



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: Tom Lusi

Affiliation: Neighbor Phone: 916-835-4373

Email: TLUSI@TEAMLUSI.COM

Mailing Address: 5060 Screech Owl Creek

City: EDIT State: CA Zip: 95762

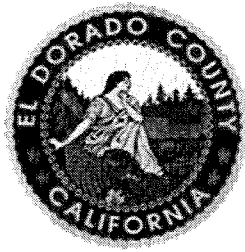
Please add me to the mailing list to receive future updates.

Thank you for attending the Public Scoping Meeting. Please share your input or questions about Village of Marble 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/>

Where's the WATER coming from ?? EID
where EID getting the WATER !!



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: Karen Klau

Affiliation: _____ Phone: _____

Email: _____

Mailing Address: 1830 Bone Tail Ln, Marble MT!

City: _____ State: _____ Zip: _____

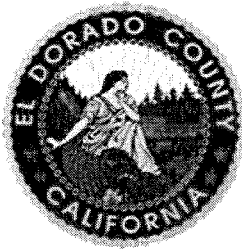
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2850 Fairlane Court, Building C
Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us
Fax: (530) 642-0508
Website: <http://www.edcgov.us/Planning/>

When naming roads Be more
unique. too many "Marbles"
we live in Marble Mt Ridge on other
side of this development - there is Marble
Mt, Marble Ridge - So please find
new names for parcels! Be original
Thanks its confusing.



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: Mary Lusi

Affiliation: Neighbor Phone: _____

Email: compit1@yahoo.com

Mailing Address: 5060 Screech Owl

City: FDH State: _____ Zip: 95762

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

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

Marble Lake Blvd

Marble Valley Blvd

Marble Valley Road

Marble Mtn Rd

Marble Ridge Rd

Too many Marbles ☺



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: Harold and Christine Anderson

Affiliation: Homeowners Phone: 530 676 8453

Email: hc.anderson@sbcglobal.net

Mailing Address: 4485 Voltaire Drive

City: Cameron Park State: CA Zip: 95682

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

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

Concerns/Comments

1. Siting of water tanks on PUD designated parcel
↳ Visual impact on surrounding area

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!
Be energy efficient!*13 MAR 27 PM 1:08
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PLANNING DEPARTMENT

March 22, 2013

032013-ELD-0003
03-ELD-50/PM R3.66
SCH# 2013022043

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

Village of Marble 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 Village of Marble Valley Specific Plan project, totaling 2,341 acres in the unincorporated community of El Dorado Hills. The project is located approximately 1,000 feet southeast of US Highway 50 (US 50) and the Bass Lake Road interchange. The proposed project includes the development of up to 3,236 dwelling units; 475,000 square feet of commercial space; 1,369 acres of public parks/open space; 42 acres of agricultural use; and 73 acres of new road impact areas and future right-of-way. Also included is a proposed amendment to the Marble Valley Master Plan, previously approved by the El Dorado County Board of Supervisors in 1998. The amendment would require revisions to the County General Plan, adoption and implementation of the Village of Marble Valley Specific 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

The proposed project will generate over 4,200 peak hour trips, and over 39,000 daily trips, based on proposed residential and commercial 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 between Cambridge Road and the El Dorado/Sacramento County Line.
2. Include analysis of the US 50/Bass Lake Road Interchange and the US 50/Cambridge Road Interchange, including LOS at the intersection and queue length for each off ramp.
3. Analyze pertinent local roads to include 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., Lime Rock 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 Lime Rock 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. A review of United States Geological Survey topographic maps indicates that, under existing conditions, runoff from the project site would be directed toward Marble Valley Creek and Deer Creek. Flow in both creeks is from north to south, generally in a direction leading away from US 50. The proposed project must not create conditions where improvements, including grading changes, result in redirection of flow toward US 50 into the State's Right-of-Way (ROW).
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 for 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 14th 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
Village of Marble 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/>

Advertising

Please be advised that no advertising signs are allowed within the State ROW.

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

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

13 MAR 27 PM 1:11

RECEIVED
PLANNING DEPARTMENT

March 22, 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 Village of Marble Valley Specific Plan

Dear Mr. Pabalinas:

Thank you for the opportunity to review and provide comments on the Village of Marble Valley Specific Plan (VMVSP), which is a proposed amendment to the approved 398-lot Marble Valley Master Plan. The VMVSP is a mixed use development including up to 3,236 dwelling units on 2,341 acres in the El Dorado Hills area south of U.S. Highway 50.

However, if the County approves the VMVSP tentative map amendment, the fire district boundaries will no longer conform to the proposed internal layout, according to the maps included in the project packet. LAFCO would like to request the inclusion of a condition of approval on the tentative map requiring the Marble Valley Company to submit a second LAFCO application for a reorganization of the project area to realign the El Dorado Hills Fire and El Dorado County FPD boundaries so the newly created roadways and subject parcels are not split by district boundaries.

However, if the County approves the VMVSP as proposed, the fire district boundaries will no longer conform to the proposed internal layout, according to the maps included in the project packet. LAFCO would like to request the inclusion of a condition of approval on the tentative map requiring the Marble Valley Company to submit a second LAFCO application for a reorganization of the project area to realign the El Dorado Hills Fire and El Dorado County FPD boundaries so the newly created roadways and subject parcels are fully within one FPD and parcels are not split by district boundaries.

The Environmental Impact Report should address issues associated with the provision of fire protection and suppression services; specifically the impacts that the proposed mixed-use development would have on existing El Dorado Hills Fire and El Dorado County FPD resources and the financial implications to the districts.

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. Henríquez, Executive Officer • Erica Sanchez, Policy Analyst

Denise Tebaldi, Interim Commission Clerk • Andrew Morris, Commission Counsel

In addition, although the VMVSP area was annexed into the El Dorado Irrigation District service area when the Marble Valley Reorganization was approved in 2006 and will not require future LAFCO action, LAFCO recommends the County include a detailed analysis on the future water demand from the proposed project versus available water supply, given the dramatic increase in the project size from the current approved tentative map and the proposed amendment.

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.

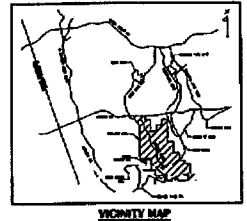
Sincerely,



Erica Sanchez
LAFCO Policy Analyst

cc: Kirk Bone, Marble Valley Company, LLC
Chief Dave Roberts, El Dorado Hills County Water District
Chief Michael Hardy, El Dorado County Fire Protection District

EXHIBIT "B"



SECTION	OWNER	STATUS
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SECTION	OWNER	STATUS
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LEGEND:
 * DESIGN POINT
 ○ MONUMENT PER A.S. 17-16
 □ 100' WIDE CORNER PER S.A.S. 17-16

SURVEYOR'S STATEMENT:
 THIS EXHIBIT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT ACCURATELY REPRESENTS THE TRUE AND CORRECT STATE OF LAND AS SHOWN THEREON AND I AM NOT PROVIDING ANY WARRANTY AS TO THE ACCURACY OF THE DATA OR THE CORRECTNESS OF THE LEGAL DESCRIPTIONS.
 DATE: 3/14/06

COUNTY SURVEYOR'S STATEMENT:
 THIS EXHIBIT MEETS THE REQUIREMENTS OF THE STATE BOARD OF SURVEYORS, THE EL DORADO COUNTY SUPERVISORS OFFICE AND COMPLETES THE LACK OF ASSESSMENT.
 COUNTY SURVEYOR: _____ DATE: _____
 COUNTY OF EL DORADO, CALIFORNIA

APPROVED BY:
 LOCAL AGENTS TRIBUNAL COMMISSION
 EL DORADO COUNTY, CA 95027
 DATE: _____
 COUNTY OFFICE

BOUNDARY MAP
 L.A.F.C.O. PROJECT 05-06
 MARBLE VALLEY REORGANIZATION
 OF FIRE DISTRICT BOUNDARIES
 PORTIONS OF SECTIONS
 8, 16, 17, 21, 13N, R.5E, M.0M.
 EL DORADO COUNTY, CALIFORNIA
 APRIL, 2006
 R.E.Y. BUCKNER, INC.

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 PLANNING DEPARTMENT
 13 MAR 27 PM 1:12



DEPARTMENT OF FORESTRY AND FIRE PROTECTION

2840 Mount Danaher Road
Camino, CA 95709
(530) 644-2345
Website: 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: Village of Marble Valley Specific Plan
SP12-0003

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

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PLEASE REMEMBER TO CONSERVE ENERGY. FOR TIPS AND INFORMATION, VISIT "FLEX YOUR POWER" AT 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



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Re: Marble Valley project - Initial EIR Comments

1 message

mattias bergman <mvbergman@gmail.com>
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Thu, Mar 21, 2013 at 9:14 PM

Thanks, Mr Pabalinas,

Attached please find a quick listing of our concerns.

thanks,
 Mattias Bergman

Input for the EIR, The Village of Marble Valley

We live in the Marble Mountain CSD, along Marble Ridge Road which is adjacent to the proposed project on its west side.

We have the following concerns, and ask that they be addressed in the impact study.

- Traffic. We are a small CSD of 70 properties, with two access roads that connect with Bass Lake Road just south of the hiway 50 interchange. The Marble Valley project will generate a lot of traffic. We currently have very good access to the hiway from our CSD. In fact, we can get onto the freeway without encountering either a stop sign or a stop light. While this may not be practical with a large new development, we would like to maintain easy access to the freeway and bass lake road. In addition, we would like the developer to ensure that Marble Valley traffic does not come onto our roads; our roads simply do not have the capacity, as they are 1-lane. The exact solution is TBD, but some sort of gating mechanism would be needed. Whatever traffic solution is prooposed, must include enough of our road access that all potential remedies fall within that area.
- Water. We all are dependent on our wells, with depths varying from 300' to 1200'. The developer needs to ensure that they to not impact the existing aquifers in any way. Failing that, they should provide us with an alternate source of water, most likely EID, at their cost.
- Noise from construction activities, and from traffic in the project needs to be controlled.
- Light pollution. We have an effectively "clear sky" neighborhood, where it is dark at night. Marble Valley should protect that.
- Crime. How is the potential increase in local crime, due to some of the project scoping (apartments, some commercial areas, higher traffic, etc) being addressed? This question also relates to traffic control, above.

On Wed, Mar 20, 2013 at 9:50 AM, Rommel Pabalinas <rommel.pabalinas@edcgov.us> wrote:

Hello, Mr. Mattias:

I appreciate your interest on the project. Email would suffice.

Thank you.

On Wed, Mar 20, 2013 at 9:18 AM, mattias bergman <mvbergman@gmail.com> wrote:

Good morning,

Parker Development told us last night that you were the contact person for getting our comments/concerns registered for the "Village of Marble Valley" specific plan initial EIR.

I understand the deadline for this go-round is this Friday.

Could you please tell me how best to do that? Would an email to you be sufficient?

thanks,
 Mattias Bergman
 Resident, and CSD Director
 Marble Mountain CSD (we are adjacent to the proposed project)

--

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

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Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.
If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.
Thank you.



