

Fw: August 8, 2024 Marble Valley and Lime Rock Specific Plans Information Workshop

Aurora M. Osbual <Aurora.Osbual@edcgov.us>

Mon 8/5/2024 6:44 AM

To: Planning Department <planning@edcgov.us>

P.C. 08/08/24
Item # 3
9 Pages

📎 1 attachments (714 KB)

Marble Valley Lime Rock Valley Informational Workshop 8-8-24 Comments to Planning Commission.pdf;

Sincerely,

Aurora Osbual

Clerk of the Planning Commission

Planning Division

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

Direct Line: (530) 621-5351

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aurora.osbual@edcgov.us

From: Andy Nevis <Andy.Nevis@edcgov.us>

Sent: Sunday, August 4, 2024 3:23 PM

To: Tim Costello <ntcostello@sbcglobal.net>

Cc: Aurora M. Osbual <Aurora.Osbual@edcgov.us>

Subject: Fw: August 8, 2024 Marble Valley and Lime Rock Specific Plans Information Workshop

Hi Tim,

Thanks for your very detailed and thoughtful comments. They will absolutely be considered. I'm forwarding to Aurora to make sure these get added to the Legistar item and are available for all Commissioners.

Thanks and safe travels!

-Andy

From: Nikki <ntcostello@sbcglobal.net>

Sent: Sunday, August 4, 2024 1:12 PM

To: PL-Village of Marble Valley Specific Plan <VMVSP@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>

Subject: August 8, 2024 Marble Valley and Lime Rock Specific Plans Information Workshop

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Attached are my comments and questions regarding the proposed Marble Valley and Lime Rock developments. I will be out of the state on a previously scheduled family vacation on August 8 and will miss the Informational Workshop meeting. I'm therefore submitting my comments and questions in writing.

Thank you for considering my comments.

Tim Costello, Shingle Springs

August 4, 2024

Via Email: vmvsp@edcgov.us

Andy.nevis@edcgov.us

El Dorado County Planning Commission
El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Attn: Andy Nevis, Chair, Planning Commission

Comments in lieu of attendance at the August 8, 2024 Informational Workshop for the Village of Marble Valley Specific Plan and Lime Rock Valley Specific Plan

Planning Commissioners:

I am unable to attend the upcoming Informational Workshop for the Marble Valley / Lime Rock Valley proposed developments due to a previously scheduled family vacation out of state. I am therefore submitting my comments in writing below for your consideration. My comments are based on review of the two Specific Plans, review of the two Draft Environmental Impact Reports (DEIRs), and attendance at the recent Open House held in Cameron Park.

I have major concerns about the two projects (especially the larger Marble Valley development) as currently proposed for a number of reasons. Our rural character is being eroded in the western part of the County. The dark night sky is being lost in that area. A sea of rooftops are replacing the oak woodlands and open space along Highway 50, including on the ridgetops. Traffic continues to worsen. Our water supplies are being stretched thin. And these two proposed high density exclusive developments cater only to high income residents who can afford \$1,000,000 dollar homes and market rate apartments/condos. Somehow there is no workforce housing or lower income housing proposed that could be a realistic housing option for our county residents.

Additional comments are below:

1. The developments will require significant amendments to the General Plan which is unacceptable. The General Plan is the blueprint for the County's character and planned growth. The people of the County voted for it as is. To indiscriminately significantly amend it to fit two large out-of-place high density developments would be to disregard the wishes of County residents in favor of two developers.
2. The developers propose to build these large high density developments, and then expect to create a Community Region Boundary around them to come into compliance with the General Plan. This approach is backwards – such suburban sprawl is safeguarded against occurring by our General Plan, which calls for this type of high density development to occur within our existing defined Community Region Boundaries. You are not supposed to create a large high density development within open space and then magically invent a new Community Region

Boundary around it in an attempt to justify the development as located within a Community Region.

