ELLERMAN
C. HOWELL ELLERMAN
BRYAN L. PHIPPS
KAREN B. GUTHRIE, Of Counsel

3461 ROBIN LANE, Suite 2
CAMERON PARK, CALIFORNIA 95682
Telephone: (530) 677-1693 \ (916) 933-1694
Facsimile: (530) 677-0633
karen@guthrieandellerman.com

March 21, 2013

Planning Department
El Dorado County

RE: Lime Rock Valley Specific Plan

I have been a resident of Cameron Estates for almost 40 years and previously served as President of the Cameron Estates Community Services District and am familiar with the former Spreckles/Gallo property and its lime mine.

Thank you for the opportunity to attend your public scoping meeting on March 12th and to view the proposals and speak with the proponents and your staff.

This proposal presents a number of problems as it piggy-backs unto the Marble Valley plan. Because it lacks the depth of the Marble Valley plan, the issues are compounded.

1. First, it seeks to throw in an additional 800 homes between five-acre properties immediately to the north (Cameron Estates) and 10 to 40 acre properties to the south and east (Royal Equestrian and Milton Ranch). These homes will cover 377 acres which means that the average acreage per dwelling unit will be less than a half acre. This plan is totally inconsistent with its surrounding neighborhoods. It makes no sense at all and is not good planning.
2. Funneling these 800 homes in to Marble Valley Drive creates an additional transportation nightmare. While the roads in its map show access to four other roads, the detail shows that these are emergency exits only. There is only the single road for its residents and the public that visits its park.

This county endorsed a policy of creating alternative routes that would feed into roads other than Highway 50. A southern route parallel to Highway 50 should be explored by the developer, transporting residents to El Dorado Hills, Latrobe Road, and South Shingle.

Planning Department
Page Two
March 21, 2013

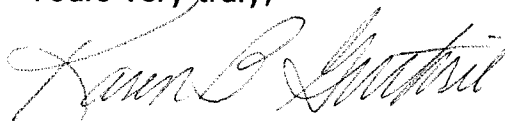
I foresee that the resulting traffic jams will cause Lime Mine Valley residents to seek alternate roads and may encroach on Cameron Estates roads and the other private developments, breaking through emergency exits or creating new access roads. These private roads are maintained by the residents at substantial cost/tax to them. Overuse of the roads will increase those costs.

3. The maps and information I reviewed did not reflect any low-cost housing element. For decades, the north side of Cameron Park has been burdened with the bulk of this form of housing. Cameron Park has assumed more than its share and the developments around Cameron Park should take on this obligation.

4. I also note that the first bullet in the section "Proposed Entitlement Requests" which was included in the handout Notice to the public refers to Lime Mine Valley as expanding "the Community Region of El Dorado Hills". How could this be when the land is squarely in the purview of Cameron Park and Shingle Springs? Has LAFCO made this decision, and if so, on what grounds? I have watched this encroachment with dismay as the east side of Bass Lake is considered El Dorado Hills when Bass Lake Road should serve as the dividing line between Cameron Park and El Dorado Hills.

Thank you for considering some of my concerns.

Yours very truly,



Karen B. Guthrie

KBG/k



13 MAR 19 AM 11:41

RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 12, 2013

Name: ROBERT HARTNETT

Affiliation: ROYAL EQUESTRIAN ESTATES Phone: 530-672-4120

Email: RHARTNETT@AOL.COM

Mailing Address: 7003 STEEPLECHASE DR

City: SHINGLE SPRINGS State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the General Plan and the commitment made by the developers, or the County of El Dorado.

When the residents of REE purchased their land, they did so in the confidence that the county would uphold the zoning of surrounding lands. Who, when purchasing in REE, would have imagined that the County of El Dorado, the caretaker of our environment, would consider placing 6,000 – 15,000 square foot parcels on the Western slope and adjacent lands of the REE subdivision? These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 217,800 square feet and larger. To be consistent with their surroundings, these parcels should never be considered for division into anything smaller than five acres. Those not satisfied with the zoning of a parcel should not have purchased it and always have the option of developing it as zoned.

We feel that all parcels created within the proposed Lime Rock Valley PUD should be a minimum of five acres. At the very least all parcels which will be adjacent to REE existing parcels of five acres or more and the parcels overlooking our valley on the Western slope, should themselves also be a minimum of five acres or more.

We would like to meet with you on the site of REE estates so you can better understand our perspective and experience the environment that will be impacted. If you cannot accept our invitation, we respectfully ask that you oppose the rezoning as described in the Lime Rock Valley Specific Plan and uphold the General Plan which calls for a minimum of five acres or more per parcel.

Robert E Hartnell



12 MAR 19 AM 11:41

The Lime Rock Valley Specific Plan, El Dorado County
Public Scoping Meeting

RECEIVED
PLANNING DEPARTMENT

March 12, 2013

Name: Karen & Paul Catania

Affiliation: _____ Phone: 530-672-4294

Email: Kcatania@golygon.com

Mailing Address: 6971 Steeph Chase Dr

City: Shingle Springs State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Karen Catam



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Public Comment on LRVSP

1 message

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Dec 4, 2012 at 4:07 PM

To: "Chiu, Bonnie" <Bonnie.Chiu@icfi.com>

Cc: Amy Wolfe <amy.wolfe@g3enterprises.com>

Hi Bonnie:

For your review and record, here is a letter from the public on Lime Rock. It was addressed to Amy and I was a CC on it.