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

The Village of Marble Valley plan

1 message

1cchapman <1cchapman@att.net>

Thu, Mar 21, 2013 at 9:18 PM

Reply-To: 1cchapman@att.net

To: rommel.pabalinas@edcgov.us

Hi Mel,

I hope I can use email as a method of communicating questions or concerns re: the Marble Valley Plan as talked about at the Cameron Park Community Center on 3/6.

Overall, I think it's a grand plan. I am only concerned about a few items.

1) The placement of 2 schools within one mile of each other as noted on the Parker plan. With many schools closing down it's hard to understand how two are warranted on their parcel so close to each other. This will create a traffic congestion on the Marble Valley Rd at least twice a day between Bass Lake & Cambridge Rd.

If these schools are to service the dense homes planned for the Parker community, and two are required, it seems that one school ought to be placed further back in the development be be in closer proximity of the homes it will be servicing and easier walking distance for the kids.

Another concern for the PS1 school site location for children is the fact it resides next to the "OS" and creek where there is a large population of rattle snakes which is there natural habitat. I understand there is no plans to de-snake the OS area.

2) Park lights and park hours also raise concern. Are there any restrictions on either that can be made?

3) The commercial building levels around the lake at 3 stories seems to be too dense/compressed and will dominate the lake. Two stories should be the max.

4) I hope the planning this this development calls for a review of the expansion for the existing interchange at Bass Lake & Cambridge to ease traffic congestion it will create

Thanks,

Clark Chapman

916 983-2169



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

VMVSP Scoping Meeting (Homeowner Input & Questions)

1 message

Heuerman, Jeff <HeuermJ@sutterhealth.org>

Thu, Mar 21, 2013 at 10:14 AM

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

Cc: Michelle Heuerman <MHeuerman@holyltrinityparish.org>

Thank you very much for holding the VMVSP scoping meeting on March 6th 2013.

As requested, we have attached our input & questions for your review.

Jeff & Michelle Heuerman

4125 Beasley Drive, Cameron Park, CA 95682

The following email message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

**VMVSP Input & Questions.pdf**

114K



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: JEFF HEUERMAN

Affiliation: HOMEOWNER Phone: _____

Email: jheuerman@aol.com

Mailing Address: 4125 BEASLEY DRIVE

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 Village of Marble 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/>

THANK YOU FOR HOLDING THE PUBLIC SCOPING MEETING
FOR MARBLE VALLEY. WE HAVE THE FOLLOWING
CONCERNS:

TRAFFIC:

HOW DOES PARKER DEVELOPMENT PLAN TO ACCOUNT
FOR AN ADDITIONAL 6,000 CARS (2 CARS x 3,000 DWELLING UNITS)
ARRIVING & DEPARTING FROM BASS LAKE RD. & CAMBRIDGE?

* ESPECIALLY IN ADDITION TO THE ALREADY HEAVY
TRAFFIC ON HWY. 50 ON THURSDAY AND FRIDAYS →

AFTERNOON'S DURING SKI SEASON?

Noise:

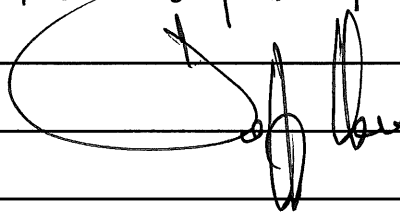
ANY SPECIFIC PLANS TO MINIMIZE NOISE IMPACT FOR RESIDENTS LIVING ON THE SOUTH SIDE OF HWY 50; I.E. MARBLE VALLEY RIDGE (CAMBRIDGE OAKS)?

* RESIDENTS ARE FACING YEARS OF POTENTIAL CONSTRUCTION NOISE.

CONDOMINIUMS IN THE VMVSP:

RESIDENTS ARE CONCERNED ABOUT CONDOMINIUMS LOWERING THE PROPERTY VALUES IN THE AREA WHILE BRINGING IN A MORE TRANSIENT POPULATION AND LOWER INCOME RESIDENTS. PLEASE ADDRESS THE SPECIFIC PLAN FOR ANY CONDOMINIUMS AND CHEAPER HOUSING.

THANK YOU VERY MUCH FOR YOUR TIME.



3/21/13



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Amended Marble Valley Comments

1 message

David Kinghorn <kinghorn_david@yahoo.com>

Sun, Mar 24, 2013 at 3:41 PM

Reply-To: David Kinghorn <kinghorn_david@yahoo.com>

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

Mr. Pabalinas,

In my haste to get my comments to you on Friday, I made a few typos. Please accept this updated version.

Please feel free to contact me if you have any questions or concerns.

Dave Kinghorn

530-672-6856

2 attachments



Marble Valley Development-v03242013.pdf

49K



Marble Valley Development-v03.24.2013.docx

19K

Mr. Rommel Pabalinas
Senior Planner
El Dorado County Development

Dear Mr. Pabalinas,

I live at 4311 Marble Ridge Road in El Dorado Hills. I have lived at this address for over 26 years, and my property abuts the proposed Village of Marble Valley. I have many major concerns about this proposed development and its likely impacts on the environment and the negative effects on the quality of life for its many neighbors.

The previous plan (398 lots) for this valley would have had a minimal impact on the environment, but this proposal significantly and drastically deviates from any norm of intelligent and thoughtful planning. The enormity of this alteration of the previous, residential only, plan is staggering: over 3200 dwelling units, 475,000 square feet of commercial use, and a one mile entry thoroughfare.

This is a transparent and blatant effort to overturn responsible zoning in order to maximize profit at the expense of the environment. It is so extreme that any compromise would still lead to a degradation of the environment.

This proposed development will turn a pristine and oak covered valley into a "Strip Mall" complete with a carnival-like midway associated with the old quarry pond.

As a result, this development would result in huge and greatly negative environmental and social impacts:

1. Noise
2. Major traffic impacts
3. Congestion within the planned community and congestion on Highway 50
4. The intention to turn this into a tourist destination will attract strangers who are not residents into the area and the surrounding community.
5. Greatly increased danger due to vandalism and criminal activity

There is a high probability of incompatibility of vested commercial interests clashing with the values of homeowners. In addition, it is quite likely that a number of non-resident, investor-owners of apartments, condos, duplexes, multiplexes, and rental homes will also find conflict with residents.

Any Homeowner Association is probably going to be dominated by the commercial interests to the detriment of the community and the surrounding neighbors. This will make governing and decision-making difficult if not impossible.

There are numerous issues that must be addressed, but I will point to several that immediately come to mind.

THE QUARRY POND AS A RECREATIONAL "LAKE"

To paraphrase Sarah Palin: You can put lipstick on a quarry pond, but it is still a pond and not a lake (a lake is defined by the dictionary as a significant body of water). To suggest this pond be used as a recreational destination is disingenuous at best, and at worst it will likely result in serious tragedies of drowning, especially among children. This pond is close to 300 feet deep, and three of its four sides are almost vertical drops. It is outrageous to offer this as a recreational "lake". This pond is a death trap.

This pond should be well-fenced off from the public and thoughtfully and tastefully landscaped.

Furthermore, Marble Creek has been diverted from its natural course into this pond which brings into question its legality. As a result, upstream contaminants and toxins flow into this pond, and sooner or later this will result in its pollution with attendant algae growth.

THE AMPHITHEATER

This amphitheater is sited adjacent to the quarry pond. The surface of this pond is at about 900 feet. Marble Ridge directly to the West is at about 1350 feet, and to the east it quickly rises to about the same height as Marble Ridge. This forms a deep bowl that will act like a huge amplifying horn. Anyone within two miles will get to enjoy its sounds. For example, when the Town Center in the Valley View development has outdoor music, it easily reaches Marble Ridge.

As this will be open to the public, there will be little control over the noise and vibration, and this is highly likely to attract an undesirable element. Why not use the site previously located for the Arts Center?

SCHOOL SITES

Siting the proposed schools near Highway 50 exposes the classrooms to the noise and vibration of the nearby traffic and exposes the students to airborne, vehicle pollution. The schools would be better sited at the rear of the development and the proposed Nature Reserve moved to the front where recreational facilities and a park could be developed and be more readily available to the general public.

THE FOUNDATION PARK

This 500 acre reserve will be an attractant to undesirable elements of the general public and will be a source of conflict with adjacent homeowners. To get to this park, the public will drive the length of the development increasing traffic within the community. There will be no security, and anonymous strangers can prowl adjacent properties at will. It is not difficult to imagine that this will become a likely meeting place for drugs and other illicit activities.

The fire access road from Valley View would soon be petition by those residents to be opened to this park and to the main thoroughfare to Highway 50. Again, this would contribute to an increasing traffic problem.

LANDSCAPING

To suggest that planting grape vines in the 50 foot median between the traffic lanes is landscaping is ludicrous. Image what this will look like in winter. The developers' jaunty suggestion that happy homeowners will harvest grapes, make wine, and turn a profit is ridiculous.

This is a way to avoid appropriately landscaping this development with its attendant expense. This will leave future property owners with a very expensive eyesore.

CONCLUSION

In conclusion, one can't help but conclude that this is a Trojan Horse designed to allow the maximum of commercial development and multifamily units to maximize profit at the expense of others.

After the infrastructure is in place, one can safely bet that first item on the agenda will be the construction of the office parks along with apartments and multifamily units. Any construction of single family homes will be long into the future-- if ever. One can project that these developers would soon be back for another bite of commercial development. Where will any homeowners be to have a say in the HOA?

How sad that such a beautiful piece of property will be so abused. Dell Webb would know what to do with such a nugget of beauty.

Sincerely,

Dave Kinghorn

Cc: Ray Nutting, Supervisor



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley Specific Plan

1 message

Hope Leja <cecsd@sbcglobal.net>

Fri, Mar 22, 2013 at 5:55 PM

To: rommel.pabalinas@edcgov.us

Cc: Ray Nutting <bostwo@edcgov.us>, Kirk Bone <kbone@parkerdevco.com>, George Coverick <gcoverickcecsd@yahoo.com>, CECSD Hope Leja <cecsd@sbcglobal.net>, Doris Miller <djmcecsd@hotmail.com>, Ken Moonitz <kencecsd@prodigy.net>, Smokey Riggert <smokeycecsd@yahoo.com>, James Sholl <jsholl@cameronestates.net>

Hello Mel:

Attached is the Cameron Estates CSD response to the Planning Department's Notice of Preparation for the Marble Valley Specific Plan (File No. SP12-0003) 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



CECSD_Response_MV_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
Village of Marble Valley Specific Plan (File No. SP12-0003)**

Dear Mr. Pabalinas:

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

The CECSD has several concerns regarding the Marble 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 Marble Valley project must be prohibited in order to properly mitigate potential impacts to the CECSD. In addition, emergency access roads should not be allowed 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 Marble Valley Project will not allow access through the CECSD.

2. The project will have detrimental effects on traffic flow on the surrounding existing roadways, intersections and freeway interchanges. Existing traffic levels at the Cambridge Rd, Bass Lake Road, Cameron Park Drive, and Coach Lane interchanges/intersections are already at suboptimum levels and the additional traffic from this development will add to the congestion certainly creating level F (or worse) conditions.

