

Fwd: Mable Valley

Patrick Rodgers <patrick.rodgers05@gmail.com>

Mon 8/5/2024 8:19 PM

To: Planning Department <planning@edcgov.us>

📎 1 attachments (295 KB)

Marble_Valley_Lime_Rock_Town_and_Country_comments..pdf;

P.C. 08/08/24
ITEM #3
2 pages

This Message Is From an Untrusted Sender

You have not previously corresponded with this sender.

Report Suspicious

>
>

5 August, 2024

Patrick and Connie Rodgers
PO Box 377
Rescue, Ca 95672
Email: Patrick.rodgers05@gmail.com

Attention: Cameron Welch
El Dorado County Planner
Placerville Office
2850 Fairlane Court
Placerville, CA95667
Fax: (530) 642-0508
Email: planning@edcgov.us

Re: Marble Valley Specific Plan
Lime Rock Specific Plan
Town and Country Specific Plan

Dear Cameron,

Regarding the three projects, we have the following comments:

1. How many oak trees are scheduled to be removed out of all the oak trees on the properties?
2. Serpentine rock abatement, asbestos
3. Valley Fever fungal infection.
4. Protected animals such as the Amargosa vole (*Microtus californicus*), bumble bee (*bumbus crotchii*), and the valley elderberry longhorn beetle, and the delta green ground beetle (how are they being protected. Canadian geese using the lakes, are they going to be protected.
5. Noise pollution mitigation.
6. Light pollution.

Town and Country specific comments

1. Does the area really need two hotels, and restaurants? There are restaurants on Cameron Park Drive and further up on Bass Lake.
2. How realistic is the chance of getting a decent museum, or will it be a storefront not open to the public collecting dust.
3. Renting the cottages by the day, is this a front for prostitution and drugs?
4. Who are the expected tenants of the event center? How many events a month are expected to be held.
5. Where is the natural gas expected to come from since the PGE line stops at Green Vally Rd around El Dorado Hills Blvd. Not sure where the line terminates along Highway 50.

Sincerely,
Patrick and Connie Rodgers

FW: Marble Valley and Lime Rock Valley

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

Tue 8/6/2024 9:41 AM

To: Planning Department <planning@edcgov.us>

*P.C. 08/08/24
Item #3
15 Pages*

📎 2 attachments (381 KB)

EDHCSD Marble Valley Comment Letter with Att_8.5.24.pdf; EDHCSD Lime Rock Valley Comment Letter with Attachment_8.5.24.pdf;

Please see attached for inclusion as additional comments/documents received for the 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



Elevate to El Dorado
A Great Place to Live, Work & Play

From: Jeff Kernen <jkernen@edhcsd.org>
Sent: Monday, August 5, 2024 4:11 PM
To: Cameron W. Welch <Cameron.Welch@edcgov.us>
Subject: Marble Valley and Lime Rock Valley

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hello Cameron-

I didn't join the TAC meeting earlier, but I did not see an invite. I used the time to finish our letters commenting on these projects – although I don't remember an announcement asking for comments. Please let me know if this is not the time to submit information regarding these proposals, but the attached are comment letters from the District for both these projects.

Thank you,



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

Jeff Kernen, MCRP

Principal Planner

1021 Harvard Way, El Dorado Hills, CA 95762

Direct Phone: (916) 614-3214

jkernen@edhcsd.org | www.edhcsd.org



August 05, 2024

El Dorado County Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
cameron.welch@edcgov.us

RE: A14-0004; Z14-0006; SP12-0003; DA14-0002; PD14-0005 / Village of Marble Valley Specific Plan Review

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. The District has reviewed the information provided involving the applicant's request for a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Planned Development Permit to establish the proposed Village of Marble Valley Specific Plan (VMVSP). Below are the District's comments and conditions to be addressed in the project.