3. The proposed development does nothing to provide housing for El Dorado County residents. As confirmed by Kirk Bone (representative of the Marble Valley project) during the recent Open House held in Cameron Park, the target demographic for this development is San Francisco Bay Area transplants, similar to the present-day developments in El Dorado Hills. Mr. Bone confirmed that there will be no workforce housing or affordable housing components in the development, but rather “market rate” housing which would be expected to consist of \$1,000,000+ homes located behind locked gates as well as expensive condos and apartments. Based on review of the May 2023 Village of Marble Valley Specific Plan (VMVSP) this is really a second Serrano development.
4. The “Project Vision” described on Page 1-3 of the VMVSP states that the development will be a **“mixed use sustainable community designed to promote a socially and economically diverse population with a range of ages, household types, and incomes”** (emphasis added). The Lime Rock Specific Plan has similar language. That statement is not consistent with the planned Marble Valley or Lime Rock developments. For Marble Valley the large high-end homes will be located behind locked gates and there will be a “gatehouse” designed to keep non-residents out (“The Gatehouse will provide controlled vehicular access to the majority of the residential neighborhoods in the plan area...” (Page 5-11 of the VMVSP document). Homes will likely cost \$1,000,000+ since the proposed design mimics Serrano. The townhomes/apartments will have market rate rents which is another term for the highest rent achievable. There is no proposed workforce or affordable housing element. As a result, the statement that the development promotes an economically diverse population with a range of incomes is absolutely false. Who can afford to live there? Certainly not those with low or even moderate incomes. The community will obviously be similar to other Serrano and current El Dorado Hills developments – high income Bay Area transplants, certainly not existing El Dorado County residents and certainly not a diverse population with diverse incomes.
5. What benefits will the County enjoy from these two developments? I can think of none. What is the end game for the County if these two and other nearby planned developments are allowed to proceed? The western portion of El Dorado County will become a high density suburban area extending from the County line, just east of the large scale Folsom Ranch development through EDHs and up to Cameron Park and Shingle Springs. The natural setting in the area will be destroyed. Traffic congestion will increase significantly. Water supply will be strained, especially in dry years. The majority of homebuyers will be from out-of-County. Is this a stated goal for the County? Does the General Plan encourage this type of development - large high density developments in open space which require significant General Plan amendments - and resulting impacts?
6. The May 2023 VMVSP states that the Marble Valley development will curtail suburban sprawl (Principle #2 Page 1-8). That is false; the development is the very definition of suburban sprawl. It is located outside of established communities within undeveloped open space. Principal #2 states that the project location is an “infill” site; that is highly questionable as adjacent land uses consist of open space to the south and very low density housing in portions of land to the west and east.

7. The proposed high density developments would be entirely inconsistent with the character of existing surrounding land uses.
8. According to the Marble Valley DEIR the project has been determined to "Induce substantial unplanned population growth in an area", with no mitigation measure listed (Impact Pop-1). The significance after mitigation is "Significant and unavoidable". This project will result in, and further induce, substantial suburban sprawl and unplanned growth in this area. As a result this project as planned should not be allowed. The project location is currently undeveloped open space and the planned project will destroy the character of the area.
9. The proposed Marble Valley project will result in the destruction of 227.2 acres of oak tree canopy. That is unacceptable. That represents fully 20% of the existing oak canopy within the Marble Valley development area. The planned mitigation measure of planting oak tree seedlings within Serrano and the planned development will not replicate the natural oak tree setting currently in place.
10. The Marble Valley project has a stated goal of preserving 466 acres located in the southern portion of the development as is – passive open space. However, the VMVSP states that the goal is to dedicate that land to a non-profit foundation to own and manage. That goal seems unlikely to be successful. Failing that, the developer plans to retain the 466 acres as "permanent, private open space" (Page 3-15 of the VMVSP). Does "private" mean that access will or may be limited to only residents of the development, or otherwise have the potential to exclude anyone?
11. Ingress and egress to and from the Marble Valley development is limited to just two existing roads – the Bass Lake Highway 50 interchange and the Cambridge Road freeway interchange. With over 3,000 housing units proposed, along with commercial and retail spaces, the traffic load will be significant and traffic congestion will be expected, especially during commute hours. This will slow traffic on Highway 50 just as the Cameron Park Drive onramps currently slow Highway 50 to bumper-to bumper, especially eastbound during peak traffic periods including Friday afternoons.
12. Only two points of access to the Marble Valley development seems to be a dangerous situation if a fire or other emergency requires a quick evacuation. The proposed emergency vehicle access onto adjacent private roads are limited; according to Figure 4.1 (Page 4-2) in the VMVSP there is only one such road. It is located along the west boundary of the project. As stated on Page 4-22 "...the Specific Plan does not include any EVAs to the Cameron Estates, Marble Ridge, and Marble Mountain subdivisions". Emergency routes out of the development appear woefully inadequate.
13. The Marble Valley development proposes 57 acres of commercial and mixed use buildings totaling 475,000 square feet. Inclusion of these land use types appears to be targeted to align with General Plan goals. However, proposing commercial lease space in the development is highly suspect, as the demand for such space is currently very soft. The nearby El Dorado Hills Business Park is still not built out and some space has been converted to residential land use due to the lack of demand for commercial and/or industrial space. Much of that business park