3. The CECSO is requesting a survey to define the property boundaries of the Marble Valley project and the Cameron Estates property boundary. There is uncertainty as to the boundary location in multiple areas. This uncertainty creates difficulty in assessing actual impacts to CECSO residents.
4. The proposed 3,200 plus dwelling units are out of character with the existing neighboring communities. The original 398-lot plan that was approved in 1998 is more characteristic of the existing surrounding parcels. The project is inconsistent with the existing general plan and zoning and should significantly reduce the overall number of dwelling units.
5. The presence of a school site in the area of Flying C Road is a serious concern to the neighboring properties. As was mentioned above, the area is already congested with traffic and the addition of a school campus would create additional gridlock on the local roadways. Is this second school site needed and justified?
6. There are existing wildlife corridors in place in the undeveloped Marble Valley, and mitigations should include continued areas of access and migration by the local wildlife populations.
7. Mitigations should be in place regarding light pollution to prevent the reduction of night time star visibility.
8. The CECSO would request the opportunity to access the multi-use trails system of the Marble Valley development.
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 Marble Valley Specific Plan Draft EIR.

Very truly yours,

Hope Leja, General Manager

Cc: Board of Directors

Supervisor Ray Nutting

Kirk Bone, Parker Development Co



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley - SP12-0001 Scoping input

1 message

Steve Palmer <steve@innotek.com>

Fri, Mar 22, 2013 at 2:15 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>, Andrea Howard <ahoward@parkerdevco.com>

Dear Mr. Pabalinas,

Please accept the attached input for Draft EIR scoping for the Marble Valley project.

Thank you,

Steve Palmer
4391 Cameron Road
Cameron Park, CA
95682**Marble Valley EIR Scoping letter.pdf**

128K

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 Village of Marble Valley Specific Plan (File No. SP12-0003)

Via email: rommel.pabalinas@edcgov.us

Dear Mr. Pabalinas,

I have reviewed Parker Development Company's 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 issues already identified in your February 20, 2013 NOP letter, I would like to see the following issues specifically addressed in detail.

- **Habitat** - The approximately 2300 acres of the proposed development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). This alternative and its impact on habitat impact would allow review of a project more suited to the area and surrounding neighborhoods.
- **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 to 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 Marble Valley. With proper mitigations, this can remain so to the benefit of neighbors, as well as future Marble Valley 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.

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

Andrea Howard, Parker Development Company



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Village of Marble Valley

1 message

Jeff Peel <jpeel@radoscompanies.com>

Fri, Mar 22, 2013 at 5:00 PM

To: rommel.pabalinas@edcgov.us

Cc: peelski5@yahoo.com

Good afternoon Mel

I am writing to voice my concerns and comments regarding the subject proposed project. There are undoubtedly numerous impacts of various magnitudes that a project of this magnitude has on the environment. I live in the Marble Mountain Community District which borders the proposed project to the West. I live at the end of Screech Owl Creek Road which is on the most western portion of Community so my personal concerns are limited to what I see as a direct impact on me and my family. Those in our community who live directly adjacent the proposed project will undoubtedly have additional concerns regarding this proposal including construction dust and noise (although relatively short term and a necessary part of the work), and more long term traffic noise, and light pollution. Most of us moved to this area because we desire to live in a rural environment. Although the project has a "rural theme" the facts are that the proposed project if approved will be on the magnitude of a small town. I work in construction so I am always in favor of growth but of course "just not where I live".

Anyway, with that being said here are my concerns and comments:

1. **TRAFFIC, TRAFFIC AND MORE TRAFFIC.** Currently there are two small "country" roads for access and egress to our community off of Marble Valley Road. This proposal with the main access being via 50 to Marble Valley Road at the Bass Lake road off ramp will undoubtedly create significant traffic changes and potential issues for our community. I realize that if the project moves forward there will be changes to the off ramp to handle the increased flow of traffic but how that is handled greatly affects our neighborhood access.
2. The traffic count on our roads is in the magnitude of 50 to 100 cars per day. The roads are not designed or constructed to handle much more than that. Unless some sort of restrictions are placed at the two entrances off Marble Valley Road (i.e. gate), there will be significantly more traffic driving through our neighborhood (either just looking or lost). Also, with more people comes the potential for more crime.
3. Water is also a significant concern for most of the residents of Marble Mountain Community Including myself. We are all on wells with varying capacities. Some are extremely marginal and require holding tanks to store what little water is pulled out of the ground. We understand from the scoping meeting that all the water including temporary construction water will be via EID and that no wells or septic systems will be installed. If that is in fact the case then my concerns here are moot. But if any well water is used whether for dust control during construction, to maintain the level of water in the proposed "lake" or for livestock and park use it will most likely have an adverse affect on the only water source available for the neighboring residents.

I appreciate your consideration and efforts toward mitigating as many of the impacts this project if approved will have on our lives.

Thank You

Jeff and Dana Peel

5130 Screech Owl Creek Road

EDH CA 95762

916-475-1654



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Response to the Notice of Preparation for the Village of Marble Valley Specific Plan

1 message

Lindell Price <lindellprice@gmail.com>

Fri, Mar 22, 2013 at 4:36 PM

To: rommel.pabalinas@edcgov.us

Rommel Pabalinas, Senior Planner, County of El Dorado:

Response to the Village of Marble Valley Specific Plan (VMVSP) Notice of Preparation:

Review the environmental impacts of gated communities on traffic and circulation, air quality, green house gas emissions, land use planning, and the provision of public services for mail delivery, medical emergencies, natural disasters, fire response, evacuations, etc. from the VMVSP surrounding areas.

Assess the potential of VMVSP to preclude future traffic circulation connections to the east, south 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 year-round, pre-dawn and after dark pedestrian and bicycle access to public transit, including the El Dorado Transit stop at Cambridge Road and US 50.

Address how the VMVSP impacts the jobs/housing balance in the area. Where will the residents of VMVSP work? Will maintenance workers at VMVSP find housing that they can afford in VMVSP? Will Village Commercial employees find housing that they can afford in VMVSP? What will be the traffic and circulation, green house gases, air quality, and land use planning impacts of work commutes resulting from VMVSP?

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

Address the details of traffic speeds, and their relationship to pedestrian, bicycle and public transit circulation, to air quality, to green house gases, to land use planning.

Analyze the proposed arrangement of Village Commercial, High Density Residential, and Medium Density Residential for the intensity of residents and adequacy of commerce necessary for long-term economic viability. Also analyze the details of planned pedestrian, bicycle and public transit circulation necessary for the success of the commercial space and the desirability of High Density Residential in this location. The environmental impacts must be weighed against benefits which will not accrue if not economically viable.

Regarding the proposal for a park under the control of a "foundation" assess the long-term reliability of "foundation" control insuring on-going public access and environmental preservation. Review the alternative of public ownership and control instead.

Review expanding the Community Region of Cameron Park to include the VMVSP instead of including the VMVSP in the Community Region of El Dorado Hills.

Lindell Price

3/25/13

Edcgov.us Mail - Response to the Notice of Preparation for the Village of Marble Valley Specific Plan

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



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Public Comment on Draft Environmental Impact Report for Village of Marble Valley Specific Plan

1 message

Stanley Price <2stanleyprice@gmail.com>

Fri, Mar 22, 2013 at 4:46 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 Village of Marble Valley Specific Plan

Please consider the following items in the Draft EIR

Public Services 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 VMVSP. Include infrastructure requirements and costs, and ongoing costs, as well as the responsible party for financing the infrastructure and water supply..

Traffic and Circulation, and Air Quality:

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 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.

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

This VMVSP seems to be a community with significant density and retail at the end of a cul-de-sac. Is there a comparable successful development of similar nature that can be identified?

Given the density and retail located more than two miles from Highway 50, is El Dorado Transit able to provide convenient service for the residents and employees of the Village of Marble Valley?

Does this plan cause reduced or increased sales tax leakage from El Dorado County?

Recreation:

An equestrian trail from the west, by way of Tong Road, Old Placerville Road, north of SR 50, and the El Dorado Trail to the east 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 between the LRVSP, and the CEDHSP moving forward.

Population and Housing:

Review the appropriate Community Service District that the project should be associated with. Where will the residents go for swimming, and utilize classes at a Community Center?

What telephone area code is appropriate for the residents of this project, 916, or 530?

—

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



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley Environmental Impact Concerns

1 message

Linda Stanfel <linda.stanfel@gmail.com>

Fri, Mar 22, 2013 at 3:46 PM

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

Cc: Paul Stanfel <Paul.Stanfel@gmail.com>

Mr. Pabalinas,

Please see attached letter that summarizes my concerns over the environmental impact of the proposed significant changes to the Marble Valley Development Plan.

Thank you for your consideration.

Linda Stanfel

—

Linda Stanfel
916 798-9609

 **Linda Stanfel EIR Scoping letter.doc**
68K

March 22, 2013

Linda Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
rommel.pabalinas@edcgov.us
Fax: 530.642.0508

Re: Draft environmental impact report (EIR)- File No. SP12-0003

Dear Mr. Pabalinas,

As a 32 year resident of Cameron Park I am writing to you to communicate my concerns about the proposed changes to the development plan for Marble Valley which proposes a tenfold increase in the residential density of that area. After having reviewed Parker Development Company's latest proposal for development of the Marble Valley acreage at our Cameron Estates Community Services District meetings and at the Cameron Park Public Scoping Meeting I have many concerns about how this project would deteriorate our quality of life in our community. I would appreciate your consideration of my concerns while evaluating the environmental impact of this development proposal and developing the draft Environmental Impact report (EIR).

I would like to see the following issues specifically addressed in detail:

1. The naturally occurring asbestos and its release into my personal air supply during the many years of construction. My home is very near the southern perimeter and the Delta winds will carry the dust toward my property.
2. A realistic plan for egress during a fire. Our rough calculations yield around 10,000 additional personal automobiles will be located in this development and there will be more during events. We have personally witnessed fires that were quickly escalated by wind. Should this occur our estates will face the gridlock as these 10,000+ vehicles egress through only two planned exits. One of these exits is Cambridge Road which is also an egress for residents of the Cameron Estates. Since our gated community also posts the access code on our exterior panels I suspect many of those desperate vehicles might also access our private roads and further impact our other egress at Strolling Hills. As you know the Cameron Park freeway access is desperately outdated which will further back up egress in an emergency.

Additional freeway access is absolutely essential and must be included in your EIR but there will certainly be additional smog and traffic in the Cameron Park community especially if the envisioned social events bring in untold additional vehicles.

