

The proposed Village of Marble Valley Specific Plan (VMVSP) (proposed project) features a variety of residential land uses supported by commercial and recreational uses accessible to the public. The proposed project would be developed in multiple phases with full buildout anticipated in 2042 or later. This chapter describes the project setting and project objectives; provides an overview of the project entitlements, land use plan, and project features; and identifies the approvals required to implement the proposed project.

A specific plan is defined as a tool for the systematic implementation of the General Plan. It establishes a link between implementing policies of the General Plan and the individual development proposals in a defined area. The VMVSP includes goals, objectives, policies, development standards, and design guidelines that will help guide the development and buildout of the project area. The VMVSP provides the basis for El Dorado County's (County's) consideration of all subsequent discretionary and ministerial project approvals and entitlements in the proposed project area. The VMVSP, in conjunction with the applicable policies of the General Plan, elements of the County Code, and other relevant requirements, will govern the design of the VMVSP's subdivisions, including the size of lots and types of improvements that will be required as conditions of approval. To move forward with a particular VMVSP project, the County would require compliance with the VMVSP policies and development standards; the environmental impact report (EIR) mitigation measures; applicable chapters of the County Code; and other County standards, policies, and regulations. Processing of individual development applications would be subject to review and approval by the County.

## 2.1 Project Setting

The proposed project site is in unincorporated El Dorado County, California that is approximately 29 miles northeast of downtown Sacramento and 14 miles west of Placerville. The proposed project site is in the El Dorado Hills community and southwest of the Cameron Park community. VMVSP provides for a mix of low-density, large residential lots; high-density, multifamily residential housing; open space (including 466 acres of natural open space land for use as a passive, day-use park or private natural open space); commercial; agricultural; and retail uses. Figure 2-1 shows the regional location of the proposed project.

### 2.1.1 Location

The approximately 2,341-acre project site is immediately south of U.S. Highway (US) 50, approximately 1,000 feet southeast of the US 50/Bass Lake Road interchange, and southwest of the US 50/Cambridge Road interchange. Figure 2-2 shows the proposed project location.

### 2.1.2 Existing Conditions and Land Uses

The proposed project site consists primarily of hilly, oak savannah with lowland riparian oak woodland along Marble and Deer Creeks, and chaparral on several southern-aspect hill slopes. The

elevation of the site ranges from approximately 680 to 1,300 feet above mean sea level. Marble Creek flows south from the northern boundary of the property into Deer Creek, which flows from east to west through the southern portion of the site. The hilly terrain is drained by various intermittent drainages and seasonal wetland swales. There are two former limestone quarries in the northern portion of the project area. Portions of the site have been used for grazing. Figure 2-3 shows the project area and existing conditions.

The site consists of Assessor’s Parcel Numbers (APN) 087-200-74; 119-020-56 and -57; 119-030-13 through -19; and 119-330-01. The proposed project site was previously approved for development with the Marble Valley Master Plan , a 398-lot residential development. The associated tentative maps and development agreement have expired. The Marble Valley Master Plan remains in effect. Table 2-1 summarizes the APNs, land uses, and zoning.

**Table 2-1. Existing Land Use Designations and Zoning**

Assessor’s Parcel No.	Area (acres)	Land Use	Zoning	Max No. Units
087-200-74	160	LDR	OS & RE-5 (PD)	21
119-020-56 to -57	524	LDR	OS & RE-5 (PD)	95
119-030-13 to -19	1,636	LDR	OS & RE-5 (PD)	282
119-330-01	21	TR	RE-5	0
<b>Total</b>	<b>+/- 2,341</b>			<b>398</b>

Source: El Dorado County General Plan and Zoning Ordinance

**General Plan Land Use**

LDR = Low-Density Residential (1 dwelling unit per 5 acres).

TR = Tourist Recreational.

**Zoning**

OS = Open Space.

RE-5 = Residential Estate (1 dwelling unit per 5 acres).

PD = Planned Development Overlay Zone.

### 2.1.3 Surrounding Land Uses

The proposed project site is bounded by the Cambridge Oaks residential development and US 50 to the north; Marble Ridge residential development and Valley View Specific Plan area to the west; Ryan Ranch residential development to the southwest; Sun Ridge to the south; and Cameron Estates, proposed Lime Rock Valley Specific Plan (LRVSP) area, Deer Creek Wastewater Treatment Plant (WWTP), and Royal Equestrian Estates to the east (Figure 2-3).

## 2.2 Project Objectives

The County’s primary objective for the proposed project is to create development patterns that make the most efficient and feasible use of existing infrastructure and public services while promoting a sense of community. There are an additional 15 objectives of the proposed project as follows.

- **Fulfill regional land use objectives by achieving Metropolitan Transportation Plan (MTP)/ Sustainable Communities Strategy (SCS) Consistency.** Establish new development that fulfills

regional land use objectives by directing two-thirds of new growth in “...Centers and Corridors and Established Community (i.e., existing suburbs, downtowns, commercial corridors, and the buildout of today’s existing suburbs). The remaining third of new housing and 15% of job growth is expected to be in more than two-dozen new Developing Communities (i.e., greenfield areas), mostly located at the edge of established communities and in scattered rural residential areas.” (Sacramento Area Council of Governments 2019).

- ***Curtail suburban sprawl.*** Curtail suburban sprawl (*El Dorado County General Plan* [County General Plan] Goal 2.1 by promoting mixed-use development patterns to accommodate the County’s future population growth and support economic expansion (El Dorado County 2004).
- ***Assist in meeting future Regional Housing Needs Allocations (RHNA) needs.*** Assist in meeting the County’s RHNA for the *2021–2029 Housing Element* (and beyond) by introducing new lands zoned multifamily.
- ***Broaden the housing stock in El Dorado Hills and Cameron Park communities.*** Maximize opportunities for higher-density housing. Offer land uses to accommodate various lot sizes, densities, and product types to satisfy the market demands of existing and future household types, sizes, and income levels (County General Plan Goal HO-1), including the senior population (County General Plan Goal HO-4).
- ***Provide a strong community identity and quality built environment.*** Establish a community setting with an identifiable character and a visually attractive design theme that is compatible with the surrounding area and contributes to the quality of life and economic health (County General Plan Goal 2.4). Carefully plan and incorporate visual elements that enhance and promote a sense of community (County General Plan Goal 2.5) and provide quality residential environments for all income levels (County General Plan Goal HO-2).
- ***Utilize existing infrastructure and public services.*** Promote compact land use patterns in Community Regions to maximize existing public services, such as water, wastewater, parks, schools, solid waste, fire protection, law enforcement, and libraries, thus accommodating new growth in an efficient manner (County General Plan Goal 5.1).
- ***Improve connectivity of the regional roadway network.*** Expand the regional roadway network by connecting Marble Valley Parkway between Bass Lake Road and Cambridge Road interchanges, thus improving parallel capacity to US 50 and providing a coordinated roadway system (County General Plan Goal TC-1).
- ***Encourage future transit opportunities.*** Locate higher-density development in proximity to new public roadways to improve the feasibility of future transit services, thus reducing traffic congestion and offering alternative transportation choices to a range of users (County General Plan Goal TC-2).
- ***Create a new non-motorized transportation system.*** Create a new non-motorized transportation system (County General Plan Goal TC-4) linking residential development to retail services. Incorporate Class I bike paths, “complete streets” with Class II bike lanes, and sidewalks in new development to promote alternative transportation modes and reduce vehicle miles traveled.

- **Create opportunities to expand the regional trail system.** Design a trail network for pedestrian and cyclist enjoyment in a manner that coordinates trail connectivity with adjoining undeveloped properties, with a possible linkage to the El Dorado Trail (County General Plan Goal 9.1).
- **Create new recreational opportunities.** Provide recreational facilities for the health and welfare of residents and visitors (County General Plan Goal 9.1), including a passive regional park for public enjoyment, thus promoting opportunities to capitalize on recreational uses through tourism and recreation-based businesses and industries (County General Plan Goal 9.3).
- **Minimize impacts on oak woodlands.** Conserve vegetative resources (County General Plan Goal 7.4) and minimize impacts on oak woodlands by preserving the area around Deer Creek as open space and directing new development to areas with minimal or little oak canopy.
- **Preserve natural habitats and set aside wildlife corridors.** Enhance the natural environment by preserving and protecting habitat within open space areas, including corridors for wildlife movement (County General Plan Goal 7.4). Incorporate the project site's natural features as an amenity for the community to enjoy, and provide opportunities for recreational activities.
- **Protect important cultural resources.** Protect the County's important cultural resources (County General Plan Goal 7.5), including significant archaeological and Native American resources and unique historical features of the Cowell family's former quarry and kiln operations.
- **Foster sustainable communities.** Foster sustainable communities (County General Plan Goal 2.1) by utilizing sustainable design practices to reduce greenhouse gas emissions, and increase the efficiency of energy and water use in new development (County General Plan Goal HO-5).
- **Promote the El Dorado County agri-tourism industry.** Promote El Dorado County's wine industry by establishing a unique and special project theme focusing on public and private vineyard landscapes, including agricultural production (General Plan Goal 8.2) and creating an "agriburbia" destination.

## 2.3 Project Overview

The proposed project would be a mixed-use community consisting of residential, commercial, retail, agricultural, and open space uses (including 466 acres of natural open space land for passive day-use park or private natural open space). Specifically, it would allow the development of up to 3,236 residential units, 475,000 square feet of commercial uses, 55 acres of agricultural use, 87 acres of public facilities/ recreational use (including 47 acres of public parkland), and 61 acres of road impact areas and future rights-of-way. The proposed project also would designate 1,284 acres as open space. The proposed project would be designed in a manner that would concentrate a majority of the density and intensity in a 1-mile core along the entry roadway and would be designed to preserve, enhance, and highlight the historical use of the property for limestone quarrying. In addition, the proposed project includes a special project theme focusing on vineyard landscapes.

## 2.3.1 Project Entitlements

The proposed project is the adoption of a new VMVSP, which would include amendments to the County General Plan, approval of new tentative maps and development agreement, and rezoning. The County would also rescind the previous Marble Valley Master Plan and its associated entitlements. These entitlements are requested under application SP12-0003. A separate application for a development agreement for the proposed project is filed under application DA14-0002. If the proposed project is approved, the County's previously approved Marble Valley Master Plan would be superseded by the VMVSP and a new Planned Development consistent with the VMVSP would be established under Application PD14-0005.

### Adoption of Village of Marble Valley Specific Plan

As part of the entitlement process, the County would adopt the VMVSP for the development of 3,236 dwelling units, 475,000 square feet of commercial use, and 1,284 acres of open space on a 2,341-acre project area. The proposed project would require the County's approval of a development agreement, financing plan, development plan, and tentative and final subdivision maps.

### General Plan Amendments

Under Application A14-0004, the proposed project would include the following General Plan amendments.

- Amend the Community Region of El Dorado Hills to include the VMVSP area (Figure 2-4).
- Amend the County General Plan Land Use Map designation of subject lands from Low-Density Residential (1 dwelling unit per 5 acres [1 du/5 ac]) to Adopted Plan-Village of Marble Valley Specific Plan. The Adopted Plan (AP) land use category recognizes areas for which specific land use plans have been prepared and adopted. These plans (e.g., specific plan or community plan) are accepted and incorporated by reference, and the respective land use map associated with each such plan is adopted as the General Plan map for each such area. Land use designations under the VMVSP would include the following (see also Table 2-2 and Figure 2-5).
  - Village Residential, Low (VRL) (0.9–5.0 du/ac, average 2.9 du/ac)
  - Village Residential, Medium (VRM) (5.0–12.0 du/ac, average 8.3 du/ac)
  - Village Residential, High (VRH) (12.0–24.0 du/ac, average 17.8 du/ac)
  - Office Park (OP)
  - Village Commercial (VC)
  - Public Utilities (PU)
  - Public School (PS)
  - Village Park (VP)
  - Agriculture Tourism (AT)
  - Open Space (OS)

**Table 2-2. Proposed Land Use Summary**

Land Use Designation	Area (acres)	Percent of Total Area (%)	Residential Units	Commercial Area (square feet)
<b>Residential</b>				
VRL—Village Residential, Low (0.9–5.0 du/ac, average 2.9 du/ac)	685	29	1,963 <sup>a</sup>	N/A
VRM—Village Residential, Medium (5.0–12.0 du/ac, average 8.3 du/ac)	84	4	708 <sup>a</sup>	N/A
VRH—Village Residential, High (12.0–24.0 du/ac, average 17.8 du/ac)	28	1	501 <sup>a</sup>	N/A
Subtotal	797	34	3,172 <sup>a</sup>	N/A
<b>Commercial</b>				
OP—Office Park	41	2	N/A	375,000
VC—Village Commercial	16	1	50	100,000
Subtotal	57	3	50	475,000
<b>Agriculture</b>				
AT—Agriculture Tourism	55	2	14 <sup>e</sup>	N/A
Subtotal	55	2	14	N/A
<b>Public Facilities</b>				
PS—Public School (K–5 or K–6 elementary school and one K–8 elementary school)	35	1	N/A	N/A
VP—Village Park <sup>b</sup>	47	2	N/A	N/A
NP—Neighborhood Park <sup>c</sup>	TBD	0.0	N/A	N/A
PU—Public Utilities	5	0	N/A	N/A
Subtotal	87	3	N/A	N/A
<b>Open Space</b>				
OS—Open Space	1,284	55	N/A	N/A
Subtotal	1,284	55	N/A	N/A
<b>Road Impact Areas and Future Right-of-Way<sup>d</sup></b>				
Subtotal	61	3	N/A	N/A
Total	2,341	100	3,236	475,000

Source: Marble Valley Company LLC 2023.

du/ac = dwelling unit per acre.