remains undeveloped. Inclusion of commercial space in the proposed Marble Valley development checks off a box to best align with the General Plan but appears to be insincere as demand for such space is lacking.

14. On Page 1-2 of the May 2024 Lime Rock Valley Specific Plan it is stated that “State Law requires that a specific plan must be consistent with a city or county’s General Plan”. This specific plan is **not** consistent with the county’s general plan. The text on Page 1-2 goes on to say that “Upon approval of the applicant’s General Plan Amendment request, the *Lime Rock Valley Specific Plan (Specific Plan)* will be consistent with the El Dorado County General Plan”. But only after the general plan is amended to accommodate this development – that should not be allowed.
15. The Project Vision on Page 1-2 of the May 2024 Lime Rock Valley Specific Plan states that the residential community is “designed to promote a socially and economically diverse community with a range of resident’s ages, household types and incomes”. The notion that residents of the proposed development would have a range of incomes is highly suspect and misleading, and not supported by the Specific Plan. This will be a high end gated community of \$1,000,000+ homes and expensive smaller homes and duplexes. Somehow there is no affordable housing component or allowance for workforce housing. Only high income residents would be able to afford homes or the rent in the duplexes. As a result the overwhelming majority of residents will likely be Bay Area transplants, just as is the case at the new El Dorado Hills developments.
16. The Lime Rock project proposes to provide for an 8-acre neighborhood park. The park should be larger than that. I would like to see the park be similar in size and amenities as the Promontory Community Park in El Dorado Hills which covers 18.7 acres.
17. As shown on Table 2-2 on Page 2-7 of the Lime Rock Valley Specific Plan, more than half (481) of the 800 planned housing units will be on small 6,000 sf and 4,000 sf lots. Only 22 houses will be located on 5-acre lots, only 3 houses will be located on 2.5 acre lots and only 30 houses will be located on 1-acre lots. All remaining houses will be located on lots sized 15,000 sf or smaller. Surrounding land use consists of open space and communities with homes on acreage. The higher density development proposed is inconsistent with surrounding land use.
18. The fact that there is only one road leading to and from the Lime Rock development is troubling. If egress becomes blocked or delayed due to an unforeseen event then traffic flow would be severely compromised. The two emergency access (and egress) points presumably would have locked gates; in the case of emergency (such as a wildfire) the gates would have to be immediately unlocked to allow for traffic flow. The process of allowing traffic to exit through the two emergency access points is not described. Will there be locked gates in those two locations? If so how exactly will they be unlocked to allow for egress?
19. Regarding the availability of water for these developments, the Marble Valley DEIR states that the development “Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years”. The level of significance is listed as “Less than significant” and therefore no mitigation measures are listed. The finding of “Less than significant” appears to be incorrect – it is speculative, relying on assumptions that the El Dorado Irrigation District (EID) will acquire additional water in the future. That is not guaranteed.

On page 5-22 of the Marble Valley DEIR, Water Supply, it is stated that the development is expected to require 2,177 acre-feet of water per year. Further, together with other nearby existing and planned projects, the total water demand is expected to increase to 67,295 acre-feet of water within 11 years (by 2035). "EID's secured water rights and entitlements available for the proposed project total 67,190 acre-feet, which would be insufficient to serve the future demand of the proposed project and all planned future projects". As a result, there is insufficient water to cover all these developments.

The text on Page 5-22 goes on to state that there are potential future sources of water that EID might be able to procure. "These planned water assets, although partially secured, are not yet fully available for EID's use". The "water supply assessment (WSA) (Appendix H, *Water Supply Assessment*) concludes that EID **should have** (emphasis added) sufficient water available to meet the needs of the proposed project and all other demands in its service area through 2035 and that no new or expanded entitlements would be needed". Reliance on future unsecured water is speculative. The DEIR **assumes** EID will secure additional water rights in the future. The fact remains, according to the DEIR, that there is currently insufficient water for the planned and existing developments within the service area.