3. The +/-2300 acres of land in the proposed Marble Valley Development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals some of which are endangered. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most of this habitat would be eliminated. Some of the inhabitants, such as rattle snakes, will seek refuge in our Cameron Estates neighborhood adding risk to our families and our animals. 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). The current plan for 5 acre parcels is much better suited to the environment, the community and the surrounding neighborhoods.
4. I am concerned about the strain on our current natural resources. Potable water is a highly valued necessity in El Dorado County. There have been few significant improvements to EID's storage capacity over the years despite the recent decade of growth in this county. In a drought year the strain of existing residences on our water supply is exacerbated further. In addition, grey water is currently being sent to El Dorado Hills and the Parker development in Serrano. Is there sufficient grey water for a development of over 3900 new single family homes? What new EID capacity is planned for this expanded plan and what will be the cost to existing residents when demand exceeds supply?
5. Currently it is possible to enjoy the night sky and see the Milky Way on many clear nights in neighborhoods surrounding Marble Valley. With proper mitigations, this opportunity can remain to the benefit of neighbors, as well as future Marble Valley residents and future generations. 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 to methods to reduce light pollution as much as possible.
6. 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.

Thank you for your consideration of my concerns.

Sincerely,

Linda Stanfel

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>

Draft EIR - File No. SP12-0003

1 message

Paul Stanfel <paul.stanfel@gmail.com>

Fri, Mar 22, 2013 at 4:54 PM

To: rommel.pabalinas@edcgov.us

Please find attached letter



paul Mable Valley.doc

37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
rommel.pabalinas@edcgov.us
Fax: 530.642.0508

Re: Draft environmental impact report (EIR)- File No. SP12-0003

Dear Mr. Pabalinas,

I have been a resident of El Dorado County for 34 years and living at the address above in Cameron Estates for those years. I have served as a director on the Cameron Estates Community Services Board and I am very familiar with Marble Valley and the lime mine operations on the Galo property to the east.

My concerns about the proposed development by Parker are out lined in the items to follow however simply reflect concerns for health and quality of life. I would appreciate your consideration of my concerns while evaluating the environmental impact of this development proposal and developing the draft Environmental Impact report (EIR).

I would like to see the following issues specifically addressed in detail:

1. The naturally occurring asbestos and its release into my personal air supply during the many years of construction. My home is very near the southern perimeter and the Delta winds will carry the dust toward my property. You may not be aware but the Marble Valley area is a known area for asbestos and is depicted on county geological maps. Parker was not successful in managing this same issue in El Dorado Hills where it is still a concern and community issue. When this was discussed with the Parker representatives it was quickly dismissed.
2. A realistic plan for egress during a fire. Our rough calculations yield around 10,000 additional personal automobiles will be located in this development and there will be more during events. We have personally witnessed fires that were quickly escalated by wind. Should this occur our estates will face the gridlock as these 10,000+ vehicles egress through only two planned exits. One of these exits is

Cambridge Road which is also an egress for residents of the Cameron Estates. Since our gated community also posts the access code on our exterior panels I suspect many of those desperate vehicles might also access our private roads and further impact our other egress at Strolling Hills. As you know the Cameron Park freeway access is desperately outdated which will further back up egress in an emergency. Additional freeway access is absolutely essential and must be included in your EIR but there will certainly be additional smog and traffic in the Cameron Park community especially if the envisioned social events bring in untold additional vehicles. This development should not be allowed without consideration for an additional freeway ramp to hwy 50.

3. The +/-2300 acres of land in the proposed Marble Valley Development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals some of which are endangered. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most of this habitat would be eliminated. Some of the inhabitants, such as rattle snakes, will seek refuge in our Cameron Estates neighborhood adding risk to our families and our animals. 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). The current plan for 5 acre parcels is much better suited to the environment, the community and the surrounding neighborhoods.
4. Cameron Estates roads should not be used for access to this property. These roads are not built to county standards and are fragile at best, affording the community with only two means of egress.

Thank you for your consideration.

Sincerely,

Paul Stanfel

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>

Fwd: Stanfel EIR Scoping letter File No. SP12-0003

1 message

Paul Stanfel <paul.stanfel@gmail.com>

Fri, Mar 22, 2013 at 5:02 PM

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

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

From: **Paul Stanfel** <pstanfel@creativesystems.com>

Date: Fri, Mar 22, 2013 at 4:50 PM

Subject: Stanfel EIR Scoping letter

To: Paul Stanfel <pstanfel@creativesystems.com>

**Linda Stanfel EIR Scoping letter.doc**

37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
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2850 Fairlane Court, Building C
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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>

Draft environmental impact report (EIR)-File No. SP12-0003

1 message

Paul Stanfel <pstanfel@creativesystems.com>

Fri, Mar 22, 2013 at 5:05 PM

To: Rommel.pabalinas@edcgov.us

Cc: Mel Pabalinas <rommel.pabalinas@edcgov.us>, 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>



Paul Stanfel – President
 Creative Recreational Systems, Inc.
 California, Nevada, Washington and Oregon
 Estimating / Sales – Northern CA: 916.638.5375 | Fax: 916.638.5427
 Sales – OR / WA: 206.304.8450 | Fax: 206.299.3208

Sales – Southern CA: 949-930-0001 | Fax: 949.271.4125

Sales – Southern NV: 702-418-3045 | Fax: 702.974.1629

Toll Free: 1-877-PLAYSYSTEMS (752-9797)

www.creativesystems.com

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2 attachments

 **Paul Stanfel.vcf**
5K

 **paul Mable Valley.doc**
37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
rommel.pabalinas@edcgov.us
Fax: 530.642.0508

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Thank you for your consideration.

Sincerely,

Paul Stanfel

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>

Re: Marble Valley project - Initial EIR Comments

1 message

mattias bergman <mvbergman@gmail.com>
 To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Thu, Mar 21, 2013 at 9:14 PM

Thanks, Mr Pabalinas,

Attached please find a quick listing of our concerns.

thanks,
 Mattias Bergman

Input for the EIR, The Village of Marble Valley

We live in the Marble Mountain CSD, along Marble Ridge Road which is adjacent to the proposed project on its west side.

We have the following concerns, and ask that they be addressed in the impact study.

- Traffic. We are a small CSD of 70 properties, with two access roads that connect with Bass Lake Road just south of the hiway 50 interchange. The Marble Valley project will generate a lot of traffic. We currently have very good access to the hiway from our CSD. In fact, we can get onto the freeway without encountering either a stop sign or a stop light. While this may not be practical with a large new development, we would like to maintain easy access to the freeway and bass lake road. In addition, we would like the developer to ensure that Marble Valley traffic does not come onto our roads; our roads simply do not have the capacity, as they are 1-lane. The exact solution is TBD, but some sort of gating mechanism would be needed. Whatever traffic solution is prooposed, must include enough of our road access that all potential remedies fall within that area.
- Water. We all are dependent on our wells, with depths varying from 300' to 1200'. The developer needs to ensure that they to not impact the existing aquifers in any way. Failing that, they should provide us with an alternate source of water, most likely EID, at their cost.
- Noise from construction activities, and from traffic in the project needs to be controlled.
- Light pollution. We have an effectively "clear sky" neighborhood, where it is dark at night. Marble Valley should protect that.
- Crime. How is the potential increase in local crime, due to some of the project scoping (apartments, some commercial areas, higher traffic, etc) being addressed? This question also relates to traffic control, above.

On Wed, Mar 20, 2013 at 9:50 AM, Rommel Pabalinas <rommel.pabalinas@edcgov.us> wrote:

Hello, Mr. Mattias:

I appreciate your interest on the project. Email would suffice.

Thank you.

On Wed, Mar 20, 2013 at 9:18 AM, mattias bergman <mvbergman@gmail.com> wrote:

Good morning,

Parker Development told us last night that you were the contact person for getting our comments/concerns registered for the "Village of Marble Valley" specific plan initial EIR.

I understand the deadline for this go-round is this Friday.

Could you please tell me how best to do that? Would an email to you be sufficient?

thanks,
 Mattias Bergman
 Resident, and CSD Director
 Marble Mountain CSD (we are adjacent to the proposed project)

--

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

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Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.
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Thank you.



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

The Village of Marble Valley plan

1 message

1cchapman <1cchapman@att.net>

Thu, Mar 21, 2013 at 9:18 PM

Reply-To: 1cchapman@att.net

To: rommel.pabalinas@edcgov.us

Hi Mel,

I hope I can use email as a method of communicating questions or concerns re: the Marble Valley Plan as talked about at the Cameron Park Community Center on 3/6.

Overall, I think it's a grand plan. I am only concerned about a few items.

1) The placement of 2 schools within one mile of each other as noted on the Parker plan. With many schools closing down it's hard to understand how two are warranted on their parcel so close to each other. This will create a traffic congestion on the Marble Valley Rd at least twice a day between Bass Lake & Cambridge Rd.

If these schools are to service the dense homes planned for the Parker community, and two are required, it seems that one school ought to be placed further back in the development be be in closer proximity of the homes it will be servicing and easier walking distance for the kids.

Another concern for the PS1 school site location for children is the fact it resides next to the "OS" and creek where there is a large population of rattle snakes which is there natural habitat. I understand there is no plans to de-snake the OS area.

2) Park lights and park hours also raise concern. Are there any restrictions on either that can be made?

3) The commercial building levels around the lake at 3 stories seems to be too dense/compressed and will dominate the lake. Two stories should be the max.

4) I hope the planning this this development calls for a review of the expansion for the existing interchange at Bass Lake & Cambridge to ease traffic congestion it will create

Thanks,

Clark Chapman

916 983-2169



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>

VMVSP Scoping Meeting (Homeowner Input & Questions)

1 message

Heuerman, Jeff <HeuermJ@sutterhealth.org>

Thu, Mar 21, 2013 at 10:14 AM

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

Cc: Michelle Heuerman <MHeuerman@holyltrinityparish.org>

Thank you very much for holding the VMVSP scoping meeting on March 6th 2013.

As requested, we have attached our input & questions for your review.

Jeff & Michelle Heuerman

4125 Beasley Drive, Cameron Park, CA 95682

The following email message (including any attachments) contains information that may be confidential, be protected by the attorney-client or other applicable privileges, or constitute non-public information. It is intended to be conveyed only to the designated recipient(s). If you are not an intended recipient of this message, please notify the sender by replying to this message and then delete it from your system. Use, dissemination, distribution, or reproduction of this message by unintended recipients is not authorized and may be unlawful.

**VMVSP Input & Questions.pdf**

114K



The Village of Marble Valley Specific Plan, El Dorado County
Public Scoping Meeting

March 6, 2013

Name: JEFF HEUERMAN

Affiliation: HOMEOWNER Phone: _____

Email: jheuerman@aol.com

Mailing Address: 4125 BEASLEY DRIVE

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 Village of Marble 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/>

THANK YOU FOR HOLDING THE PUBLIC SCOPING MEETING
FOR MARBLE VALLEY. WE HAVE THE FOLLOWING
CONCERNS:

TRAFFIC:

HOW DOES PARKER DEVELOPMENT PLAN TO ACCOUNT
FOR AN ADDITIONAL 6,000 CARS (2 CARS x 3,000 DWELLING UNITS)
ARRIVING & DEPARTING FROM BASS LAKE RD. & CAMBRIDGE?