PER PROJECT APPLICATION

The VMVSP project proposes a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Planned Development Permit to establish the proposed Village of Marble Valley Specific Plan for the development of 3,236 dwelling units, 475,000 square foot of commercial use, 87 acres of public facility and recreational use, 1,281 acres of open space, and 41 acres of agricultural use. The property, identified by Assessor's Parcel Numbers 087-200-074; 119-020-057; 119-030-013-019; and 119-330-001, consists of 2,342 acres, and is located 1,000 feet southeast of the U.S. Highway 50/Bass Lake Road Interchange, in the El Dorado Hills area, Supervisorial District 2.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

El Dorado Hills District Policy 6110.10

Per District Policy 6110.10, all subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The District's policies below provide the requirements for project development related to parkland dedication formulas and in-lieu options, as well as details regarding land **suitable** for acceptable parklands dedication:

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

El Dorado Hills District Policy 6110.10

Park dedication amounts shall be determined as a result of a calculation based on the legislated rate of 5 acres per 1000 population project yield. The population is calculated at the rate of 3.3 persons for single family subdivisions and 2.1 for multi-family subdivisions on a per dwelling unit basis.

El Dorado Hills District Policy 6110.20

As an alternative to parkland dedication, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

El Dorado Hills District Policy 6110.30 and 6110.40

The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. **The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location. Please refer to District Policy 6110.60 regarding land suitability.**

The proposed tentative subdivision, as identified in the application materials creates 1,977 single family and 1,259 multi-family units that yields a population of 9,168 persons. **Using the 5 acres per 1,000 persons formula, the required park land dedication to the EDHCSD is 45.8 acres of land.** As currently stated, the project proposes 47 acres of public parks. When determining the land to dedicate to the District for parkland dedication, we ask that you review District Policy 6110.60, which references minimum size, topography requirements, easement limitations, park type (village versus neighborhood park), and drainage. The District is excited to work with the applicant on this Parkland Dedication process. Please reach out to me to initiate this process. Any parkland dedication agreements must **receive Board of Director's review and approval** prior to acceptance and processing by the General Manager.

LAND SUITABLE FOR PARKLAND DEDICATION

El Dorado Hills District Policy 6110.60

Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

1. Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
2. Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears

consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.

3. Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
4. A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
5. Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
6. Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted unless the site's potential risks are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

COMMUNITY FACILITIES DISTRICT (CFD)

Additionally, as a Condition of Approval, prior to the approval of the project's Final Map, annexation into the following Community Facilities Districts (CFDs) is required:

El Dorado Hills Community Services District Master CFD 2019-01

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary. Once the District's boundary is expanded the District will require the developer to expand and annex into CFD 2019-01.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

Please refer to the attached letter (**Attachment A**) the District submitted as part of the Draft EIR comment period for additional information and concerns related to aesthetics, air quality, and parkland concerns. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.
Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District

Attachments:

- A. EDHCSD Draft EIR Comment Letter Dated 6.30.24

June 30, 2024

El Dorado County Development Services Department
Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667
vmvsp@edcgov.us



RE: Village of Marble Valley Specific Plan Draft EIR

The El Dorado Hills Community Services District ("District") appreciates this opportunity to participate and submit information to help inform the Village of Marble Valley Specific Plan (VMVSP) Draft EIR (DEIR) process. Below are the District's comments submitted to be addressed in the Final EIR.

PARKLAND DEDICATION & DEVELOPMENT STANDARDS (POLICY #6110)

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population per dwelling unit is specified in the County Subdivision Ordinance and is calculated at the rate of 3.3 persons for single family subdivisions and 2.1 for multi-family subdivisions on a per parcel basis (Pol. 6110.10).

The DEIR identifies up to 1,977 single family and 1,259 multi-family units which would yield 9,168 future residents based on the County ordinance population yield. The VMVSP identifies a total of 47 acres of parkland to be dedicated. The proposed dedication meets the District's needs and requirements for parkland dedication.

DRAFT EIR CHAPTER COMMENTS

Chapter 3 Impact Analysis

Subsection 3.1.3 – Aesthetics Environmental Impacts

- EIR should contemplate and include analysis for sports field lighting at Village Park locations, specifically those co-located with schools and the Village Park surrounding Marble Lake
- EIR should contemplate and include analysis for oak resources on identified Village Park locations which would require removal for park development, specifically those co-located with schools.