On page 3.12-52 of the Lime Rock Valley Specific Plan it is stated that the Lime Rock development is expected to require 573 acre-feet of water per year at build out. Further, together with other nearby existing and planned projects, the total water demand is expected to increase to 67,295 acre-feet of water per year within 11 years (by 2035). On page 3.12-53 it is stated that some of the future water supply is currently unsecured. The conclusion that there will be sufficient supply was based on assumptions, including that permit approvals for "7,500 AFY of Fazio water" and "30,000 AFY under the El Dorado-SMUD Cooperation Agreement" would be secured. "Absent these actions, the water supplies currently held by EID and recognized to be diverted under existing contracts and agreements **would be insufficient in 2035 to meet the proposed project demands** (emphasis added) along with all other existing and planned future uses". Additionally those two planned water assets that total 37,500 AFY would actually only provide that much water in normal water years. "In dry years, the water supplies under these planned assets total 10,625 AFY (Appendix H:4-15)" (Page 5-21).

The two projects should not be approved without the guarantee of a dependable water supply. Further, these two and other planned large developments will strain the water supply to the point where in dry years existing residents will be asked or forced to ration water use. Water rates will likely continue to increase. That is unacceptable for current EID customers.

A recent article in the Mountain Democrat dated June 26, 2014 describes how EID plans to expand their network "to ensure our growing community receives a consistent and reliable water supply". The article is written by Jim Abercrombie, General Manager of EID. According to the article EID plans to secure a \$70 million bond to help pay for the upgrades and distribution extensions. Current county residents will be paying for those upgrades by the significantly increased water and sewer rates EID has secured from 2024 through 2028 through EID Proposition 218. Current county residents should not be paying for upgrades to allow for new large scale housing developments such as the two proposed developments. The developers should be paying for the necessary infrastructure, including water supply, recycled water infrastructure, and sewer infrastructure to support the developments, not existing EID customers.

20. Traffic impacts will be significant as a result of the over 3,000 housing units proposed in the Marble Valley development and resulting 9,000+ additional residents, along with commercial and retail spaces. The traffic load onto Highway 50 from the only two points of access – Bass Lake Road and Cambridge Road - will be significant and traffic congestion will be expected, especially during commute hours. This will slow traffic on Highway 50 just as the Cameron Park Drive interchange onramps currently slow Highway 50 traffic, sometimes to bumper-to bumper, especially eastbound during peak traffic periods and Friday afternoons with the addition of Bay Area traffic heading to Lake Tahoe. Additionally, with all the existing and ongoing development occurring along Bass Lake Road north of Highway 50 that interchange will undoubtedly become congested.
21. The discussion of fire risk in Section 3 of the Marble Valley DEIR is troubling. There are several statements and conclusions that are questionable:
1. Page 3.7-23: The “Fire Evacuation Assessment” results indicate that, under the Self-Evacuation modeling, the proposed project “would inhibit a fire more than under existing conditions”. This statement is misleading. Encouraging a development located within a steep canyon with dry brush, grasses and oak trees increases the risk a wildfire poses to the population occupying that area as compared to maintaining the land as open space in which case there would be no residents within the area to be at risk.
 2. Page 3.7-23: “It would take less than 20 minutes to evacuate the vulnerable evacuees, which is less than the estimated 30-minute fire progression”. It hardly seems reasonable that all residents and other members of the public could be evacuated in under 20 minutes. In high winds the fire would race up the canyon. The Paradise, CA scenario comes to mind where the fire advanced quickly and some residents did not have adequate time to escape. Additionally, there are only two main points of egress from the development and that has the potential to inhibit a timely evacuation due to expected traffic. The planned emergency escape routes would be useless unless someone immediately unlocked the gates, and in the case of a fire quickly advancing north up the canyon some of those emergency exit locations may be inaccessible due to the fire engulfing them. Further there only appears to be one emergency evacuation route (in addition to the two main routes of ingress and egress) as shown on Figure 3.1, Page 3-4 of the May 2023 VMVSP document.
 3. Page 3.7-23: “The modeling results do not anticipate unknown factors that could potentially stall evacuation times...” By failing to consider scenarios or conditions other than normal or optimal the modeling results appear favorable. However, excluding a worst-case scenario or other scenarios such as traffic buildup at the freeway overpasses/on-ramps, a traffic collision on the way to the freeway interchanges, or fire present at the freeway interchanges the escape time could be much longer than 20 or 30 minutes. The conclusion is misleading if the modeling did not include unanticipated factors that could slow egress. For example, a wildfire racing up the canyon in the brush and trees could shut down Highway 50. That could be catastrophic for those trying to access Highway 50 to escape the blaze.
 4. Page 3.7-23: “Although the proposed project would increase the number of residents in the project area, the addition of the proposed project residents would not increase the total evacuation time for **most** (emphasis added) of the scenarios

