



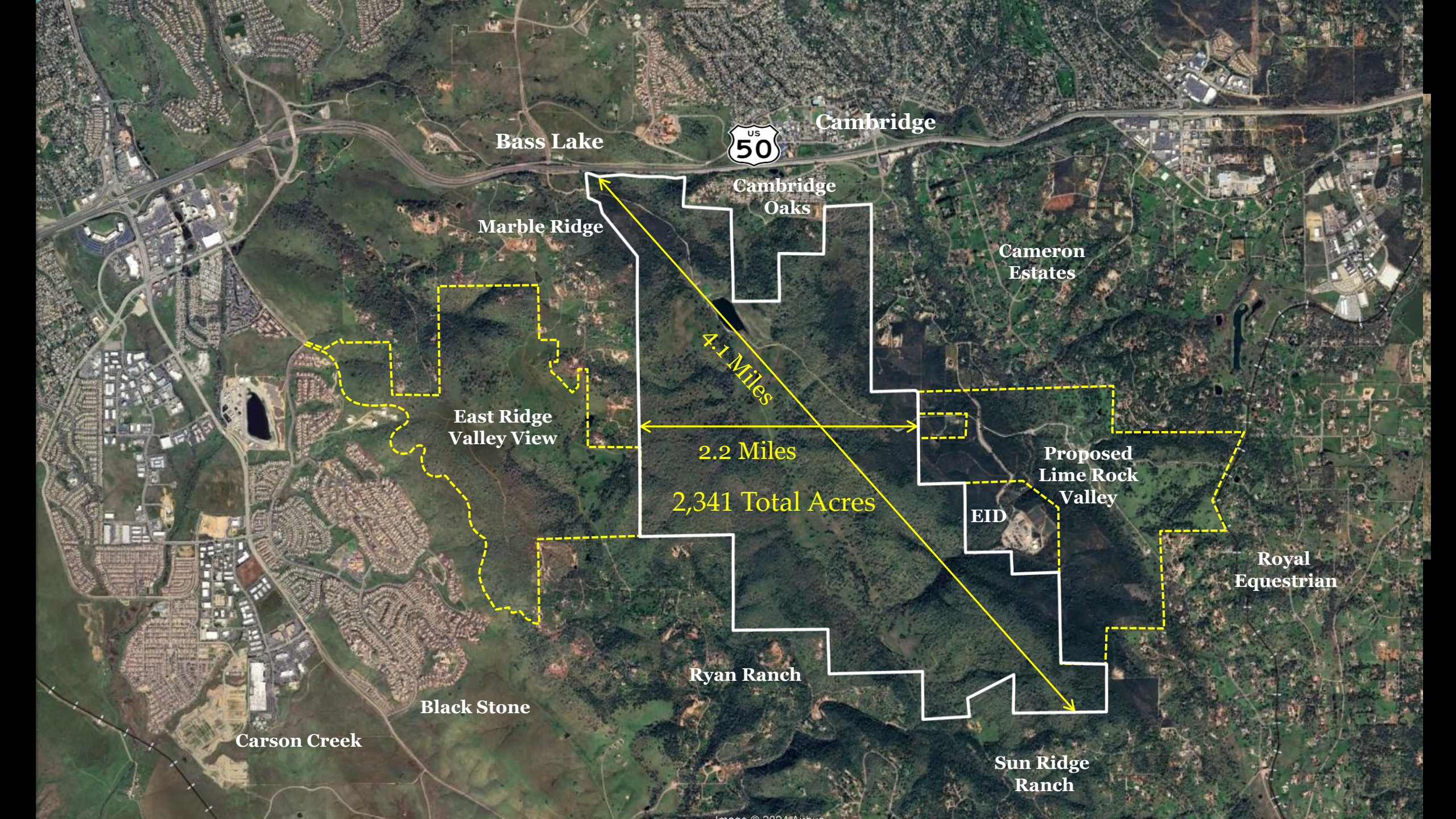
The Village of Marble Valley

- Introduction of VMV and LRV Applicant Teams
- Projects' Status
- County has released Draft Environmental Impact Reports for Public Comment
 - VMV May 1, 2024 to July 1, 2024
 - LRV May 22, 2024 to July 22, 2024
- Public has opportunity to learn more and comment on Projects
 - VMV direct comments to: VMVSP@edcgov.us
 - LRV direct comments to: LRVSP@edcgov.us

LIME ROCK
V A L L E Y



The Village of Marble Valley



Bass Lake



Cambridge

Cambridge Oaks

Marble Ridge

Cameron Estates

4.1 Miles

East Ridge Valley View

2.2 Miles

2,341 Total Acres

Proposed Lime Rock Valley

EID

Royal Equestrian

Ryan Ranch

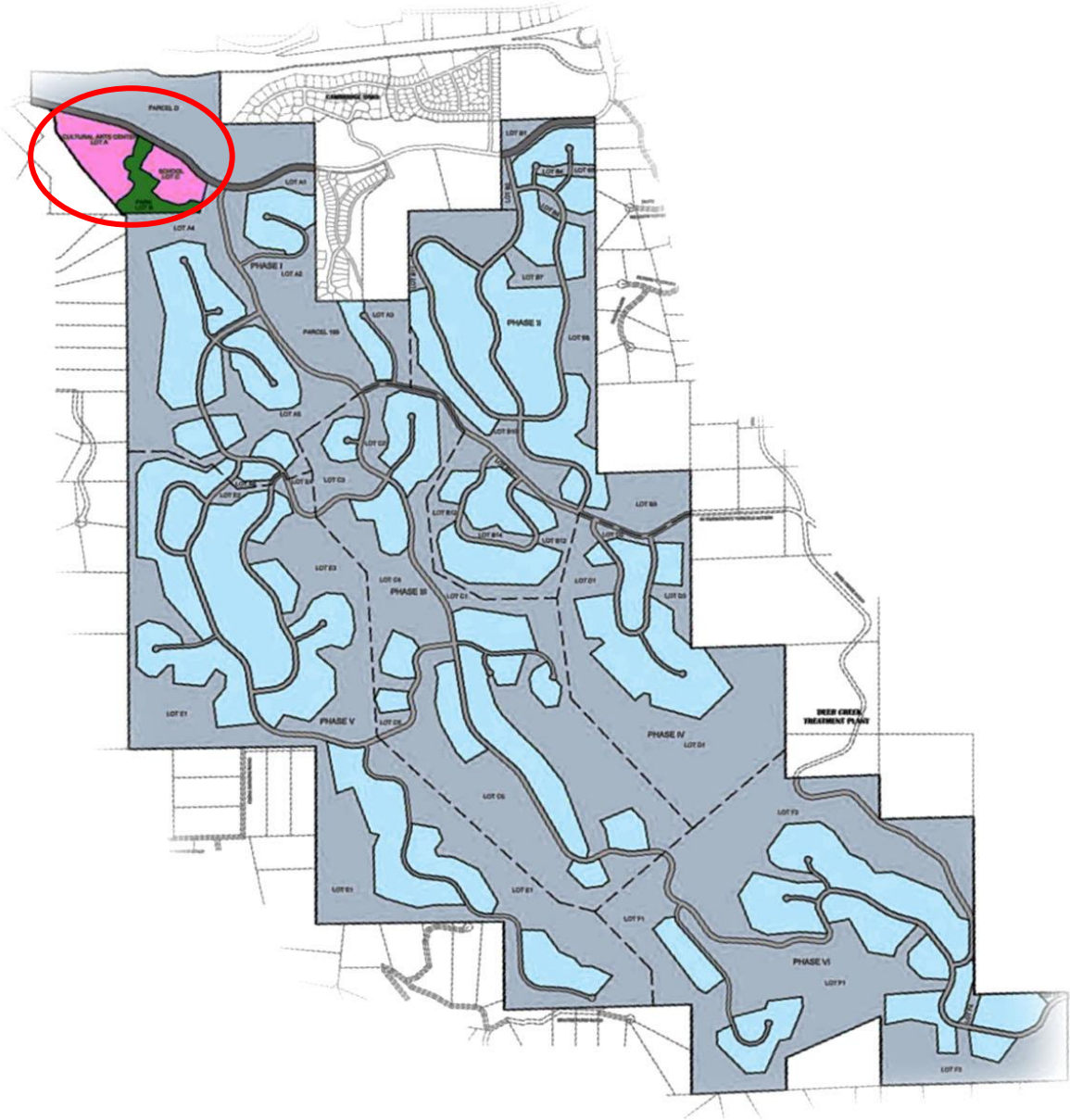
Black Stone

Carson Creek

Sun Ridge Ranch

2008 Land Plan

- 398 – 2 + Acre Custom Lots
- Gated Community
- Public Amenities
 - Marble Valley Center for the Arts
 - School
 - Park
- No Onsite Private Amenities
- Project Development Impacts
 - **875 Acres Residential Use**
 - **150 Acres – Amenities, Roads, Infrastructure**
 - **1,025 Acres Total Impact**
- Open Space
 - **1,316 Acres**



PROPOSED LAND PLAN



- 797 Acres Residential Development - (875 Acres)
 - 12 Acres of Private Neighborhood Parks included in Residential Acres
 - 57 Acres of Retail/Office and Other Specialty Uses
 - 35 Acres Public School Sites
 - 55 Acres Vineyards
 - 66 Acres Infrastructure (Roads other public/private facilities)
 - 513 Acres Public Parks
 - 47 Acres Developed Parks (59 Total Acres of Parks)
 - 466 Acre Public “Foundation” Park
 - 818 Acres Private (Publicly accessed) Open Space – (HOA Maintained)
- 2,341 TOTAL ACRES

PROPOSED LAND PLAN



- Total Development Area - 1,010 Acres (43%) - (1,025 Acres)
- Total Open Space & Parks - 1,331 Acres (57%) - (1,316 Acres)

- 3,236 Total Planned Units – 1.38 DU/AC
- Serrano Approved @ 1.75 DU/AC – Upon Completion - 1.38 DU/AC
- Carson Creek - 3.43 DU/AC
- Blackstone/East Ridge – 1.4 DU/AC