N/A = not applicable.

K–5 = kindergarten through 5th grade.

K–6 = kindergarten through 6th grade.

K–8 = kindergarten through 8th grade.

TBD = to be determined.

<sup>a</sup> Based on average dwelling units for each residential land use designation.

<sup>b</sup> Includes Marble Lake (10.5 acres).

<sup>c</sup> Anticipated 12 acres to be located in residential neighborhoods; acreage incorporated into residential development.

<sup>d</sup> As shown in Figure 2-5 (area includes actual right-of-way plus oak woodland/wetland impact area).

<sup>e</sup> 14 units within Agriculture Tourism (AT) are associated with a bed-and-breakfast-type accommodation and are not permanently occupied residential units.

## Rezoning

The proposed project would amend zone districts from Estate Residential 5-Acre-Planned Development (RE-5-PD) and OS to VMVSP zone districts Single-Family 15,000 square feet (SF)-Planned Development (R15-PD), Single-Family 10,000 SF-Planned Development (R10-PD), Single-Family 6,000 SF-Planned Development (R6-PD), Single-Family 4,000 SF-Planned Development (R4-PD), Multifamily-Medium Density-Planned Development (RM1-PD), Multifamily-High Density-Planned Development (RM2-PD), Office Park-Planned Development (C1-PD), Entertainment-Planned Development (C2-PD), Mixed Use-Planned Development (C3-PD), Vineyards-Planned Development (AT1-PD), Community Open Space-Planned Development (OS1-PD), and Foundation/Private Open Space-Planned Development (OS2-PD).

Table 2-3 summarizes the definitions of densities per residential zoning.

**Table 2-3. Proposed Zoning Summary**

Land Use Designation <sup>a</sup>	Zoning	Area (acres)	Percent of Project Area (%)	Units	Commercial Area (square feet)	
<b>Residential</b>						
Village Residential, Low (VRL)	Parcels 1A, 1B, 1C, 1D, 1F	R15-PD	197	8	193	N/A
	Parcel 1E	R10-PD	63	3	125	N/A
	Parcels 2A, 2B, 2C, 2D, 2E, 2F	R6-PD	305	13	1,085	N/A
	Parcel 2G	R4-PD	120	5	560	N/A
	Subtotal VRL		685	29	1,963	N/A
Village Residential, Medium (VRM)	Parcels 3A, 3B, 3C	RM1-PD	84	4	708	N/A
	Subtotal VRM		84	4	708	N/A
Village Residential, High (VRH)	Parcels 4A, 4B	RM2-PD	28	1	501	N/A
	Subtotal VRH		28	1	501	N/A
<b>Subtotal Residential</b>			<b>797</b>	<b>34</b>	<b>3,172</b>	<b>N/A</b>
<b>Commercial</b>						
Office Park (OP)	Parcels 5A, 5B, 5C	C1-PD	41	2	N/A	375,000
	Subtotal OP		41	2	N/A	375,000
Village Commercial (VC)	Parcels 6B, 6C, 6D, 6E	C2-PD	7	0	N/A	25,000
	Parcel 6A	C3-PD	9	0	50	75,000
	Subtotal VC		16	0	50	100,000
<b>Subtotal Commercial</b>			<b>57</b>	<b>2</b>	<b>50</b>	<b>475,000</b>
<b>Agriculture</b>						
Agriculture Tourism (AT)	Parcels 7A, 7B, 7C, 7D, 7E, 7F, 7G, 7H, 7I, 7J	AT1-PD	55	2	14 <sup>c</sup>	N/A
<b>Subtotal Agriculture</b>			<b>55</b>	<b>2</b>	<b>14</b>	<b>N/A</b>
<b>Public Facilities</b>						
Public School (PS)	PS1 (Parcel 8A)	RM2-PD	19	1	N/A	N/A
	PS2 (Parcel 8B)	R4-PD	16	1	N/A	N/A
<b>Subtotal PS</b>			<b>35</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>

Land Use Designation <sup>a</sup>	Zoning	Area (acres)	Percent of Project Area (%)	Units	Commercial Area (square feet)	
Village Park (VP)	VP1 (Parcel 9A)	OS1-PD	10	1	N/A	N/A
	VP2 (Parcel 9B)	OS1-PD	10	0	N/A	N/A
	VP3 (Parcel 9C)	RM2-PD	8	0	N/A	N/A
	VP4 (Parcel 9D)	R4-PD	6	0	N/A	N/A
	VP5 (Parcel 9E)	OS1-PD	6	0	N/A	N/A
	VP6 (Parcel 9F)	OS1-PD	2	0	N/A	N/A
	VP7 (Parcel 9G)	RM2-PD	5	0	N/A	N/A
<b>Subtotal VP</b>			<b>47</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>
Public Utilities (PU)	PU1 (Parcel 10A)	R15-PD		0	N/A	N/A
	PU2 (Parcel 10B)	OS1-PD		0	N/A	N/A
	PU3 (Parcel 10C)	AT1-PD		0	N/A	N/A
	PU4 (Parcel 10D)	OS1-PD		0	N/A	N/A
<b>Subtotal PU</b>			<b>5</b>	<b>0</b>	<b>N/A</b>	<b>N/A</b>
<b>Subtotal Public Facilities</b>			<b>87</b>	<b>4</b>	<b>N/A</b>	<b>N/A</b>
<b>Open Space</b>						
Community Open Space (OS)	North of Deer Creek (Parcel 11A)	OS1-PD	743	32	N/A	N/A
	U.S. Highway 50 Scenic Corridor (Parcel 11B)	OS1-PD	75	3	N/A	N/A
<b>Subtotal Community OS</b>			<b>818</b>	<b>35</b>	<b>N/A</b>	<b>N/A</b>
Foundation or Private Open Space (OS)	Parcel 11C	OS2-PD	466	20	N/A	N/A
<b>Subtotal OS</b>			<b>1,284</b>	<b>55</b>	<b>N/A</b>	<b>N/A</b>
<b>Road Impact Areas and Future Right-of-Way<sup>c</sup></b>			<b>61</b>	<b>3</b>	<b>N/A</b>	<b>N/A</b>
Total			2,341	100	3,236	475,000

Source: Marble Valley Company, LLC 2023.

N/A = not applicable.

**Zoning**

R15-PD = Single-Family 15,000 square feet (SF)-Planned Development.

R10-PD = Single-Family 10,000 SF-Planned Development.

R6-PD = Single-Family 6,000 SF-Planned Development.

R4-PD = Single-Family 4,000 SF-Planned Development.

RM1-PD = Multifamily-Medium Density-Planned Development.

RM2-PD = Multifamily-High Density-Planned Development.

C1-PD = Office Park-Planned Development.

C2-PD = Retail & Entertainment-Planned Development.

C3-PD = Mixed Use-Planned Development.

AT1-PD = Vineyards-Planned Development.

OS1-PD = Community Open Space-Planned Development.

OS2-PD = Foundation/Private Open Space-Planned Development.

<sup>a</sup> Land use designations and zoning are shown and defined in Figures 2-5 and 2-6, respectively.

<sup>b</sup> Includes actual right-of-way and oak woodland impact area.

<sup>c</sup> 14 units within Agriculture Tourism (AT) are associated with a bed-and-breakfast-type accommodation and are not permanently occupied residential units.



## Rescission of the 1998 Marble Valley Master Plan

The proposed project is located at the site of the previously approved 398-lot Marble Valley Master Plan. The Development Agreement DA97-0001 for the Marble Valley Tentative Maps under TM951298 and TM95-1299 was previously approved by the County Board of Supervisors in 1998. In 2001, the S.H. Cowell Foundation sold the property to Marble Valley Company, LLC. In 2008, Marble Valley Company, LLC received a Finding of Consistency approval from the County for a minor modification of the originally approved tentative subdivision map and in 2018, the development agreement and associated tentative subdivision maps expired.

If the proposed project is approved, the County's previously approved master plan would be rescinded. A new Planned Development consistent with the VMVSP would be established under Application PD14-0005.

### 2.3.2 Proposed Land Use Plan

The proposed project would establish the VMVSP and would encompass 3,236 dwelling units, 475,000 square feet of commercial use, 55 acres of agricultural use, 1,284 acres of open space (including 466 acres of open space for a passive, day-use park or private open space), and 87 acres of public facilities/ recreational use (including 47 acres of public parkland), and 61 acres of new road impact areas and future rights-of-way (see Table 2-1). Planned improvements would take place on approximately 1,875 acres located mostly north of Deer Creek. Table 2-2 summarizes the proposed land uses for the VMVSP, and Figure 2-5 shows the proposed land use designations.

Table 2-3 summarizes the proposed zoning of the VMVSP, and Figure 2-6 shows the proposed zoning for the VMVSP.

### Transfer of Residential Units within the VMVSP

The VMVSP would permit development of a diverse range of housing, such as conventional small and large single-family production lots, custom and semi-custom lots, and higher-density attached and detached residential products. All housing within the community would be designed to avoid as many natural resources as possible and integrate with the site's native features. The VMVSP would allow transfer of residential units between residential parcels, provided the maximum dwelling count does not exceed 3,236 units.

### 2.3.3 Project Features

The proposed project would include a wide variety of amenities for residents and visitors, including the following.

- Vineyards—vineyard blocks and public roadway landscaping are planned throughout the project.
- Marble Lake at Marble Valley Park—a 21-acre public lake park that was a former limestone quarry with a 10.5-acre water surface for non-motorized boating and surrounding park spaces for an amphitheater, gazebo, and lighted sports fields.
- S.H. Cowell Historic Park—a 6-acre park providing interpretive exhibits and the potential restoration of historic features related to limestone quarrying and production in the area.

- Neighborhood Parks (approximately 12 acres, dependent upon population).
- Village Parks—seven village parks, two of which are joint-use with elementary or middle schools.
- Village Center—16 acres to accommodate 100,000 square feet of neighborhood retail/residential mixed-use site.
- Monolith Event Center—the 25-foot tall, limestone monolith in the middle of a former 2-acre quarry and the surrounding quarry floor would be preserved and may serve as a private event and activity complex.
- Wine Center—the project site may accommodate a wine country gateway and Agritourism information center due to its strategic location within the county on US 50.
- Information and Sales Center—a sales and information center would provide public information about the community and sales and marketing brochures to interested guests and may also become home to The Village of Marble Valley Owners' Association.
- Office Park—41 acres to accommodate 375,000 square feet of office space.
- Bikeway and Trail Network—a circulation system that includes provisions for bicycle and pedestrian use, including pedestrian network links to retail services, employment, and recreational amenities, a network of Class I bike paths, and connection to the El Dorado Trail (if the County approves the LRVSP).
- Open Space—1,284 acres (55% of the project area), of which 466 acres south of Deer Creek may accommodate passive day use or private open space. The 466 acres may be dedicated to a foundation of interested stakeholders to own and manage at a later date. This amount of open space would exceed the minimum amount of 30% required for Planned Development projects.

The public service infrastructure for the proposed project would include the following.

- Schools—two elementary or middle school sites (approximately 16 and 19 acres) are proposed in the northern portion of the community, with direct access to future Marble Valley Parkway. The schools have been strategically sited to allow for joint-use between the school and community services districts (CSD).

## Vehicle Circulation Plan

As shown in the preliminary vehicle circulation plan for the proposed project (Figure 2-7), the proposed project is immediately south of US 50 with access from two existing interchanges at Bass Lake Road and Cambridge Road. The proposed project does not propose, and would not need, access through the circulation systems that serve adjacent residential neighborhoods. The traffic circulation system for the proposed project would also provide El Dorado Irrigation District (EID) public road access to the Deer Creek WWTP (Figure 2-7), and provide landowners to the east of the proposed project (the proposed LRVSP area) more direct access to US 50. In addition, the proposed project includes roundabout control at major public intersections.