due to increased access to evacuation routes as a result of the proposed project. "Most", but not all, of the scenarios modeled evidently. It is illogical to assume that the presence of over 9,000 residents of the Marble Valley project would not result in a significant slowdown rushing to escape a fire when there are only two main points of egress. Additionally, the emergency exists actually appear to consist of only one exit (Figure 4.1, Page 4.2 of the VMVSP).

5. Page 3.7-11: "In 1976 the "Quarry" wildfire burned approximately 20,869 acres near the project area". A significant fire has occurred within or near the project area in the past and would be expected to occur again at some point in the future. Therefore this is a known high risk wildfire area. A fire covering over 20,000 acres could overwhelm the efforts of residents and others trying to escape such a blaze.
6. Page 3.7-11: "The project is not within or adjacent to a historic fire corridor, as documented by a review of the area's fire history". This statement appears to directly contradict the statement above which states that a wildfire over 20,000 acres in size "burned...near the project area". Stating that the project is not located within or adjacent to a historic fire corridor is highly misleading at best given the acknowledgement that a large fire indeed occurred "near" the project area. The fact remains that the project is located within a high fire risk area, and that a large fire has occurred near the project site in the past. Locating two developments within this hilly area appears risky from a possible wildfire standpoint.

In summary these two proposed projects represent suburban sprawl and conflict with our General Plan. The projects would continue the trend of converting open space to high density residential development in the western portion of El Dorado County. The character of the western portion of El Dorado County would be irreversibly changed from a rural feel to a suburban city. Our General Plan prevents that from occurring and should not be amended to benefit two developers over the rights of existing El Dorado County residents.

Thank you for the opportunity to submit my comments for your consideration.

Sincerely,

Tim Costello, Shingle Springs
timcostello3903@gmail.com
ntcostello@sbcglobal.net
(916) 704-4715

FW: Comments-Marble Valley Informational Workshop

Cameron W. Welch <Cameron.Welch@edcgov.us>

Mon 8/5/2024 9:02 AM

To: Planning Department <planning@edcgov.us>

1 attachments (346 KB)

HPSCAN_20240805011233741_2024-08-05_011321061.pdf;

Comments received for the 8/85 PC workshop.

Sincerely,

Cameron Welch
El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5816
cameron.welch@edcgov.us



Elevate to El Dorado
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From: JAMES JOHNSON <russ-cindy@sbcglobal.net>
Sent: Sunday, August 4, 2024 6:19 PM
To: PL-Village of Marble Valley Specific Plan <VMVSP@edcgov.us>
Subject: Comments-Marble Valley Informational Workshop

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To: County of El Dorado Planning and Building Dept.

Re: Comments for the upcoming Marble Valley Informational Workshop

From:
Russ and Cindy Johnson
4091 Flying C Rd
Cameron Park, CA 95682

To All concerned,
We are long time residents at 4091 Flying C Rd.
Our property APN is 109-111-02
We support the Marble Valley Development, however, our property fronts Flying C Rd near the intersection of Hwy. 50, Crazy Horse Rd and Flying C Rd and it will be affected by the intended Marble

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Valley Road improvements.

We ask Building and Planning to keep an eye on the impacts to our property and make sure they are properly addressed and mitigated as this project proceeds.

We have attached a portion of a County parcel map that shows our property and have marked up the areas of concern we are presently aware of.