- Serrano Maximum Density – 7 DU/AC
- Density Ranges 1 – 24 Dwelling Units /Acre

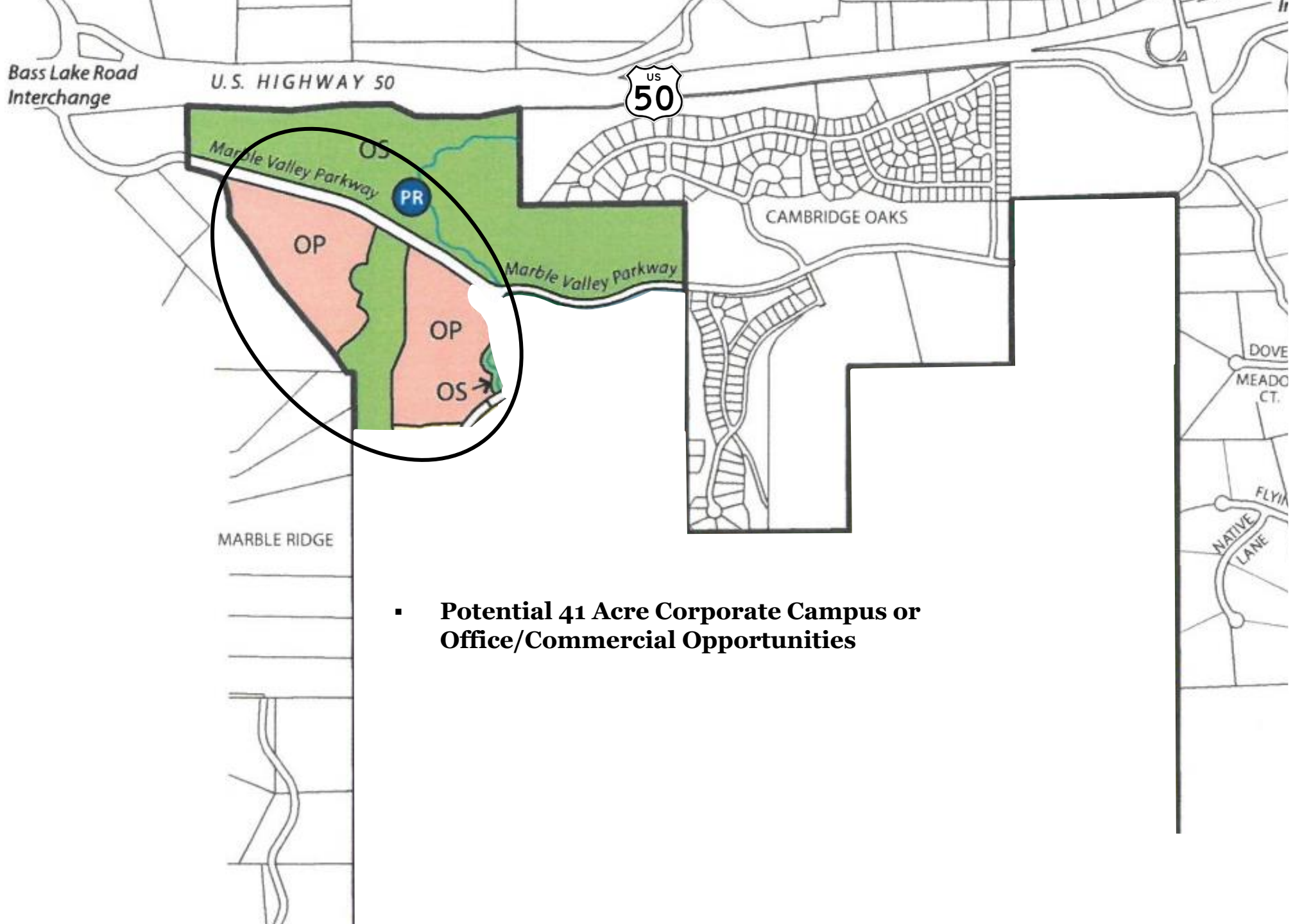
Plan Vision

- Provide a Diversity of Housing Types and Opportunities
- Establish a Harmonious Architectural Style throughout entire project
- Promote the “El Dorado Wine Country” as part of Project Theme
- Embrace and Highlight the Special History of the Site
- Create Unique Amenities

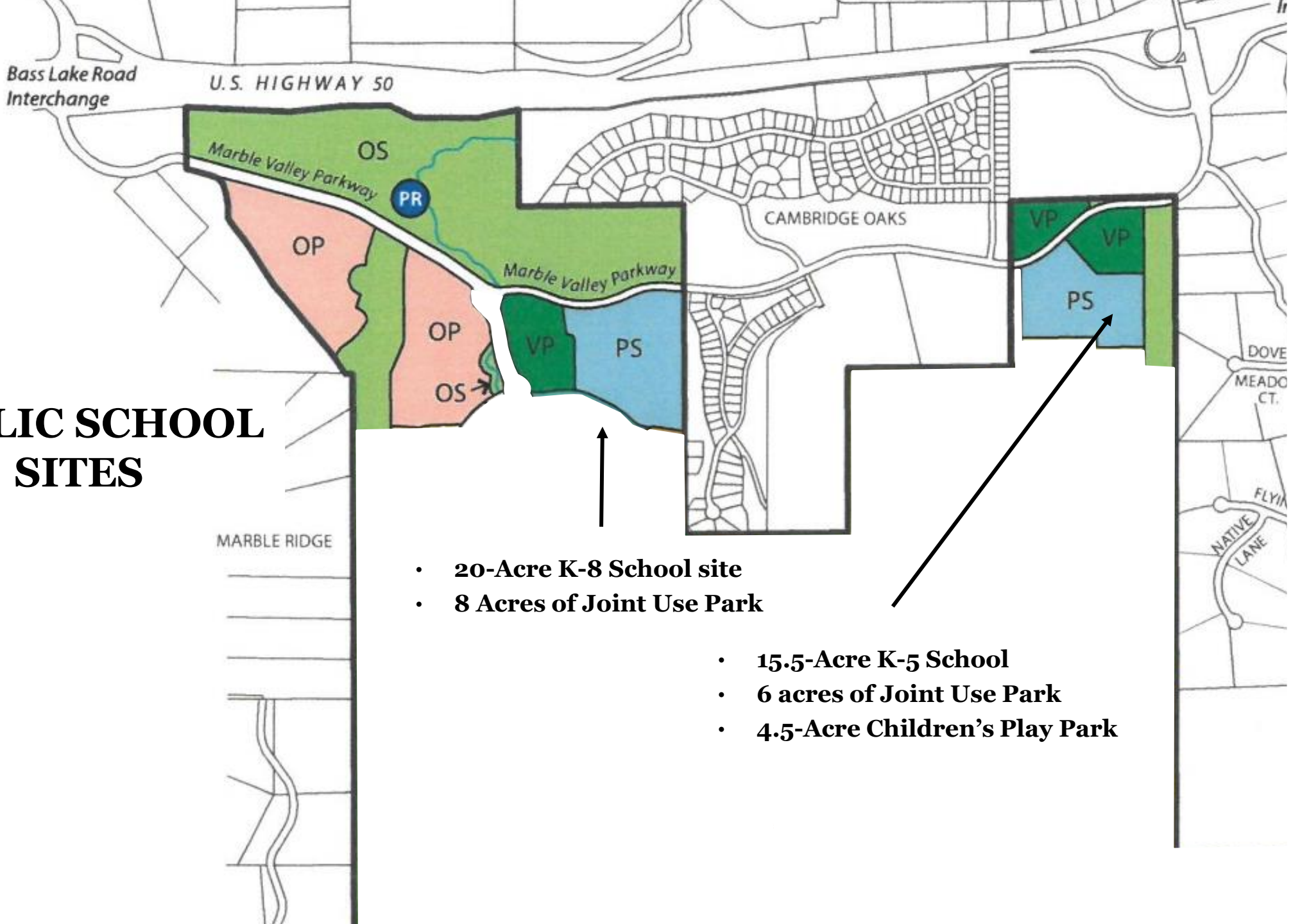


The Village of Marble Valley

THE AMENITIES



- **Potential 41 Acre Corporate Campus or Office/Commercial Opportunities**



PUBLIC SCHOOL SITES

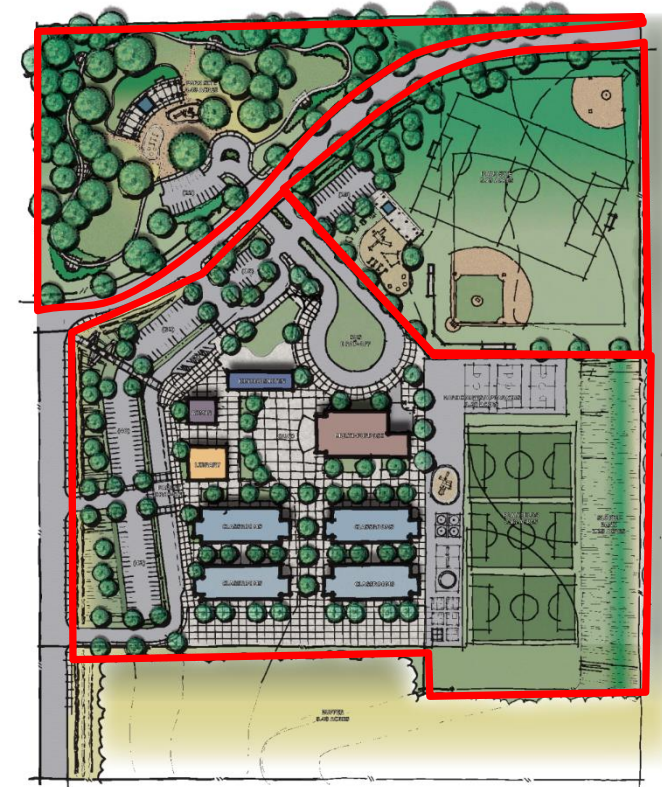
- 20-Acre K-8 School site
- 8 Acres of Joint Use Park
- 15.5-Acre K-5 School
- 6 acres of Joint Use Park
- 4.5-Acre Children's Play Park

K-8 School - VP3 Joint Use EDH
CSD Park

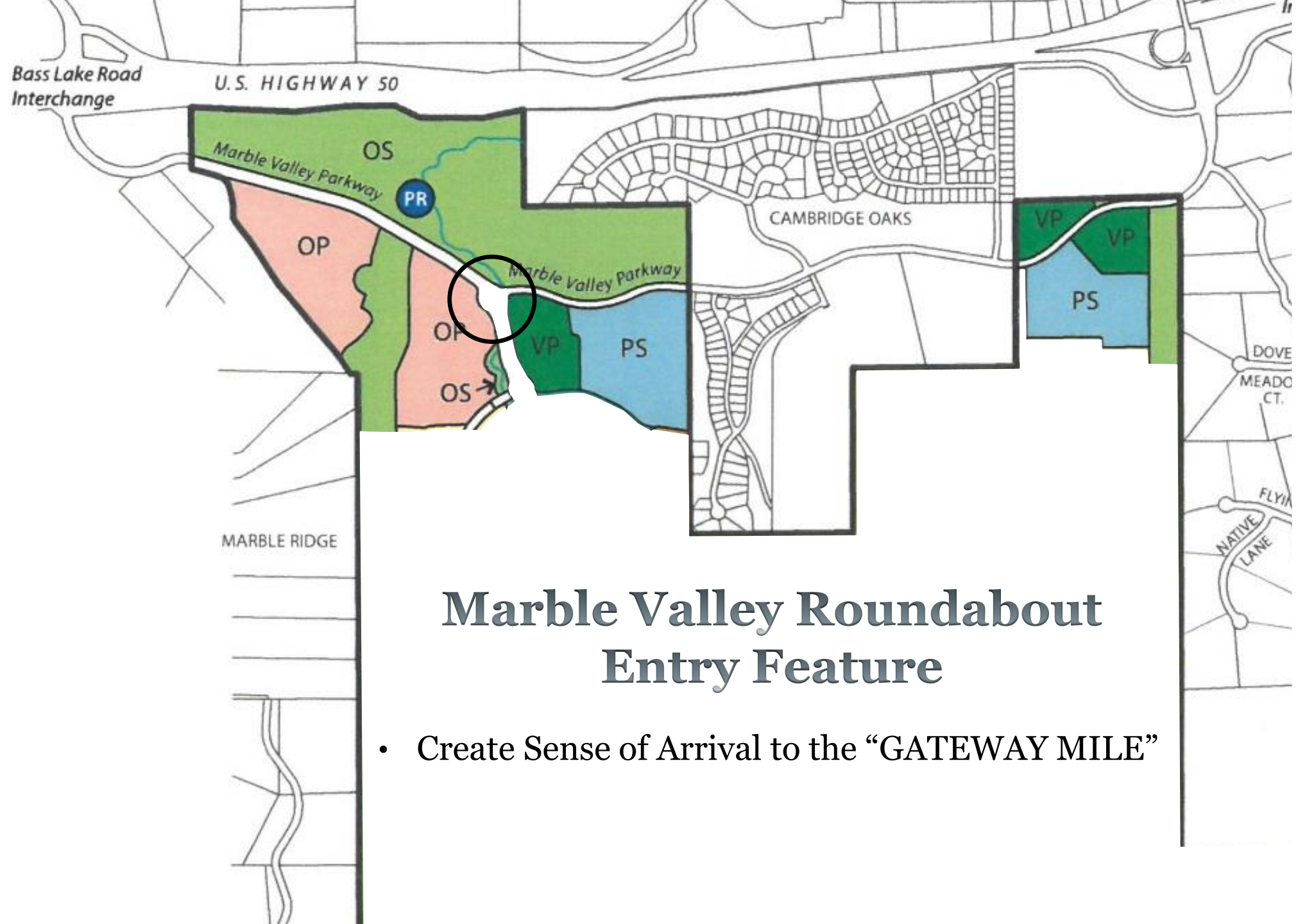


- K-8 School – 20 Acres
- Joint Use CSD Park – 8 Acres

K-5 School & VP4 Joint Use EDH
CSD Park & VP12 Children's Park



- K-5 School – 15.5 Acres
- Joint Use CSD Park – 6 Acres
- Children's Park – 4.5 Acres



