

# Planning Commission Workshop

Village of Marble Valley Specific Plan and  
Lime Rock Valley Specific Plan

These are TWO Separate Proposals



AUGUST 8, 2024

PLANNING AND BUILDING DEPARTMENT - PLANNING DIVISION

# Presentation Overview

1. General Plan Overview
2. Summary of proposed Village of Marble Valley Specific Plan
3. Summary of proposed Lime Rock Valley Specific Plan
4. General Status of Environmental Review Processes for Both Projects
5. Key Issues Identified to Date, and Next Steps



# Presentation Overview

- Today is an Informational Workshop, which is not a required meeting.
- No recommendations will be made, nor will any actions be taken.
- Today's goal is to collect questions and concerns from the public and planning commissioners to better inform subsequent documentation.
- Future Planning Commission hearings for these two Specific Plan proposals will be reviewed separately and will have clearly distinct:
  - Staff reports,
  - Presentations,
  - Comment periods,
  - Deliberations, Discussions, and
  - Planning Commission Recommendations for the BOS



# 1. General Plan Overview



# 1. Function of General Plans

- Constitution of a community expressing the community's development goals and embodies public policy relative to the distribution of future land uses, both public and private.
- Establishes community's land use, circulation, environmental, economic, and social goals, and policies as they relate to future growth and development.
- General plans provide a basis for local government decision-making, including decisions on development approvals and exactions.
- State law requires annual reviews of general plans and the opportunity to amend general plans four times a year to address changed conditions.

# 1. Guiding Provisions of the El Dorado County General Plan

- General Plan identifies the long-range direction and policy for the use of land within the County through the “Statement of Vision,” “Plan Strategies,” “Plan Concepts,” and “Plan Objectives.”
  - Includes balance of protection of the County’s environmental, agricultural and rural quality with economic, jobs, and housing growth
  - Recognizes urban growth in designated Community Regions
  - Promotes growth that retains natural resources, reduces infrastructure costs, reflects character of a community, and fully funds its onsite services
  - Allow for a diverse mix of land use types for economic growth

## 2. Proposed Village of Marble Valley Specific Plan

**Applicant: Serrano Associates, LLC**

**Application File Nos: A14-0004/Z14-0006/SP12-0003/DA14-0002/PD14-0005**



## 2. Village of Marble Valley Specific Plan Area

- 2,341-acre project site is immediately south of U.S. Highway (US) 50, approximately 1,000 feet southeast of the US 50/Bass Lake Road interchange.
- Site consists primarily of hilly, oak savannah with lowland riparian oak woodland along Marble and Deer Creeks. There are two former limestone quarries in the northern portion of the project area.
- Previously approved development (Marble Valley Master Plan) that allows for up to 398 residential units.

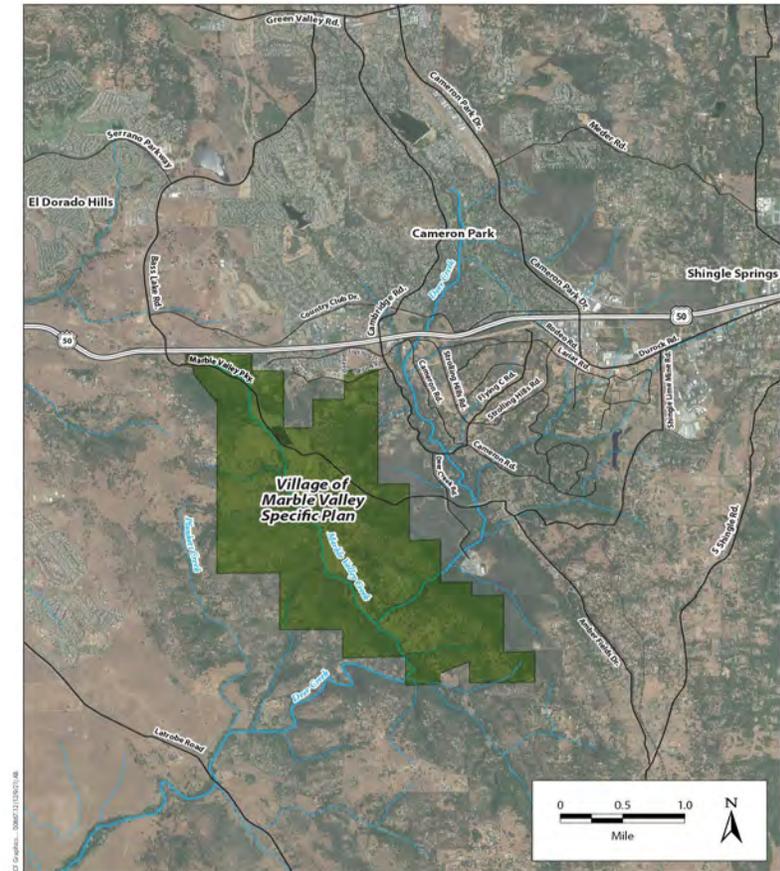


Figure 2-2  
Project Location



## 2. Proposed Village of Marble Valley Specific Plan Overview

- Proposed General Plan Amendment and Rezone to establish a Specific Plan for a mixed-use community consisting of the following land uses:
  - 3,236 residential units
  - 475,000 square feet of nonresidential uses
  - 55 acres of agricultural use
  - 87 acres of public facilities/recreational uses/two public schools
  - 1,284 acres of open space including 466 acres of natural open space for passive day use or private natural open space

# 2. Proposed Village of Marble Valley Specific Plan

## Land Use Designations

- Proposed General Plan Amendment to establish a Specific Plan with the following land use designations:
  - Village Residential, Low (0.9–5.0 du/ac, average 2.9 du/ac) – 685 acres
  - Village Residential, Medium (5.0–12.0 du/ac, average 8.3 du/ac) – 84 acres
  - Village Residential, High (12.0–24.0 du/ac, average 17.8 du/ac) – 28 acres
  - Office Park – 41 acres
  - Village Commercial – 16 acres
  - Public Utilities - 5 acres
  - Village Park – 47 acres
  - Agriculture Tourism – 55 acres
  - Open Space – 1,284 acres