## Trail Circulation Plan

The proposed project includes a comprehensive system of on- and off-street bicycle and pedestrian facilities to allow for non-vehicular connectivity between the various land uses. Class I trails will

connect to the El Dorado Trail via Lime Rock Valley Road (if the County approves the LRVSP). Figure 2-8 shows the preliminary trail circulation plan for the proposed project.

## Utility Plan

EID would provide potable water and wastewater treatment to the proposed project.

The proposed project would require construction of a new potable water transmission and distribution system and a wastewater collection system within the project area. The preliminary utility plan for the proposed project is shown in Figure 2-9 (potable water), Figure 2-10 (recycled water), and Figure 2-11 (wastewater). EID has determined that a new 44 million-gallon-per-day water treatment plant to be located off Missouri Flat Road will be necessary to support development addressed in the County General Plan. The timing of this construction would be based on needed capacity. A transmission main would be constructed to bring water to the Bass Lake tanks, north of the plan area. EID has determined that up to 1,544 residential units in the VMVSP could be served prior to the construction of the proposed plant with construction of new water transmission mains between Cameron Park and the project site (“Interim Phase 1 improvements”). The locations of the water transmission system improvements are shown in Figure 2-12 and are discussed below under *Related Offsite Improvements*. The improvements listed below provide the anticipated necessary improvements as they are currently envisioned at the time of publication of this Draft EIR. Such improvements are subject to review and revision through the standard EID development process which includes a facility improvement letter, facility plan report, and plan submittal. That process would consider and respond to the water supply conditions existing at the time the improvements would be implemented.

Stormwater runoff from the proposed project area would be directed to a stormwater collection system that will comply with the requirements of the County’s National Pollutant Discharge Elimination System (NPDES) and Municipal Separate Storm Sewer System (MS4) permit in place at the time of subsequent development approvals. The Storm Drain Master Plan (Appendix J, *Drainage Analysis*) includes a detention basin along Marble Valley Creek at a downstream road crossing within the project area.

## Related Offsite Improvements

There are several offsite infrastructure improvements that would be required to support the proposed project (Figure 2-13), including the following.

- Extension of the new Marble Valley Parkway to the US 50/Cambridge Road interchange.
- Upgraded connection of Marble Valley Parkway to the US 50/Bass Lake Road interchange.
- Interim improvements to the US 50/Cambridge Road interchange.
- Interim improvements to the US 50/Bass Lake Road interchange.
- A new section of Marble Valley Parkway between the east and west sides of the northern portion of the proposed project site (the same alignment as that approved with the 398-lot Master Plan).
- Potential extension of the proposed Lime Rock Valley Road to Deer Creek Road.
- Water, recycled water (potentially), and wastewater line extensions and improvements to connect to existing EID infrastructure and potential upsizing to accommodate demand.

- Portions of the potable water transmission main improvements shown as Interim Phase I Potable Water Improvements on Figure 2-13.
  - Construction of a new 18-inch line from the existing 16-inch line in Ponte Morino Drive to the existing 18-inch stub on the north side of US 50, near the US 50/Cameron Park Drive off-ramp.
  - Construction of a new 12-inch line within Durock Road from the existing 12-inch line near the driveway to Syar Concrete to the intersection of Business Drive.
  - Construction of a new 24-inch transmission main from the intersection of Cameron Park Drive and Coach Lane to the Village of Marble Valley boundary and Deer Creek Road.
  - Construction of approximately three new pressure-reducing stations with locations to be determined with EID input at a later date.
  - Connect the existing 10-inch line in Cambridge Road to the new 24-inch transmission main.
- New water transmission lines along Bass Lake Road and Cambridge Road.

The potential environmental impacts of implementing these offsite infrastructure improvements have been evaluated in this EIR as part of the proposed project. In addition, the project applicant has identified potential locations for offsite oak tree mitigation. Those areas, which are shown in Figure 2-14, are in the El Dorado Hills Specific Plan area in El Dorado Hills.

## General Plan Policy TC-Xf Improvements

Measure E, Initiative to Reinstate Measure Y's Original Intent—No More Paper Roads, which became effective on July 29, 2016, modified General Plan policies TC-Xa, TC-Xf, and TC-Xg related to maintaining level of service (LOS) standards for County roads and highways. Specifically, Measure E required that roadway improvements be constructed by development projects when LOS is expected to be below LOS standards of the Circulation Element of the General Plan. On July 29, 2016, the Alliance for Responsible Planning initiated an action in the El Dorado County Superior Court challenging the constitutionality and validity of Measure E. On July 20, 2017, the trial in *Alliance for Responsible Planning v. El Dorado County Board of Supervisors, et al.* came before the court, and on July 31, 2017, the trial court issued a Writ of Mandate and Declaratory Relief that upheld certain provisions of Measure E while also finding that others were unconstitutional. The trial court found that amendments to policies TC-Xa 3, TC-Xa 4, TC-Xa 6, and TC-Xf of the General Plan and Implementation Statement No. 8 of Measure E were unconstitutional or invalid and that the Measure E amendments to policies TC-Xa 1, TC-Xa 2, TC-Xa 5, TC-Xa 7, and TC-Xg of the General Plan and Implementation Statements Nos. 1, 2, 3, 4, 5, 6, 7, and 9 were constitutional and valid. Per the Writ of Mandate the County has removed the text of Measure E amendments from Policies TC-Xa 3, TC-Xa 4, TC-Xa 6, and TC-Xf from the General Plan and restored those policies to the language in effect immediately prior to the July 29, 2016 effective date of Measure E. Per the Writ of Mandate the County added the text of Implementation Statements Nos. 1, 3, 4, 5, 6, and 7 to the Transportation and Circulation Element of the General Plan. Proponents of Measure E appealed the trial court's decision and the petitioner cross-appealed. The Third District Court of Appeal upheld the lower court's decision in May 2021.

This Draft EIR analyzes the physical environmental impacts of all traffic improvements that are triggered by the VMVSP and are not included in the County's current Capital Improvement Program

(CIP). Improvements that could be required by General Plan Policy TC-Xf are listed below and are referred to throughout this EIR as TC-Xf projects (Figure 2-15).

- Improve US 50/Bass Lake Road interchange – construct a Type L-9 configuration, consisting of a westbound loop on-ramp and slip on- and off-ramps in the eastbound direction and improve eastbound ramp intersection
- Improve the Marble Valley Parkway/Marble Mountain Road intersection—add stop sign on Marble Mountain Road and designated left turn lanes from Marble Valley Parkway to Marble Mountain Road
- Improve the Marble Valley Parkway/Marble Ridge Road intersection—add stop sign on Marble Ridge Road and designated left turn lane from Marble Valley Parkway to Marble Ridge Road
- Improve the Cambridge Road/Country Club Drive intersection—install traffic-signal control; reconfigure lanes to provide left turn lanes
- Improve the Cambridge Road/Knollwood Drive intersection—install traffic-signal control; reconfigure lanes to provide left turn lanes
- Improve the Cambridge Road/Flying C Road/Crazy Horse Road intersection—install traffic-signal control; reconfigure to provide left and right turn lanes
- Improve the Latrobe Road/Town Center Boulevard Intersection —reconfigure lanes
- Improve the Bass Lake Road/Hollow Oak Road intersection—install traffic-signal control
- Improve the Cambridge Road/Merrychase Drive/US 50 westbound ramps intersection
- Improve Bass Lake Road between Hollow Oak Drive and Country Club Drive

## Public Services

The proposed project is within the service areas of two fire protection districts—El Dorado County Fire Protection District and El Dorado Hills County Water District (CWD) (which includes El Dorado Hills Fire District) (El Dorado County Fire Protection District 2024). Depending on the ultimate layout of the proposed new villages, a reorganization of both fire districts may be required to align service boundaries with the proposed internal layout of the VMVSP, specifically future lines of assessment and ownership, village clusters, and internal circulation. Reorganization is subject to discretionary approval by LAFCO and would require sphere of influence updates and possible updates to the municipal service reviews for the affected districts. The proposed project also falls within a State Responsibility Area, where the State of California (i.e., California Department of Forestry and Fire Protection) has financial responsibility for wildland fire protection. The proposed project would be served by the El Dorado County Sheriff's Office. It is proposed that the residential neighborhoods would be gated and they may also have their own security in addition to the public protection offered by the sheriff. The proposed project is also within the El Dorado Hills CSD, which provides public services such as public parks and recreation services and facilities (El Dorado Hills Community Services District 2024). The proposed project includes seven village parks totaling 47 acres, and 12 acres of neighborhood parks. The El Dorado Hills CSD would be responsible for any amenities in the proposed public parks and would be required to submit an application for a planned development permit to construct and operate such parks.

The proposed project site is in the Buckeye Union Elementary School District and the El Dorado Union High School District. The County General Plan states that the minimum levels of service for

school districts within El Dorado Hills are determined by the school district. Two elementary or middle schools are proposed as part of the proposed project to accommodate the expected number of new students in the project area. Currently, the project area is within the attendance boundary of Union Mine High School, but students may attend a new high school the district plans to construct on Latrobe Road.

The proposed project is within the El Dorado Hills CSD, which coordinates with various public service providers to determine the terms of service, such as cable television providers and waste/recycling collection services (El Dorado Hills Community Services District 2024).

## Dry Utility Connections

Extensions to connect electricity and natural gas services to existing facilities would be necessary to serve the project (Figure 2-13). These extensions would be constructed by Pacific Gas and Electric Company (PG&E).

PG&E electricity service would be extended from a 21-kilovolt single-phase overhead line connecting to two existing substations, Clarksville to the west and Shingle Springs to the east (Marble Valley Company, LLC 2023).

PG&E may extend service to the project area to provide natural gas service in one of the following ways.

1. Adding an extension (transmission pressure) from its distribution feeder mains (DFM) on Green Valley Road and El Dorado Hills Boulevard east to Bass Lake Road or Cambridge Road, then south to a new offsite regulator station.
2. Converting the existing steel main in Serrano Parkway to transmission pressures, continuing with steel southeast to Bass Lake Road, then south on Bass Lake Road, where a new regulator station would be located.
3. Extending a 6-inch or 8-inch steel main (rather than plastic) from the existing plastic main on Bass Lake Road and Hollow Oaks Drive to a future regulator station on Bass Lake Road. Initially the main would operate at distribution pressures but could later convert to transmission pressures and run as a DFM. Steel would extend from the regulator station site on Serrano Parkway to a new steel main at the intersection of Bass Lake Road and Hollow Oaks Drive (Marble Valley Company, LLC 2023).

AT&T and Verizon are the local exchange carriers and primary providers for telecommunication services. A backbone network of conduits and manholes in easements adjacent to roads that would be capable of supporting both copper and fiber-optic systems would be necessary within the plan area. Telecommunications for office, commercial, and retail users will be either copper or fiber-optic services. One remote terminal site, consisting of controlled environment vaults or cabinets, is anticipated to provide telecommunications service to the plan area, and it would likely be located in the Village Center. Residential customers will receive telecommunications service via fiber-optic cable capable of providing internet access, dial tone, and video services. Mobile communication service providers will provide residents with wireless communications service from various existing or future wireless communications towers in El Dorado Hills and within the plan area.

Comcast Communications is the cable television and broadband service provider for the plan area. Comcast Communications has potential facilities north of US 50 that may be extended into the plan area to provide service. Comcast Communications will install a fiber-optic/coaxial hybrid system

and offer internet access, dial tone, and video services. The El Dorado CSD will manage the cable television franchise.

### 2.3.4 Project Phasing and Construction

Buildout of the project would likely occur over 19 years or more and would ultimately be dictated by housing market conditions and available infrastructure. It is anticipated construction would be phased within the project site. Construction could begin in 2025.

Construction hours of all phases would conform to County noise ordinances, which apply to construction activities between 7 a.m. and 7 p.m., Monday through Friday, and 8 a.m. and 5 p.m. on weekends and federally recognized holidays. Provided construction equipment is fitted with factory installed muffling devices and is maintained in good working order, construction noise during daylight hours is exempt under Section 130.37.020 of the County ordinance. The amended Health and Safety element of the County General Plan exempts construction noise from standards outlined in the tables within that element (Policy 6.5.1.11) (El Dorado County 2019).

In addition to the VMVSP development standards, the project applicant would be required to comply with El Dorado County's Storm Water Management Plan; Grading, Erosion, and Sediment Control Ordinance; the Design and Improvement Standards Manual; and the Drainage Manual, all of which require construction site runoff control. The State Water Resources Control Board's (State Water Board) NPDES General Permit for Storm Water Discharges from MS4 Order No. 2013-0001-DWQ (Order) would apply to the project. The proposed project qualifies as a "Regulated Project" as defined in Section E.12 of the Order and therefore will be required to comply with the standards provided in the Order. The project applicant would be required to follow the County's development standards and implement postconstruction runoff control.