Marble Valley Roundabout Entry Feature

- Create Sense of Arrival to the “GATEWAY MILE”



The Village of Marble Valley

“The Gateway Mile” Roundabout Feature Design



The Gateway Mile (MARBLE LAKE BOULEVARD)

- A 1-Mile Divided Public Boulevard
- 60' Wide Center Medians
- Featuring Additional Roundabouts
- Unique Public Landscaping

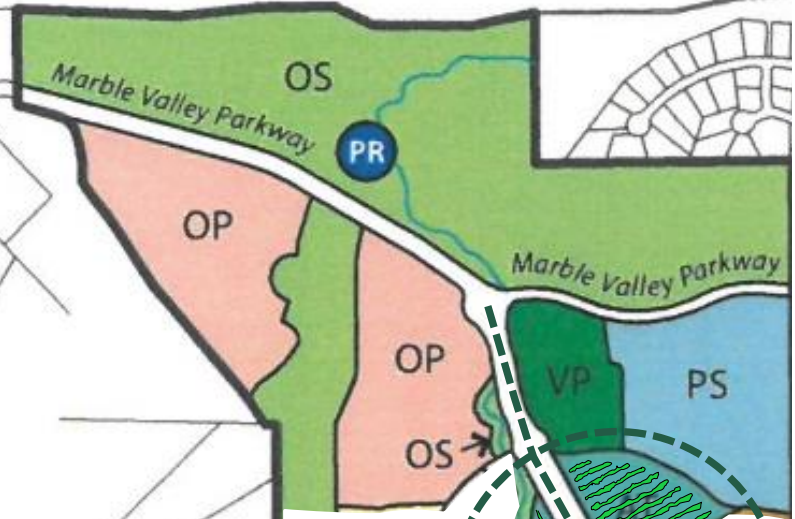




The Vineyards of Marble Valley

Bass Lake Road Interchange

U.S. HIGHWAY 50



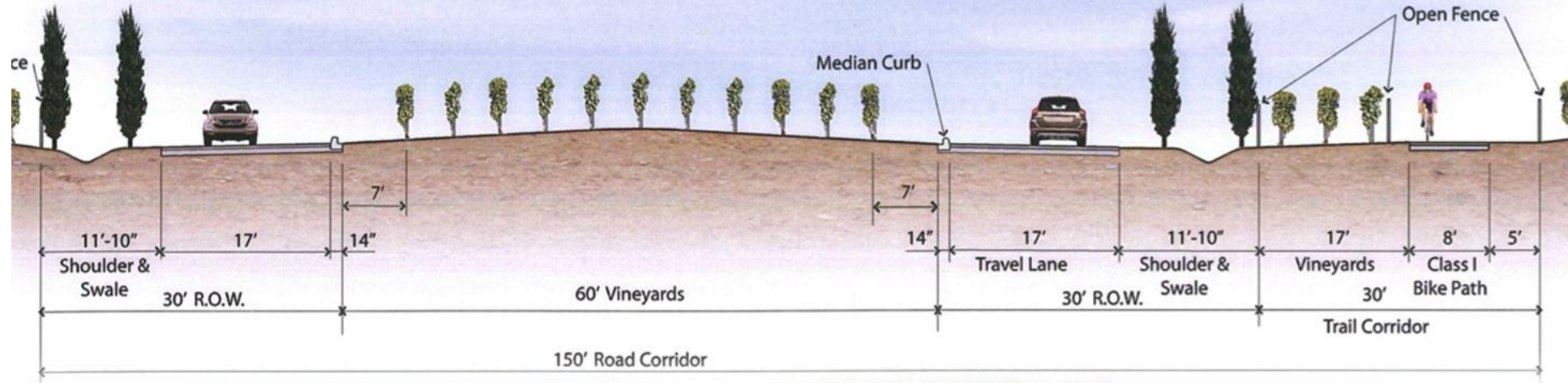
MARBLE RIDGE

The Vineyards of Marble Valley

- Gateway Mile Public Road Landscaping
- Initially 10 Acres Including Roadway
- Less expensive than Ornamental Landscaping to install and maintain
- Less water demand
- “Agriburbia”
- Educational Opportunities Viticulture Programs
 - UC Davis
 - Los Rios El Dorado



Marble Lake Boulevard Median Landscape Design Concept



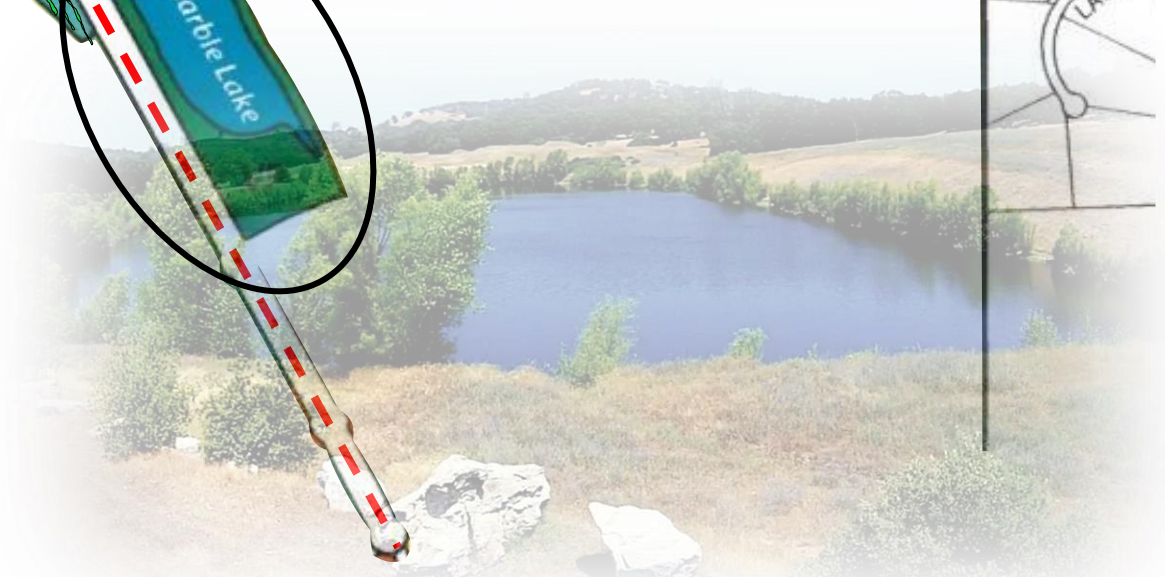


The Lake at Marble Valley



The Gateway Mile

THE LAKE AT MARBLE VALLEY







The Lake at Marble Valley Park

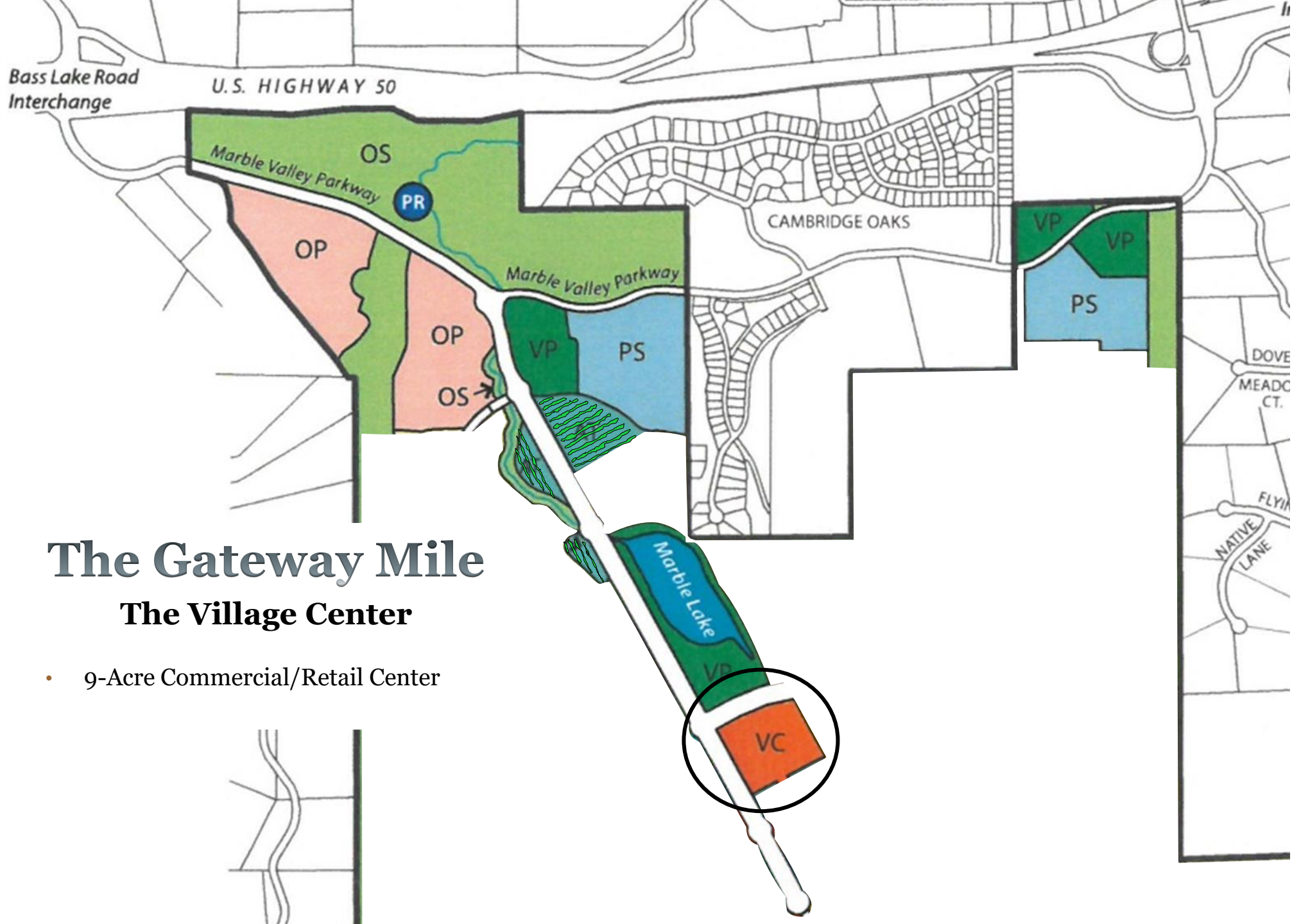
21 Total Acres

Potential Amenities

- Jogging – walking path
- Amphitheater
- Water related activities
- Dock - Pier
- Gazebo
- Lighted Sports Field(s)