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508



James Blodget.pdf

69K

Amy Wolfe
G3 Wnterprises
502 Whitemore Avenue
Modesto, CA 95358
Fax: 209-341-6633

12 NOV 26 AM 11:41
RECEIVED
PLANNING DEPARTMENT

November 20 2012

Dear Ms. Wolfe,

Thank you for your letter dated 11/14/12 regarding the Lime Rock Valley proposal. We have signed up to attend the 12/08/12 meeting for additional information.

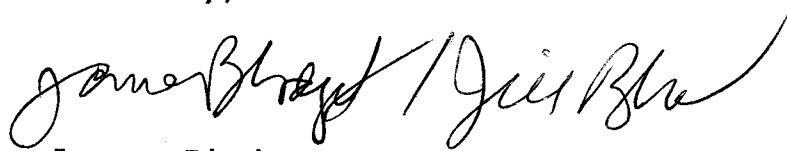
However, we have some concerns that perhaps you can address or clarify prior to the meetings. According to the Limerockvalley proposal, 740 acres will be developed for "low density" residential, defined in the proposal as having as many as 5 residences per acre.

The proposed residential densities do not conform to the El Dorado County General Plan, adopted by voters in 2004. Per the General Plan, Objective 2.1.1, Community Region boundaries establish the urban limit line. Any land not contained within the boundaries of a Community Region or Rural Center are classified as rural Regions. Per Policy 2.2.1.1 and Table 201, only low density residential and rural residential may be built in Rural Regions. General Plan Policy 2.2.1.2 defines low density residential as having a maximum density of one dwelling per 5 acres. Medium density residential is defined as having a maximum of one dwelling per one acre.

Per the Limerockvalley website, "58% of the developed area will be low density housing, with lots ranging from 1/5 to 1/2 acre in size. All of the development will be low-density residential, with a gross density of 1.08 homes per acre."

Please clarify the Limerockvalley definition of low-density residential.

Sincerely,

A handwritten signature in cursive script, appearing to read "James Blodget / Jill Blodget".

James Blodget
Jill Blodget
4601 Brookside Road
Cameron Park, CA 95682
Jblodget29@yahoo.com

Copy:
County of El Dorado Planning Services
Mel Pabalinas. Senior Planner,
2850 Fairlane Court
Placerville, CA 95667



13 MAR 25 PM 2:08

RECEIVED
PLANNING DEPARTMENT

The Lime Rock Valley Specific Plan, El Dorado County

Public Scoping Meeting

March 12, 2013

Name: Jennifer Whatley

Affiliation: Equestrian Estates Homecare Phone: 530-676-7236

Email: jewhatley@att.net

Mailing Address: 5801 Top Rail Lane

City: Shingle Springs State: CA Zip: 95682

Please add me to the mailing list to receive future updates.

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Website: <http://www.edcgov.us/Planning/>

Dear Mr. Pabalinas,

As property owner / residents of Royal Equestrian Estates we are greatly impacted by the proposals being put forward for the Lime Rock Valley development.

Royal Equestrian Estates (REE) is located in a lovely rural valley bounded on the North and the West by the over 740 acre proposed PUD/PD of Lime Rock Valley. Lime Rock Valley is surrounded by rural land whose residents enjoy the serenity of five acre and larger parcels in the communities of Milton Ranch, Milton Estates, Cameron Estate, Royal Equestrian Estates (REE) and other subdivisions of five acre and larger parcels. The notion that a PUD/PD made of city size lots is in keeping with this environment is objectionable.

We believe the negative changes to our peaceful, "country" environment and the health hazards presented by the process of development are not in keeping with the General Plan and the commitment made by the developers, or the County of El Dorado.

When the residents of REE purchased their land, they did so in the confidence that the county would uphold the zoning of surrounding lands. Who, when purchasing in REE, would have imagined that the County of El Dorado, the caretaker of our environment, would consider placing 6,000 – 15,000 square foot parcels on the Western slope and adjacent lands of the REE subdivision? These parcel sizes are appropriate for a suburban city, not a rural environment. As a comparison, this area currently contains parcel sizes of 217,800 square feet and larger. To be consistent with their surroundings, these parcels should never be considered for division into anything smaller than five acres. Those not satisfied with the zoning of a parcel should not have purchased it and always have the option of developing it as zoned.

We feel that all parcels created within the proposed Lime Rock Valley PUD should be a minimum of five acres. At the very least all parcels which will be adjacent to REE existing parcels of five acres or more and the parcels overlooking our valley on the Western slope, should themselves also be a minimum of five acres or more.

We would like to meet with you on the site of REE estates so you can better understand our perspective and experience the environment that will be impacted. If you cannot accept our invitation, we respectfully ask that you oppose the rezoning as described in the Lime Rock Valley Specific Plan and uphold the General Plan which calls for a minimum of five acres or more per parcel.