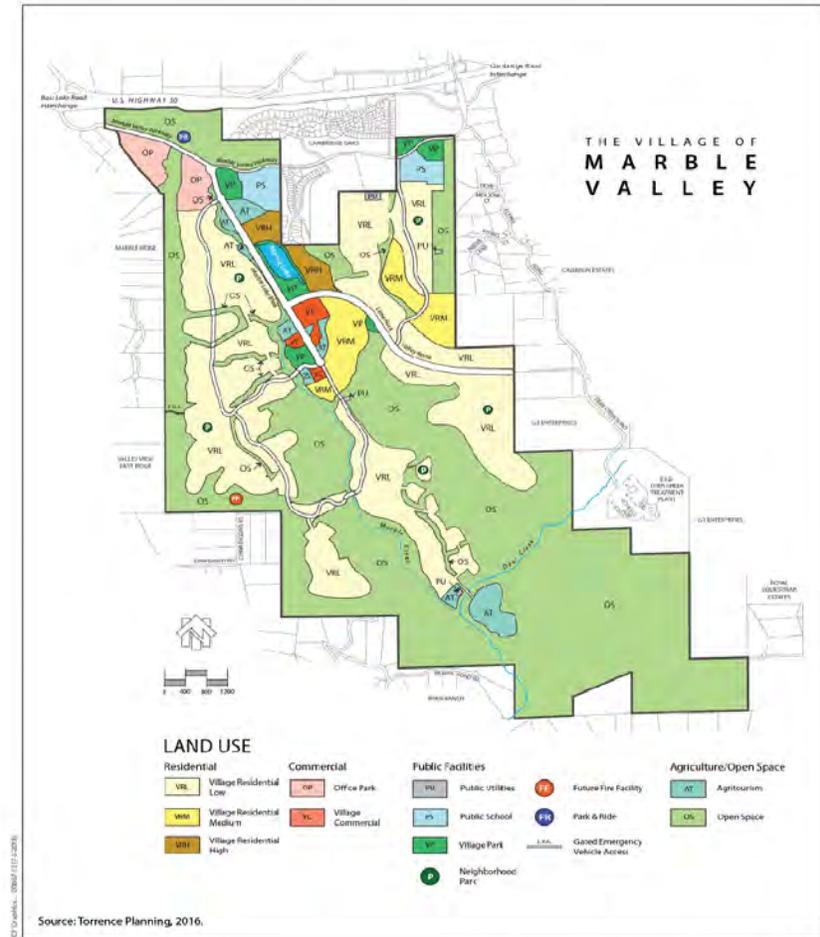


Figure 2-5  
Proposed Land Use Designations



# 2. Proposed Village of Marble Valley Specific Plan

## Rezone

- Single-Family 15,000 square feet (SF)- Planned Development (R15-PD)
- Single-Family 10,000 SF-Planned Development (R10-PD)
- Single-Family 6,000 SF-Planned Development (R6-PD)
- Single-Family 4,000 SF-Planned Development (R4- PD)
- Multifamily-Medium Density-Planned Development (RM1-PD)
- Multifamily-High Density-Planned Development (RM2-PD)
- Office Park-Planned Development (C1-PD)
- Entertainment-Planned Development (C2-PD)
- Mixed Use-Planned Development (C3-PD)
- Vineyards-Planned Development (AT1-PD)
- Community Open Space-Planned Development (OS1-PD)
- Foundation/Private Open Space-Planned Development (OS2-PD)

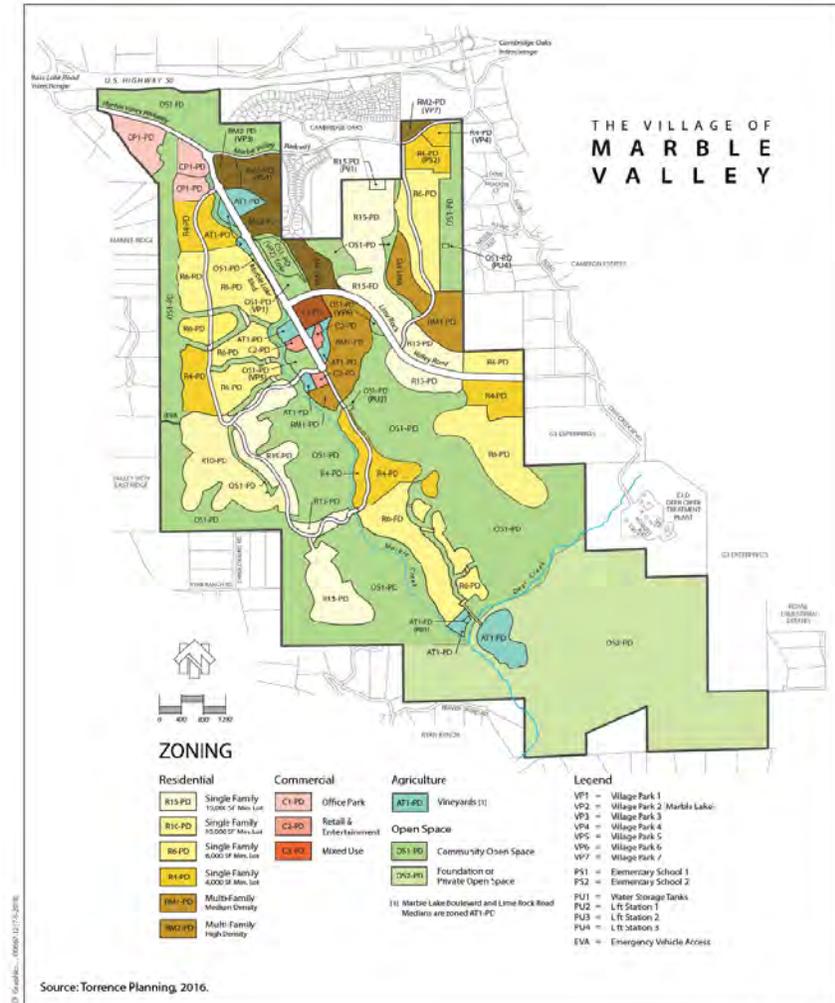
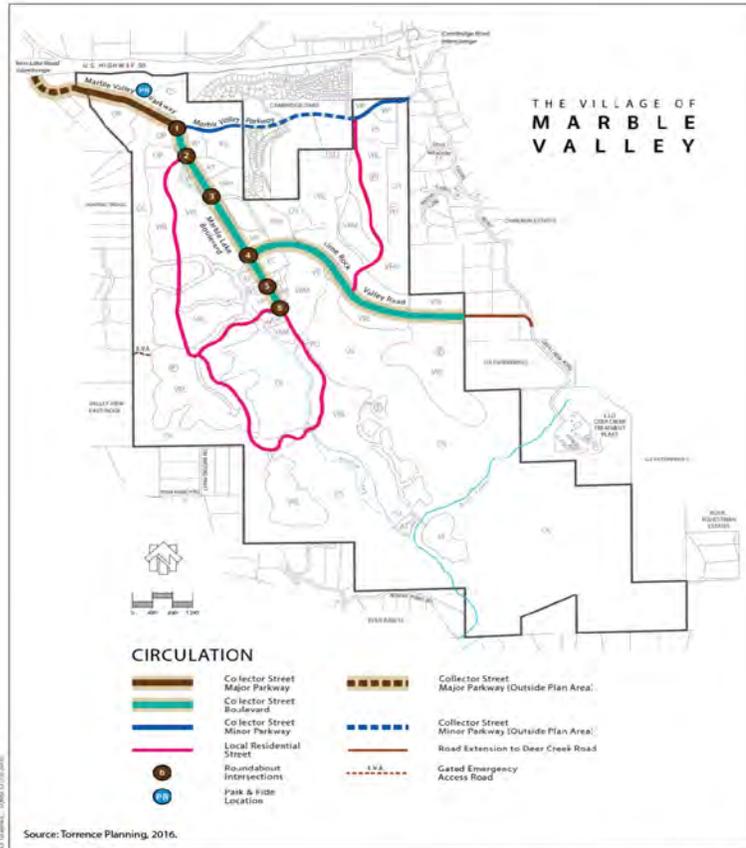