The Gateway Mile

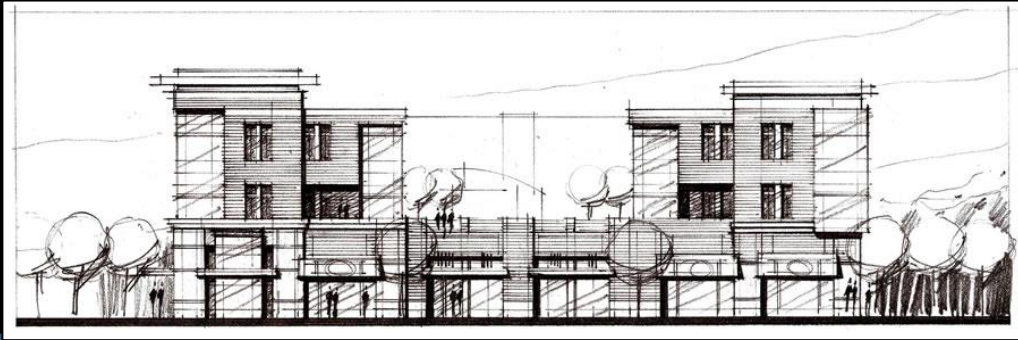
The Village Center

- 9-Acre Commercial/Retail Center

- **Marble Valley Village Center**

- Proposed Mixed Use
 - 60,000 S.F. Commercial Center
- 50 Residential Units above
- Clock tower & Cell facility







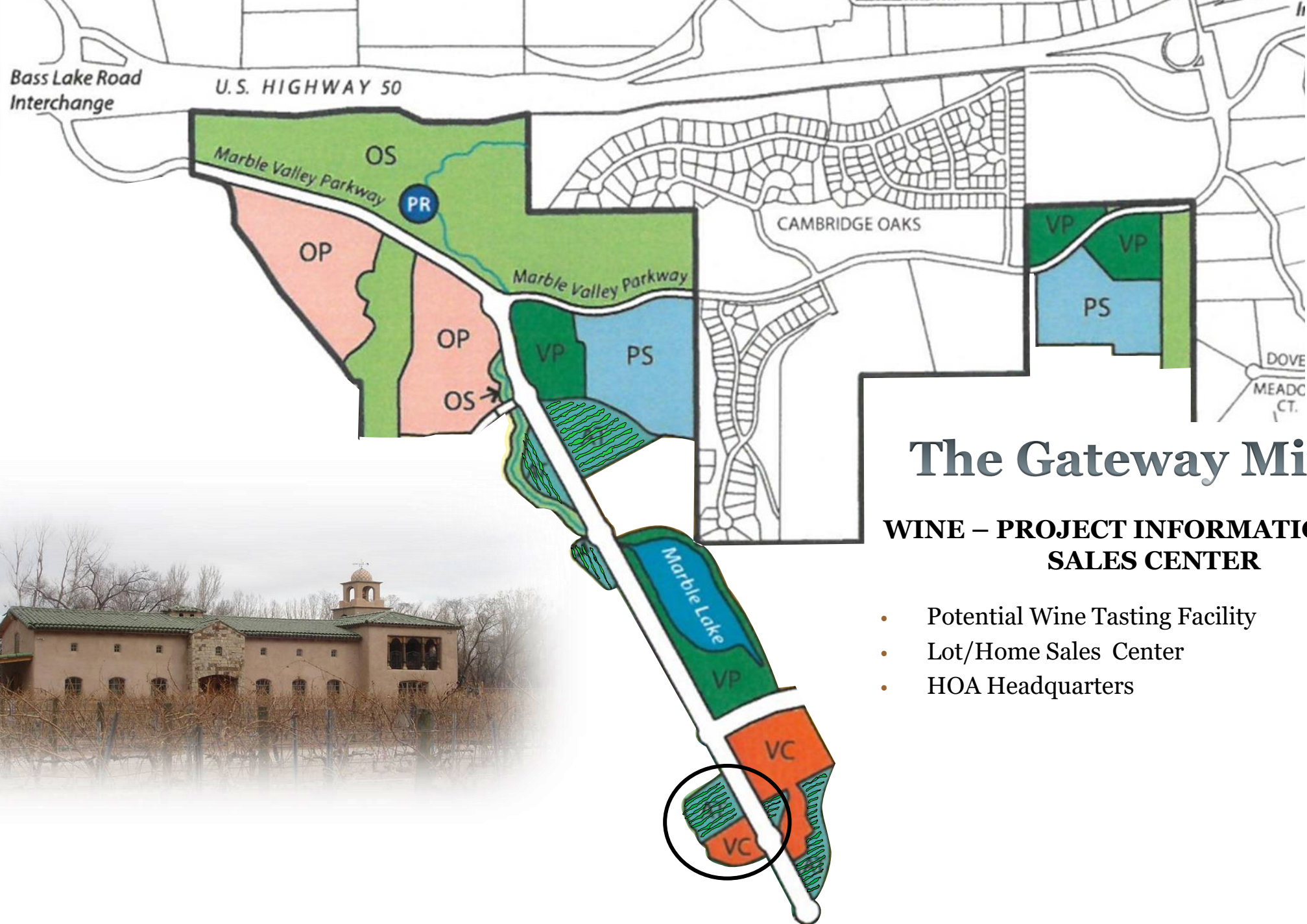
The Gateway Mile

“MONOLITH EVENT CENTER”