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Caltrans' Comments: Lime Rock Valley Specific Plan NOP, El Dorado County

1 message

Wilson, Susan L@DOT <susan.wilson@dot.ca.gov> Fri, Mar 22, 2013 at 1:22 PM
 To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
 Cc: "scott.morgan@opr.ca.gov" <scott.morgan@opr.ca.gov>, "Fredericks, Eric B@DOT" <eric.fredericks@dot.ca.gov>

Hello Mel,

Attached please find Caltrans' comments regarding the Notice of Preparation for the Lime Rock Valley Specific Plan development project. We appreciate the opportunity to review the NOP documents and provide comments to El Dorado County.

We would appreciate your response to this email to confirm receipt. Also, a hard copy of this letter has been sent to you via US Mail.

Please let me know if you have questions regarding our comments or need additional information.

Thank you,

~~~~~

Susan Wilson

(916) 274-0639

~~~~~

Caltrans District 3

Division of Planning & Local Assistance

Office of Transportation Planning - South

2379 Gateway Oaks Dr., Suite 150, MS-19

Sacramento, CA 95833

~~~~~

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 **LRVSP.CTcomments.pdf**  
962K

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

PHONE (916) 274-0635

FAX (916) 274-0602

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March 22, 2013

032013-ELD-0004  
03-ELD-50/PM 5.19  
SCH# 2013022042

Mr. Rommel Pabalinas  
Senior Planner  
Development Services Department, Planning Division  
County of El Dorado  
2850 Fairlane Court, Building C  
Placerville, CA 95667

**Lime Rock Valley Specific Plan – Notice of Preparation (NOP)**

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Lime Rock Valley Specific Plan project, totaling 740 acres in the unincorporated community of El Dorado County. The project is located approximately one mile south of US Highway 50 (US 50) and the Cambridge Road interchange. The project includes the development of up to 800 low-density dwelling units on 377 acres; a 15-acre park with recreational amenities; 34 acres devoted to roads and rights of way; and 314 acres of open space. Requirements for the project would include adoption/implementation of the Lime Rock Valley Specific Plan, revisions to the County General Plan, tentative maps, rezoning and a development agreement. The following comments are based upon the NOP.

***Traffic Impact Study (TIS)***

Based on the project location, Caltrans anticipates potential significant impacts to US 50 if and when an intensification of traffic-generating development occurs. We anticipate this project will generate enough trips to meet Caltrans' threshold for requiring a Traffic Impact Study to address the impacts from this development on the State Highway System and adjacent road network. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The proposed project will generate over 800 peak hour trips, and over 7,600 daily trips, based on proposed uses. Significant numbers of these trips will access the US 50 mainline and several US 50 interchanges. We would like the opportunity to comment on the scope of work prior to the

beginning of the Study. Our specific requests for the Study scope include, but are not limited to the following:

1. Analyze any potential weaving and Level of Service (LOS) impacts from this project on the US 50 mainline within the vicinity of the project.
2. Include analysis of the following US 50 interchanges: Bass Lake Road, the future Silva Valley Parkway, Cambridge Road, and Cameron Park Drive, including LOS at the intersections and queue length for each off ramp.
3. Include analysis of the following local roads: Durock Road, Cambridge Road, Cameron Park Drive, Country Club Drive, Shingle Lime Mine Road, Bass Lake Road, Rodeo Road, Crazy Horse Road, and Marble Valley Road.
4. Include on-going development projects along Green Valley Road in the project map; several development projects are missing. For the purposes of understanding the potential impacts to the State and local roadway system, it is important to show all proposed and on-going development projects in the El Dorado Hills area.
5. Include trip generation calculations showing the percentage of trips going west on US 50 from the development site to Folsom, Rancho Cordova and downtown Sacramento.

### ***Cumulative Impacts for the TIS***

Please include traffic analysis scenarios for cumulative impacts of other proposed development projects in the area (i.e., Village of Marble Valley Specific Plan, Central El Dorado Hills Specific Plan, and any other related projects). There should be separate scenarios that capture:

1. Existing conditions using current traffic volumes/counts.
2. Existing conditions plus approved projects.
3. Cumulative conditions without the proposed project
4. Cumulative conditions plus the approved projects. The cumulative scenarios should forecast and analyze traffic conditions 20 years after completion of the proposed project.

### ***Parallel Facilities to US 50***

As we discussed at the February 4, 2013 meeting between El Dorado County and Caltrans District 3, we would like the County to address the long-range plan for local employment and for parallel facilities to US 50. The County may consider studying potential new local road connections from south Latrobe Road to the proposed development to reduce traffic impacts on US 50 and to encourage usage of the El Dorado Hills Business Park located on Latrobe Road.



### ***Hydrology***

We request the following hydrologic analyses be included in the environmental review process for this project:

1. This proposed development, along with the proposed Village of Marble Valley Specific Plan, is expected to span several square miles of area. A comprehensive Drainage Master Plan should be prepared for all proposed developments in the area.