The project would use onsite materials for fill and other purposes. Approximately 530,000 to 600,000 cubic yards of fill (spoils) materials from previous quarry operations are currently located on the east and south sides of the quarry. The applicant proposes to relocate this material for use onsite, and if economically feasible, screen and process this material as engineered fill or be used for other purposes. Materials may be used for building pads and road bases, or if suitable further processed for topsoil or other uses. The screening, processing and reuse or re-compaction of these materials would be complete prior to any occupancy on the project site. Offsite roadway improvements would be implemented as dwelling unit limits are reached. At 860 dwelling units, additional improvements to US 50 ramps at Bass Lake Road and to Marble Ridge Road and Marble Mountain Road would be implemented. At Cambridge Road, improvements would be implemented at the US 50 ramps, Flying C Road, and Crazy Horse Road in order to accommodate 750 dwelling units. At 880 dwelling units, additional improvements to US 50 westbound ramps at Cambridge Road would be implemented.

## 2.4 Required Approvals

This EIR will be used by the County to document the potential environmental impacts of the proposed project and to determine whether the impacts could be avoided or mitigated to less-than-significant levels. The County is the lead agency for the proposed project. As applicable, this EIR may also be used by regulatory and responsible agencies, such as state agencies. These agencies are

responsible for issuing permits and approvals that may be needed to proceed with the proposed project. A list of potential permits and approvals required by the County are identified below.

- Approval by the El Dorado County Board of Supervisors of General Plan amendments.
- Approval by the El Dorado County Board of Supervisors of the VMVSP.
- Approval by the El Dorado County Board of Supervisors of rezoning.
- Approval by the El Dorado County Board of Supervisors of Planned Development.
- After the VMVSP is approved, approval by the El Dorado County Planning Commission and/or Board of Supervisors of large lot tentative subdivision map dividing the property into residential, commercial, open space (including an approximate 466-acre Foundation Park or private open space), recreational, and other large lots.
- Approval by the El Dorado County Board of Supervisors of a development agreement between the applicant, Marble Valley Company, LLC, and the County.
- Approval by the El Dorado County Board of Supervisors of a financing plan between the applicant, Marble Valley Company, LLC, and the County.
- Approval by the County of building and grading permits, General Permit for MS4 compliance, small lot tentative maps and final maps.
- Rescission by the El Dorado County Board of Supervisors of the Marble Valley Master Plan.

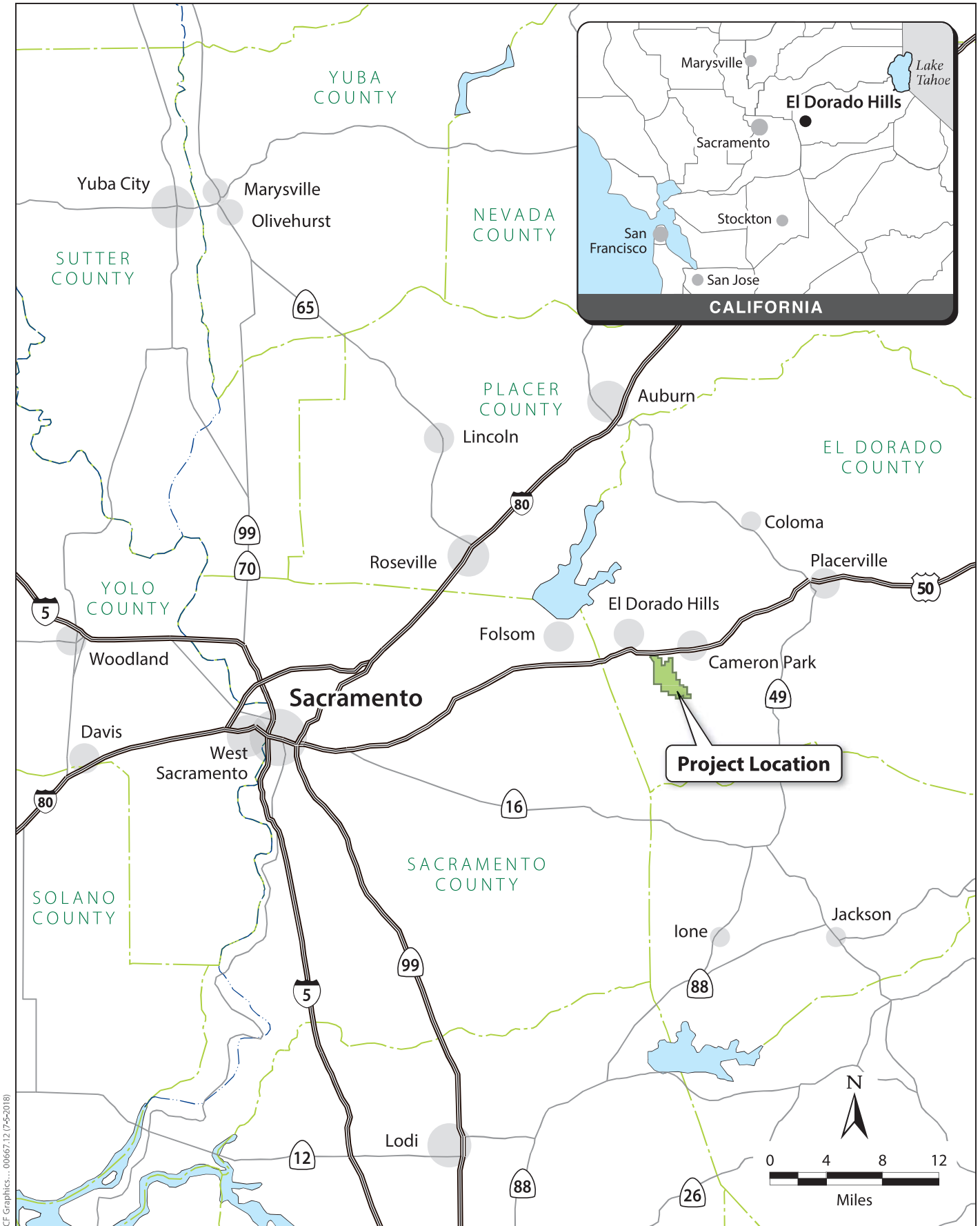
Other state and local approvals for the California Environmental Quality Act for the proposed project may be required as the project is implemented. This EIR may be used for other approvals that may be necessary or desirable for project implementation. State permits or project approvals that may be required are listed below.

- Approval by EID of connection to water and wastewater facilities.
- Clean Water Act Section 401 certification from the Regional Water Quality Control Board.
- Submittal of a Notice of Intent for coverage under the Statewide General Permit (Water Quality Order No. 2022-0057-DWQ) for construction activities to the State Water Board.
- Fish and Game Code Section 1602 streambed alteration agreement from the California Department of Fish and Wildlife.
- California Department of Education approval of site acquisition and construction plans for the two proposed elementary or middle school facilities.
- Buckeye Union School District approval of site acquisition and construction plans for the two proposed elementary or middle school facilities.
- Approval from the El Dorado County Local Agency Formation Commission for the potential boundary adjustment between the El Dorado County Fire Protection District and El Dorado Hills County Water District, depending on the ultimate boundaries and the layout of the proposed new villages. Reorganization is subject to discretionary approval by LAFCO and would require sphere of influence updates and possible updates to the municipal service reviews for the affected districts.



Federal permits or project approvals that may be required are listed below.

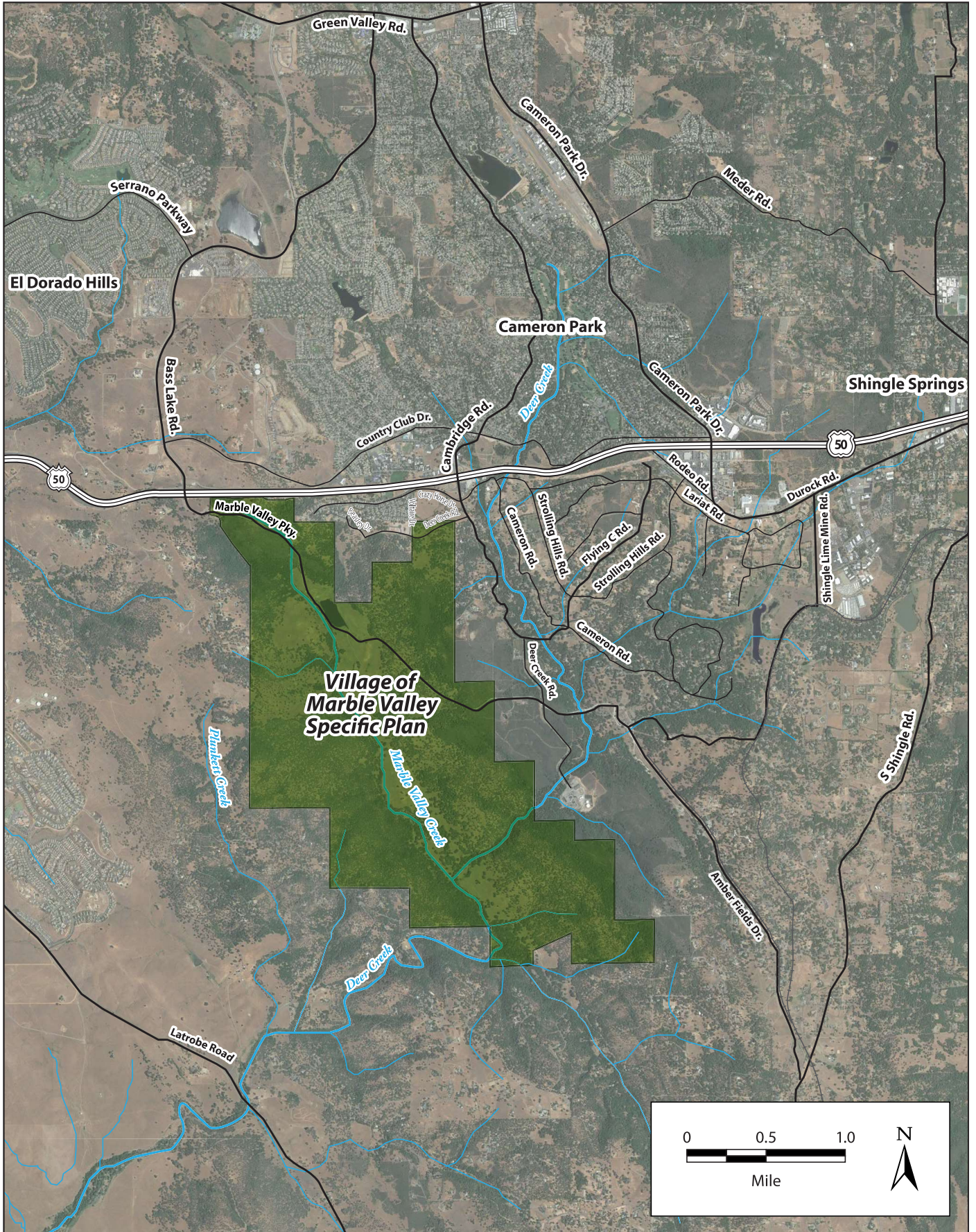
- Clean Water Act Section 404 permit from the U.S. Army Corps of Engineers for fill of waters of the United States.
- Biological opinion from the U.S. Fish and Wildlife Service for project impacts on special-status species.