- Outdoor Event Venue
- Banquet Facility
- Vineyards







The Gateway Mile

WINE – PROJECT INFORMATION & SALES CENTER

- Potential Wine Tasting Facility
- Lot/Home Sales Center
- HOA Headquarters





The Gateway Mile

S.H. COWELL HISTORIC PARK

- Educational & Cultural Center
 - Lime related history





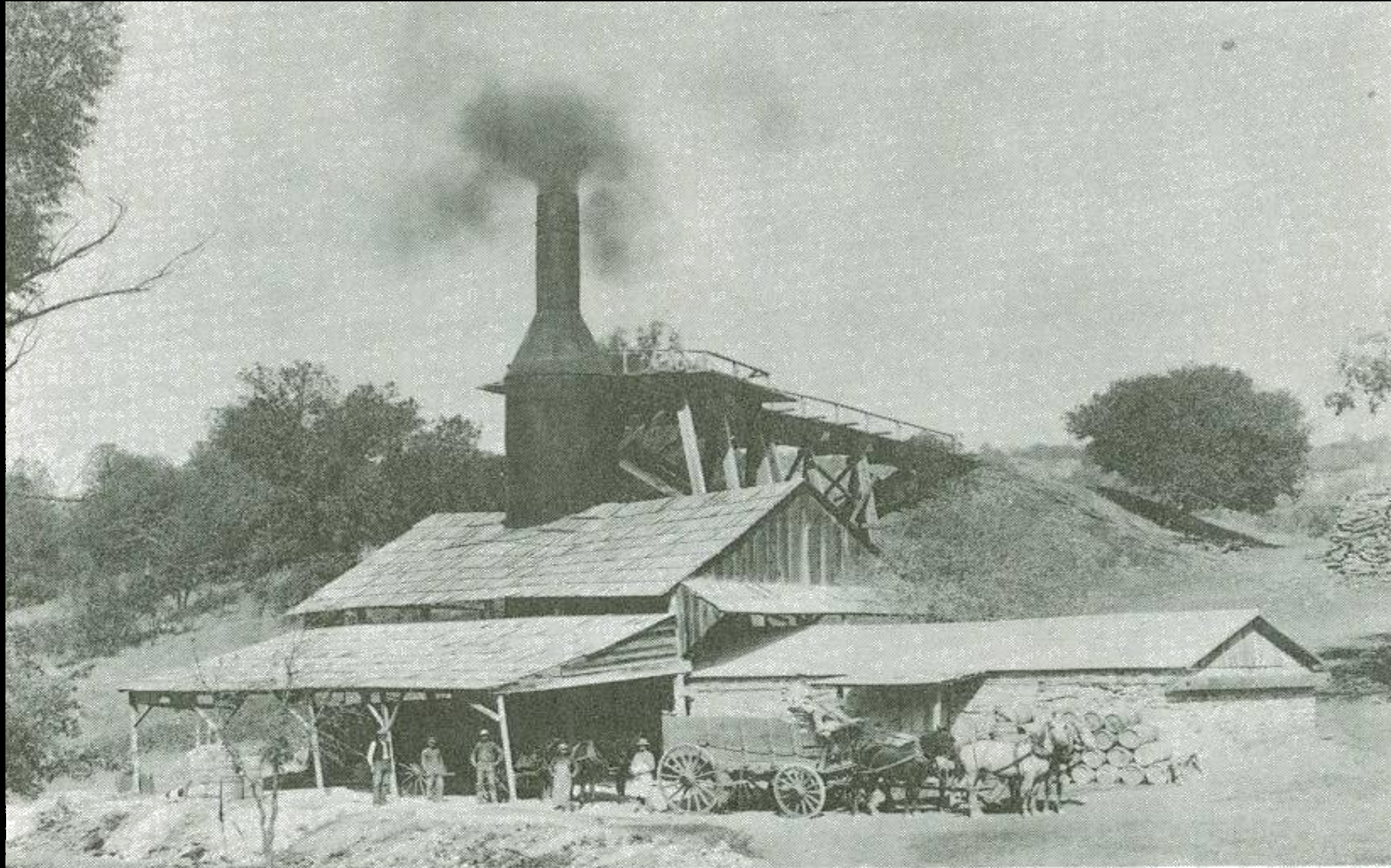


The Gateway Mile

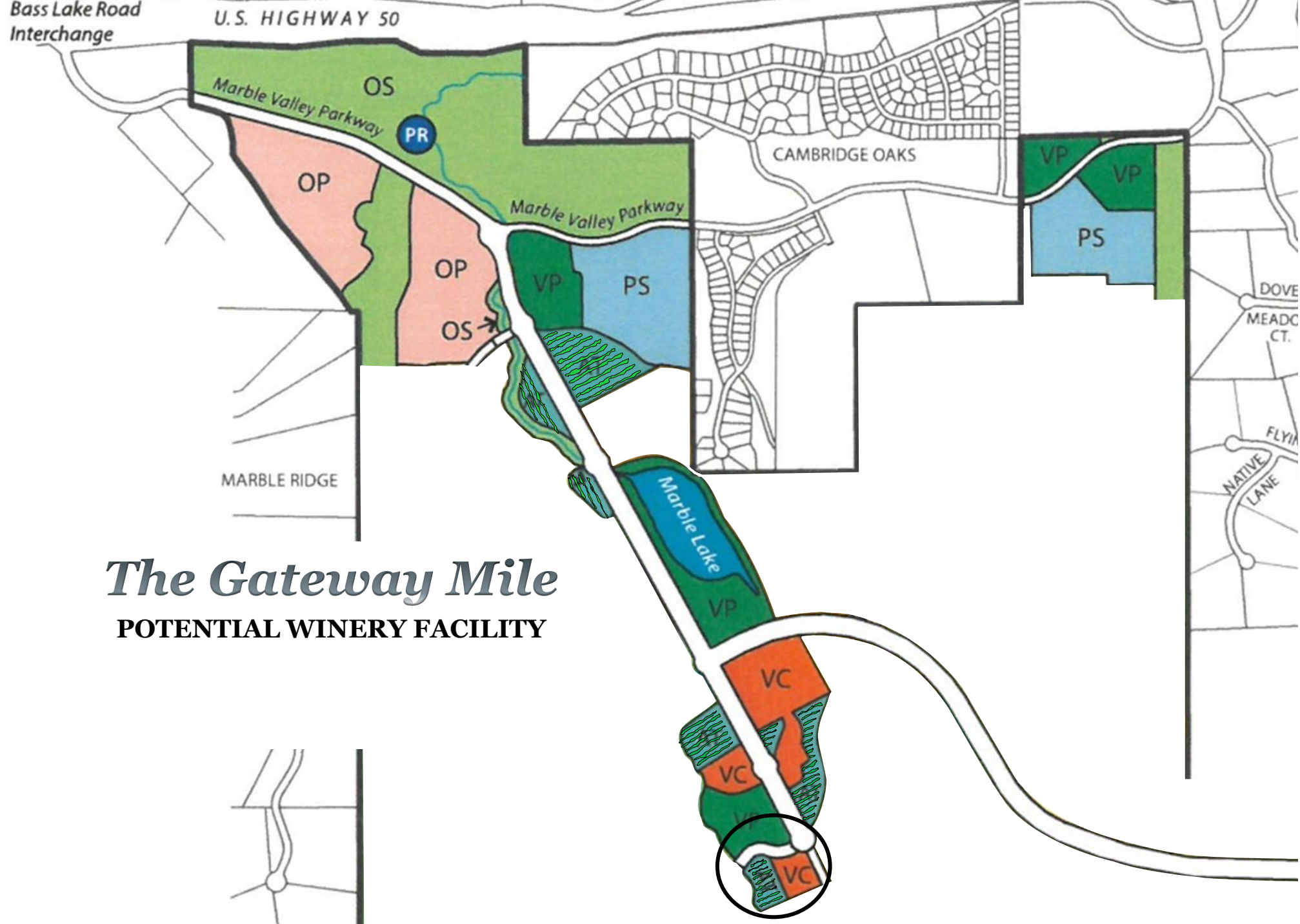
S.H. COWELL HISTORIC PARK

- Restoration
 - Historical Society
 - Community Project





Lime Kiln (circa 1906)—left to right: Fred Dixon, Ab Wing, Bob Craig, unknown Chinese. The next two men also unknown.



The Gateway Mile
POTENTIAL WINERY FACILITY



MARBLE VALLEY

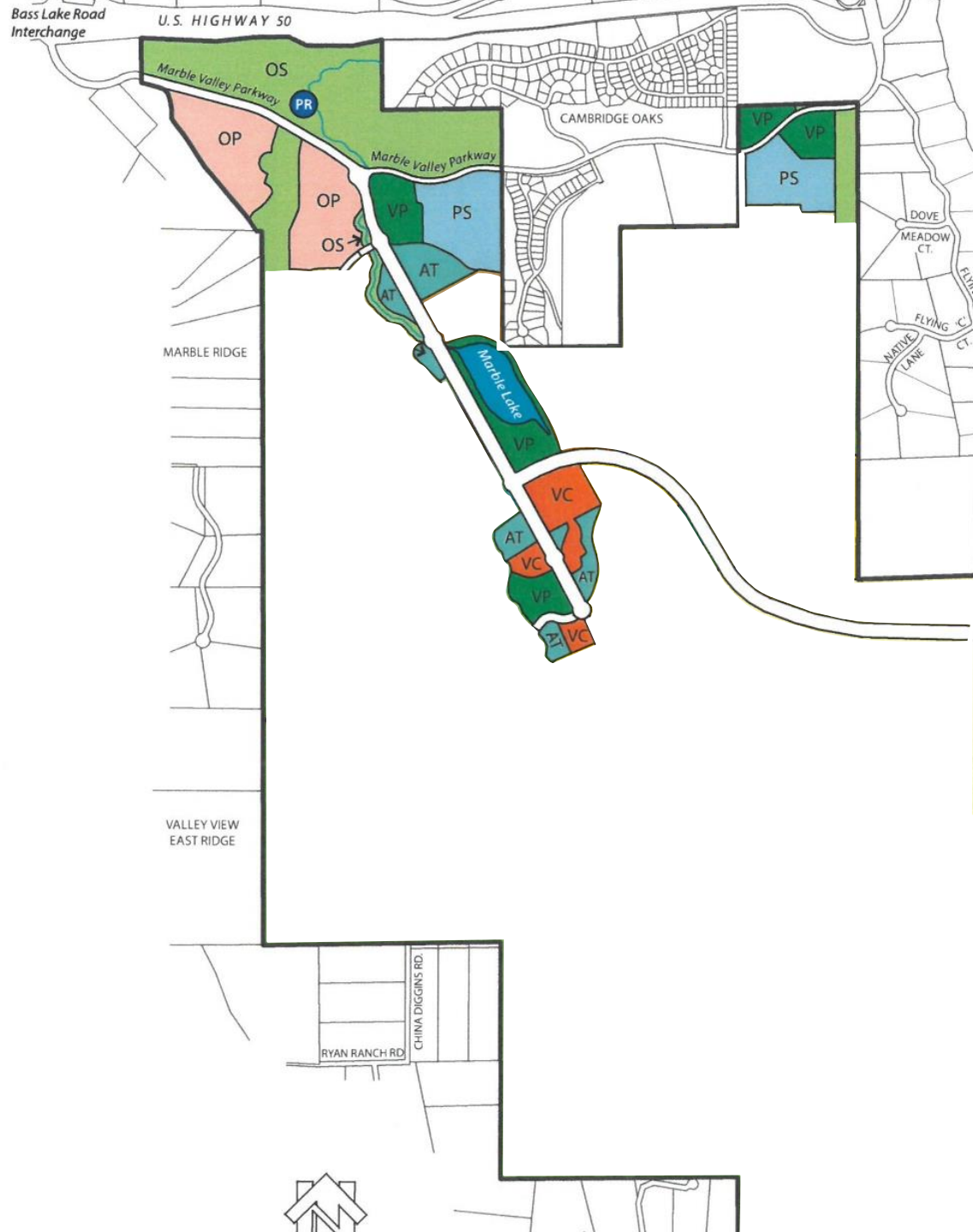
“CORE”

- **1.75 Miles of Public Roads**
- **Public/Private Amenities**
 - Office/Corporate Center
 - K8 - School - Parks
 - “Gateway Mile” – (Marble Lake Blvd.)
 - Marble Lake Park
 - Commercial Center
 - Monolith Event Center
 - Sales/Wine-Information Center
 - Vineyards
 - Historic Park
 - Winery Site



The Village of Marble Valley

THE RESIDENCE



Marble Valley

THE RESIDENCE

THREE LAND USE DESIGNATIONS

- VRH - High Density - (12 to 24 DU/Ac)
- VRM - Medium Density - (5 to 12 DU/AC)
- VRL - Low Density - (1 to 5 DU/Ac)

Bass Lake Road Interchange

U.S. HIGHWAY 50



CAMBRIDGE OAKS

DOVE MEADOW CT.

FLYING C

NATIVE LANE CT.

CAMERON ESTATES

G3 ENTERPRISES

DEER CREEK ROAD

E.I.D. DEER CREEK TREATMENT PLANT

G3 ENTERPRISES

RYAN RANCH RD

CHINA DUGGINS RD

MARBLE RIDGE

VALLEY VIEW EAST RIDGE



VRH
HIGH DENSITY DESIGNATION
 12-24 DU/AC

- 28 Acres - 501 DU (Avg. 18 DU/AC)

ROYAL EQUESTRIAN ESTATES

VRH

Village Residential High

- Apartments, Stacked-Flats, Condominiums, Townhomes, Row Houses
- Mixed Use Commercial



Vessona condominiums, Folsom



Sterling Ranch Apartments, El Dorado Hills

Bass Lake Road Interchange

U.S. HIGHWAY 50

Marble Valley Parkway

Marble Valley Parkway

Marble Valley Parkway

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CAMBRIDGE OAKS

DOVE MEADOW CT.

FLYING C

WATKINS LANE CT.

ROAD

CAMERON ESTATES

G3 ENTERPRISES

DEER CREEK ROAD

E.I.D. DEER CREEK TREATMENT PLANT

G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES

MARBLE RIDGE

VALLEY VIEW EAST RIDGE

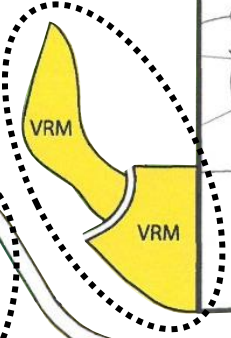
RYAN RANCH RD

CHINA DIGGINS RD.



VRM
MEDIUM DENSITY DESIGNATION
 5-12 DU/AC

- 85 Acres - 708 DU (Avg. 8 DU/AC)