2. There must be no redirection of flow, and no net increase in flow, introduced into the State's Right-of-Way (ROW). Excessive discharges into local streams could potentially create higher water surface elevations upstream of the developments and could adversely impact State facilities.
3. The Drainage Master Plan should calculate pre- and post-project runoff into local streams and waterways (i.e., Deer Creek and Marble Valley Creek) from the project site; methods for capturing, retaining, and detaining flow; and methods for ultimate discharge of runoff.
4. A copy of the Drainage Master Plan with back-up calculations will be required by Caltrans hydraulics for our review and our records. Copies of any water surface modeling should also be provided to Caltrans hydraulics for review.

### ***Transportation Management Plan (TMP)***

If it is determined that traffic restrictions and detours are needed on or affecting State highways, a TMP or construction Traffic Management Plan may be required of the developer for approval by Caltrans prior to construction. TMPs must be prepared in accordance with Caltrans' *Manual on Uniform Traffic Control Devices*. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/signtech/mutcdsupp/pdf/camutcd2012/Part6.pdf>

### ***Transportation Permit***

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14<sup>th</sup> Street, Sacramento, CA 95811-7119. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/permits/>

Mr. Rommel Pabalinas/County of El Dorado  
Lime Rock Valley Specific Plan - NOP  
March 22, 2013  
Page 4

***Encroachment Permit***

Please be advised that any work or traffic control that would encroach onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating "State ROW" must be submitted to Timothy Greutert, Office of Permits, California Department of Transportation, District 3, 703 B Street, Marysville, CA 95901. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please provide our office with copies of any further actions regarding this proposed development.

If you have any questions regarding these comments or require additional information, please contact Susan Wilson, Intergovernmental Review Coordinator, at (916) 274-0639 or by email at: [susan\\_wilson@dot.ca.gov](mailto:susan_wilson@dot.ca.gov)

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning – South



# EL DORADO LAFCO

---

## LOCAL AGENCY FORMATION COMMISSION

550 Main Street Suite E • Placerville, CA 95667  
Phone: (530) 295-2707 • Fax: (530) 295-1208  
lafco@edlafco.us • www.edlafco.us

April 2, 2013

Mel Pabalinas  
Senior Planner  
El Dorado County Planning Services  
2850 Fair Lane  
Placerville, CA 95667

RE: Notice of Preparation of a Draft Environmental Impact Report for the Lime Rock Valley Specific Plan

Dear Mr. Pabalinas:

Thank you for the opportunity to review and provide comments on the Lime Rock Valley Specific Plan (LRVSP), which is a planned residential community totaling approximately 740 acres in the Cameron Park area south of U.S. Highway 50. LAFCO's State mandated role is to promote orderly growth and development and to encourage efficient service areas for local service providers. The LRVSP proposes a mix of low-density residential and open space uses, including up to 800 residential units, a 15-acre neighborhood park, and 314 acres of public and private open space.

As you are aware, APNs 109-010-13 and -14, and 109-020-01, -04, -05, and -20 are not within the boundaries of the El Dorado Irrigation District (EID); however the parcels are within the EID sphere of influence. APNs 109-010-09, -10, and 109-020-06 are within EID. The LRVSP project will require municipal water, wastewater, and recycled water services from EID in order to support the proposed development. In addition, the project description also indicated the landowner will request to amend the El Dorado Hills Community Service District (EDHCSD) sphere of influence area to include the LRVSP area and annex the LRVSP area into the EDHCSD service area for parks and recreation services.

LAFCO approval for annexation is required prior to receiving these services. It is recommended that the applicant contact LAFCO near the end of the tentative map approval process to request annexation into EID and EDHCSD.

Since the above project will require LAFCO involvement for multiple boundary changes and LAFCO would also require an environmental review for the application, it is in the best interest of the applicant and all involved parties if one CEQA document is prepared that covers all of the necessary processes. LAFCO respectfully requests that the Initial Study address the following potential issues:

**Cumulative Impacts:** The Initial Study needs to consider potential cumulative impacts based on a range of recent, probable and reasonably foreseeable projects, including land use projects recently approved by the County and pending projects slated to move forward with the approval of the County's General Plan.

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#### COMMISSIONERS

Public Member: Don Mette • Alternate Public Member: Niles J. Fleege  
City Members: Hal Cole, Carol A. Patton • Alternate City Member: Wendy Mattson  
County Members: Ron Briggs, Ron "Mik" Mikulaco • Alternate County Member: Brian Veerkamp  
Special District Members: Ken Humphreys, Vacant • Alternate Special District Member: Shiva Frentzen

#### STAFF

José C. Henriquez, Executive Officer • Erica Sanchez, Policy Analyst  
Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