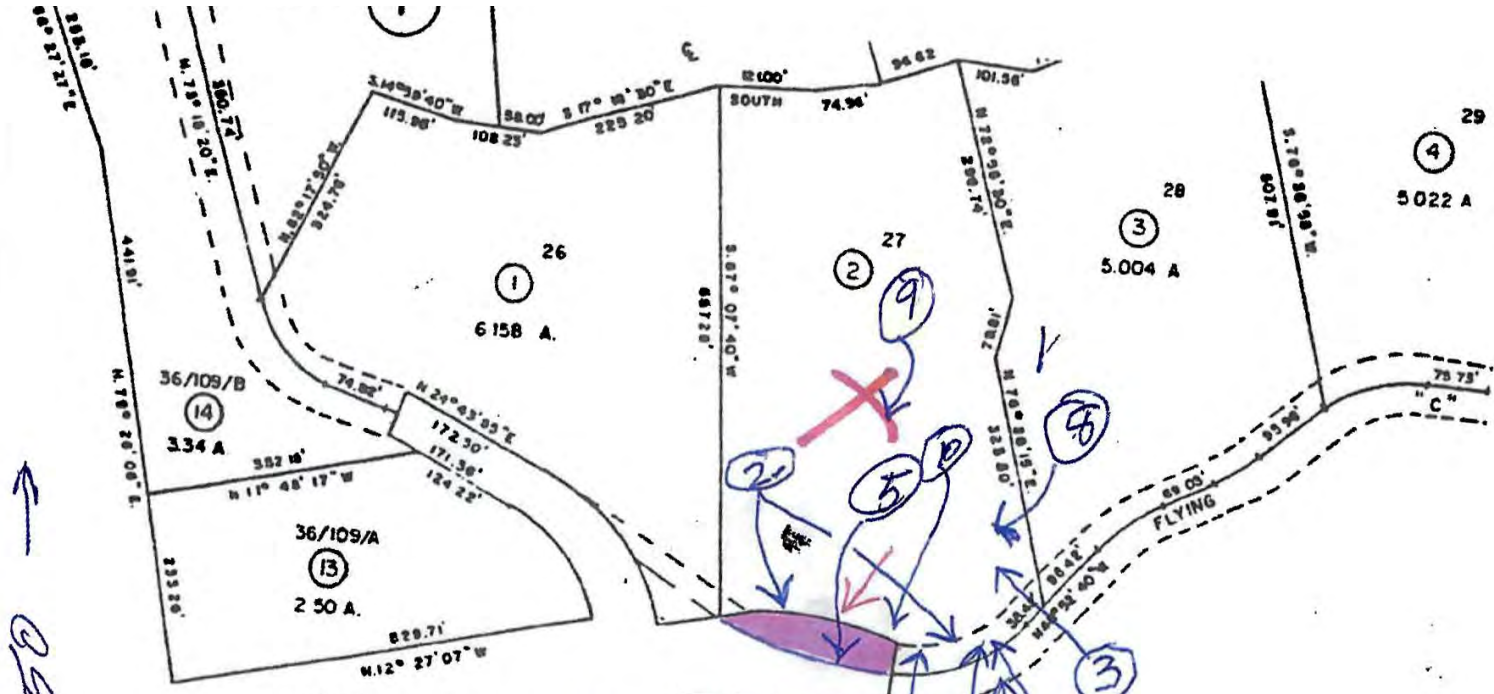
These concerns are:

1. - Stormwater from Crazy Horse Rd is currently directed under Flying C Rd, through a large drainage grate, and dumps onto our property - the quantity of stormwater entering our property has continued to increase over time and needs to be addressed/re-routed to avoid flooding our garage and home.
2. The State of CA long ago purchased a portion of the Flying C Rd easement (for Cameron Estates) from the previous owners of our parcel, but it appears buildout of Marble Valley Rd will necessitate the acquisition of additional easement property that belongs to us.
3. It appears surveyors (employed by others) have staked additional areas of our property that will need to be acquired for construction or embankment infill of the sweeping turn Marble Valley Rd will make to meet up with the existing Flying C Rd.
4. It appears our water meter is in our portion of the Cameron Estates access easement and will require relocation.
5. It appears our driveway approach will need to be relocated to mate up with the improved (widened) Marble Valley/Flying C roadway.
6. It appears a number of trees on our property will need to be removed and remediated.
7. It appears a large culvert under our portion of the Cameron Estates access easement will need to be increased in diameter and significantly lengthened into our property boundary.
8. The Marble Valley Rd sweeping turn roadway improvements may cut off wheeled equipment access (mower, tractor, truck) to the portion of our property that is between our seasonal creek and our southern property line - it appears additional infill, grading, bridging and/or culvert extension may be needed to keep access to our property on the other side of this seasonal creek.
9. Our house will be exposed to potential damage from fast moving vehicles should they fail to make the new downhill sweeping turn from Marble Valley Rd onto the existing Flying C Rd - it appears additional boulders, fences and/or guardrails may be needed to protect our property.
10. Our driveway may need relocation if the road improvements intend to relocate the Crazy Horse Rd intersection further away from the Hwy 50 offramp.
11. Our existing natural rock retaining material that is installed at our water meter may need to be relocated.