ICF Graphics... 0066712 (7-5-2018)



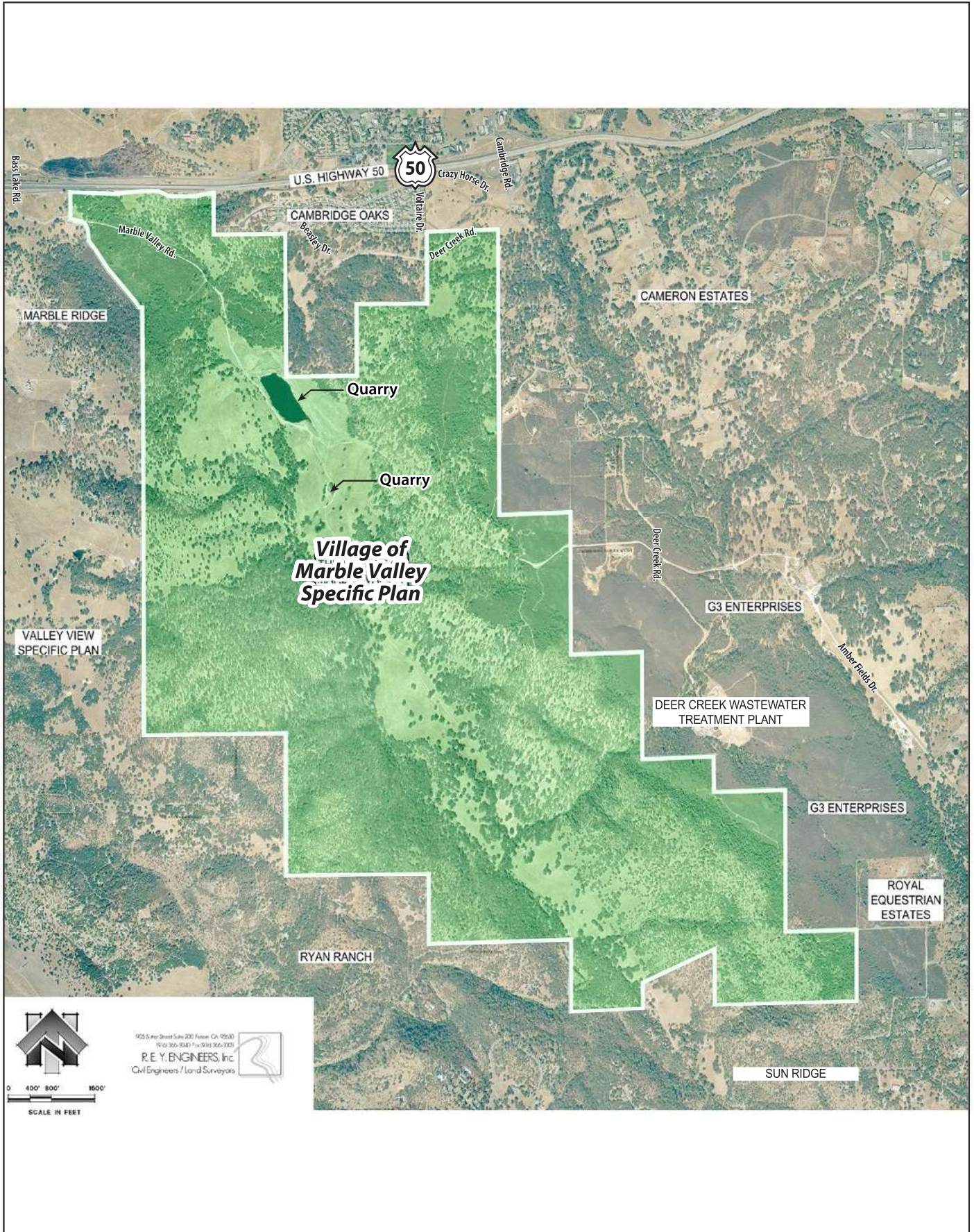
**Figure 2-1**  
**Regional Location**



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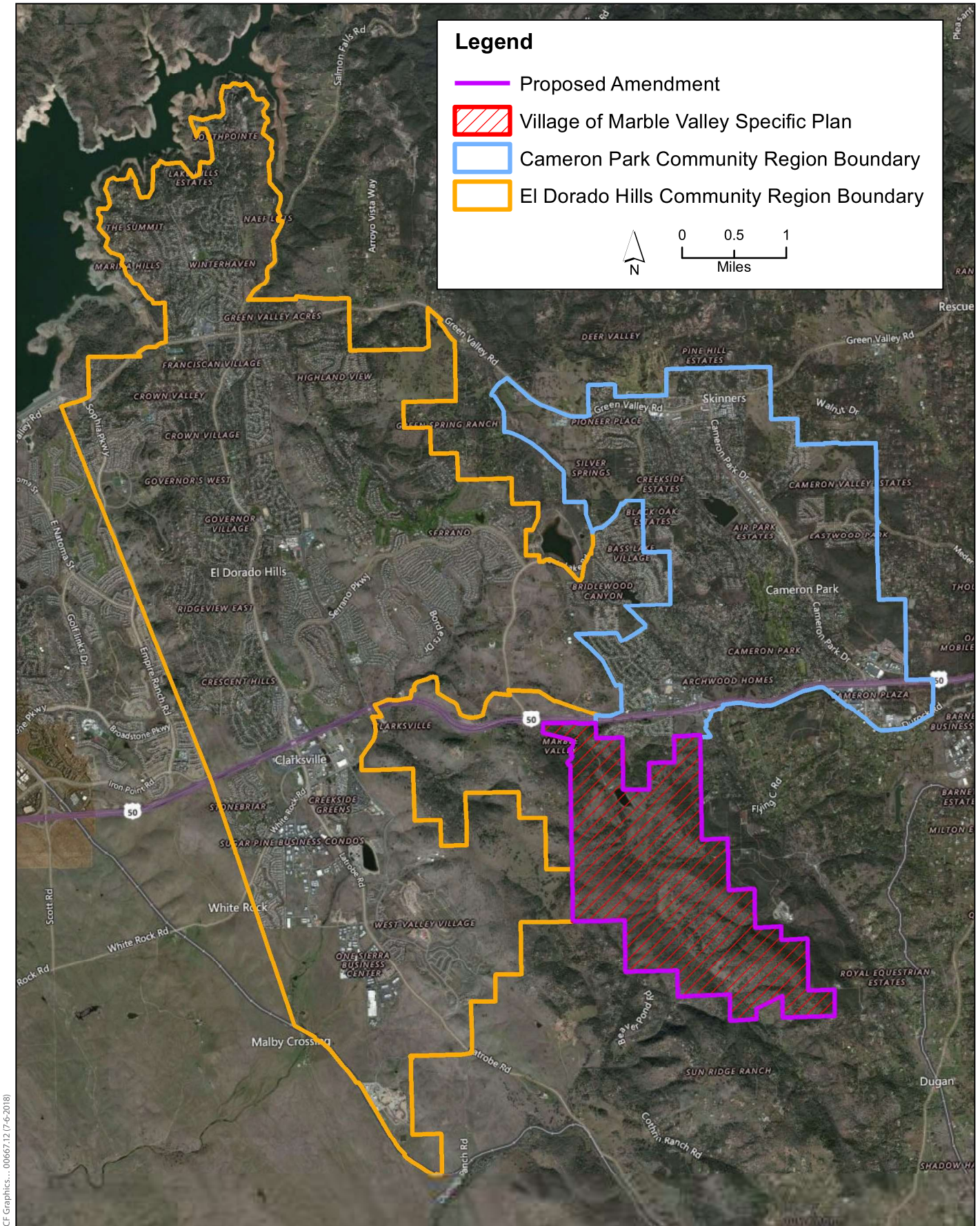
**Figure 2-2**  
**Project Location**



ICF Graphics... 0066712 (7-5-2018)



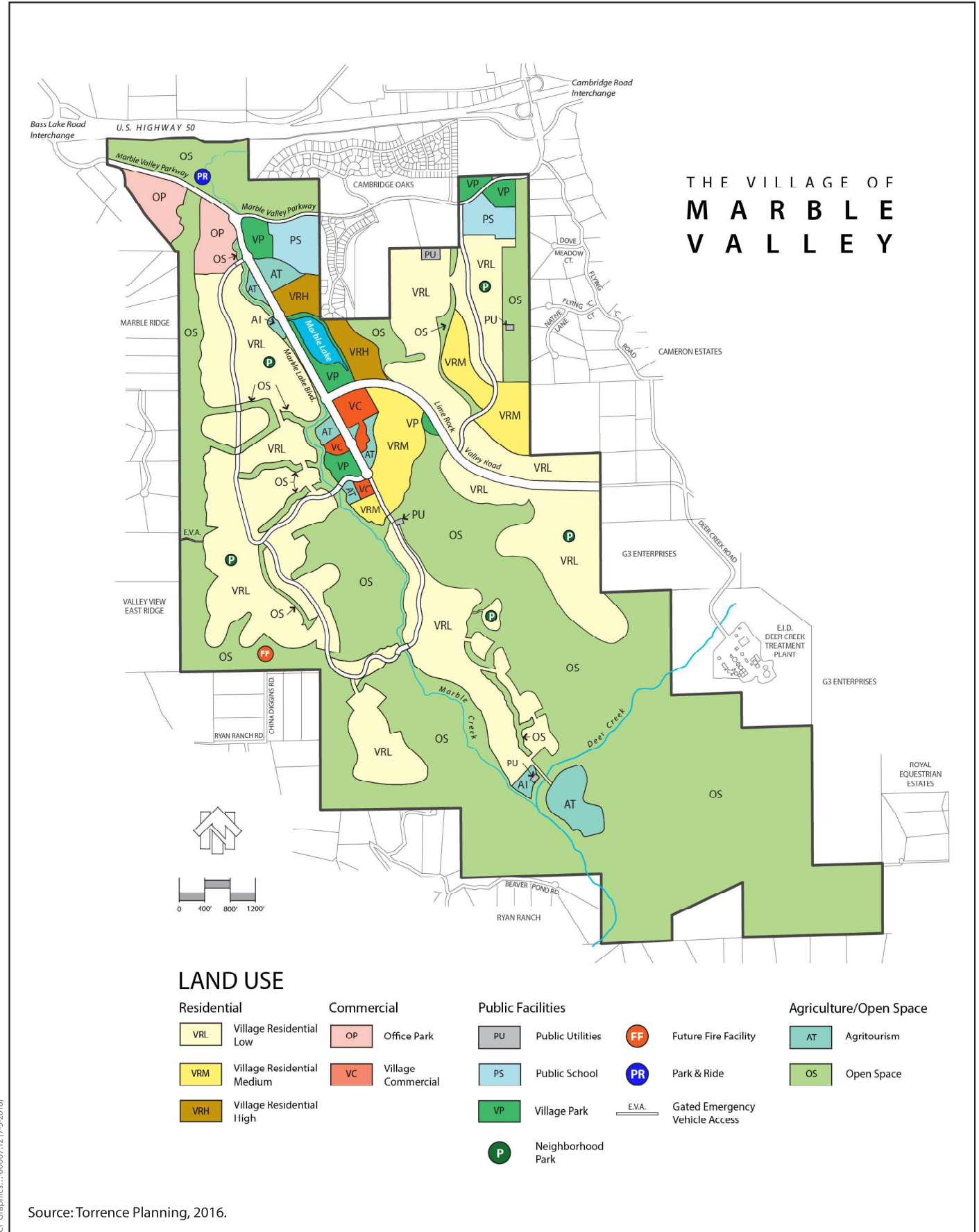
Figure 2-3  
Existing Conditions



ICF Graphics... 0066712 (7-6-2018)



**Figure 2-4**  
**Proposed Amendment to Community Region**

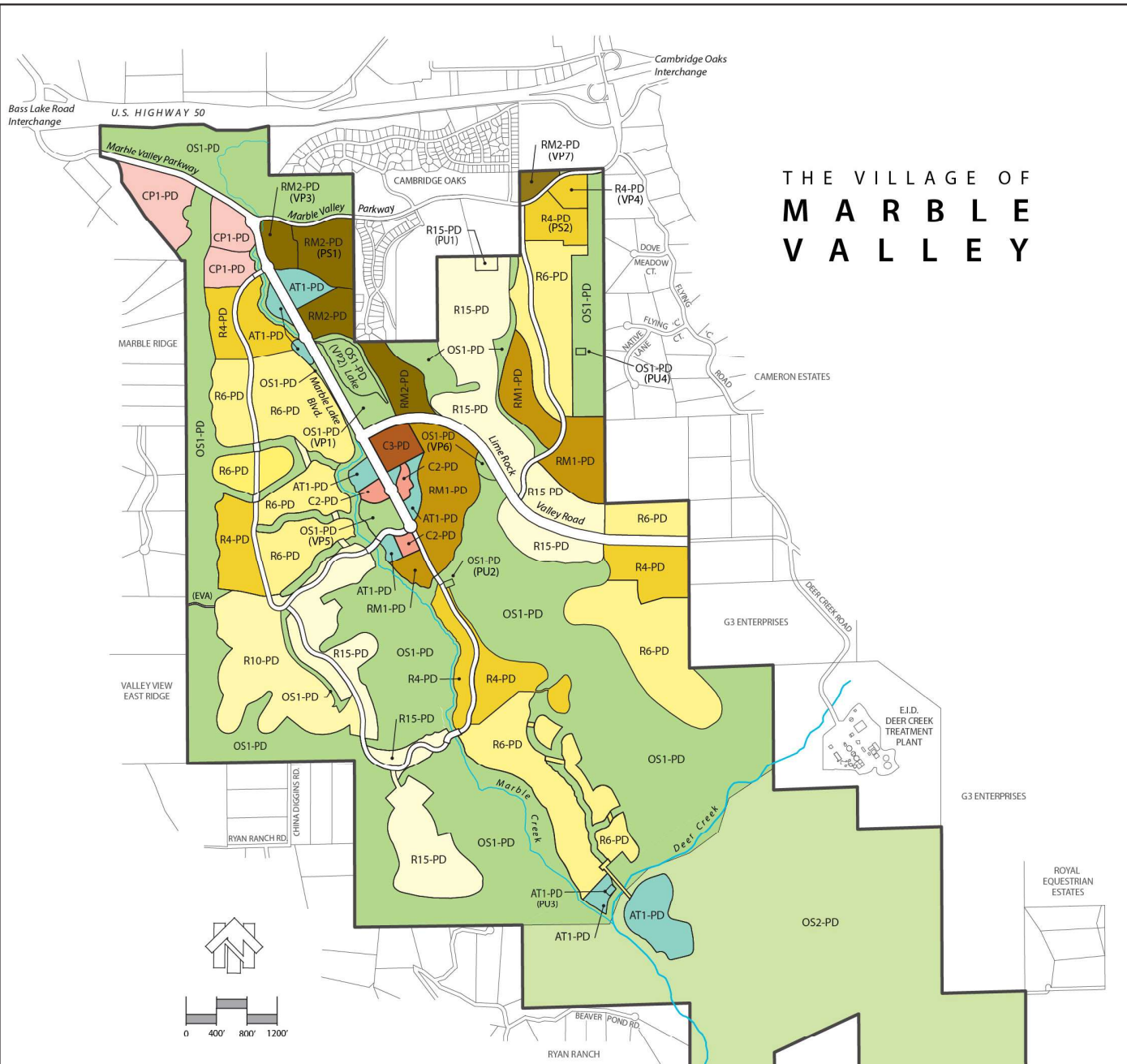


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**Figure 2-5  
Proposed Land Use Designations**