Figure 2-6  
Proposed Zoning  
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## 2. Proposed Village of Marble Valley Specific Plan Other Entitlement Requests

- General Plan Amendment to include the Village of Marble Valley Specific Plan within the El Dorado Hills Community Region Boundary
- Rescission of the 1998 Marble Valley Master Plan
- Planned Development Permit
- Development Agreement

# 2. Proposed Circulation and Trail Improvements



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



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



Roadway Circulation Plan

Trail Circulation Plan

# 2. Proposed Water and Recycling Water Plans



Figure 2-9  
Conceptual Potable Water Plan



Potable Water Plan



Figure 2-10  
Conceptual Recycled Water Plan



Recycled Water Plan

# 2. Proposed Wastewater and Phase I Imprv Plans



Figure 2-11  
Conceptual Wastewater Plan



Wastewater Plan

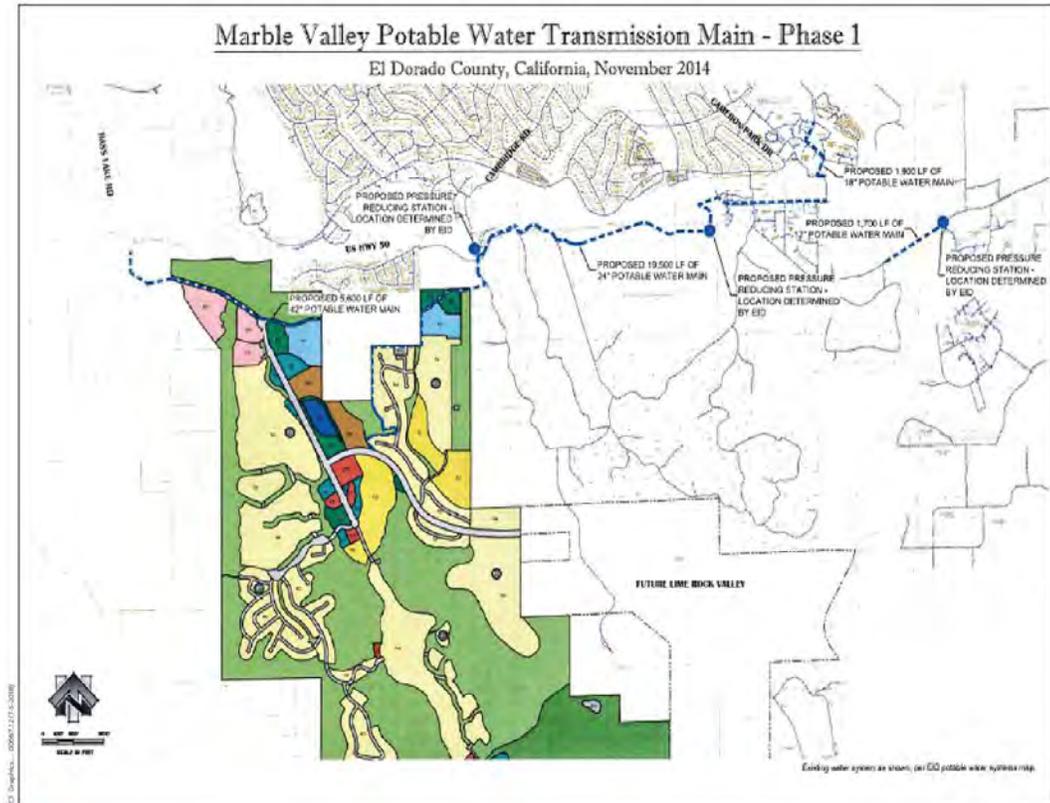
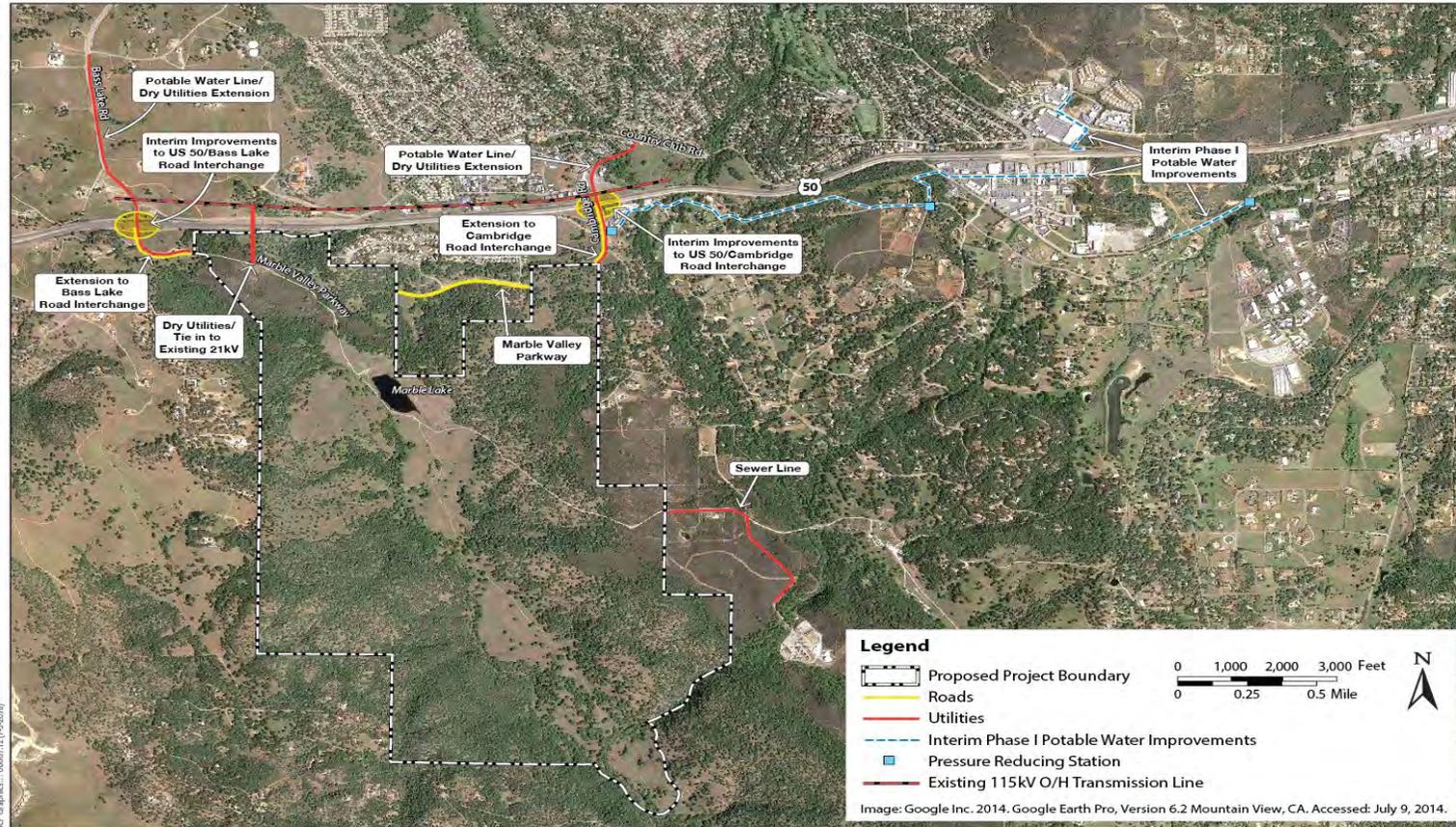


