

Cameron Estates Community Services District  
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February 13, 2014

Rommel (Mel) Pabalinas, Senior Planner  
El Dorado County Development Services Department, Planning Division  
2850 Fairlane Court, Building C  
Placerville, California 95667

**Re: Current Draft Marble Valley and Lime Rock Valley Specific Plan**

Dear Mr. Pabalinas:

This letter is in regard to the most recent second draft plan for the Marble Valley/Lime Rock project. As you are aware, the Cameron Estates Community Service District ("CECSD") adjoins the Marble Valley/Lime Rock Valley project area to the east.

The CECSD has several concerns regarding this 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/Lime Rock 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. **Any evacuation route through any District roads must be prohibited.**

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 proposed number of dwelling units is 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.

4. 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?

5. There are existing wildlife corridors in place in the undeveloped Marble Valley and Lime Rock Valley, and mitigations should include continued areas of access and migration by the local wildlife populations.

6. Mitigations should be in place regarding light pollution to prevent the reduction of night time star visibility.

7. The CECSD would request the opportunity to access the multi-use trails system of the Marble Valley development.

8. 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 project.

Very truly yours,

Angela Johnson  
General Manager/Secretary

Cc: Board of Directors CECSD  
El Dorado County Board of Supervisors  
Kirk Bone, Parker Development Co