* ESPECIALLY IN ADDITION TO THE ALREADY HEAVY
TRAFFIC ON HWY. 50 ON THURSDAY AND FRIDAYS →

AFTERNOON'S DURING SKI SEASON?

Noise:

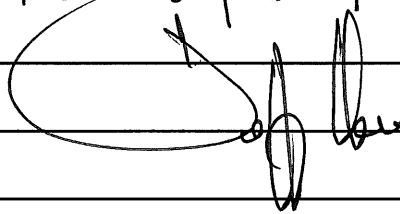
ANY SPECIFIC PLANS TO MINIMIZE NOISE IMPACT FOR RESIDENTS LIVING ON THE SOUTH SIDE OF HWY 50; I.E. MARBLE VALLEY RIDGE (CAMBRIDGE OAKS)?

* RESIDENTS ARE FACING YEARS OF POTENTIAL CONSTRUCTION NOISE.

CONDOMINIUMS IN THE VMVSP:

RESIDENTS ARE CONCERNED ABOUT CONDOMINIUMS LOWERING THE PROPERTY VALUES IN THE AREA WHILE BRINGING IN A MORE TRANSIENT POPULATION AND LOWER INCOME RESIDENTS. PLEASE ADDRESS THE SPECIFIC PLAN FOR ANY CONDOMINIUMS AND CHEAPER HOUSING.

THANK YOU VERY MUCH FOR YOUR TIME.



3/21/13



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley Project impact on 4091 Flying C Road parcel

1 message

Russ Johnson <r.johnson@marelich.com>
To: rommel.pabalinas@edcgov.us
Cc: marketing@parkerdevco.com, bostwo@edcgov.us

Thu, Apr 18, 2013 at 12:28 PM

April 18, 2013

From:

James (Russ) Johnson
Cameron Estates resident
4091 Flying C Road
Cameron Park, CA 95682
Assessors Parcel #109-111-02
(916)-869-9940

To:

Rommel (Mel) Pabalinas
Senior Planner
County of El Dorado Planning Services
2850 Fairlane Court
Placerville, CA 95667
(530)-621-5363

Re: Proposed Land Use Plan**The Village of Marble Valley Specific Plan, El Dorado Hills, CA**

Mr Pabalinas,

When the Marble Valley project moves forward, improvements will be required to the existing roadway, at the Marble Valley / Flying C Rd junction.

These improvements will probably necessitate:

1. A taking of a portion of my property (for new public road construction).
2. Tree removal on my property.
3. Relocation of my water meter
4. Improvement to a large drainage culvert on my property
5. Road support infill onto my property.
6. Relocation of a rock retaining wall on my property.

I wish to have these concerns addressed during the County review of the Marble Valley project.

Also, the future road improvements will cause:


1. Resident safety concerns from auto accidents directed onto this property (need a vehicle retaining wall)
2. Auto headlights sweeping across my home at night (vehicle retaining wall could also mitigate this)

I wish to have these concerns addressed during the County review of the Marble Valley project.

Please note the following:

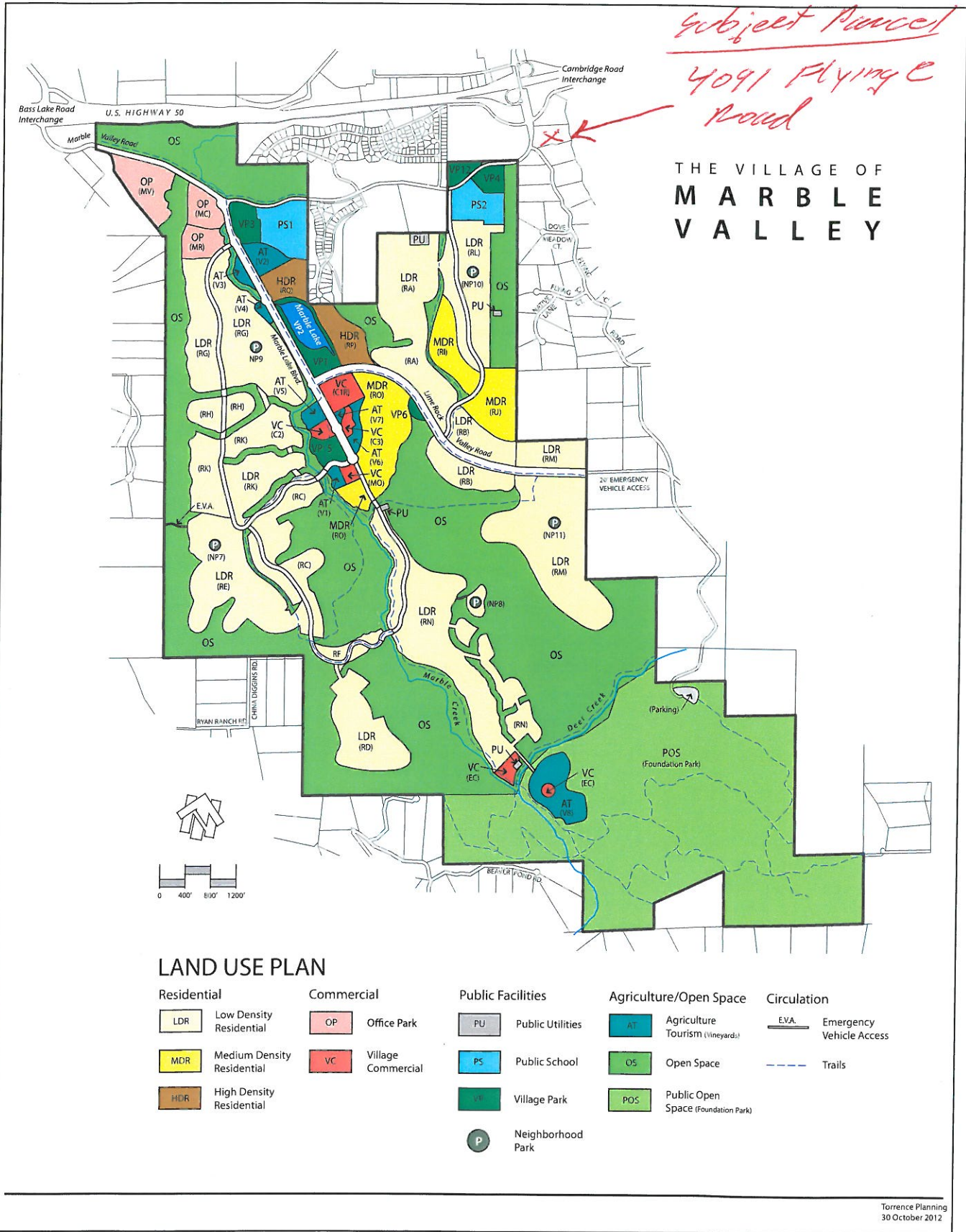
- A. My parcel abuts the future Marble Valley / Flying C Rd intersection (see doc. #1)
- B. I own a portion of the road easement that Cameron Estates (CECSD) residents currently use for access to their property (see doc. #2)
- C. The State of California bought a portion of the original easement from the previous owner of my property (see doc. #3)
- D. My property title paperwork discussing the easement used by CECSD (see doc. #4)
- E. My property title paperwork discussing the property bought by the State of CA (see doc. #5)
- F. Potential impact / property taking areas (see doc. #6)

This message is for the named person's use only. It may contain confidential, proprietary or legally privileged information. No confidentiality or privilege is waived or lost by any mistransmission. If you receive this message in error, please immediately delete it and all copies of it from your system, destroy any hard copies of it and notify the sender. You must not, directly or indirectly, use, disclose, distribute, print, or copy any part of this message if you are not the intended recipient.