Figure 2-12  
Interim Phase I Potable Water Improvements



Interim Phase I Potable Water Plan

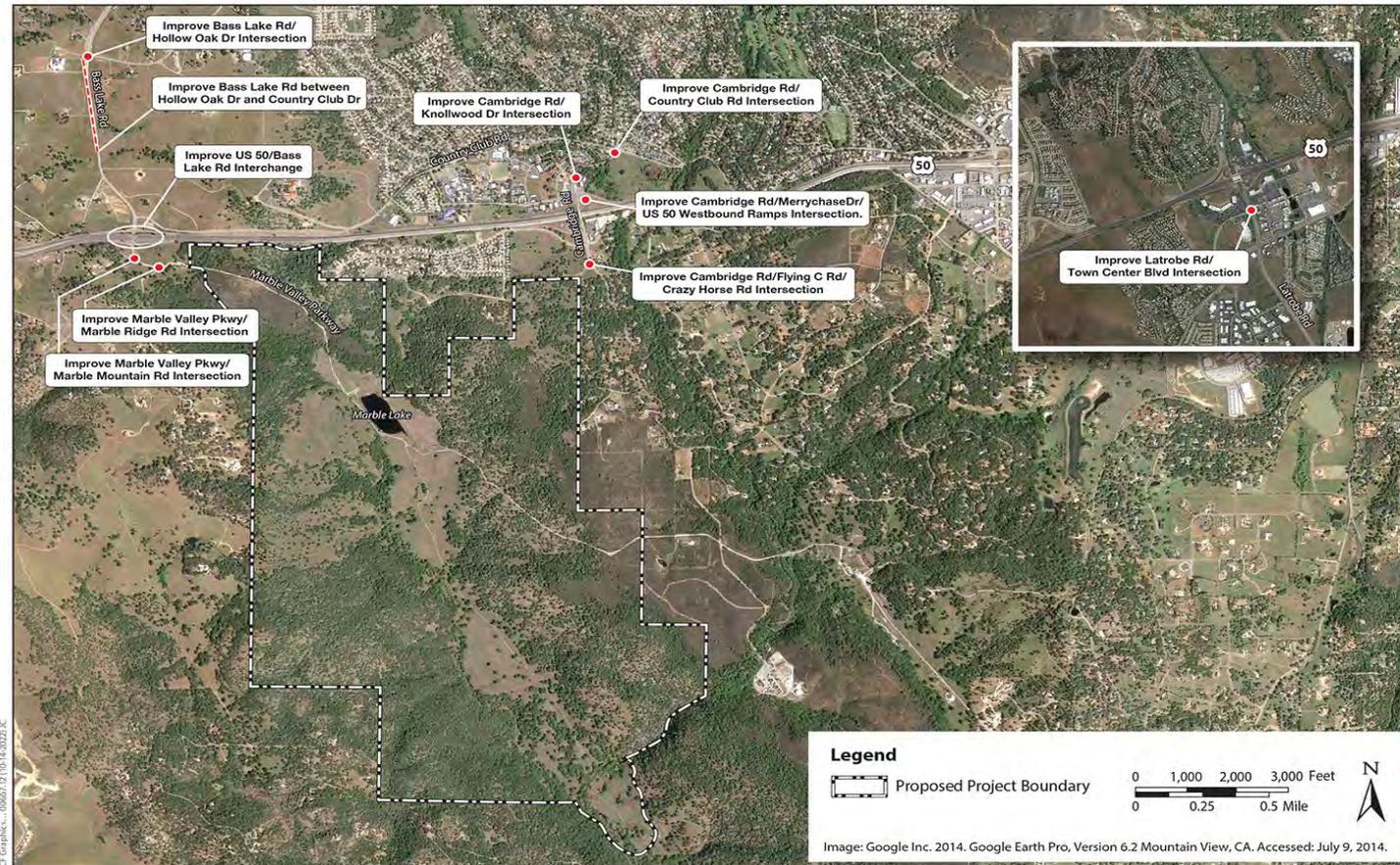
# 2. Proposed Offsite Infrastructure Improvements



**Figure 2-13**  
Offsite Infrastructure Improvements



# 2. Proposed Measure E Transportation Improvements



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



# 3. Proposed Lime Rock Valley Specific Plan

**Applicant: Lime Rock Valley, LLC**

**Application File Nos: A14-0002/Z14-0003/SP12-0001/ DA14-0004/PD14-0003**



# 3. Lime Rock Valley Specific Plan Area

- Consists of approximately 740 acres on the western slope of the County, south of US 50, along the eastern boundary of the Marble Valley Specific Plan Area.
- Site is undeveloped and covered primarily with oak savannah with lowland riparian oak woodland along Deer Creek and chaparral in the western portion of the project area.
- Structures and features on the proposed project site remain from previous limestone mining and processing activities.