**Park and Recreation Services:** The Initial Study should address issues associated with the provision of park and recreation services; specifically the impacts that the proposed planned development would have on existing EDHCSD facilities and the financial implications to the District, as well as other residents of the District. Also, in the analysis for the provision of park and recreation services to Lime Rock, annexation to Cameron Park Community Services District should be studied as an alternative.

**Water Supply, Pumping and Treatment Facilities:** The Initial Study should include a discussion of the potential water supply impacts that may occur as a result of the project. This would entail how much water would be required to adequately serve this project, and whether that water is currently projected to be available, the existing infrastructure that will be used to deliver service; the location, size and capacity of existing infrastructure, and how this water requirement will affect the overall water supply for the service area. Attention should also be given to any potential adverse effects that may occur to surrounding residents who are currently receiving water service. The same scope of discussion should occur in regards to local pumping and treatment facilities; including the location and size of the existing infrastructure of the nearest water treatment facility and whether it has the capacity to serve the proposed project or if additional infrastructure will be required for pumping the water to the project site. In addition, overall cumulative impacts to water availability as a result of this project should be examined.

**Water Quality/Wastewater Treatment Issues:** The same scope of discussion that was required for water issues should also be studied for wastewater treatment issues.

**Agricultural Land Issues:** Where applicable, the Initial Study should address any potential impacts on agricultural uses. This would include any project that would potentially impact the physical and economic integrity of agricultural land in the County due to increased competition for scarce resources, and introduction of new development into agricultural lands. In addition, the Initial Study should also discuss any economic impacts to agricultural activities in the surrounding area as well as any efforts to be undertaken to minimize any conflicts in land use.

**Regional Growth Goals:** The Initial Study should identify the income category housing that the proposed development will provide and how that fits into the County's RHNA target goals for housing allocations.

In addition, please ensure that LAFCO is listed as a Responsible Agency for this project when the draft environmental document is prepared and circulated, so that we may have a chance to provide comments before the final document is adopted. Once again, we thank you for giving LAFCO the opportunity to comment and we look forward to receiving additional materials in the future.

I can be contacted at (530) 295-2707 if you have any questions or if the applicant would like to further discuss initiating the reorganization application.

Sincerely,



Erica Sanchez  
LAFCO Policy Analyst

cc: Lori Grace, El Dorado Irrigation District  
Brent Dennis, El Dorado Hills Community Services District  
Mary Cahill, Cameron Park Community Services District



Rommel Pabalinas &lt;rommel.pabalinas@edcgov.us&gt;

---

## Lime Rock Valley Specific Plan NOP Comments

1 message

---

**Erica Sanchez** <ESanchez@edlafco.us>  
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Apr 2, 2013 at 5:00 PM

Hi Mel,

Attached are LAFCO's comments relating to Lime Rock Valley Specific Plan; thank you for accepting these late comments and adding LAFCO to the LRVSP distribution list. An original copy was put in the mail today, which you should receive in the next few days.

Please let me know if you have any questions regarding my comments and keep LAFCO updated as this project moves forward.

Thank you,

Erica Sanchez

Policy Analyst

El Dorado Local Agency Formation Commission

550 Main Street, Suite E

Placerville, CA 95667

(530) 295-2707

[esanchez@edlafco.us](mailto:esanchez@edlafco.us)

[www.edlafco.us](http://www.edlafco.us)

---

**From:** Rommel Pabalinas [mailto:[rommel.pabalinas@edcgov.us](mailto:rommel.pabalinas@edcgov.us)]  
**Sent:** Tuesday, March 26, 2013 8:10 PM  
**To:** Erica Sanchez  
**Subject:** Re: Village of Marble Valley Specific Plan NOP Comments

Hi Andrea:

I appreciate your comments on the VMVSP NOP. Also, I apologize for not sending you the other NOPS for LRVSP and CEDHSP. I made sure that all agencies received all three but its possible that one envelope didn't have all three. If LAFCO has comment on LRVSP, please provide and I'll take it as a late comment.

Thanks, again.

On Fri, Mar 22, 2013 at 4:26 PM, Erica Sanchez <[ESanchez@edlafco.us](mailto:ESanchez@edlafco.us)> wrote:

Hi Mel,

Attached are LAFCO's comments relating to the Village of Marble Valley Specific Plan. An original copy was put in the mail today, which you should receive in the next few days.

Also, please be sure to add LAFCO to the distribution list for all materials relating to the Village of Marble Valley Specific Plan and the Lime Rock Valley Specific Plan...we did not receive notices for either of these projects via mail; I just happened to notice them on your website today when looking at the El Dorado Hills Specific Plan (we did receive a notice for that project, thank you).

Please let me know if you have any questions regarding my comments and keep LAFCO updated as this project moves forward.

Thank you,

Erica Sanchez

Policy Analyst

El Dorado Local Agency Formation Commission

550 Main Street, Suite E

Placerville, CA 95667

(530) 295-2707

[esanchez@edlafco.us](mailto:esanchez@edlafco.us)

[www.edlafco.us](http://www.edlafco.us)

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=====

**Rommel (Mel) Pabalinas, Senior Planner**

**El Dorado County Development Services Department  
Planning Division**

**2850 Fairlane Court**

**Placerville, CA 95667**

**Main Line 530-621-5355**

**Direct line 530-621-5363**

**Fax 530-642-0508**

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 **LRVSP DEIR NOP Comments.pdf**  
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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

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PLANNING DEPARTMENT