# THE VILLAGE OF MARBLE VALLEY



## ZONING

### Residential

- R15-PD** Single Family  
15,000 SF Min. Lot
- R10-PD** Single Family  
10,000 SF Min. Lot
- R6-PD** Single Family  
6,000 SF Min. Lot
- R4-PD** Single Family  
4,000 SF Min. Lot
- RM1-PD** Multi-Family  
Medium Density
- RM2-PD** Multi-Family  
High Density

### Commercial

- C1-PD** Office Park
- C2-PD** Retail & Entertainment
- C3-PD** Mixed Use

### Agriculture

- AT1-PD** Vineyards (1)

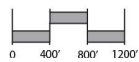
### Open Space

- OS1-PD** Community Open Space
- OS2-PD** Foundation or Private Open Space

(1) Marble Lake Boulevard and Lime Rock Road Medians are zoned AT1-PD

### Legend

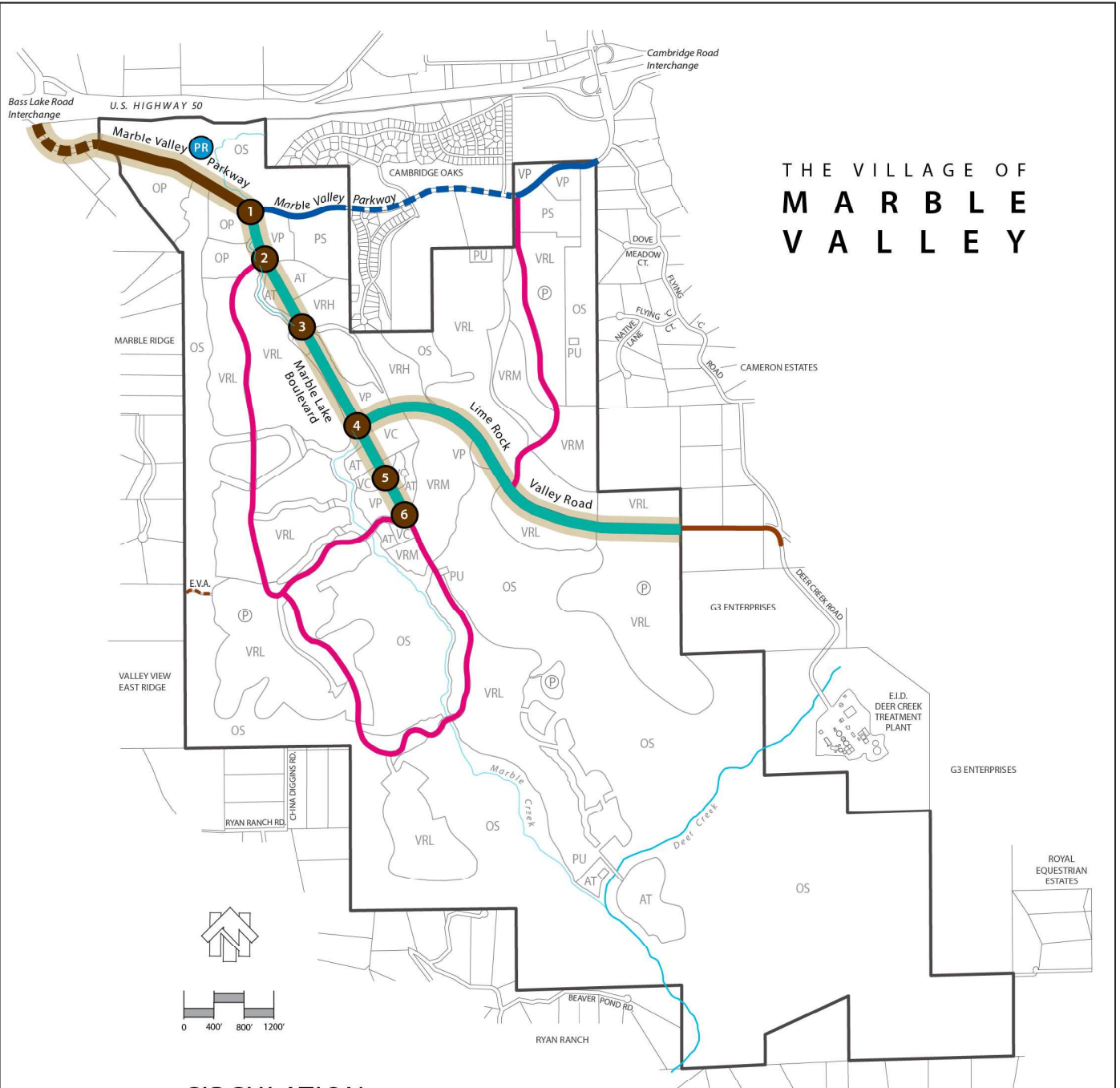
- VP1 = Village Park 1
- VP2 = Village Park 2 (Marble Lake)
- VP3 = Village Park 3
- VP4 = Village Park 4
- VP5 = Village Park 5
- VP6 = Village Park 6
- VP7 = Village Park 7
- PS1 = Elementary School 1
- PS2 = Elementary School 2
- PU1 = Water Storage Tanks
- PU2 = Lift Station 1
- PU3 = Lift Station 2
- PU4 = Lift Station 3
- EVA = Emergency Vehicle Access













Source: Torrence Planning, 2016.

**Figure 2-6  
Proposed Zoning**

# THE VILLAGE OF MARBLE VALLEY



## CIRCULATION

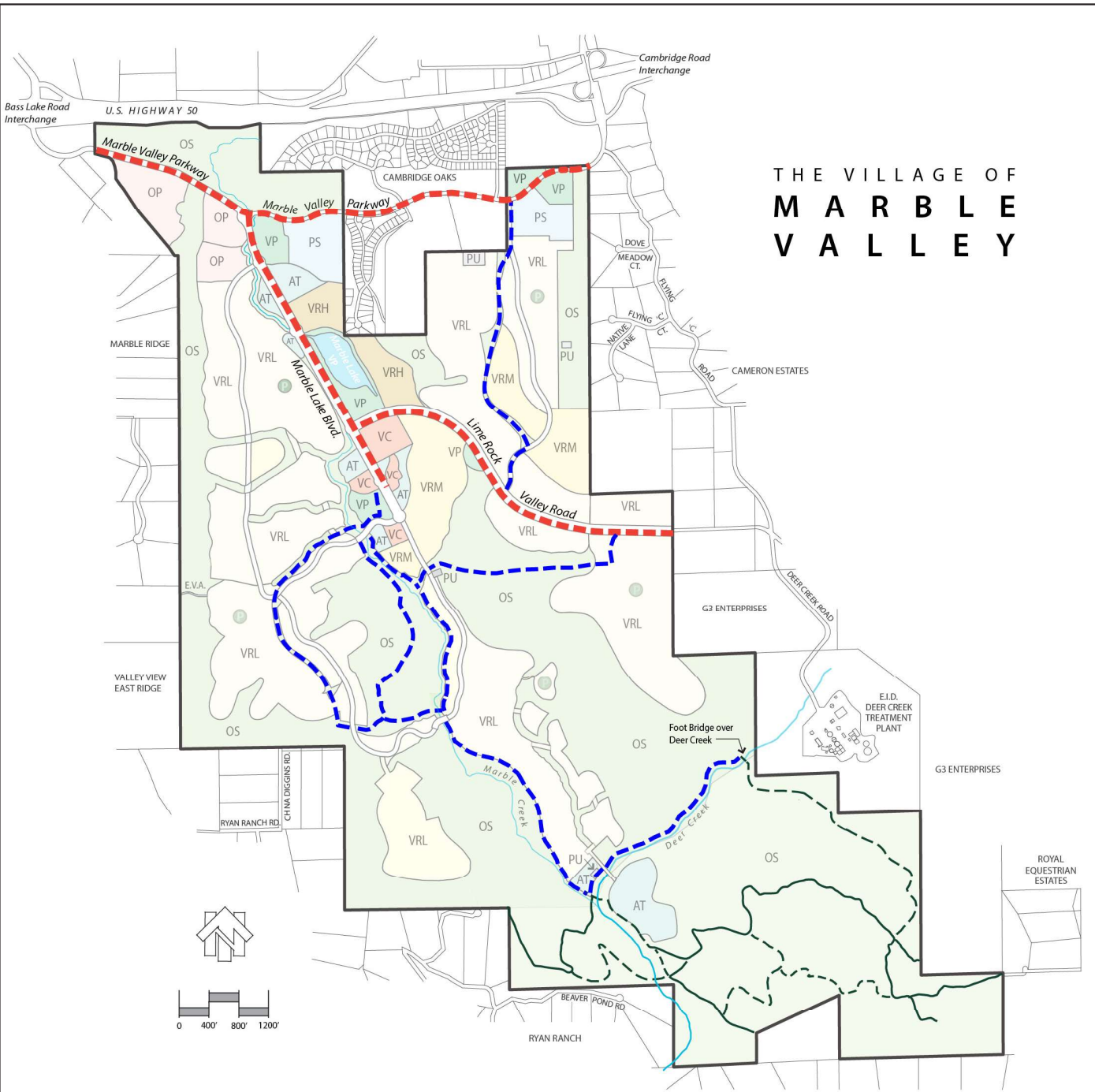
- |   |                                |   |  |
|---|--------------------------------|---|--|
|  | Collector Street Major Parkway |  | Collector Street Major Parkway (Outside Plan Area) |
|  | Collector Street Boulevard     |  | Collector Street Minor Parkway (Outside Plan Area) |
|  | Collector Street Minor Parkway |  | Road Extension to Deer Creek Road                  |
|  | Local Residential Street       |  | E.V.A. Gated Emergency Access Road                 |
|  | Roundabout Intersections       |   |  |
|  | Park & Ride Location           |   |  |

Source: Torrence Planning, 2016.

**Figure 2-7 Preliminary Roadway Circulation Plan**



# THE VILLAGE OF MARBLE VALLEY



- ### TRAILS & BIKEWAYS
- - - - - Class I Bike Path
  - - - - - Gravel Trail (AB Crushed Rock)
  - Unpaved Hiking/Equestrian Trail (Existing)
  - - - - - Unpaved Hiking/Equestrian Trail (Proposed)

Source: Torrence Planning, 2016.