 **SKMBT_C45213041811250.pdf**
1598K

Doc. # 1

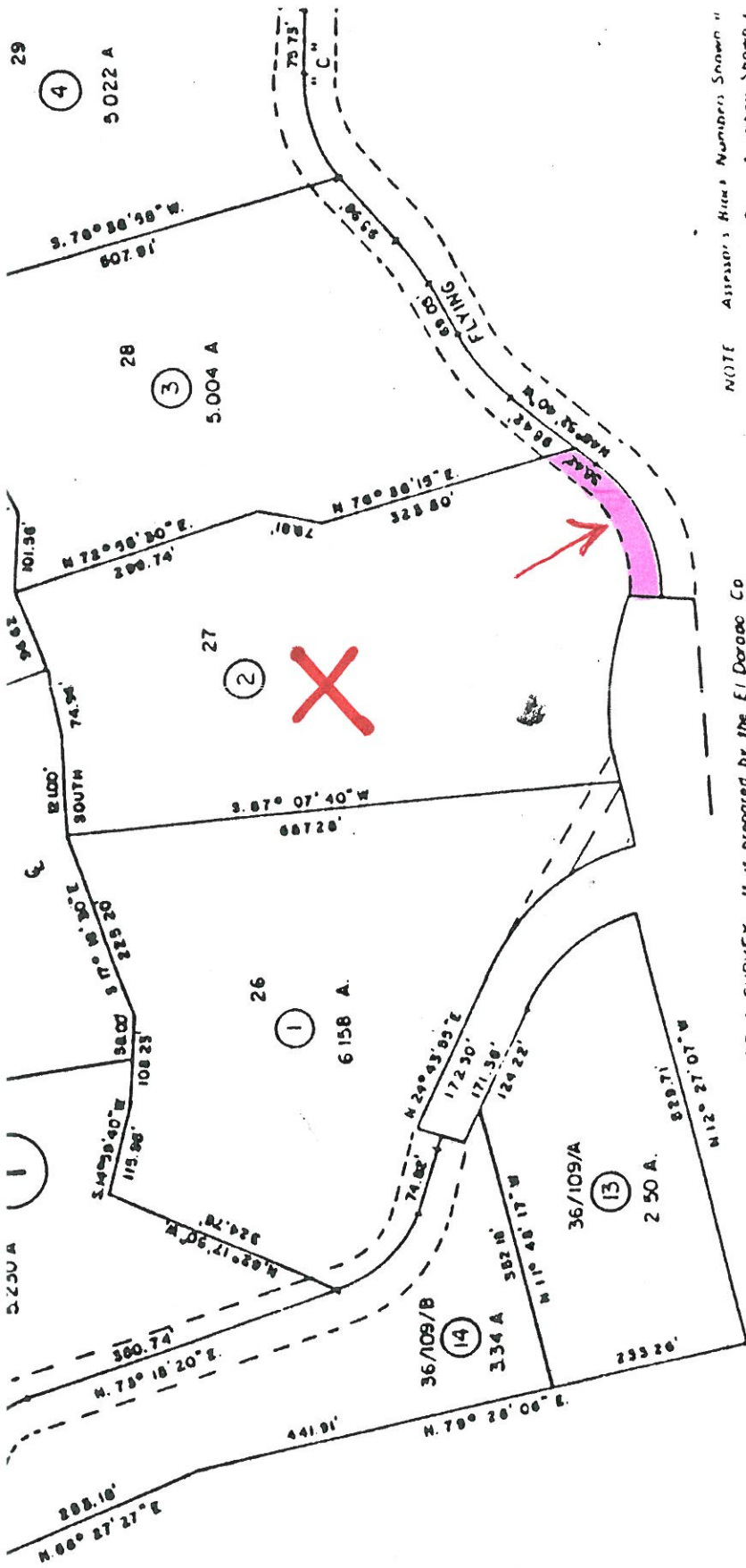
Subject Parcel
4091 Flying E
Road



Torrence Planning
 30 October 2012



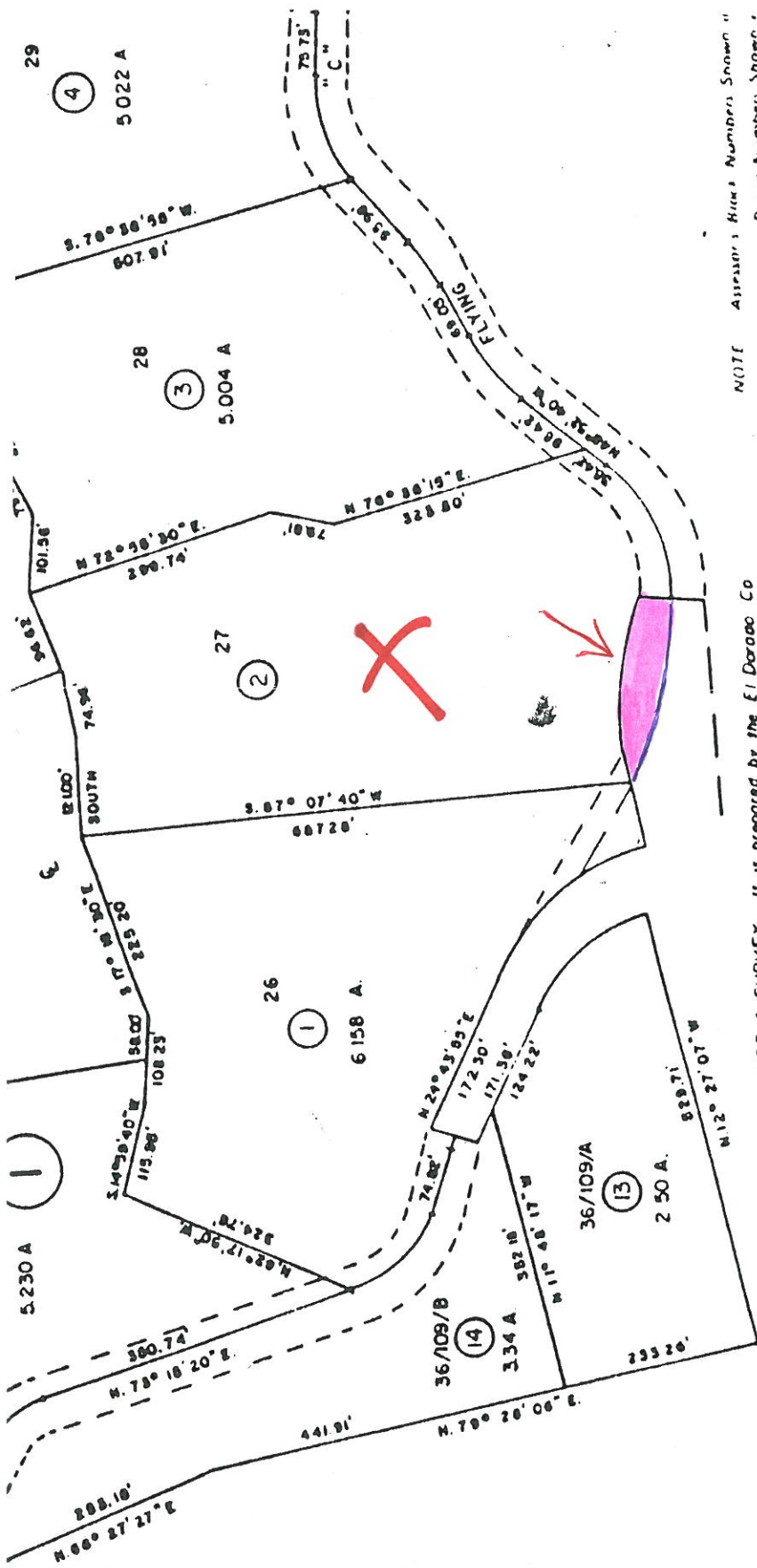
Figure 3
Proposed Land Use Designations



NOTE Assessor's Area Numbers Shown
 Assessor's Parcel Numbers Shown

THIS MAP IS NOT A SURVEY, It is prepared by the El Dorado Co
 Assessor's Office for assessment purposes only

Doc. # 2



NOTE: Assessor's Hites Numbers Shown
Assessor's Parcel Numbers Shown

THIS MAP IS NOT A SURVEY. It is prepared by the El Dorado Co Assessor's office for assessment purposes only

Doc. # 3

10. An easement affecting the portion of said land and for the purposes stated herein, and incidental purposes
 In favor of-----: Cameron Estates Community Services District
 Purpose-----: vehicular, pedestrian and equestrian passage
 Recorded-----: July 12, 1977 in Book 1521 of Official Records, page 317
 Affects-----: that portion lying within Flying "C" Road
11. A Deed of Trust to secure an indebtedness of the amount stated herein
 Dated-----: July 20 ,1998
 Amount-----:
 Trustor-----: husband and wife
 as community property
 Trustee-----: Placer Title Company
 Beneficiary-----: Western Sierra National Bank
 Address-----: 4011 Plaza Goldorado Circle, Cameron Park, CA. 95682
 Loan Number-----: 92981302
 Recorded-----: July 27, 1998, Series #42086

Doc. # 4

4. The land referred to in this Policy is situated in the State of California and is described as follows:

County: El Dorado

City: unincorporated area

Lot 27, of Cameron Park Unit No. 1, filed September 14, 1959 in Book C, of Maps at page 27, El Dorado County Records.

EXCEPTING THEREFROM all that portion more particularly described as follows:

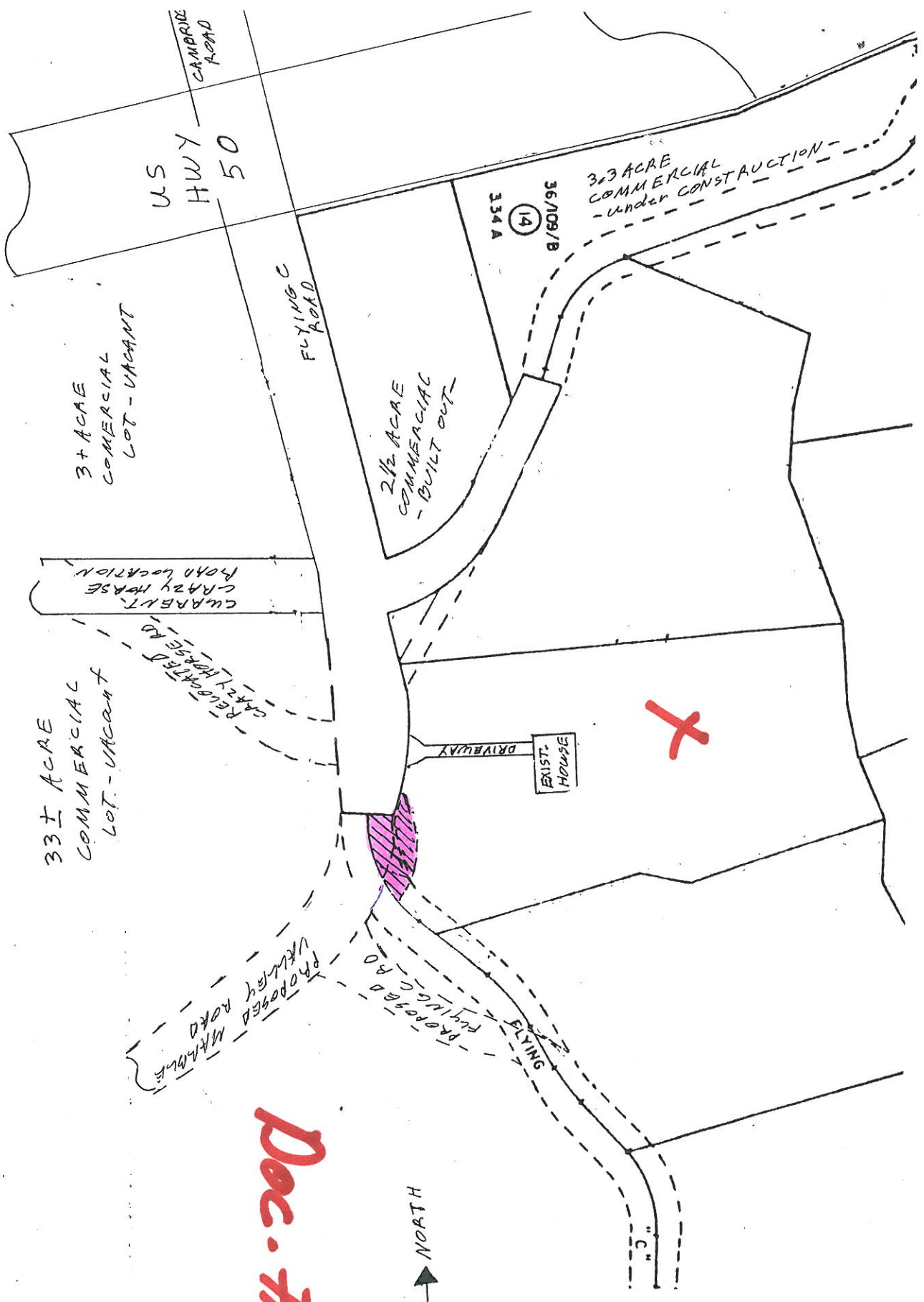
BEGINNING at a point on the Easterly right of way line of Flying "C" Road, as said road is shown on said map, from which point the Northwest corner of Section 9, Township 9 North, Range 9 East, M.D.B.&M., bears North 60° 22' 17" West 1839.81 feet, said point also being distant 1048.56 feet Southerly, measured at right angles from the "A4" line at Engineer's Station "A4"262plus00.02 of the Department of Public Works' Survey on Road 03-ED-05, Post Mile 4.7 to Post Mile 8.0; thence from said point of beginning from a tangent which bears North 16° 29' 56" East along a curve to the left with a radius of 400.00 feet, through an angle of 29° 15' 43", a distance of 204.29 feet; thence North 12° 27' 07" West 1.84 feet to a point in the Westerly line of said Lot 27; thence along said Westerly line from a tangent which bears South 30° 12' 13" West along a curve to the left with a radius of 200.00 feet, through an angle of 25° 30' 43", a distance of 89.05 feet; thence South 04° 41' 30" West 117.45 feet; thence leaving said Westerly line South 85° 18' 30" East 30.00 feet to the point of beginning, as set forth in that certain Deed to the State of California, recorded May 14, 1968 in Book 878 of Official Records, page 21.