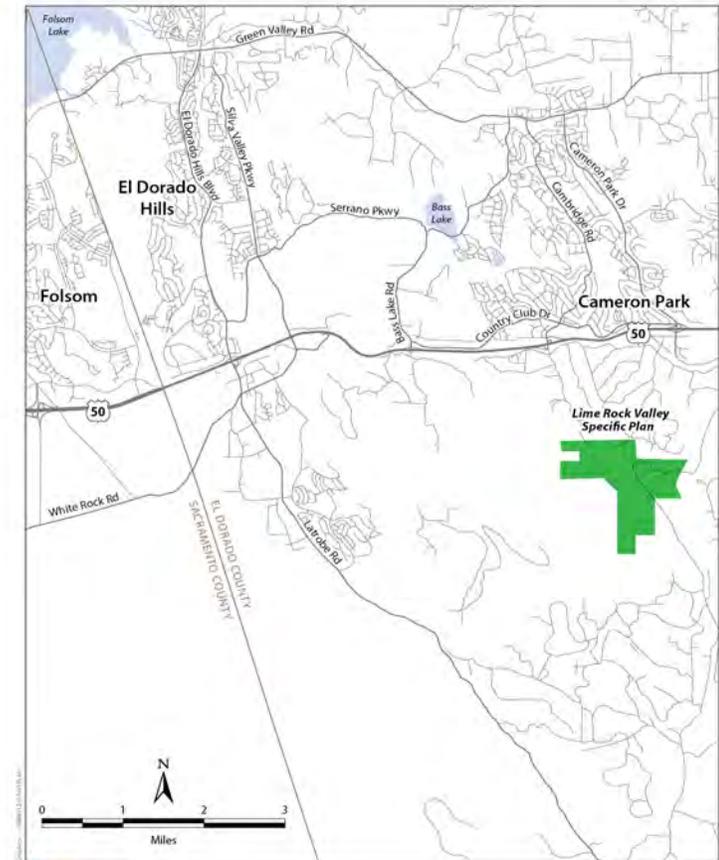


Figure 2-2  
Project Location

# 3. Proposed Lime Rock Valley Specific Plan

## Overview

- Proposed General Plan Amendment and Rezone to establish a Specific Plan for a residential community consisting of the following land uses:
  - 800 single-family residential units
  - 8-acre neighborhood park
  - 335 acres of public and private open space

# 3. Proposed Lime Rock Valley Specific Plan

## Land Use Designations

- Proposed General Plan Amendment to establish a Specific Plan with the following land use designations:
  - Lime Rock Residential–Low (0.2–5.0 du/ac, average 1.7 du/ac)– 322 acres
  - Lime Rock Residential–Medium (5.0–8.0 du/ac, average 7 du/ac) – 36 acres
  - Village Park – 8 acres
  - Open Space – 335 acres

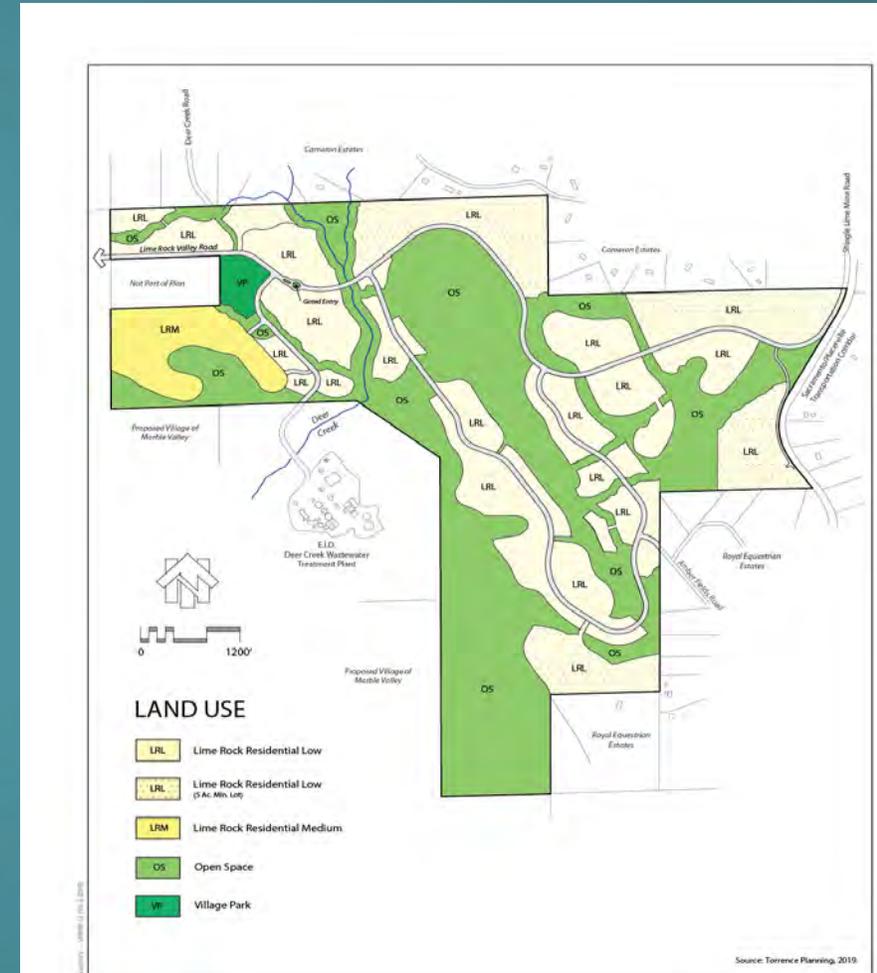


Figure 2-6  
Proposed Land Use Designations



# 3. Proposed Lime Rock Valley Specific Plan

## Rezone

- 5-Acre Lot Residential-Planned Development (R5A-PD)
- 2.5 Acre Lot Residential-Planned Development (R2.5A-PD)
- 1-Acre Lot Residential-Planned Development (R1A-PD)
- 15,000 square feet (SF) Lot Residential-Planned Development (R15-PD)
- 10,000 SF Lot Residential-Planned Development (R10-PD)
- 6,000 SF Lot Residential-Planned Development (R6-PD)
- 4,000 SF Lot Residential-Planned Development (R4-PD)
- Community Open Space-Planned Development (OS1-PD)
- Foundation or Private Open Space-Planned Development (OS2-PD)