VRM

Village Residential Medium

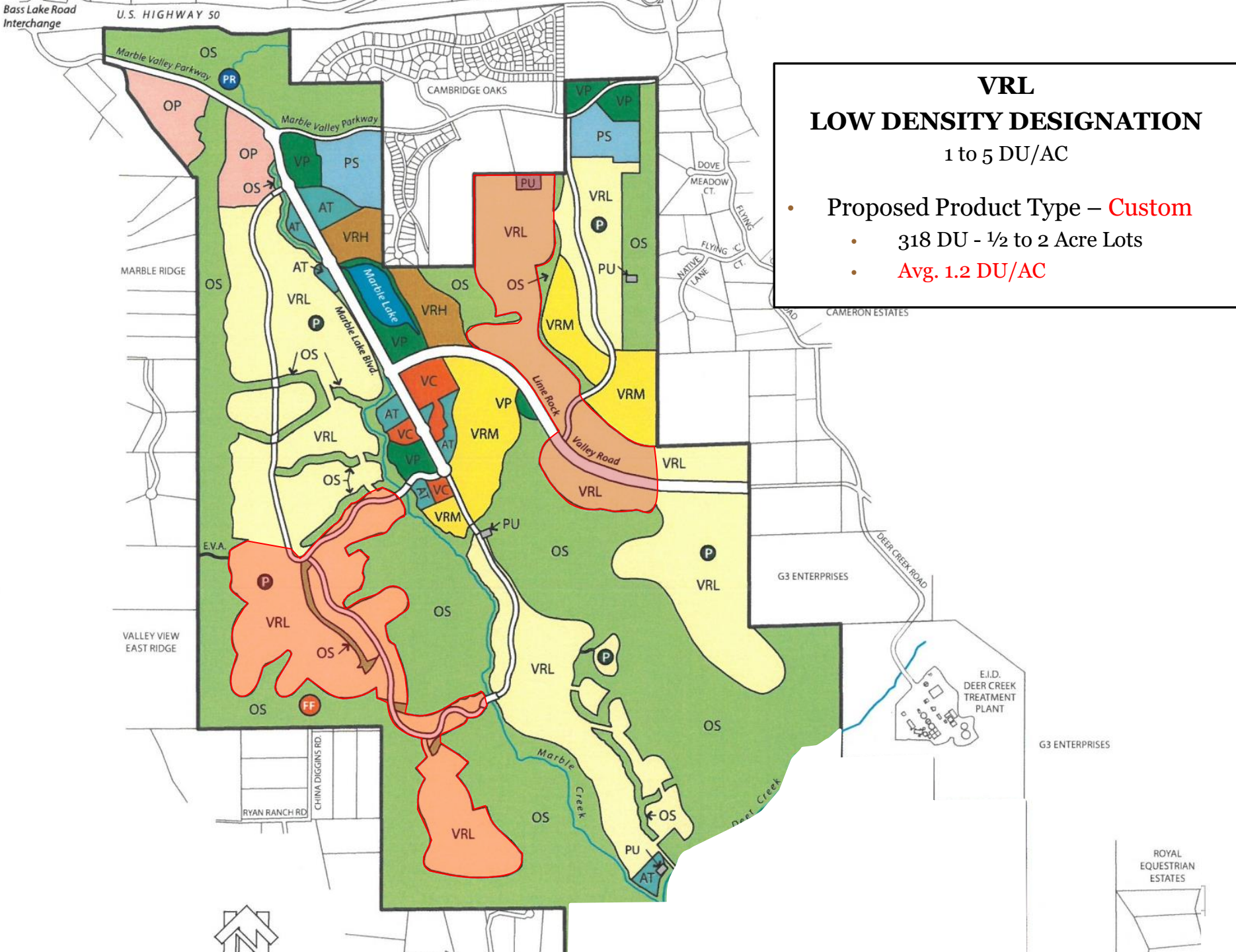
- Detached Zero Lot Line Homes, Patio Homes
- Attached such as Cluster Homes, Townhomes, Duplexes, Half-Plexes and Condominiums.



Halfplex home, Versante



Townhome, Parkway at Folsom



VRL
LOW DENSITY DESIGNATION
 1 to 5 DU/AC

- Proposed Product Type – **Custom**
 - 318 DU - 1/2 to 2 Acre Lots
 - **Avg. 1.2 DU/AC**

VRL- CUSTOM

Village Residential Low

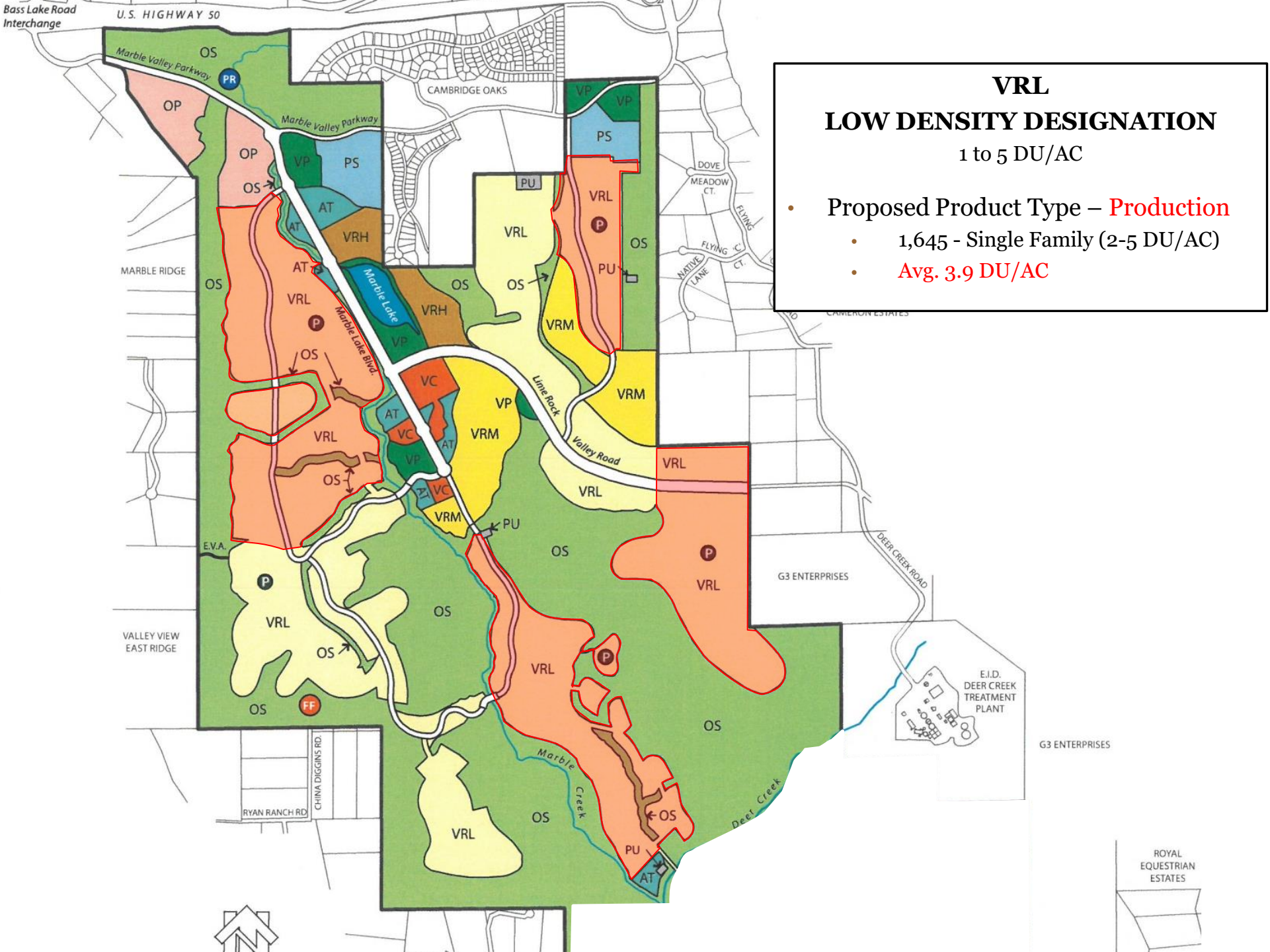
- Single-Family Custom



Custom, Serrano



Custom, Serrano



Bass Lake Road Interchange

U.S. HIGHWAY 50

Marble Valley Parkway

Marble Valley Parkway

MARBLE RIDGE

VALLEY VIEW EAST RIDGE

RYAN RANCH RD
 CHINA DIGGINS RD

CAMBRIDGE OAKS

DOVE MEADOW CT.

FLYING CT.