Assessors Parcel No.: 109-111-02

Policy Serial No. CNUP-1597-499403
Placer Title Company Order No: 47315

(Page 1 of 4)
[2057]

Doc. # 5



Doc. # 6





Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Amended Marble Valley Comments

1 message

David Kinghorn <kinghorn_david@yahoo.com>

Sun, Mar 24, 2013 at 3:41 PM

Reply-To: David Kinghorn <kinghorn_david@yahoo.com>

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

Mr. Pabalinas,

In my haste to get my comments to you on Friday, I made a few typos. Please accept this updated version.

Please feel free to contact me if you have any questions or concerns.

Dave Kinghorn

530-672-6856

2 attachments

**Marble Valley Development-v03242013.pdf**

49K

**Marble Valley Development-v03.24.2013.docx**

19K

Mr. Rommel Pabalinas
Senior Planner
El Dorado County Development

Dear Mr. Pabalinas,

I live at 4311 Marble Ridge Road in El Dorado Hills. I have lived at this address for over 26 years, and my property abuts the proposed Village of Marble Valley. I have many major concerns about this proposed development and its likely impacts on the environment and the negative effects on the quality of life for its many neighbors.

The previous plan (398 lots) for this valley would have had a minimal impact on the environment, but this proposal significantly and drastically deviates from any norm of intelligent and thoughtful planning. The enormity of this alteration of the previous, residential only, plan is staggering: over 3200 dwelling units, 475,000 square feet of commercial use, and a one mile entry thoroughfare.

This is a transparent and blatant effort to overturn responsible zoning in order to maximize profit at the expense of the environment. It is so extreme that any compromise would still lead to a degradation of the environment.

This proposed development will turn a pristine and oak covered valley into a "Strip Mall" complete with a carnival-like midway associated with the old quarry pond.

As a result, this development would result in huge and greatly negative environmental and social impacts:

1. Noise
2. Major traffic impacts
3. Congestion within the planned community and congestion on Highway 50
4. The intention to turn this into a tourist destination will attract strangers who are not residents into the area and the surrounding community.
5. Greatly increased danger due to vandalism and criminal activity

There is a high probability of incompatibility of vested commercial interests clashing with the values of homeowners. In addition, it is quite likely that a number of non-resident, investor-owners of apartments, condos, duplexes, multiplexes, and rental homes will also find conflict with residents.

Any Homeowner Association is probably going to be dominated by the commercial interests to the detriment of the community and the surrounding neighbors. This will make governing and decision-making difficult if not impossible.

There are numerous issues that must be addressed, but I will point to several that immediately come to mind.

THE QUARRY POND AS A RECREATIONAL "LAKE"

To paraphrase Sarah Palin: You can put lipstick on a quarry pond, but it is still a pond and not a lake (a lake is defined by the dictionary as a significant body of water). To suggest this pond be used as a recreational destination is disingenuous at best, and at worst it will likely result in serious tragedies of drowning, especially among children. This pond is close to 300 feet deep, and three of its four sides are almost vertical drops. It is outrageous to offer this as a recreational "lake". This pond is a death trap.

This pond should be well-fenced off from the public and thoughtfully and tastefully landscaped.

Furthermore, Marble Creek has been diverted from its natural course into this pond which brings into question its legality. As a result, upstream contaminants and toxins flow into this pond, and sooner or later this will result in its pollution with attendant algae growth.

THE AMPHITHEATER

This amphitheater is sited adjacent to the quarry pond. The surface of this pond is at about 900 feet. Marble Ridge directly to the West is at about 1350 feet, and to the east it quickly rises to about the same height as Marble Ridge. This forms a deep bowl that will act like a huge amplifying horn. Anyone within two miles will get to enjoy its sounds. For example, when the Town Center in the Valley View development has outdoor music, it easily reaches Marble Ridge.

As this will be open to the public, there will be little control over the noise and vibration, and this is highly likely to attract an undesirable element. Why not use the site previously located for the Arts Center?

SCHOOL SITES

Siting the proposed schools near Highway 50 exposes the classrooms to the noise and vibration of the nearby traffic and exposes the students to airborne, vehicle pollution. The schools would be better sited at the rear of the development and the proposed Nature Reserve moved to the front where recreational facilities and a park could be developed and be more readily available to the general public.

THE FOUNDATION PARK

This 500 acre reserve will be an attractant to undesirable elements of the general public and will be a source of conflict with adjacent homeowners. To get to this park, the public will drive the length of the development increasing traffic within the community. There will be no security, and anonymous strangers can prowl adjacent properties at will. It is not difficult to imagine that this will become a likely meeting place for drugs and other illicit activities.

The fire access road from Valley View would soon be petition by those residents to be opened to this park and to the main thoroughfare to Highway 50. Again, this would contribute to an increasing traffic problem.

LANDSCAPING

To suggest that planting grape vines in the 50 foot median between the traffic lanes is landscaping is ludicrous. Image what this will look like in winter. The developers' jaunty suggestion that happy homeowners will harvest grapes, make wine, and turn a profit is ridiculous.

This is a way to avoid appropriately landscaping this development with its attendant expense. This will leave future property owners with a very expensive eyesore.

CONCLUSION

In conclusion, one can't help but conclude that this is a Trojan Horse designed to allow the maximum of commercial development and multifamily units to maximize profit at the expense of others.

After the infrastructure is in place, one can safely bet that first item on the agenda will be the construction of the office parks along with apartments and multifamily units. Any construction of single family homes will be long into the future-- if ever. One can project that these developers would soon be back for another bite of commercial development. Where will any homeowners be to have a say in the HOA?

How sad that such a beautiful piece of property will be so abused. Dell Webb would know what to do with such a nugget of beauty.

Sincerely,

Dave Kinghorn

Cc: Ray Nutting, Supervisor



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley Specific Plan

1 message

Hope Leja <cecsd@sbcglobal.net>

Fri, Mar 22, 2013 at 5:55 PM

To: rommel.pabalinas@edcgov.us

Cc: Ray Nutting <bostwo@edcgov.us>, Kirk Bone <kbone@parkerdevco.com>, George Coverick <gcoverickcecsd@yahoo.com>, CECSD Hope Leja <cecsd@sbcglobal.net>, Doris Miller <djmcecsd@hotmail.com>, Ken Moonitz <kencecsd@prodigy.net>, Smokey Riggert <smokeycecsd@yahoo.com>, James Sholl <jsholl@cameronestates.net>

Hello Mel:

Attached is the Cameron Estates CSD response to the Planning Department's Notice of Preparation for the Marble Valley Specific Plan (File No. SP12-0003) 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



CECSD_Response_MV_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
Village of Marble Valley Specific Plan (File No. SP12-0003)**

Dear Mr. Pabalinas:

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

The CECSD has several concerns regarding the Marble 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 Marble Valley project must be prohibited in order to properly mitigate potential impacts to the CECSD. In addition, emergency access roads should not be allowed 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 Marble Valley Project will not allow access through the CECSD.

2. The project will have detrimental effects on traffic flow on the surrounding existing roadways, intersections and freeway interchanges. Existing traffic levels at the Cambridge Rd, Bass Lake Road, Cameron Park Drive, and Coach Lane interchanges/intersections are already at suboptimum levels and the additional traffic from this development will add to the congestion certainly creating level F (or worse) conditions.

3. The CECSO is requesting a survey to define the property boundaries of the Marble Valley project and the Cameron Estates property boundary. There is uncertainty as to the boundary location in multiple areas. This uncertainty creates difficulty in assessing actual impacts to CECSO residents.
4. The proposed 3,200 plus dwelling units are out of character with the existing neighboring communities. The original 398-lot plan that was approved in 1998 is more characteristic of the existing surrounding parcels. The project is inconsistent with the existing general plan and zoning and should significantly reduce the overall number of dwelling units.
5. The presence of a school site in the area of Flying C Road is a serious concern to the neighboring properties. As was mentioned above, the area is already congested with traffic and the addition of a school campus would create additional gridlock on the local roadways. Is this second school site needed and justified?
6. There are existing wildlife corridors in place in the undeveloped Marble Valley, and mitigations should include continued areas of access and migration by the local wildlife populations.
7. Mitigations should be in place regarding light pollution to prevent the reduction of night time star visibility.
8. The CECSO would request the opportunity to access the multi-use trails system of the Marble Valley development.
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 Marble Valley Specific Plan Draft EIR.

Very truly yours,

Hope Leja, General Manager

Cc: Board of Directors

Supervisor Ray Nutting

Kirk Bone, Parker Development Co



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Marble Valley - SP12-0001 Scoping input

1 message

Steve Palmer <steve@innotek.com>

Fri, Mar 22, 2013 at 2:15 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>, Andrea Howard <ahoward@parkerdevco.com>

Dear Mr. Pabalinas,

Please accept the attached input for Draft EIR scoping for the Marble Valley project.

Thank you,

Steve Palmer
4391 Cameron Road
Cameron Park, CA
95682**Marble Valley EIR Scoping letter.pdf**

128K

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 Village of Marble Valley Specific Plan (File No. SP12-0003)

Via email: rommel.pabalinas@edcgov.us

Dear Mr. Pabalinas,

I have reviewed Parker Development Company's 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 issues already identified in your February 20, 2013 NOP letter, I would like to see the following issues specifically addressed in detail.

- **Habitat** - The approximately 2300 acres of the proposed development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). This alternative and its impact on habitat impact would allow review of a project more suited to the area and surrounding neighborhoods.
- **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 to 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 Marble Valley. With proper mitigations, this can remain so to the benefit of neighbors, as well as future Marble Valley 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.

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

Andrea Howard, Parker Development Company



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Village of Marble Valley

1 message

Jeff Peel <jpeel@radoscompanies.com>

Fri, Mar 22, 2013 at 5:00 PM

To: rommel.pabalinas@edcgov.us

Cc: peelski5@yahoo.com

Good afternoon Mel

I am writing to voice my concerns and comments regarding the subject proposed project. There are undoubtedly numerous impacts of various magnitudes that a project of this magnitude has on the environment. I live in the Marble Mountain Community District which borders the proposed project to the West. I live at the end of Screech Owl Creek Road which is on the most western portion of Community so my personal concerns are limited to what I see as a direct impact on me and my family. Those in our community who live directly adjacent the proposed project will undoubtedly have additional concerns regarding this proposal including construction dust and noise (although relatively short term and a necessary part of the work), and more long term traffic noise, and light pollution. Most of us moved to this area because we desire to live in a rural environment. Although the project has a "rural theme" the facts are that the proposed project if approved will be on the magnitude of a small town. I work in construction so I am always in favor of growth but of course "just not where I live".