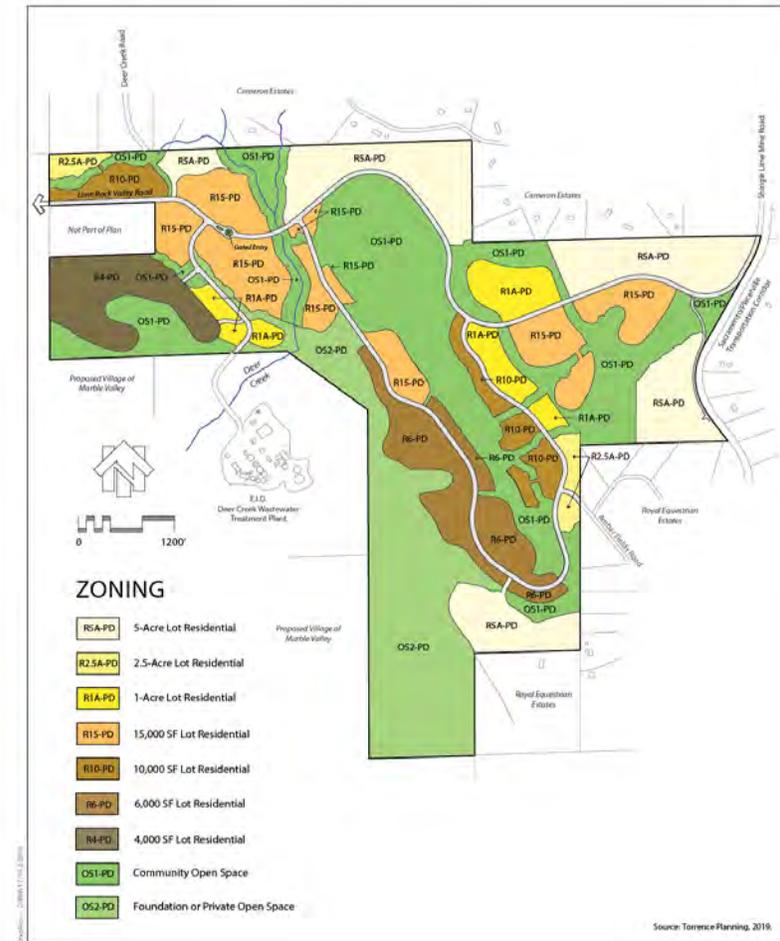
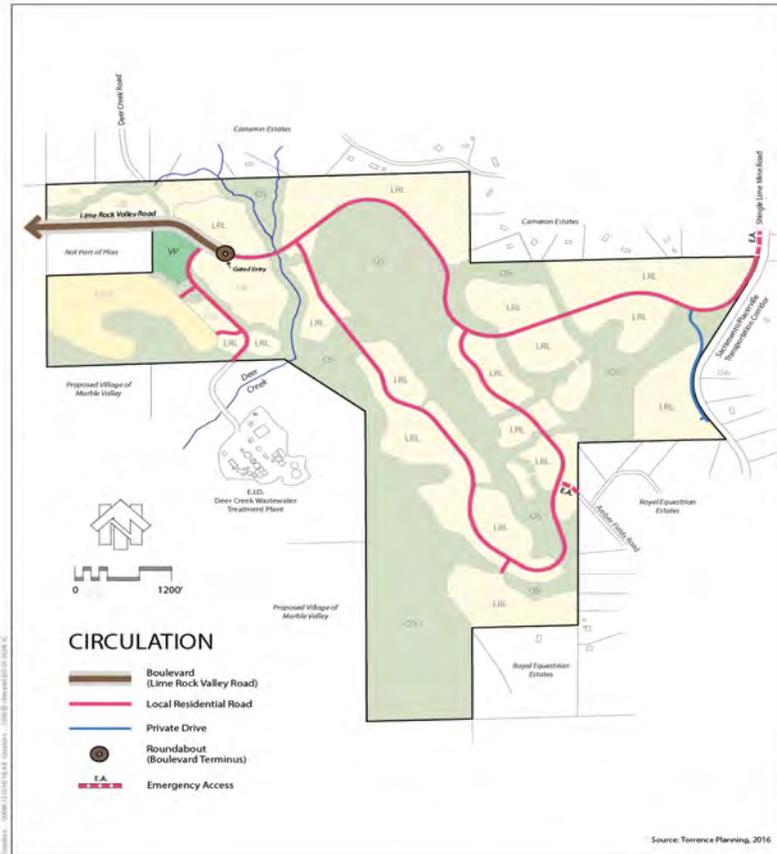


Figure 2-5  
Proposed Zoning

### 3. Proposed Lime Rock Valley Specific Plan Other Entitlement Requests

- General Plan Amendment to include the Lime Rock Valley Specific Plan within the El Dorado Hills Community Region Boundary
- Planned Development Permit
- Development Agreement
- El Dorado County Local Agency Formation Commission approvals to annex the LRVSP area into a local community services district for parks and recreation services as well as into the El Dorado Irrigation District service area for water and wastewater services