Subsection 3.2.2 – Air Quality Environmental Impacts

- Figure 3.2-1 Identifies areas More Likely to Contain Asbestos. Village Park 3 and Village Park 4 are proposed directly over those areas identified. These future parks are likely to include sports fields. Sports fields are not compatible with Naturally Occurring Asbestos (NOA). EIR should consider this analysis and mitigation.

Subsection 3.3.2 – Biological Resources Environmental Impacts

- EIR should contemplate and include analysis for oak resources on identified Village Park locations which would require removal for park development, specifically those co-located with schools.

Subsection 3.8.2 – Hydrology, Water Quality, and Water Resources Environmental Impacts

- EIR should contemplate and include analysis for synthetic sports fields as opposed to natural turf. Synthetic fields require far less water resources.

Subsection 3.13.2 – Recreation Environmental Impacts

- In the Existing Conditions narrative for El Dorado Hills CSD, the text differs from the referenced table 3.13.2 as it relates to LOS and acreage requirements. Per the 2021 El Dorado Hills CSD, the District is presently deficient in Community Parks, and based on the projected 2036 population it will require additional parkland to meet the LOS for Neighborhood parks. The DEIR narrative in this section should be updated.
- The proposed development is located within the District, but also adjacent to Cameron Park CSD, the Final EIR must address the affect this project will have with regard to the impact on both Districts in regard to programmed recreational activities and associated facilities such as aquatics facilities and athletic fields. The final EIR should address the potential need for the construction of additional activity specific facilities such as aquatics, hard courts, and athletic fields.
- Village Park 3 and Village Park 7 are separated by Marble Valley Parkway which decreases the active recreation potential of the total available parkland. With the reduced area for active recreation, the impact to neighboring CSDs needs to be factored into the analysis. In addition to athletic fields, both Districts are in need of appropriate land to provide court surfaces for tennis and pickleball.
- Village Park 5 is identified as a 6-acre historic site with former limestone quarrying operations. The District does not currently operate any historic sites or perform any historic preservation. The EIR should analyze this affect on District operations as this is not contemplated in the current draft.
- Village Park 1 and Village Park 2 are identified as approximately 21 acres and includes the 10.5 acres of Marble Lake. The District does not currently operate any waterway with active recreational features. This presents unique operational challenges and liabilities for the District. The EIR should analyze this effect on District operations as this is not contemplated in the current draft.

OTHER DISTRICT SERVICES

The District is the primary provider of Recycling & Solid Waste Collection, Communications (Cable TV), while also providing Covenants, Conditions, & Restrictions (CC&Rs), and Design Review/Architectural Control services. The applicant has considered the Recycling & Solid Waste and the Communications services appropriately as outlined in the DEIR. Should the VMVSP require CC&R and/or Design Review services, the applicant shall work with the District.

The District looks forward to the future park and recreation facilities as part of the VMVSP. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.

Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District



August 05, 2024

El Dorado County Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
cameron.welch@edcgov.us

**RE: A14-0002; Z14-0003; SP12-0001; DA14-0004; PD14-0003 / Lime Rock Valley
Specific Plan Review**

The El Dorado Hills Community Services District ("District") appreciates this opportunity to respond to the request to review and comment on the above referenced project. The District has reviewed the information provided involving the applicant's request for a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Planned Development Permit to establish the proposed Lime Rock Valley Specific Plan (LRVSP). Below are the District's comments and conditions to be addressed in the project.

PER PROJECT APPLICATION

The LRVSP project proposes a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Planned Development Permit to establish the proposed Lime Rock Valley Specific Plan for the development of 800 residential units, 341-Acres of Open Space within a 740-acre project area. Southside of Durock Road, 1.3 miles south of intersection with Shingle Lime Mine Road in Shingle Springs area, Supervisorial District 2.