Anyway, with that being said here are my concerns and comments:

1. **TRAFFIC, TRAFFIC AND MORE TRAFFIC.** Currently there are two small "country" roads for access and egress to our community off of Marble Valley Road. This proposal with the main access being via 50 to Marble Valley Road at the Bass Lake road off ramp will undoubtedly create significant traffic changes and potential issues for our community. I realize that if the project moves forward there will be changes to the off ramp to handle the increased flow of traffic but how that is handled greatly affects our neighborhood access.
2. The traffic count on our roads is in the magnitude of 50 to 100 cars per day. The roads are not designed or constructed to handle much more than that. Unless some sort of restrictions are placed at the two entrances off Marble Valley Road (i.e. gate), there will be significantly more traffic driving through our neighborhood (either just looking or lost). Also, with more people comes the potential for more crime.
3. Water is also a significant concern for most of the residents of Marble Mountain Community Including myself. We are all on wells with varying capacities. Some are extremely marginal and require holding tanks to store what little water is pulled out of the ground. We understand from the scoping meeting that all the water including temporary construction water will be via EID and that no wells or septic systems will be installed. If that is in fact the case then my concerns here are moot. But if any well water is used whether for dust control during construction, to maintain the level of water in the proposed "lake" or for livestock and park use it will most likely have an adverse affect on the only water source available for the neighboring residents.

I appreciate your consideration and efforts toward mitigating as many of the impacts this project if approved will have on our lives.

Thank You

Jeff and Dana Peel

5130 Screech Owl Creek Road

EDH CA 95762

916-475-1654



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Response to the Notice of Preparation for the Village of Marble Valley Specific Plan

1 message

Lindell Price <lindellprice@gmail.com>

Fri, Mar 22, 2013 at 4:36 PM

To: rommel.pabalinas@edcgov.us

Rommel Pabalinas, Senior Planner, County of El Dorado:

Response to the Village of Marble Valley Specific Plan (VMVSP) Notice of Preparation:

Review the environmental impacts of gated communities on traffic and circulation, air quality, green house gas emissions, land use planning, and the provision of public services for mail delivery, medical emergencies, natural disasters, fire response, evacuations, etc. from the VMVSP surrounding areas.

Assess the potential of VMVSP to preclude future traffic circulation connections to the east, south 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 year-round, pre-dawn and after dark pedestrian and bicycle access to public transit, including the El Dorado Transit stop at Cambridge Road and US 50.

Address how the VMVSP impacts the jobs/housing balance in the area. Where will the residents of VMVSP work? Will maintenance workers at VMVSP find housing that they can afford in VMVSP? Will Village Commercial employees find housing that they can afford in VMVSP? What will be the traffic and circulation, green house gases, air quality, and land use planning impacts of work commutes resulting from VMVSP?

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

Address the details of traffic speeds, and their relationship to pedestrian, bicycle and public transit circulation, to air quality, to green house gases, to land use planning.

Analyze the proposed arrangement of Village Commercial, High Density Residential, and Medium Density Residential for the intensity of residents and adequacy of commerce necessary for long-term economic viability. Also analyze the details of planned pedestrian, bicycle and public transit circulation necessary for the success of the commercial space and the desirability of High Density Residential in this location. The environmental impacts must be weighed against benefits which will not accrue if not economically viable.

Regarding the proposal for a park under the control of a "foundation" assess the long-term reliability of "foundation" control insuring on-going public access and environmental preservation. Review the alternative of public ownership and control instead.

Review expanding the Community Region of Cameron Park to include the VMVSP instead of including the VMVSP in the Community Region of El Dorado Hills.

Lindell Price

3/25/13

Edcgov.us Mail - Response to the Notice of Preparation for the Village of Marble Valley Specific Plan

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



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Public Comment on Draft Environmental Impact Report for Village of Marble Valley Specific Plan

1 message

Stanley Price <2stanleyprice@gmail.com>

Fri, Mar 22, 2013 at 4:46 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 Village of Marble Valley Specific Plan

Please consider the following items in the Draft EIR

Public Services 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 VMVSP. Include infrastructure requirements and costs, and ongoing costs, as well as the responsible party for financing the infrastructure and water supply..

Traffic and Circulation, and Air Quality:

Review the Pedestrian Circulation Plan, and determine of 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 of 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 of 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 of 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 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.

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

This VMVSP seems to be a community with significant density and retail at the end of a cul-de-sac. Is there a comparable successful development of similar nature that can be identified?

Given the density and retail located more than two miles from Highway 50, is El Dorado Transit able to provide convenient service for the residents and employees of the Village of Marble Valley?

Does this plan cause reduced or increased sales tax leakage from El Dorado County?

Recreation:

An equestrian trail from the west, by way of Tong Road, Old Placerville Road, north of SR 50, and the El Dorado Trail to the east 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 between the LRVSP, and the CEDHSP moving forward.

Population and Housing:

Review the appropriate Community Service District that the project should be associated with. Where will the residents go for swimming, and utilize classes at a Community Center?

What telephone area code is appropriate for the residents of this project, 916, or 530?

—

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>

Marble Valley Environmental Impact Concerns

1 message

Linda Stanfel <linda.stanfel@gmail.com>

Fri, Mar 22, 2013 at 3:46 PM

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

Cc: Paul Stanfel <Paul.Stanfel@gmail.com>

Mr. Pabalinas,

Please see attached letter that summarizes my concerns over the environmental impact of the proposed significant changes to the Marble Valley Development Plan.

Thank you for your consideration.

Linda Stanfel

—

Linda Stanfel
916 798-9609

 **Linda Stanfel EIR Scoping letter.doc**
68K

March 22, 2013

Linda Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
rommel.pabalinas@edcgov.us
Fax: 530.642.0508

Re: Draft environmental impact report (EIR)- File No. SP12-0003

Dear Mr. Pabalinas,

As a 32 year resident of Cameron Park I am writing to you to communicate my concerns about the proposed changes to the development plan for Marble Valley which proposes a tenfold increase in the residential density of that area. After having reviewed Parker Development Company's latest proposal for development of the Marble Valley acreage at our Cameron Estates Community Services District meetings and at the Cameron Park Public Scoping Meeting I have many concerns about how this project would deteriorate our quality of life in our community. I would appreciate your consideration of my concerns while evaluating the environmental impact of this development proposal and developing the draft Environmental Impact report (EIR).

I would like to see the following issues specifically addressed in detail:

1. The naturally occurring asbestos and its release into my personal air supply during the many years of construction. My home is very near the southern perimeter and the Delta winds will carry the dust toward my property.
2. A realistic plan for egress during a fire. Our rough calculations yield around 10,000 additional personal automobiles will be located in this development and there will be more during events. We have personally witnessed fires that were quickly escalated by wind. Should this occur our estates will face the gridlock as these 10,000+ vehicles egress through only two planned exits. One of these exits is Cambridge Road which is also an egress for residents of the Cameron Estates. Since our gated community also posts the access code on our exterior panels I suspect many of those desperate vehicles might also access our private roads and further impact our other egress at Strolling Hills. As you know the Cameron Park freeway access is desperately outdated which will further back up egress in an emergency.

Additional freeway access is absolutely essential and must be included in your EIR but there will certainly be additional smog and traffic in the Cameron Park community especially if the envisioned social events bring in untold additional vehicles.

3. The +/-2300 acres of land in the proposed Marble Valley Development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals some of which are endangered. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most of this habitat would be eliminated. Some of the inhabitants, such as rattlesnakes, will seek refuge in our Cameron Estates neighborhood adding risk to our families and our animals. 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). The current plan for 5 acre parcels is much better suited to the environment, the community and the surrounding neighborhoods.
4. I am concerned about the strain on our current natural resources. Potable water is a highly valued necessity in El Dorado County. There have been few significant improvements to EID's storage capacity over the years despite the recent decade of growth in this county. In a drought year the strain of existing residences on our water supply is exacerbated further. In addition, grey water is currently being sent to El Dorado Hills and the Parker development in Serrano. Is there sufficient grey water for a development of over 3900 new single family homes? What new EID capacity is planned for this expanded plan and what will be the cost to existing residents when demand exceeds supply?
5. Currently it is possible to enjoy the night sky and see the Milky Way on many clear nights in neighborhoods surrounding Marble Valley. With proper mitigations, this opportunity can remain to the benefit of neighbors, as well as future Marble Valley residents and future generations. 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 to methods to reduce light pollution as much as possible.
6. 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.

Thank you for your consideration of my concerns.

Sincerely,

Linda Stanfel

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>

Draft EIR - File No. SP12-0003

1 message

Paul Stanfel <paul.stanfel@gmail.com>

Fri, Mar 22, 2013 at 4:54 PM

To: rommel.pabalinas@edcgov.us

Please find attached letter



paul Mable Valley.doc

37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
rommel.pabalinas@edcgov.us
Fax: 530.642.0508

Re: Draft environmental impact report (EIR)- File No. SP12-0003

Dear Mr. Pabalinas,

I have been a resident of El Dorado County for 34 years and living at the address above in Cameron Estates for those years. I have served as a director on the Cameron Estates Community Services Board and I am very familiar with Marble Valley and the lime mine operations on the Galo property to the east.

My concerns about the proposed development by Parker are out lined in the items to follow however simply reflect concerns for health and quality of life. I would appreciate your consideration of my concerns while evaluating the environmental impact of this development proposal and developing the draft Environmental Impact report (EIR).

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3. The +/-2300 acres of land in the proposed Marble Valley Development has been undisturbed for a significant period of time (since the closing of the quarry). This undeveloped acreage is habitat for numerous species of plants and animals some of which are endangered. It is bounded on almost all sides by current rural residential lots, most of which are developed, but are very low density with wildlife corridors and enough open space for some habitat. If developed as Parker Development proposes, most of this habitat would be eliminated. Some of the inhabitants, such as rattle snakes, will seek refuge in our Cameron Estates neighborhood adding risk to our families and our animals. 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 what is currently approved, as well as rural residential development at one dwelling unit per 5 acres (or less dense). The current plan for 5 acre parcels is much better suited to the environment, the community and the surrounding neighborhoods.
4. Cameron Estates roads should not be used for access to this property. These roads are not built to county standards and are fragile at best, affording the community with only two means of egress.

Thank you for your consideration.

Sincerely,

Paul Stanfel

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>

Fwd: Stanfel EIR Scoping letter File No. SP12-0003

1 message

Paul Stanfel <paul.stanfel@gmail.com>

Fri, Mar 22, 2013 at 5:02 PM

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

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

From: **Paul Stanfel** <pstanfel@creativesystems.com>

Date: Fri, Mar 22, 2013 at 4:50 PM

Subject: Stanfel EIR Scoping letter

To: Paul Stanfel <pstanfel@creativesystems.com>

**Linda Stanfel EIR Scoping letter.doc**

37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

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

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James Sholl, Ken Moonitz, Doris Miller, Smokey Riggert, George Coverick



Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Draft environmental impact report (EIR)-File No. SP12-0003

1 message

Paul Stanfel <pstanfel@creativesystems.com>

Fri, Mar 22, 2013 at 5:05 PM

To: Rommel.pabalinas@edcgov.us

Cc: Mel Pabalinas <rommel.pabalinas@edcgov.us>, 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>



Paul Stanfel – President
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Sales – Southern NV: 702-418-3045 | Fax: 702.974.1629

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2 attachments

 **Paul Stanfel.vcf**
5K

 **paul Mable Valley.doc**
37K

March 22, 2013

Paul Stanfel
5091 Highcrest Drive
Cameron Park, CA 95682

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

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



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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