# 3. Proposed Circulation and Trail Improvements



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



Roadway Circulation Plan



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



Trail Circulation Plan

# 3. Proposed Water and Recycling Water Plans

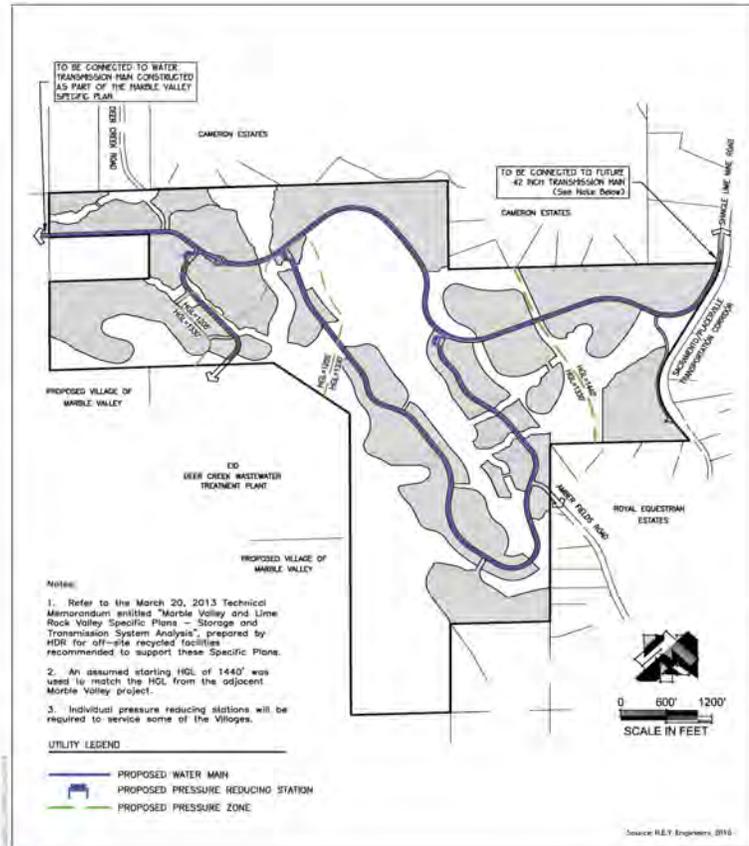


Figure 2-9 Potable Water Plan

Potable Water Plan

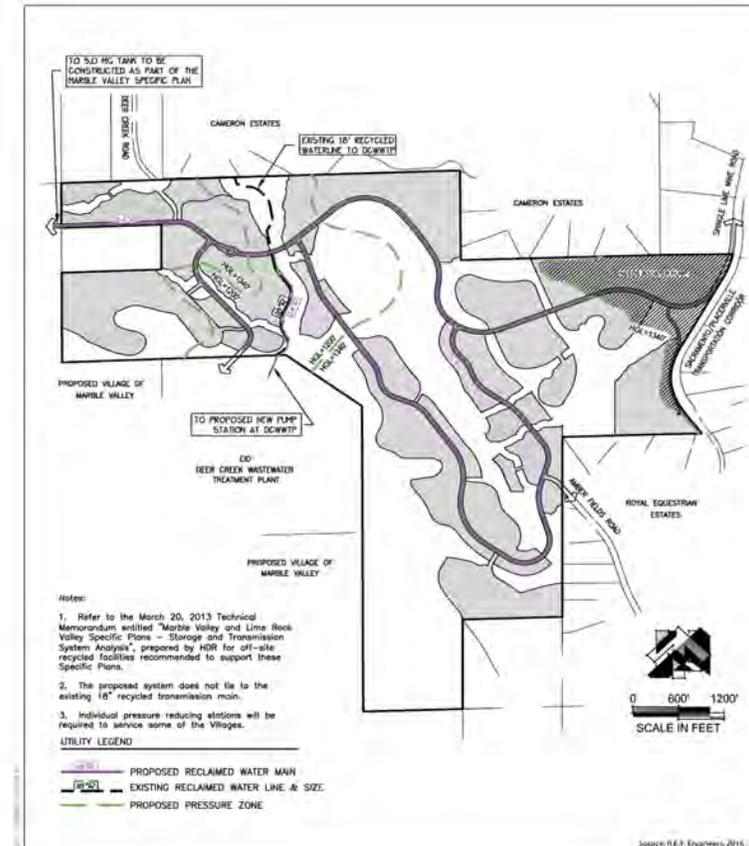


Figure 2-10 Recycled Water Plan

Recycled Water Plan

# 3. Proposed Wastewater and Drainage Imprv Plans

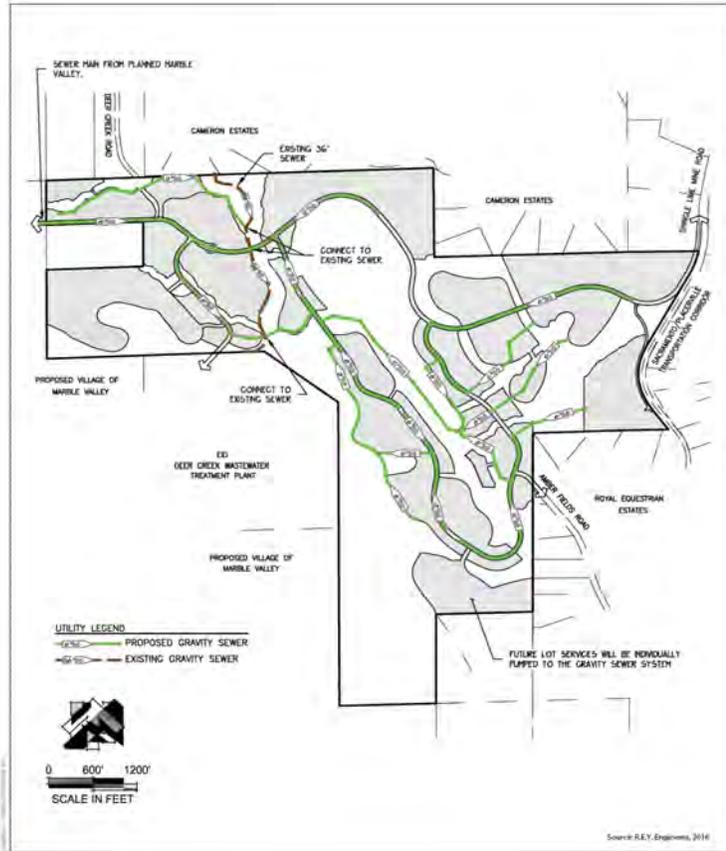


Figure 2-11  
Wastewater Plan

Wastewater Plan

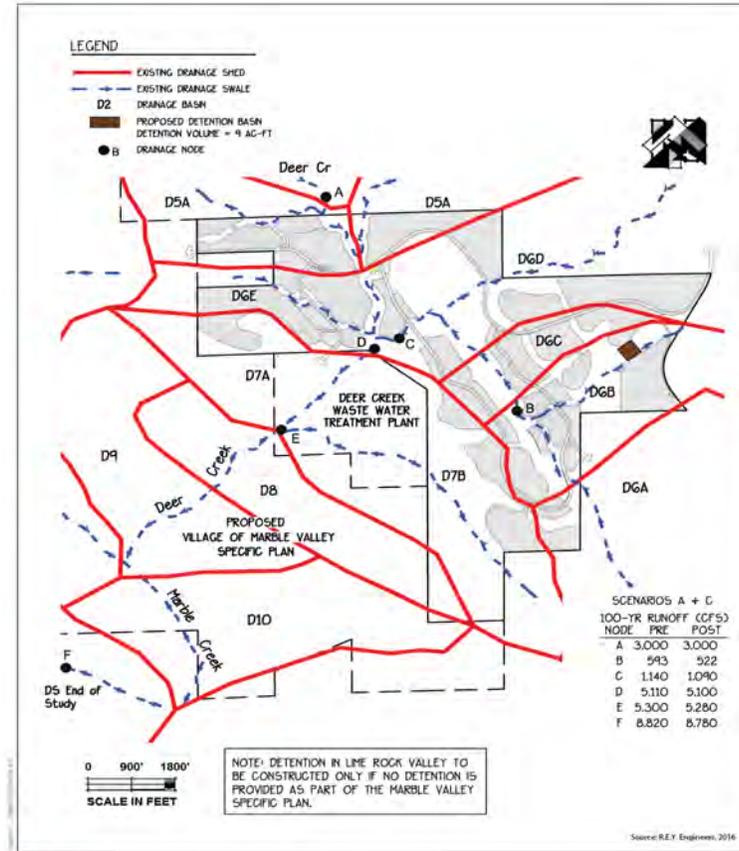
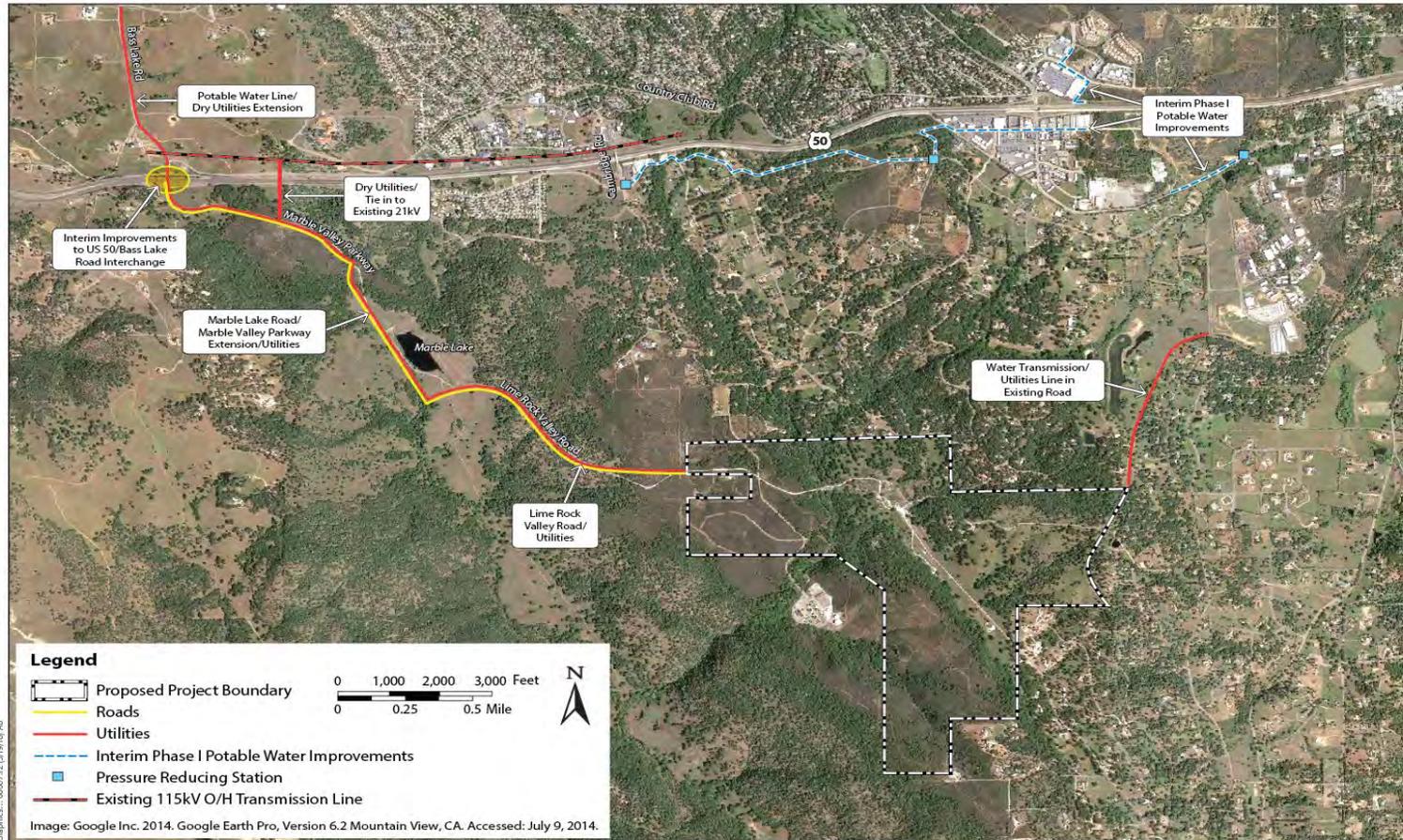