PARKLAND DEDICATION & IMPACT FEE REQUIREMENTS

El Dorado Hills District Policy 6110.10

Per District Policy 6110.10, all subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in lieu thereof (Quimby), or by District Board authorization, follow a combination of these alternatives.

Application of all Parkland Dedication requirements shall follow the El Dorado County Subdivision Ordinance and be consistent with the project.

The District's policies below provide the requirements for project development related to parkland dedication formulas and in-lieu options, as well as details regarding land **suitable** for acceptable parklands dedication:

PARKLAND DEDICATION AND DEVELOPMENT STANDARDS

El Dorado Hills District Policy 6110.10

Park dedication amounts shall be determined as a result of a calculation based on the legislated rate of 5 acres per 1000 population project yield. The population is calculated at the rate of 3.3 persons for single family subdivisions and 2.1 for multi-family subdivisions on a per dwelling unit basis.

El Dorado Hills District Policy 6110.20

As an alternative to parkland dedication, where Quimby fees are paid in lieu of land dedication; the sum owed shall be determined by District staff by consulting with the County Assessor's Office, County Planning Department and/or an approved private appraiser, as authorized by ordinance.

El Dorado Hills District Policy 6110.30 and 6110.40

The amount of park land to be dedicated shall be calculated on the basis of the subdivision's dwelling unit yield as determined from the approved tentative map or the final map should the yield increase. Also, per District Policy 6110.40, staff shall inspect and evaluate all proposed park land dedications to determine the suitability of the subdivider's offering. **The District will confer jointly with the County to determine the amount of park land to be dedicated within the subdivision and its most suitable location. Please refer to District Policy 6110.60 regarding land suitability.**

The proposed tentative subdivision, as identified in the application materials creates 800 single family units that yields a population of 2,640 persons. **Using the 5 acres per 1,000 persons formula, the required park land dedication to the EDHCSD is 13.2 acres of land.** As currently stated, the project proposes a total of 8 acres of public parks. The proposed dedication supplemented by In Lieu fees for the remaining 5.2 acres meets the District's requirements for parkland dedication. When determining the land to dedicate to the District for parkland dedication, we ask that you review District Policy 6110.60, which references minimum size, topography requirements, easement limitations, park type (village versus neighborhood park), and drainage. The District is excited to work with the applicant on this Parkland Dedication process. Please reach out to me to initiate this process. Any parkland dedication agreements must **receive Board of Director's review and approval** prior to acceptance and processing by the General Manager.

LAND SUITABLE FOR PARKLAND DEDICATION

El Dorado Hills District Policy 6110.60

Land suitable for dedication as an active recreation site (park land) shall include the following important elements to take into consideration:

1. Minimum desirable park site size is normally three (3) acres for purposes of economical maintenance and procuring adequate land for the development of multi-purpose fields.
2. Active recreational pursuits, such as team field sports, game courts, and activity buildings require predominantly level land, 2% slope. Land with a greater slope, up to 20% of the site, may be acceptable where it has utility for picnicking or other passive recreation activities and when it complements usable park area (2% slope) or when it appears

consistent with uses proposed for a special purpose park site. All parks improved for active recreation purposes (i.e., ball fields, hard courts, etc.) shall be graded to a maximum 2% slope within areas proposed for such uses.

3. Site shall be free and clear of surface and overhead utility line easements which contain design, maintenance or operation constraints or place the public at unreasonable risk. Where easements unavoidably occur, only those compatible to the intended active recreation development, will be allowed for consideration as an acceptable dedication.
4. A neighborhood park, to the extent practicable, shall be centrally located within its residential service area and easily accessed by pedestrian or light vehicular traffic. Typical amenities include children's play apparatus, hard court, a multi-purpose turfed area and suitable landscaping.
5. Village/area parks shall generally provide recreation facilities needful by a larger community segment. These may be located on more significant transportation routes and shall furnish adequate parking. Ample hard courts, including tennis, larger field areas, group picnic facilities and a larger, more complex play apparatus for children, is customary.
6. Drainage courses, or dedications near or adjacent to hazardous or noxious material's sites are not acceptable. Flood plains are generally not accepted unless the site's potential risks are fully mitigated at the subdivider's risk and expense.