NATIVE LANE

CARRION ESTATES

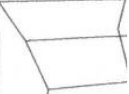
G3 ENTERPRISES

DEER CREEK ROAD

E.I.D. DEER CREEK TREATMENT PLANT

G3 ENTERPRISES

ROYAL EQUESTRIAN ESTATES



VRL - PRODUCTION

Village Residential - Low

- Single-Family Detached Production Homes



Fairway Villas at Serrano



High-end production, Donatello by Greenbriar, Serrano



Destinations at Serrano

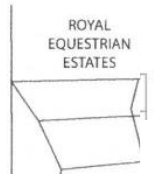
Bass Lake Road Interchange

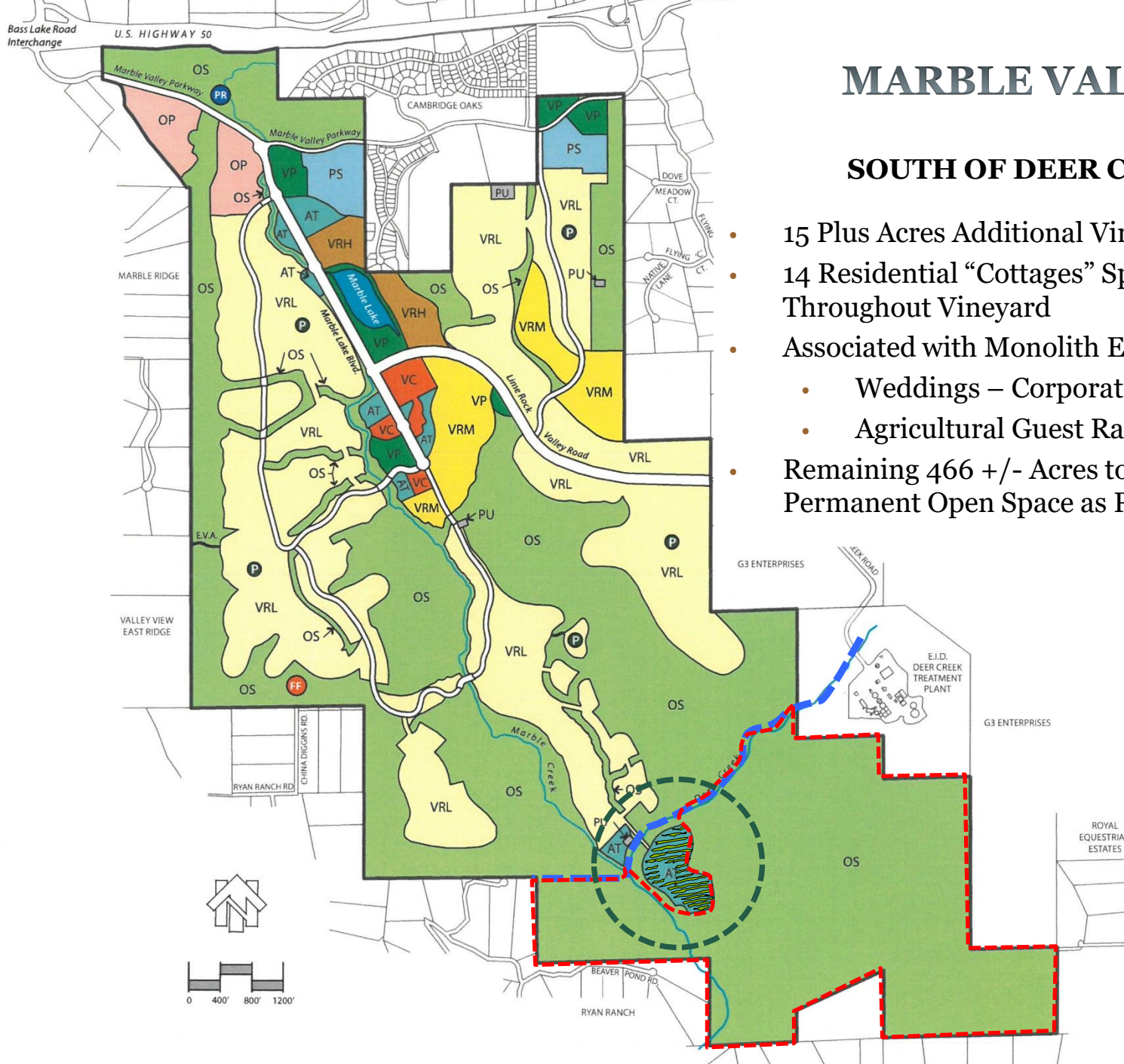
U.S. HIGHWAY 50

THE VILLAGE OF MARBLE VALLEY



- 5 Neighborhood Parks (sized by TM DU)
- Total of 12 Acres Assumed

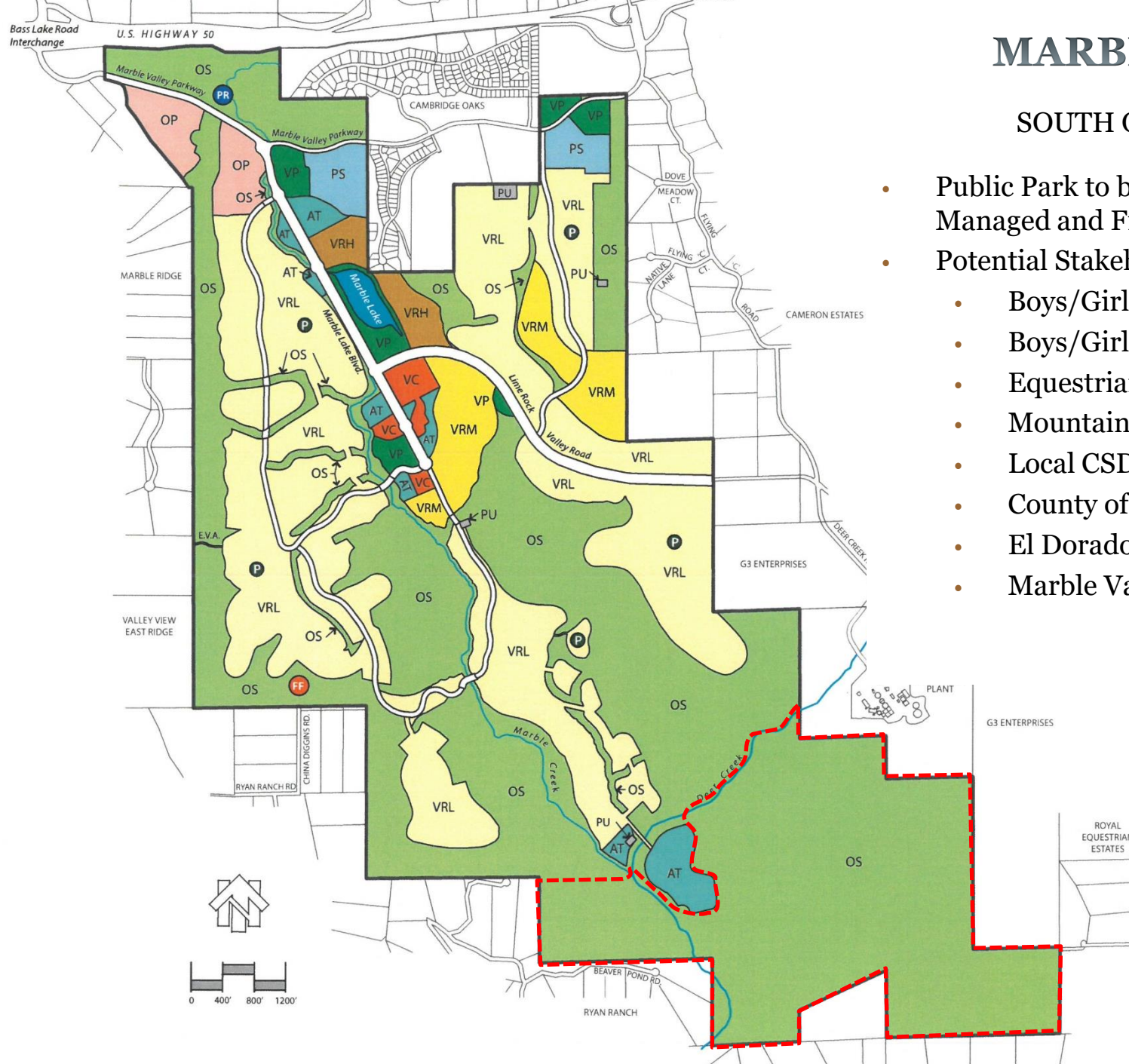




MARBLE VALLEY

SOUTH OF DEER CREEK

- 15 Plus Acres Additional Vineyards
- 14 Residential “Cottages” Spread Throughout Vineyard
- Associated with Monolith Event Center
 - Weddings – Corporate Retreats
 - Agricultural Guest Ranch – Resort
- Remaining 466 +/- Acres to be Retained as Permanent Open Space as Public Park



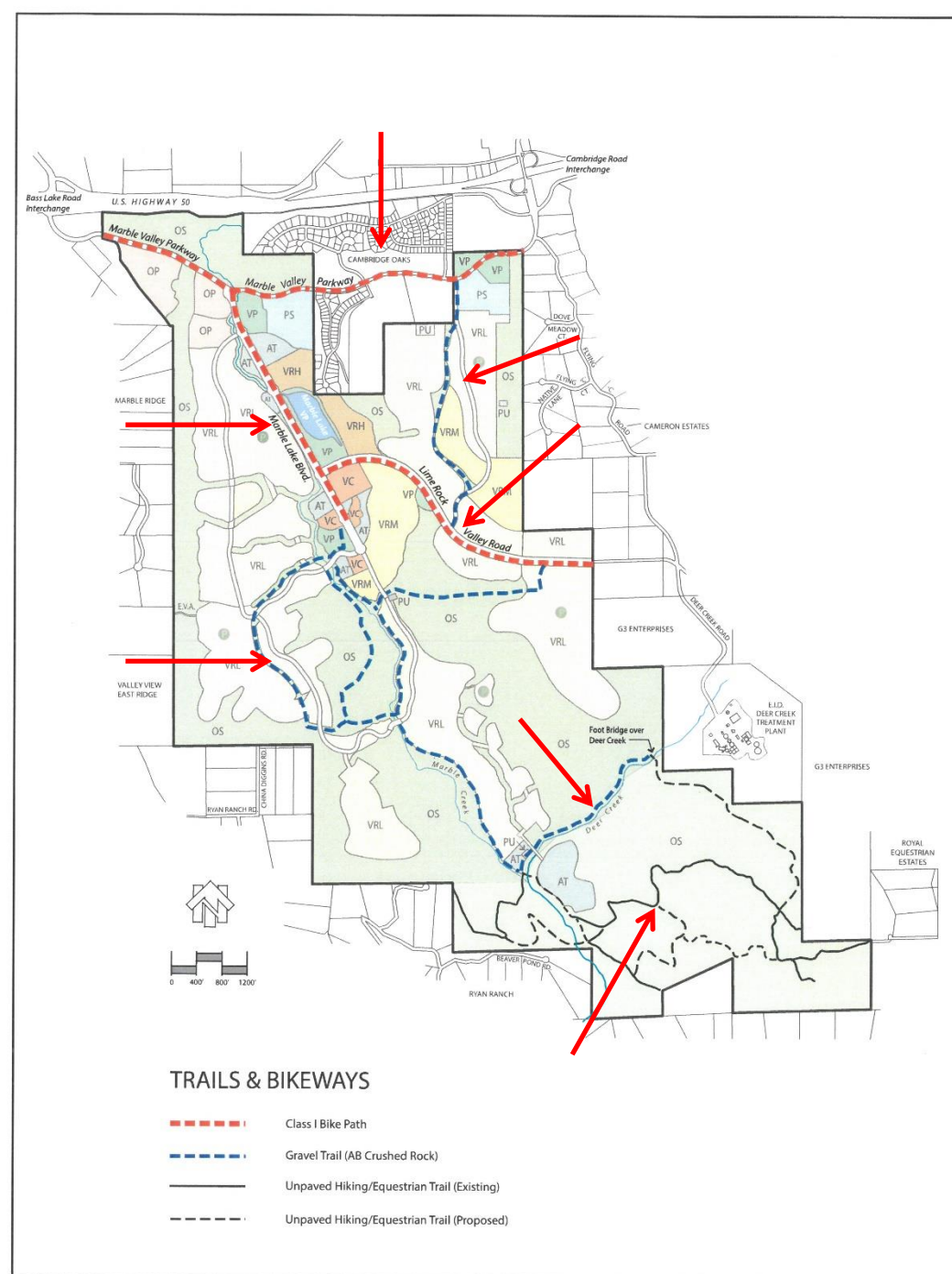
MARBLE VALLEY

SOUTH OF DEER CREEK

- Public Park to be Non-Profit “Foundation” Managed and Financed
- Potential Stakeholders
 - Boys/Girls Scouts
 - Boys/Girls Club
 - Equestrian Users
 - Mountain Bike Users
 - Local CSD’s
 - County of El Dorado
 - El Dorado Hills Bowmen
 - Marble Valley Homeowner’s Assoc.

MARBLE VALLEY TRAIL SYSTEM

- A Historic Trail is Proposed as Major Component of the Gateway Mile
- Class I or II trails on Public Roads
- Other Pedestrian/Bike Trails Will Connect the Residential Areas
- Foundation Park Trails (south of Deer Creek) Will Provide:
 - Hiking
 - Off-Road Mountain Biking
 - Equestrian Opportunities