ICF Graphics... 0066712 (7-5-2018)



**Figure 2-8  
Preliminary Trail Circulation Plan**

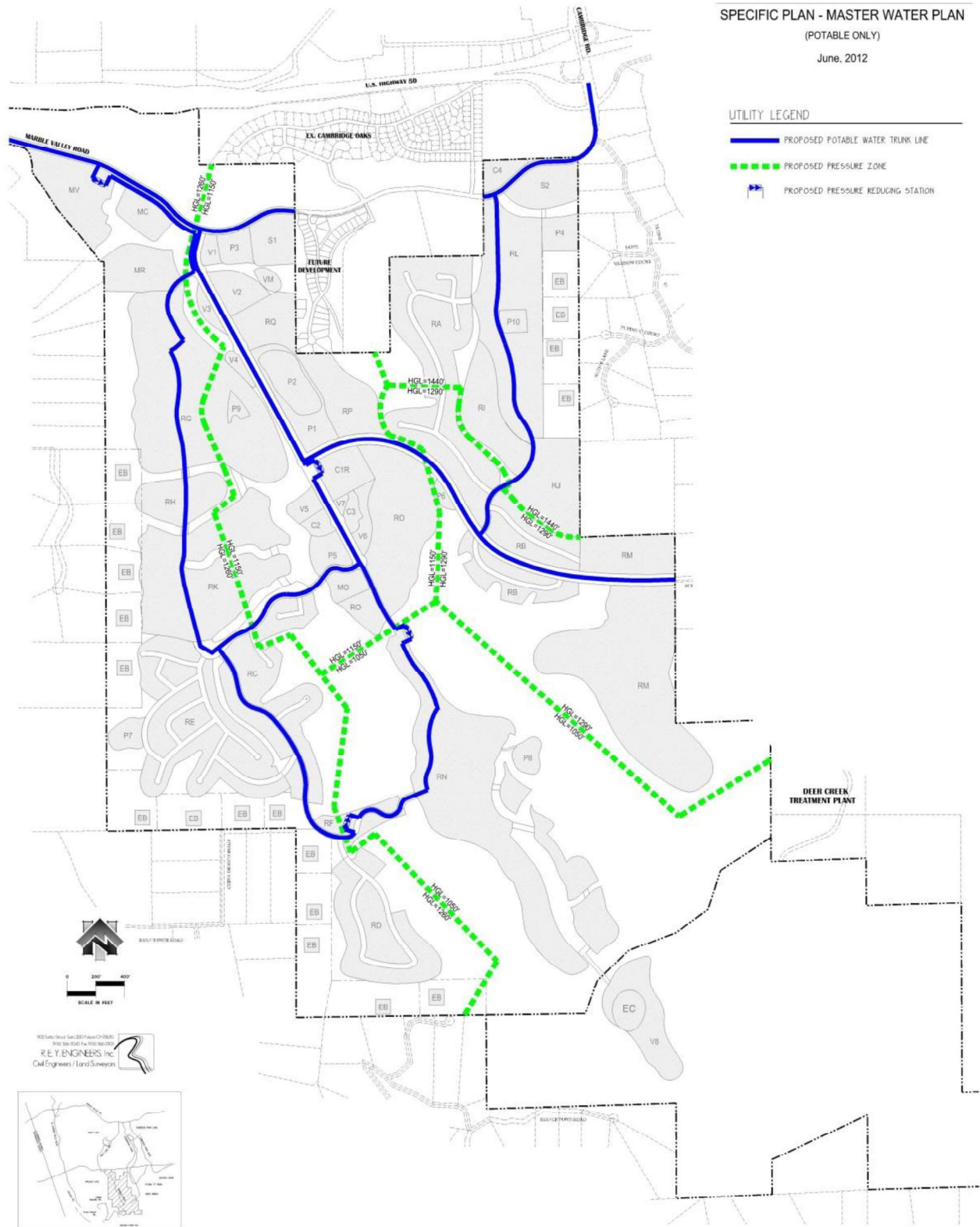
# MARBLE VALLEY

SPECIFIC PLAN - MASTER WATER PLAN  
(POTABLE ONLY)

June, 2012

### UTILITY LEGEND

- PROPOSED POTABLE WATER TRUNK LINE
- - - - PROPOSED PRESSURE ZONE
- ☒ PROPOSED PRESSURE REDUCING STATION



Source: R.E.Y. Engineers, 2012.




ICF Graphics... 0066712 (7-5-2018)

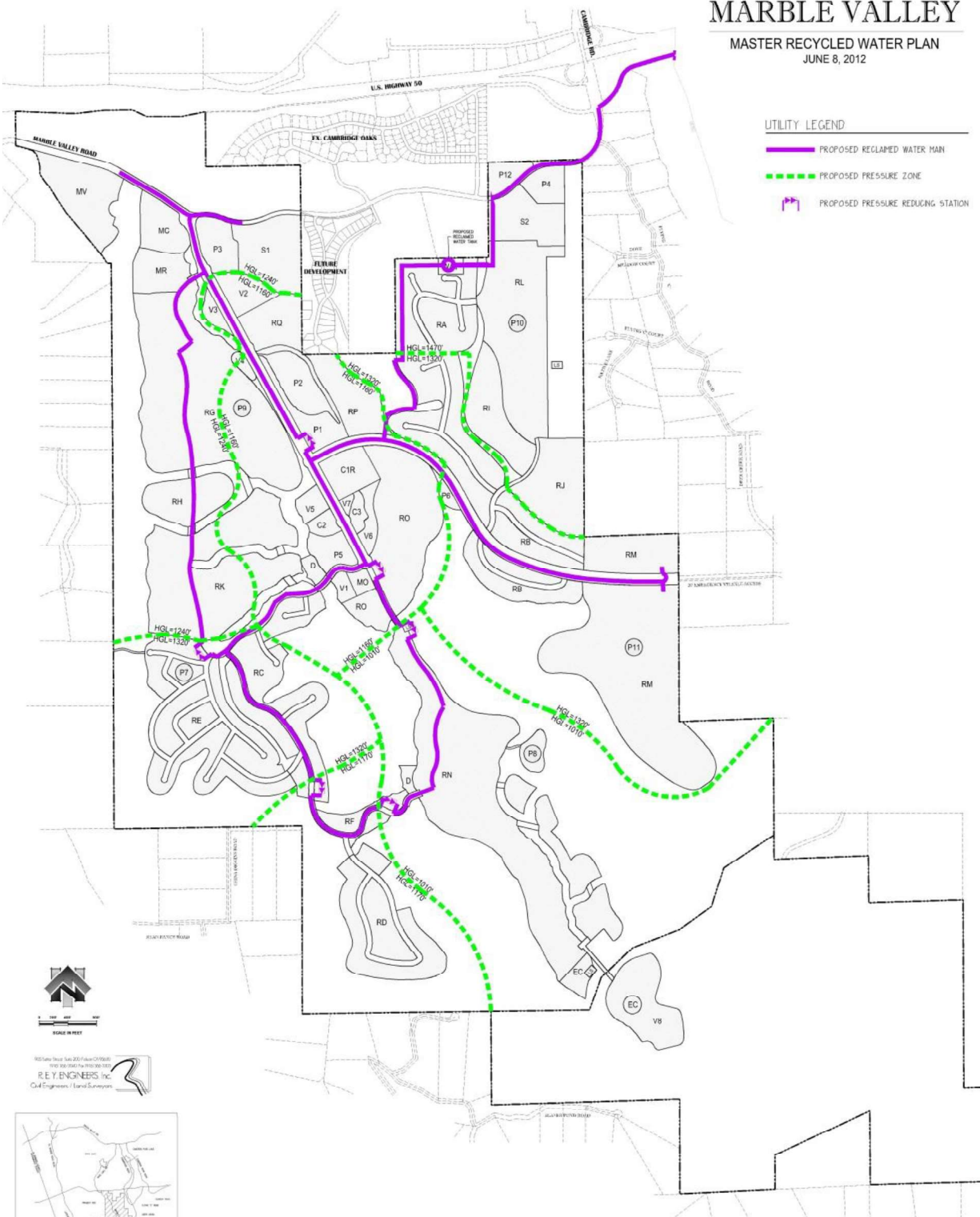


Figure 2-9  
Conceptual Potable Water Plan

MARBLE VALLEY, LLC  
**MARBLE VALLEY**  
 MASTER RECYCLED WATER PLAN  
 JUNE 8, 2012

UTILITY LEGEND

-  PROPOSED RECLAIMED WATER MAIN
-  PROPOSED PRESSURE ZONE
-  PROPOSED PRESSURE REDUCING STATION



10/16/12 Rev. 10/16/12 (10/16/12)  
 R.E.Y. ENGINEERS, Inc.  
 Civil Engineers / Land Surveyors



Source: R.E.Y. Engineers, 2012.

ICF Graphics... 0066712 (7-5-2018)



**Figure 2-10**  
**Conceptual Recycled Water Plan**

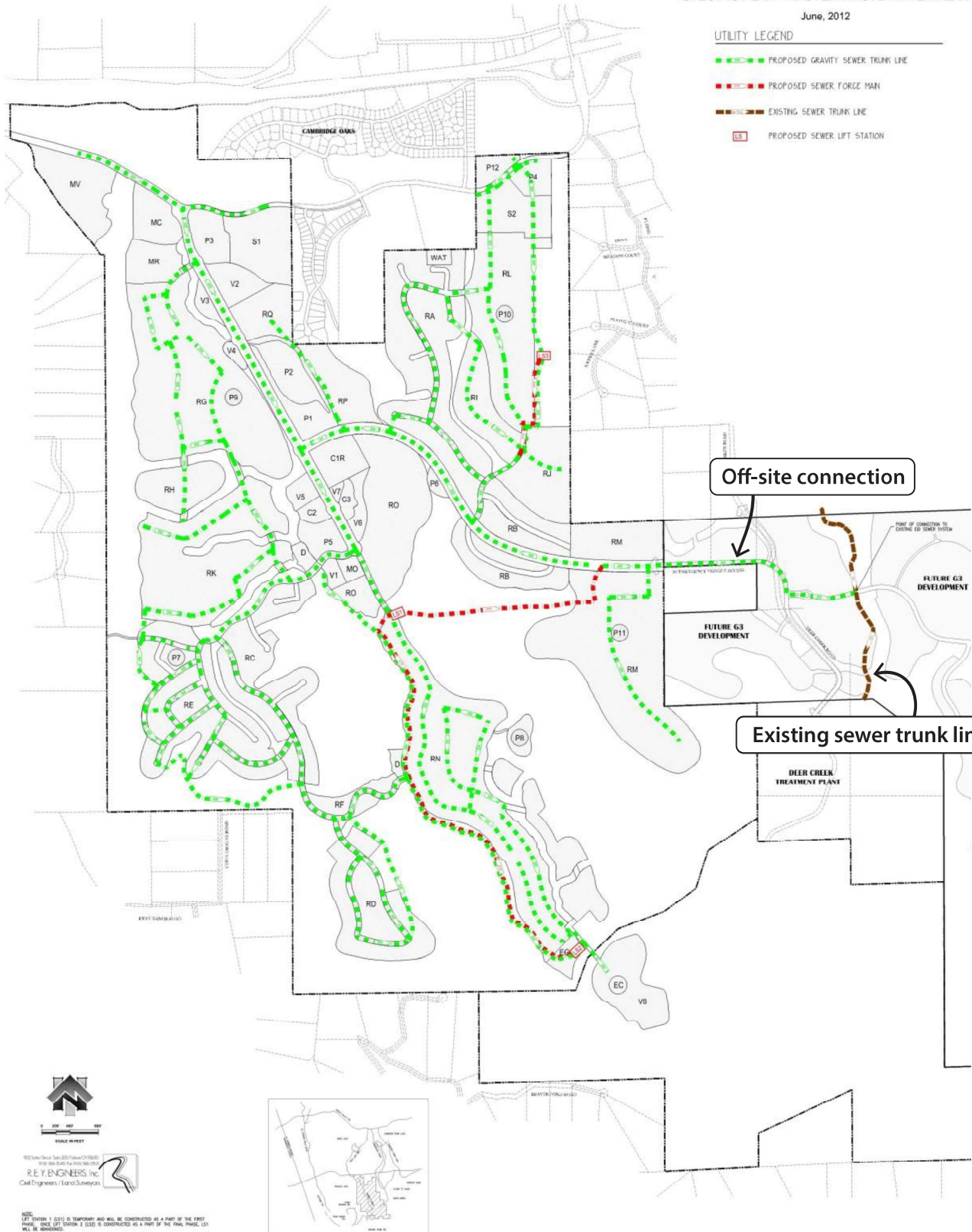
# MARBLE VALLEY

## SPECIFIC PLAN - MASTER WASTE WATER PLAN

June, 2012

### UTILITY LEGEND

-  PROPOSED GRAVITY SEWER TRUNK LINE
-  PROPOSED SEWER FORCE MAIN
-  EXISTING SEWER TRUNK LINE
-  PROPOSED SEWER LIFT STATION



R.E.Y. ENGINEERS, Inc.  
Civil Engineers / Land Surveyors

NOTE:  
LIFT STATION 1 (LS1) IS TEMPORARY AND WILL BE CONSTRUCTED AS A PART OF THE FIRST PHASE. ONCE LIFT STATION 2 (LS2) IS CONSTRUCTED AS A PART OF THE FINAL PHASE, LS1 WILL BE ABANDONED.



Source: R.E.Y. Engineers, 2012.