Private parks (neighborhood parks behind development gates) are eligible for a portion of parkland credit per County Subdivision Ordinance and District policy, and are not eligible for park impact fee reduction, as the park impact fee imposed is for public parks, not private parks.

DISTRICT BOUNDARY

Lime Rock Valley Specific Plan is not located within the District's boundaries. Considering this proposed development borders the existing service area for the District it is clear the District is best suited to provide Park and Recreation facilities and opportunities, as well as other District services. Surely the County recognizes the importance of providing service to this significant development and also recognizes the District is in the best position to provide services. Therefore, annexation into the District's boundary is a necessary process to require through the El Dorado Local Agency Formation Commission (LAFCO).

COMMUNITY FACILITIES DISTRICT (CFD)

Additionally, as a Condition of Approval, prior to the approval of the project's Final Map, annexation into the following Community Facilities Districts (CFDs) is required:

El Dorado Hills Community Services District Master CFD 2019-01

Annexation into the District's Master CFD 2019-01 will satisfy the requirement for participating in the funding of the ongoing maintenance of future parks, trails and pathways, open space, landscaping, lighting and other common or public areas owned/maintained by the District within the District's service boundary. Once the District's boundary is expanded the District will require the developer to expand and annex into CFD 2019-01.

For complete District Policy guidelines, please see Policy Guide Services 6000 – Facility Development on our website at www.eldoradohillscsd.org/about/administration-finance.html

Please refer to the attached letter (**Attachment A**) the District submitted as part of the Draft EIR comment period for additional information and concerns related to aesthetics, air quality, and parkland concerns. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.

Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District

Attachments:

- A. EDHCSD Draft EIR Comment Letter Dated 7.22.24



July 22, 2024

El Dorado County Development Services Department
Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667
vmvsp@edcgov.us

RE: Lime Rock Valley Specific Plan Draft EIR

The El Dorado Hills Community Services District ("District") appreciates this opportunity to participate and submit information to help inform the Lime Rock Valley Specific Plan (LRVSP) Draft EIR (DEIR) process. Below are the District's comments submitted to be addressed in the Final EIR.

PARKLAND DEDICATION & DEVELOPMENT STANDARDS (POLICY #6110)

All subdividers of land within the District's jurisdiction shall dedicate park land suitable for active recreation use, or pay fees in-lieu thereof, or by District Board authorization, follow a combination of these alternatives. Dedication amounts shall be determined as a result of calculation based on the legislated rate of 5 acres per 1000 population project yield. Population per dwelling unit is specified in the County Subdivision Ordinance and is calculated at the rate of 3.3 persons for single family subdivisions and 2.1 for multi-family subdivisions on a per parcel basis (Pol. 6110.10).

The DEIR identifies up to 800 single family units which would yield 2,640 future residents based on the County ordinance population yield. The LRVSP identifies a total of 8 acres of parkland to be dedicated. The proposed dedication supplemented by In Lieu fees for the remaining 5.2 acres meets the District's needs and requirements for parkland dedication.

DRAFT EIR CHAPTER COMMENTS

Chapter 3 Impact Analysis

Subsection 3.1.3 – Aesthetics Environmental Impacts

- EIR should contemplate and include analysis for sports field lighting at Village Park location.

Subsection 3.2.2 – Air Quality Environmental Impacts

- Figure 3.2-1 Identifies areas More Likely to Contain Asbestos. The proposed Village Park is directly over those areas identified as More Likely to Contain Asbestos and within the Quarter Mile Buffer for Found Area of NOA. This future park is likely to

include sports fields. Sports fields are not compatible with Naturally Occurring Asbestos (NOA). EIR should consider this analysis and mitigation.

Subsection 3.8.2 – Hydrology, Water Quality, and Water Resources Environmental Impacts

- EIR should contemplate and include analysis for synthetic sports fields as opposed to natural turf. Synthetic fields require far less water resources.