MARBLE VALLEY FIRE

- A proposed Fire Station location dedicated site
- Emergency Access Routes





The End

LIME ROCK V A L L E Y

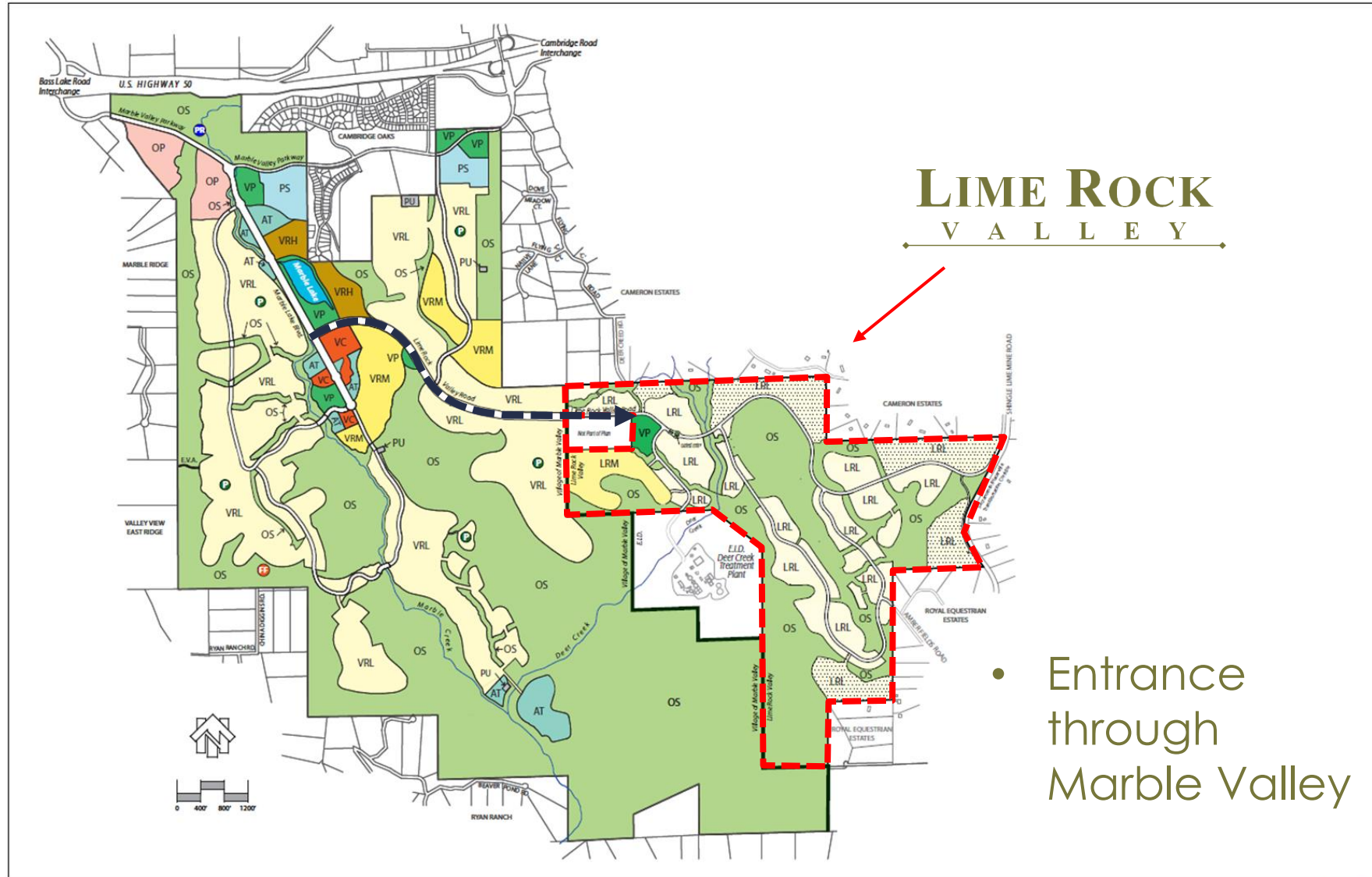


SITE HISTORY

- Limestone mining from late 1800's through 1990's



AREA LAND USE PLAN



PROJECT OVERVIEW

- 740 total acres
- 405 acres developed space (55%)
 - 358 acres of home sites
 - 8 acres of village park
 - 39 acres of roadways and facilities
- 335 acres public & private open space (45%)
 - Multi-use Trail System



RESIDENCES

- Gross Density
 - 800 dwelling units total
 - 1.08 dwelling units/acre
- Low Density Residential
 - 80% of developed area
 - 0.2-5.0 dwelling units/acre
- Medium Density Residential
 - 9% of developed area
 - 5.0-8.0 dwelling units/acre
- No high density or multi-family

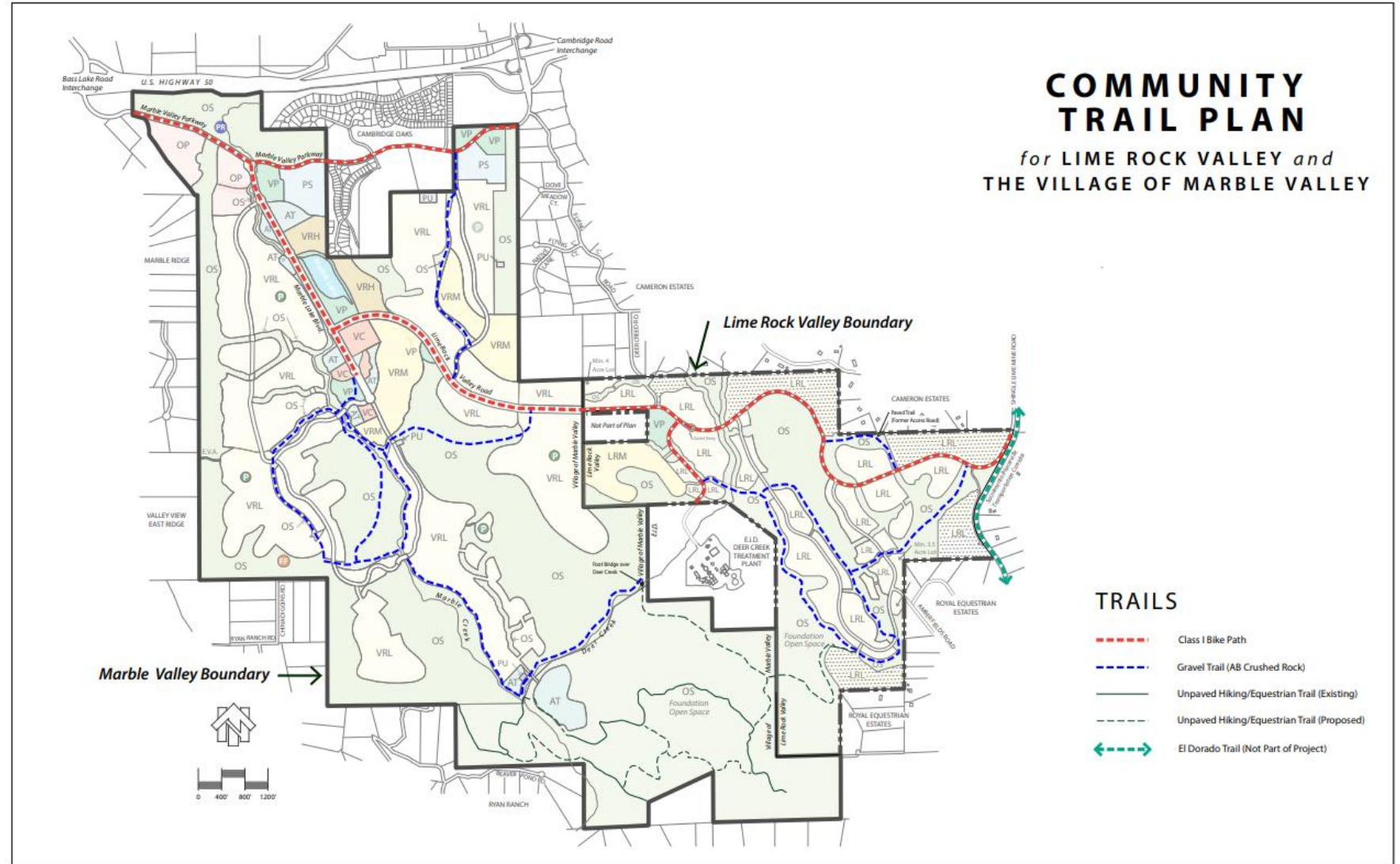


TRAIL/CORRIDOR CONNECTION

- Connects with El Dorado Trail and Sacramento-Placerville Transportation Corridor
- Trail amenities

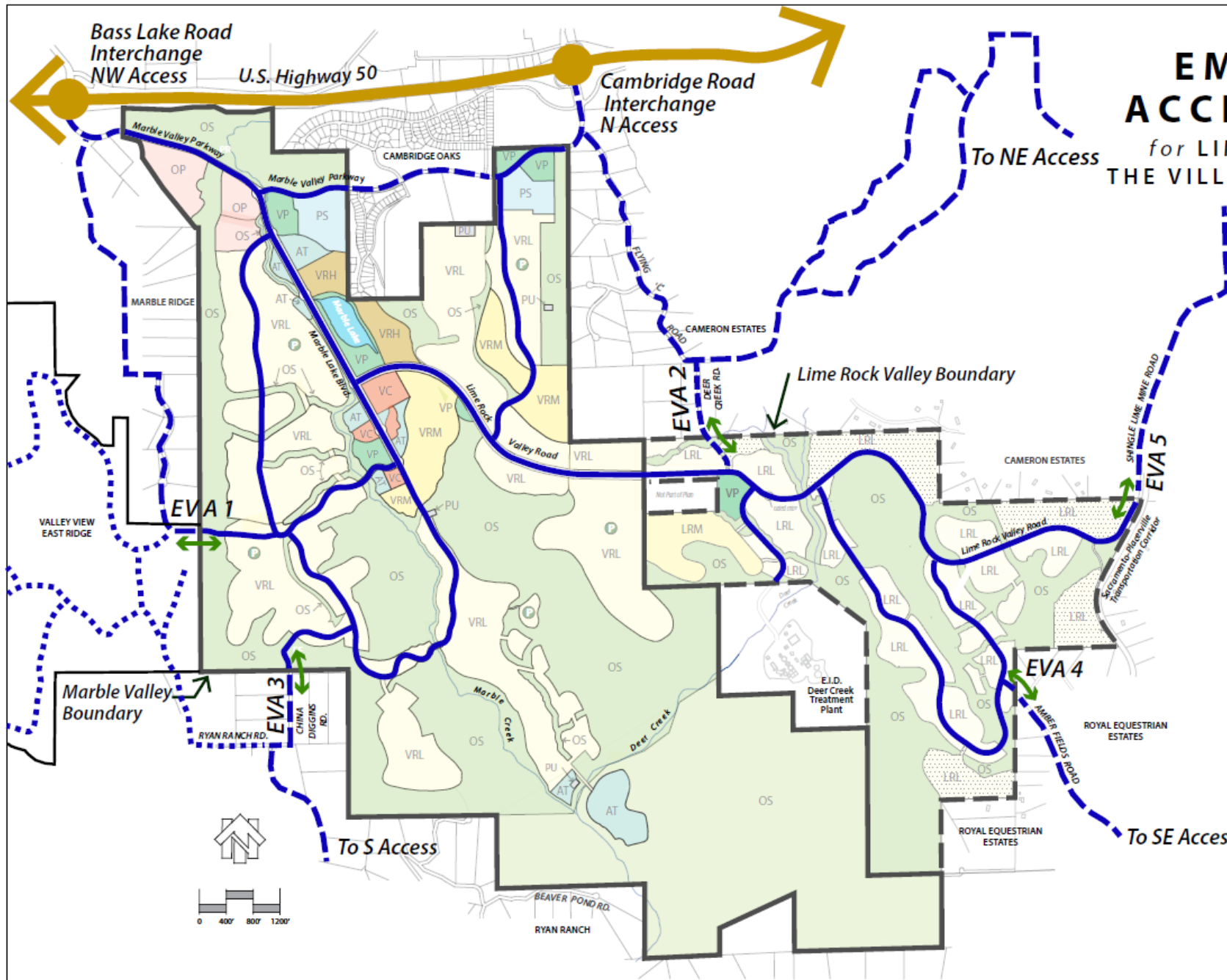


MULTI-USE TRAIL SYSTEM



EMERGENCY ACCESS ROUTES

for LIME ROCK VALLEY and THE VILLAGE OF MARBLE VALLEY



LEGEND

- On-Site Evacuation Routes
- - - Off-Site Evacuation Routes
- · · · · Future Off-Site Evacuation Routes (East Ridge)
- Evacuation Corridor
- ↔ Emergency Ingress & Egress Only

EVA 2 Emergency Vehicle Access No.



LIME ROCK
VALLEY

COMMUNITY PLAN

for LIME ROCK VALLEY and
THE VILLAGE OF MARBLE VALLEY

LEGEND

- RESIDENTIAL**
- VRL Village Residential Low
 - VRM Village Residential Medium
 - VRH Village Residential High
 - LRL Lime Rock Residential Low (5 Ac. Min. Lot Size)
 - LRL Lime Rock Residential Low
 - LRM Lime Rock Residential Medium
- COMMERCIAL**
- OP Office Park
 - VC Village Commercial
- PUBLIC FACILITIES**
- PU Public Utilities
 - PS Public School
 - VP Village Park
 - P Neighborhood Park
 - FF Future Fire Facility
 - PR Park & Ride
- AGRICULTURE/OPEN SPACE**
- AT Agritourism
 - OS Open Space
 - E.V.A. Gated Emergency Vehicle Access