March 22, 2013

032013-ELD-0004  
03-ELD-50/PM 5.19  
SCH# 2013022042

Mr. Rommel Pabalinas  
Senior Planner  
Development Services Department, Planning Division  
County of El Dorado  
2850 Fairlane Court, Building C  
Placerville, CA 95667

**Lime Rock Valley Specific Plan – Notice of Preparation (NOP)**

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Lime Rock Valley Specific Plan project, totaling 740 acres in the unincorporated community of El Dorado County. The project is located approximately one mile south of US Highway 50 (US 50) and the Cambridge Road interchange. The project includes the development of up to 800 low-density dwelling units on 377 acres; a 15-acre park with recreational amenities; 34 acres devoted to roads and rights of way; and 314 acres of open space. Requirements for the project would include adoption/implementation of the Lime Rock Valley Specific Plan, revisions to the County General Plan, tentative maps, rezoning and a development agreement. The following comments are based upon the NOP.

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### ***Transportation Permit***

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<http://www.dot.ca.gov/hq/traffops/permits/>

Mr. Rommel Pabalinas/County of El Dorado  
Lime Rock Valley Specific Plan - NOP  
March 22, 2013  
Page 4

***Encroachment Permit***

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<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please provide our office with copies of any further actions regarding this proposed development.

If you have any questions regarding these comments or require additional information, please contact Susan Wilson, Intergovernmental Review Coordinator, at (916) 274-0639 or by email at: [susan\\_wilson@dot.ca.gov](mailto:susan_wilson@dot.ca.gov)

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning – South



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2840 Mount Danaher Road  
Camino, CA 95709  
(530) 644-2345  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



February 25, 2013

To: El Dorado County Development Services Department, Planning Division  
Rommel Pabalinas  
2580 Fairlane Court, Building C  
Placerville, CA 95667

Re: Lime Rock Valley Specific Plan  
SP12-0001

To ensure the safety of residents living in the proposed project, two means of access and egress shall be provided in the event of an emergency needing evacuation. Roads shall be a minimum road width of 20 feet per the California Fire Code unless increased road width is required by DOT.

*(2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503) or (Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2. Emergency Access, Section 1273.01 of the Fire Safe Regulations).*

The maximum length of a dead end road shall not exceed **800** feet for parcels zoned for **less than one** acre.

*(Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2. Emergency Access, Section 1273.09 of the Fire Safe Regulations).*

**Dead End Roads:** Pursuant to Title 14, California Code of Regulations, Article 2, Section 1273.09, of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- *parcels zoned for less than one acre-----800 feet*
- *parcels zoned for 1 acre to 4.99 acres-----1320 feet*
- *parcels zoned for 5 acres to 19.99 acres -----2640 feet*
- *parcels zoned for 20 acres or larger -----5280 feet*

If you have any questions regarding this matter, feel free to contact me for additional information.

Sincerely,  
*/s/ Darin McFarlin*  
Darin McFarlin  
Pre-Fire Engineer

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV).



## Notice of Preparation

McFarlin, Darin@CALFIRE <Darin.McFarlin@fire.ca.gov>  
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mon, Feb 25, 2013 at 3:19 PM

Rommel,

See the 3 attached letters regarding proposed El Dorado Hills Projects.

Thanks,

**Darin Mcfarlin**

Fire Captain

Pre-Fire Management

**CAL FIRE**

**Amador-El Dorado**

**Sacramento-Alpine Unit**

2840 Mt. Danaher Road


Camino, CA 95709

(530) 708-2723

### 3 attachments

 **Village of Marble Valley SP12-0003.doc**  
256K

 **Central El Dorado Hills SP12-0002.doc**  
256K

 **Lime Rock Valley SP12-0001.doc**  
256K



**DEPARTMENT OF THE ARMY**

**U.S. ARMY ENGINEER DISTRICT, SACRAMENTO**

**CORPS OF ENGINEERS**

**1325 J STREET**

**SACRAMENTO CA 95814-2922**

REPLY TO  
ATTENTION OF

13 MAR 26 PM 12:54

RECEIVED  
PLANNING DEPARTMENT

March 21, 2013

Regulatory Division SPK-2013-00236

Mr. Mel Pabalinas  
County of El Dorado  
Development Services Department, Planning Services  
2850 Fairlane Court  
Placerville, California 95667

Dear Mr. Pabalinas:

We are responding to your February 20, 2013, request for comments on the Lime Rock Valley Project. The project is located along Deer Creek, in Section 23, Township 9 North, Range 9 East, Mount Diablo Meridian, Latitude 38.6309434408851°, Longitude -120.977576295276°, Town of Cameron Park, El Dorado County, California. Your identification number is SPK-2013-00236.

The Corps of Engineers' jurisdiction within the study area is under the authority of Section 404 of the Clean Water Act for the discharge of dredged or fill material into waters of the United States. Waters of the United States include, but are not limited to, rivers, perennial or intermittent streams, lakes, ponds, wetlands, vernal pools, marshes, wet meadows, and seeps. Project features that result in the discharge of dredged or fill material into waters of the United States will require Department of the Army authorization prior to starting work.

To ascertain the extent of waters on the project site, the applicant should prepare a wetland delineation, in accordance with the "Minimum Standards for Acceptance of Preliminary Wetlands Delineations", under "Jurisdiction" on our website at the address below, and submit it to this office for verification. A list of consultants that prepare wetland delineations and permit application documents is also available on our website at the same location.