Figure 2-12  
Onsite Retention and Detention Plan

Drainage Detention and Retention Plan

# 3. Proposed Offsite Infrastructure Improvements



**Figure 2-13**  
Offsite Infrastructure Improvements



# 4. General Status of Environmental Review Processes for Both Projects



## 4. CEQA Process: EIR Process Overview

### Village of Marble Valley

- Notice of Preparation (NOP) of Draft EIR released February 20, 2013
- NOP Scoping Meeting held on March 6, 2013
- Draft EIR released May 1, 2024
- Public Draft EIR Open House June 11, 2024
- Draft EIR comment period ended July 1, 2024
- Final EIR, including responses to comments in process

### Lime Rock Valley

- Notice of Preparation (NOP) of Draft EIR released February 20, 2013
- NOP Scoping Meeting held on March 12, 2013
- Draft EIR released May 22, 2024
- Public Draft EIR Open House June 11, 2024
- Draft EIR comment period ended July 22, 2024
- Final EIR, including responses to comments in process

## 4. Environmental Impact Areas Addressed in Both Draft EIRs

- Aesthetics/Visual Resources
- Agricultural & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Energy
- Geology, Soils, and Mineral Resources
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise and Vibration
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire

## 4. Village of Marble Valley Draft EIR

- **Significant and Unavoidable Impacts (Project and Cumulative):**
  - Aesthetics (construction, scenic vistas, visual character, and lighting)
  - Air Quality (conflict with air quality plan, air pollutant emissions, and air toxic contaminants)
  - Biological Resources (cumulative only)
  - Geology and Soils (subterranean mine feature safety – project only)
  - Greenhouse Gas (increased emissions and plan conflict)
  - Noise (construction and operation)
  - Population and Housing (inducement of unplanned growth)

## 4. Village of Marble Valley Draft EIR

- **Alternatives Evaluated:**
  - Alternative 1: No Project
  - Alternative 2: Reduced Wetland Impact
  - Alternative 3: Reduced Development Footprint
  - Alternative 4: Minimal Oak Impact

## 4. Lime Rock Valley Draft EIR

- **Significant and Unavoidable Impacts (Project and Cumulative):**
  - Aesthetics (construction, scenic vistas, visual character, and lighting)
  - Air Quality (conflict with air quality plan and air toxic contaminants)
  - Biological Resources (cumulative only)
  - Greenhouse Gas (increased emissions and plan conflict)
  - Noise (construction and operation)
  - Population and Housing (inducement of unplanned growth – project only)
  - Transportation (vehicle miles traveled – project only)

## 4. Lime Rock Valley Draft EIR

- **Alternatives Evaluated:**
  - Alternative 1: No Project
  - Alternative 2: Reduced Density
  - Alternative 3: 50% Reduced Density
  - Alternative 4: Wetland Avoidance

# 5. Key Issues Identified to Date for Both Projects and Next Steps



## 5. Key Issues

- Aesthetic impacts
- Age of technical reports used in the EIRs
- Biological resource impacts
- Adequacy of evacuation and evacuation access points during a wildfire event
- Impacts to local groundwater wells
- Water supply
- Offsite infrastructure improvements and associated impacts
- Transportation
- Increased wildfire hazards
- Consistency with the General Plan
- Proposed residential density
- Impacts to public services including fire protection, law enforcement, public schools, and parks

## 5. Next Steps

- Both specific plans are currently scheduled for the September 26, 2024, Planning Commission hearing.
- At that time, the Planning Commission will hold a public hearing to receive public comments and be asked to provide a recommendation for each project to the Board of Supervisors. Recommendations could be, but not limited to, approving one or both of the proposed specific plans, or deny one or both of the proposed specific plans.
- The Board of Supervisors will consider each of the two specific plans at a subsequent Board of Supervisors hearing.
- Additional public noticing will be sent out for both the subsequent Planning Commission hearing and the Board of Supervisors hearing.

Thank You!