Subsection 3.13.2 – Recreation Environmental Impacts

- In the Existing Conditions narrative for El Dorado Hills CSD, the text differs from the referenced table 3.13.2 as it relates to LOS and acreage requirements. Per the 2021 El Dorado Hills CSD, the District is presently deficient in Community Parks, and based on the projected 2036 population it will require additional parkland to meet the LOS for Neighborhood parks. The DEIR narrative in this section should be updated.
- The proposed development is located within the District, but also adjacent to Cameron Park CSD, the Final EIR must address the affect this project will have with regard to the impact on both Districts in regard to programmed recreational activities and associated facilities such as aquatics facilities and athletic fields. The final EIR should address the potential need for the construction of additional activity specific facilities such as aquatics, hard courts, and athletic fields.

DISTRICT BOUNDARY

Lime Rock Valley Specific Plan is not located within the District's boundaries. Considering this proposed development borders the existing service area for the District it is clear the District is best suited to provide Park and Recreation facilities and opportunities, as well as other District services. Surely the County recognizes the importance of providing service to this significant development and also recognizes the District is in the best position to provide services. Therefore, annexation into the District's boundary is a necessary process to require through the El Dorado Local Agency Formation Commission (LAFCO).

OTHER DISTRICT SERVICES

The District is the primary provider of Recycling & Solid Waste Collection, Communications (Cable TV), while also providing Covenants, Conditions, & Restrictions (CC&Rs), and Design Review/Architectural Control services. The applicant has considered the Recycling & Solid Waste and the Communications services appropriately as outlined in the DEIR. Should the LRVSP require CC&R and/or Design Review services, the applicant shall work with the District.

The District looks forward to the future park and recreation facilities as part of the LRVSP. Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3214.

Best regards,

Jeff Kernen

Jeff Kernen
Principal Planner
El Dorado Hills Community Services District

public comment Marble and Lime Rock Valley projects

Kathleen Jermstad <kathleenjermstad@gmail.com>

Tue 8/6/2024 3:54 PM

To: Planning Department <planning@edcgov.us>

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

📎 1 attachments (681 KB)

Marble Valley.pdf;

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Kathleen Jermstad

Camino, CA

www.landscapeconnectivity.org

Kathleen Jermstad, Biologist, USFS ret.
Camino, CA

Public comment RE Marble Valley and Lime Rock Valley Projects:

Because the landscape south of Highway 50 near Bass Lake Rd is still very pristine and encompasses Deer, Marble and Screech Owl Creeks, it has been a focus of current **habitat linkage** assessment for wildlife movement across the Highway 50 barrier. Reducing wildlife on Highway 50 is very important for motorist safety. Planning Environmental Linkages (PEL) is a Caltrans program designed to study existing culverts and determine the best sites for either enhancing wildlife movement through such culverts, or planning new culverts in the future. Since both the Marble Valley and Lime Rock Valley projects transect Deer Creek, I thought it would be appropriate to let the Commission know that the existing culvert that carries Deer Creek from Cameron Park under Hwy 50, is currently being used by wildlife to travel south, possibly as far as Marble Valley. Deer Creek eventually joins the N fork of the Consumnes R and is an important corridor for wildlife.



The developer for the Town and Country Resort has expressed concern that wildlife movement at the T&C Resort Project site and the nearby riparian zone of Carson Creek north of the Highway 50, be connected to south of Highway 50, either towards Marble Valley or Clarksville. A personal tour of the Old Lincoln Hwy area west of Bass Lake Rd confirmed that wildlife is abundant in that landscape. I only say this to show that the area south of the highway is recognized as having ecological importance.

To reiterate, the area south of Highway 50 plays a strong role in **planning habitat linkages**. It is my hope that any project designed or approved would include **robust** riparian setbacks and open space to accommodate wildlife movement as outlined by the General Plan Conservation and Open Space Element (OBJECTIVE 7.4.2: IDENTIFY AND PROTECT RESOURCES). The Lime Rock Valley project has too meager a setback for such an important drainage as Deer Creek. (I recall that Deer Creek floods neighborhoods in Cameron Park in some winters.)