The range of alternatives considered for this project should include alternatives that avoid impacts to wetlands or other waters of the United States. Every effort should be made to avoid project features which require the discharge of dredged or fill material into waters of the United States. In the event it can be clearly demonstrated there are no practicable alternatives to filling waters of the United States, mitigation plans should be developed to compensate for the unavoidable losses resulting from project implementation.

Please refer to identification number SPK-2013-00236 in any correspondence concerning this project. If you have any questions, please contact Mr. Peck Ha at our California North Branch Office, Regulatory Division, Sacramento District, U.S. Army Corps of Engineers, 1325 J Street, Room 1350, Sacramento, California 95814-2922, email *Peck.Ha@usace.army.mil*, or telephone 916-557-6617. For more information regarding our program, please visit our website at *www.spk.usace.army.mil/Missions/Regulatory.aspx*.

Sincerely,

A handwritten signature in black ink, appearing to read "Peck Ha", written in a cursive style.

Peck Ha  
Regulatory Project Manager,  
California North Branch

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 3—SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

PHONE (916) 274-0635

FAX (916) 274-0602

TTY 711

www.dot.ca.gov

*Flex your power!  
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PLANNING DEPARTMENT

March 22, 2013

032013-ELD-0004  
03-ELD-50/PM 5.19  
SCH# 2013022042

Mr. Rommel Pabalinas  
Senior Planner  
Development Services Department, Planning Division  
County of El Dorado  
2850 Fairlane Court, Building C  
Placerville, CA 95667

**Lime Rock Valley Specific Plan – Notice of Preparation (NOP)**

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Lime Rock Valley Specific Plan project, totaling 740 acres in the unincorporated community of El Dorado County. The project is located approximately one mile south of US Highway 50 (US 50) and the Cambridge Road interchange. The project includes the development of up to 800 low-density dwelling units on 377 acres; a 15-acre park with recreational amenities; 34 acres devoted to roads and rights of way; and 314 acres of open space. Requirements for the project would include adoption/implementation of the Lime Rock Valley Specific Plan, revisions to the County General Plan, tentative maps, rezoning and a development agreement. The following comments are based upon the NOP.

***Traffic Impact Study (TIS)***

Based on the project location, Caltrans anticipates potential significant impacts to US 50 if and when an intensification of traffic-generating development occurs. We anticipate this project will generate enough trips to meet Caltrans' threshold for requiring a Traffic Impact Study to address the impacts from this development on the State Highway System and adjacent road network. We recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. The *TIS Guide* is available at the following website address:

[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The proposed project will generate over 800 peak hour trips, and over 7,600 daily trips, based on proposed uses. Significant numbers of these trips will access the US 50 mainline and several US 50 interchanges. We would like the opportunity to comment on the scope of work prior to the



beginning of the Study. Our specific requests for the Study scope include, but are not limited to the following:

1. Analyze any potential weaving and Level of Service (LOS) impacts from this project on the US 50 mainline within the vicinity of the project.
2. Include analysis of the following US 50 interchanges: Bass Lake Road, the future Silva Valley Parkway, Cambridge Road, and Cameron Park Drive, including LOS at the intersections and queue length for each off ramp.
3. Include analysis of the following local roads: Durock Road, Cambridge Road, Cameron Park Drive, Country Club Drive, Shingle Lime Mine Road, Bass Lake Road, Rodeo Road, Crazy Horse Road, and Marble Valley Road.
4. Include on-going development projects along Green Valley Road in the project map; several development projects are missing. For the purposes of understanding the potential impacts to the State and local roadway system, it is important to show all proposed and on-going development projects in the El Dorado Hills area.
5. Include trip generation calculations showing the percentage of trips going west on US 50 from the development site to Folsom, Rancho Cordova and downtown Sacramento.

### ***Cumulative Impacts for the TIS***

Please include traffic analysis scenarios for cumulative impacts of other proposed development projects in the area (i.e., Village of Marble Valley Specific Plan, Central El Dorado Hills Specific Plan, and any other related projects). There should be separate scenarios that capture:

1. Existing conditions using current traffic volumes/counts.
2. Existing conditions plus approved projects.
3. Cumulative conditions without the proposed project
4. Cumulative conditions plus the approved projects. The cumulative scenarios should forecast and analyze traffic conditions 20 years after completion of the proposed project.

### ***Parallel Facilities to US 50***

As we discussed at the February 4, 2013 meeting between El Dorado County and Caltrans District 3, we would like the County to address the long-range plan for local employment and for parallel facilities to US 50. The County may consider studying potential new local road connections from south Latrobe Road to the proposed development to reduce traffic impacts on US 50 and to encourage usage of the El Dorado Hills Business Park located on Latrobe Road.

### ***Hydrology***

We request the following hydrologic analyses be included in the environmental review process for this project:

1. This proposed development, along with the proposed Village of Marble Valley Specific Plan, is expected to span several square miles of area. A comprehensive Drainage Master Plan should be prepared for all proposed developments in the area.
2. There must be no redirection of flow, and no net increase in flow, introduced into the State's Right-of-Way (ROW). Excessive discharges into local streams could potentially create higher water surface elevations upstream of the developments and could adversely impact State facilities.
3. The Drainage Master Plan should calculate pre- and post-project runoff into local streams and waterways (i.e., Deer Creek and Marble Valley Creek) from the project site; methods for capturing, retaining, and detaining flow; and methods for ultimate discharge of runoff.
4. A copy of the Drainage Master Plan with back-up calculations will be required by Caltrans hydraulics for our review and our records. Copies of any water surface modeling should also be provided to Caltrans hydraulics for review.

### ***Transportation Management Plan (TMP)***

If it is determined that traffic restrictions and detours are needed on or affecting State highways, a TMP or construction Traffic Management Plan may be required of the developer for approval by Caltrans prior to construction. TMPs must be prepared in accordance with Caltrans' *Manual on Uniform Traffic Control Devices*. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/signtech/mutcdsupp/pdf/camutcd2012/Part6.pdf>

### ***Transportation Permit***

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14<sup>th</sup> Street, Sacramento, CA 95811-7119. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/permits/>

Mr. Rommel Pabalinas/County of El Dorado  
Lime Rock Valley Specific Plan - NOP  
March 22, 2013  
Page 4

***Encroachment Permit***

Please be advised that any work or traffic control that would encroach onto the State ROW requires an encroachment permit that is issued by Caltrans. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating "State ROW" must be submitted to Timothy Greutert, Office of Permits, California Department of Transportation, District 3, 703 B Street, Marysville, CA 95901. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. Further information is available at the following web address:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please provide our office with copies of any further actions regarding this proposed development.

If you have any questions regarding these comments or require additional information, please contact Susan Wilson, Intergovernmental Review Coordinator, at (916) 274-0639 or by email at: [susan\\_wilson@dot.ca.gov](mailto:susan_wilson@dot.ca.gov)

Sincerely,



ERIC FREDERICKS, Chief  
Office of Transportation Planning – South



## DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2840 Mount Danaher Road  
Camino, CA 95709  
(530) 644-2345  
Website: [www.fire.ca.gov](http://www.fire.ca.gov)



February 25, 2013

To: El Dorado County Development Services Department, Planning Division  
Rommel Pabalinas  
2580 Fairlane Court, Building C  
Placerville, CA 95667

Re: Lime Rock Valley Specific Plan  
SP12-0001

To ensure the safety of residents living in the proposed project, two means of access and egress shall be provided in the event of an emergency needing evacuation. Roads shall be a minimum road width of 20 feet per the California Fire Code unless increased road width is required by DOT.

*(2010 California Fire Code, California Code of Regulations, Title 24, Part 9, Chapter 5, Section 503) or (Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2. Emergency Access, Section 1273.01 of the Fire Safe Regulations).*

The maximum length of a dead end road shall not exceed **800** feet for parcels zoned for **less than one** acre.

*(Title 14, California Code of Regulations, Division 1.5, Chapter 7, Subchapter 2, Article 2. Emergency Access, Section 1273.09 of the Fire Safe Regulations).*

**Dead End Roads:** Pursuant to Title 14, California Code of Regulations, Article 2, Section 1273.09, of the SRA Fire Safe Regulations, the maximum length of a dead-end road, including all dead-end roads accessed from the dead-end road, shall not exceed the following cumulative lengths, regardless of the numbers of parcels served:

- *parcels zoned for less than one acre-----800 feet*
- *parcels zoned for 1 acre to 4.99 acres-----1320 feet*
- *parcels zoned for 5 acres to 19.99 acres -----2640 feet*
- *parcels zoned for 20 acres or larger -----5280 feet*

If you have any questions regarding this matter, feel free to contact me for additional information.

Sincerely,  
*/s/ Darin McFarlin*  
Darin McFarlin  
Pre-Fire Engineer

CONSERVATION IS WISE-KEEP CALIFORNIA GREEN AND GOLDEN

PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT [WWW.CA.GOV](http://WWW.CA.GOV).



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## Notice of Preparation

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McFarlin, Darin@CALFIRE <Darin.McFarlin@fire.ca.gov>  
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mon, Feb 25, 2013 at 3:19 PM

Rommel,

See the 3 attached letters regarding proposed El Dorado Hills Projects.

Thanks,

**Darin Mcfarlin**

Fire Captain

Pre-Fire Management

**CAL FIRE**

**Amador-El Dorado**

**Sacramento-Alpine Unit**

2840 Mt. Danaher Road

Camino, CA 95709

(530) 708-2723

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### 3 attachments

 **Village of Marble Valley SP12-0003.doc**  
256K

 **Central El Dorado Hills SP12-0002.doc**  
256K

 **Lime Rock Valley SP12-0001.doc**  
256K



**DEPARTMENT OF THE ARMY**

**U.S. ARMY ENGINEER DISTRICT, SACRAMENTO**

**CORPS OF ENGINEERS**

**1325 J STREET**

**SACRAMENTO CA 95814-2922**

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Sincerely,

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Peck Ha  
Regulatory Project Manager,  
California North Branch