As this project moves forward, we appreciate your continued attention to assure proper remediation of the impacts our property will contend with.

Thank you for your assistance.

Russ and Cindy Johnson



← Hwy 50 →

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

NOTE: Assessor's Block Numbers Shown in Assessor's Parcel Numbers Shown

Existing Horse Rd
Gregory Horse Rd

Doc. # 3

FW: Lime Rock project.docx

Cameron W. Welch <Cameron.Welch@edcgov.us>

Mon 8/5/2024 12:52 PM

To: Planning Department <planning@edcgov.us>

📎 1 attachments (17 KB)

Lime Rock project.docx;

Additional public comments received for 8/8 PC workshop.

Sincerely,

Cameron Welch
El Dorado County Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5816
cameron.welch@edcgov.us



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From: Barry Tyler <barry@bcmsservice.net>

Sent: Monday, August 5, 2024 10:47 AM

To: PL-Lime Rock <LRVSP@edcgov.us>

Subject: FW: Lime Rock project.docx

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To whom it may concern.

Please see our attached letter regarding the Lime Rock Project. We are planning on attending the workshop on August 8th. See you then.

Thank you so much!

Barry & Andrea Tyler

August 1, 2024

County of Eldorado Planning Commission
2850 Fairlane Court, Building C
Placerville, CA 95667

Dear Members of the Planning Commission,

I am writing to express my concerns and provide feedback regarding the Lime Rock Valley Specific Plan. As a resident of Eldorado County, I have a vested interest in the development and planning decisions that impact our community.

Firstly, I would like to commend the Commission for its efforts to create a comprehensive plan that aims to balance growth with environmental sustainability. However, I have several concerns that I believe need to be addressed to ensure the well-being of our community.

1. **Environmental Impact:** The proposed development's potential impact on local wildlife and natural habitats is a significant concern. I urge the Commission to conduct thorough environmental impact assessments and consider alternative solutions that minimize disruption to the ecosystem.
2. **Traffic and Infrastructure:** The increase in population and development will undoubtedly strain our existing infrastructure. It is crucial to have a detailed plan for upgrading roads, public transportation, and other essential services to accommodate the growth without compromising the quality of life for current residents.
3. **Water Consumption:** The development's impact on water resources is a critical issue. Given the region's susceptibility to drought, it is essential to implement water conservation measures and ensure that the water supply can sustainably support the increased demand.
4. **Community Involvement:** I believe that ongoing community involvement is essential for the residents of El Dorado County in regard to the Lime Rock Valley Specific Plan. Regular updates, public hearings, and opportunities for residents to provide input will help ensure that the concerns of the residents are heard and addressed so that the community's needs and values are kept in the forefront.
5. **Affordable Housing:** The inclusion of affordable housing options within the plan is vital to ensure that all residents, regardless of income, have access to safe and affordable living conditions. I encourage the Commission to prioritize affordable housing in the development strategy.
6. **Emergency traffic:** As the roads in the immediate area of the project are already overcrowded with traffic and to burden the Cameron Estates development used as an emergency egress for the project is dangerous and unfair to the existing residents. Cameron Estates has been established for over 50 years. The roads will not handle this proposed excess traffic. They are very narrow and curvy and would create a tremendous dangerous impact on the existing residents and all newly placed residents.

I appreciate the opportunity to provide feedback on this important matter and hope that my concerns will be taken into consideration. I am planning on attending the workshop on August 8 at 8:30 AM.

Thank you for your attention to these issues, and I look forward to seeing a plan that addresses the concerns I have outlined.

Sincerely,

Barry & Andrea Tyler

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Cameron Park Ca. 95683
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