ICF Graphics... 0066712 (7-5-2018)



Figure 2-11  
Conceptual Wastewater Plan

# Marble Valley Potable Water Transmission Main - Phase 1

El Dorado County, California, November 2014

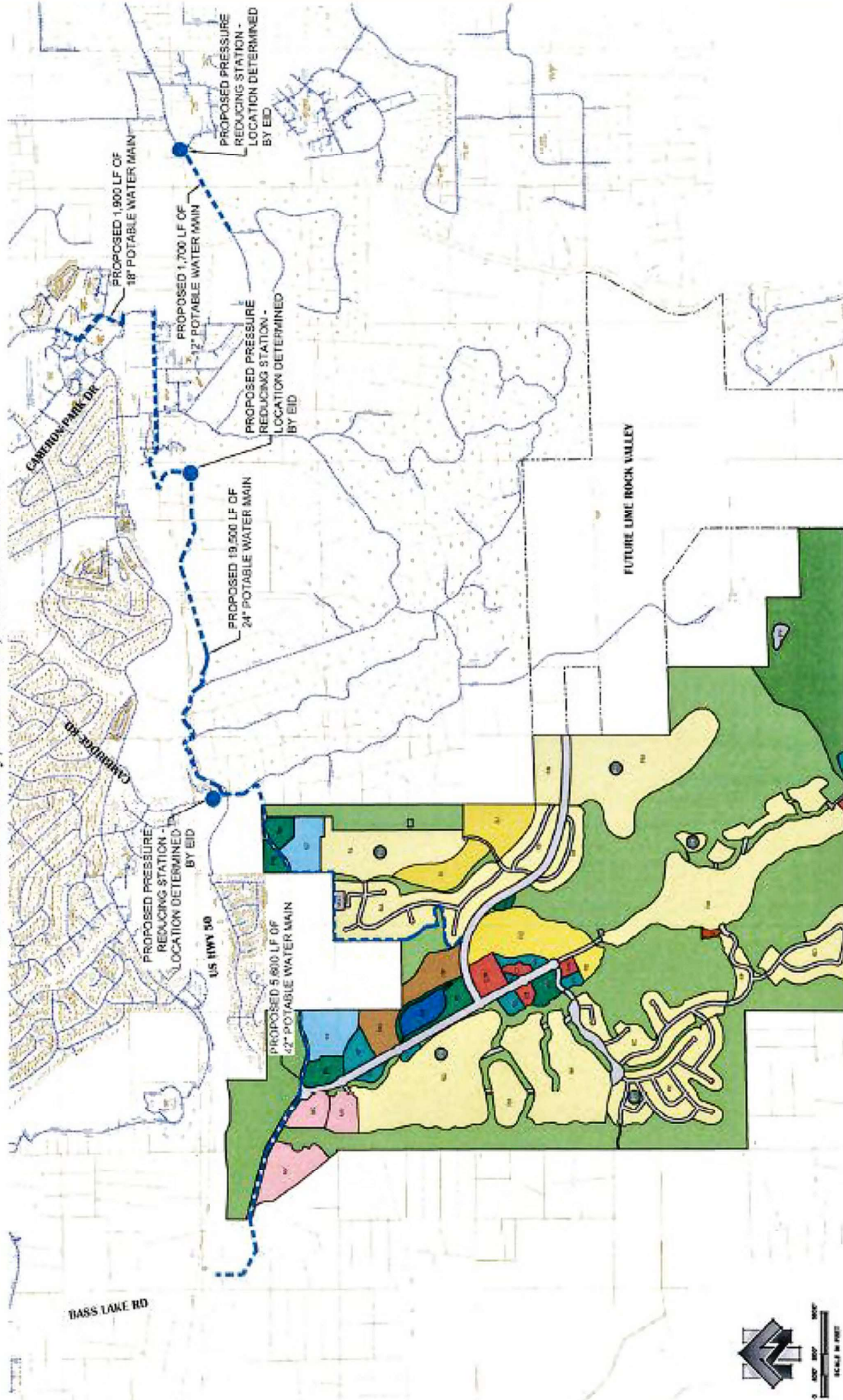
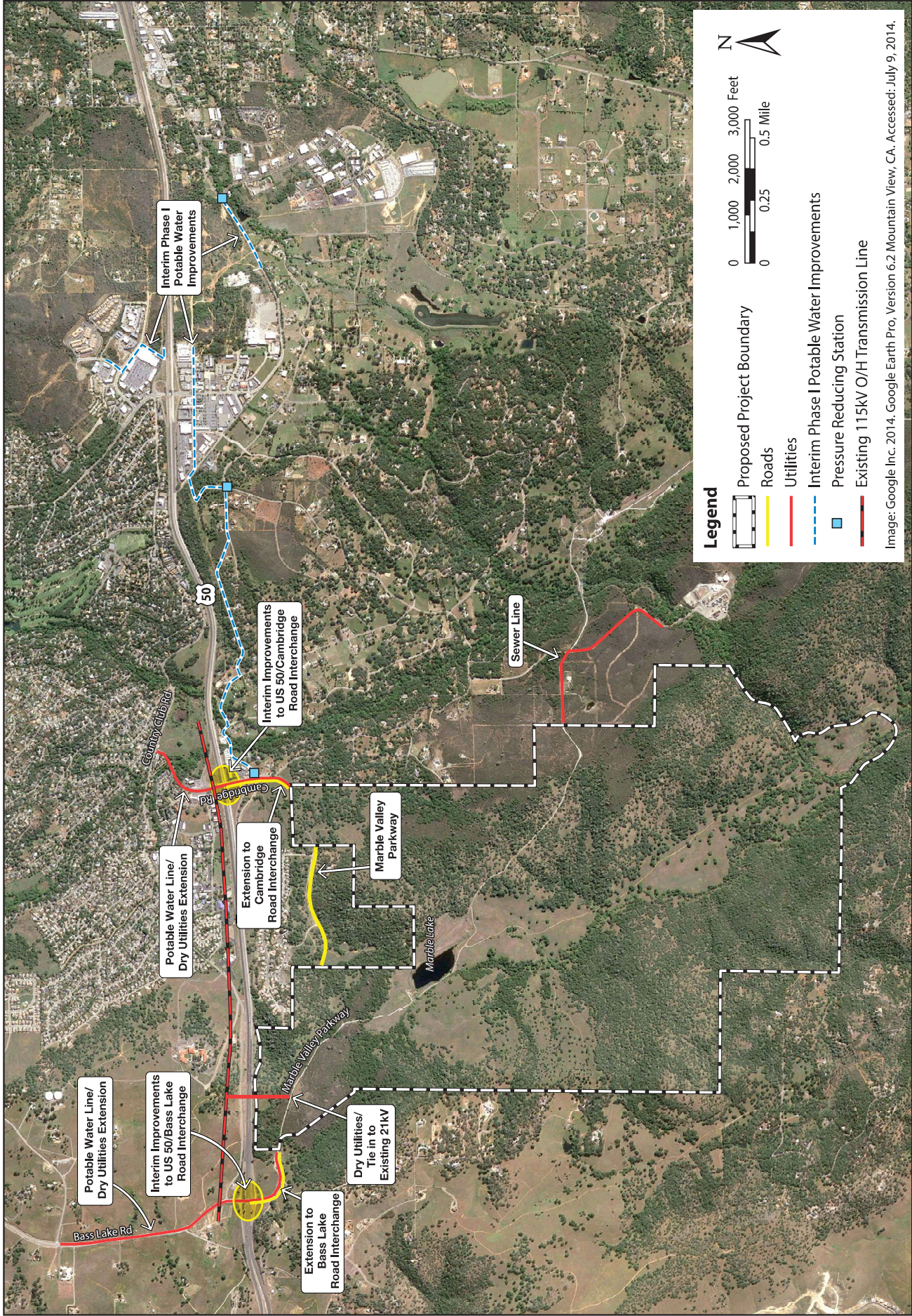
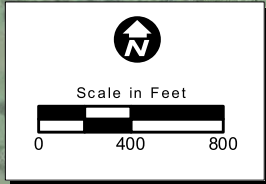


Figure 2-12  
Interim Phase I Potable Water Improvements





**Figure 2-13**  
**Offsite Infrastructure Improvements**



**Map Features**

Potential Oak Mitigation Areas

- Class 2: Blue/Live Oak Acorns or Plantings
- Class 4: Valley/Live Oak Acorns or Plantings

	Total Area	Plantable Area
2: Blue / Live Oak Acorns or Plantings	49.2	48.3
4: Valley / Live Oak Acorns or Plantings	9.3	9.3
<b>Total</b>	<b>58.5</b>	<b>57.6</b>

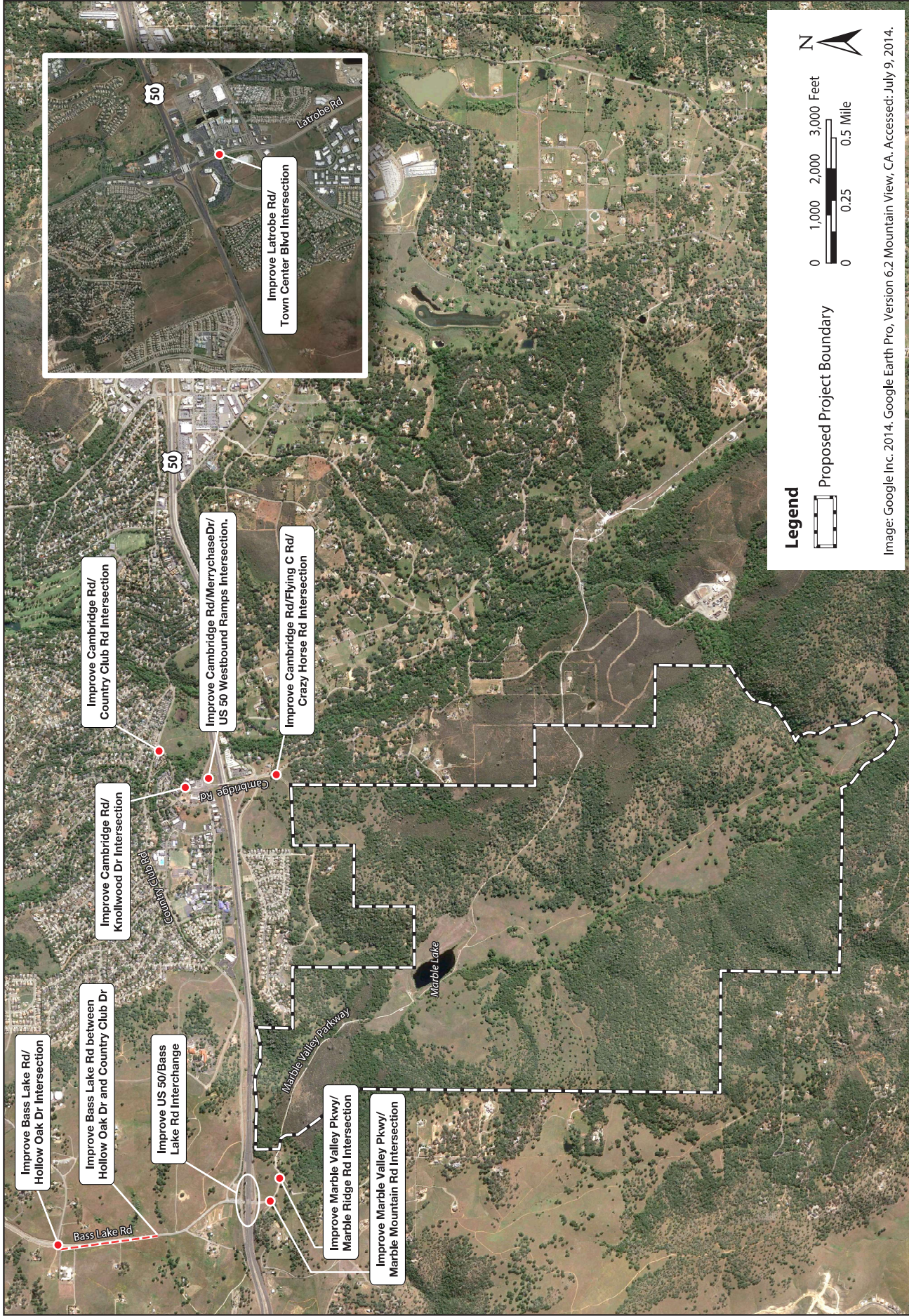
Map Date: 1/24/2014. Photo Source: USGS (2011)

Source: ECORP Consulting, 2014.

ICF Graphics... 0066712 (7-5-2018)



**Figure 2-14**  
**Potential Off-Site Oak Tree Mitigation Areas**



**Figure 2-15**  
**Measure E Traffic Improvements**