

Lime Rock Valley Specific Plan SP12-0001 public workshop August 8, 2024

From El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>

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 12 attachments (11 MB)

EDH WATER - Supply + Demand Analysis -W-FULL.pdf; EDH APAC ExhibitW1 EID Water Demand Master Pop Projections Sheet1.pdf; EDH APAC ExhibitW1 EID Water Demand Master EID Growth Projections Sheet2.pdf; EDH APAC ExhibitW1 EID Water Demand Master EID Demand Est Sheet3.pdf; EDH APAC ExhibitW1 EID Water Demand Master Demand Fut Proj Unit Sheet4.pdf; EDH APAC ExhibitW1 EID Water Demand Master Supply and Demand Sheet 5.pdf; EDH APAC ExhibitW1 EID Water Demand Master Customer Use 2019 AFt Sheet6.pdf; EDH APAC ExhibitW1 EID Water Demand Master Supply in Sc Ft 2019 Sheet7.pdf; EDH APAC ExhibitW1 EID Water Demand Master Supply EID Reliability Sources Sheet8.pdf; EDH Projects in EDH - CamPk plan areas - may 2024-A-Dunn1.pdf; 2 EDH APAC Exhibit CPCSD-1 June 5-2024 CPCSD Response concerning Development Agreements for Marble Valley and Lime Rock.pdf; 1 EDH APAC Lime Rock Valley Specific Plan DEIR Public Comments.pdf;

Hello,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the following comments, questions, and concerns in regard to the Public Workshop for the proposed Lime Rock Valley Specific Plan SP12-0001 Draft EIR in advance of your scheduled August 8, 2024 public meeting

The comments and questions have been collected from EDH APAC volunteer members, El Dorado Hills and Cameron Park residents, and residents of El Dorado County Rural Regions adjacent to the proposed Plan Area.

Included to begin our comments document is the following:

Initial Concerns

The Lime Rock Valley Specific Plan has been presented to the community as almost a co-project application along with the Village of Marble Valley Specific Plan. Many of the infrastructure elements, along with environmental mitigation proposed in the DEIRs for both projects' impacts seem to leverage the other project, or facilitate the elements of the other project. Recent community discussion, open house presentations, and review meetings in El Dorado Hills and in Cameron Park, have presented each project as part of a single cumulative review.

In the Lime Rock Valley DEIR it is suggested that where the project relies upon infrastructure, or environmental impact mitigation either provided by the Village of Marble Valley Specific Plan, or entangled between the projects, that in the event of the failure or delay of the Village of Marble Valley Specific Plan to gain adoption of the FEIR, along with project entitlements and approvals, that the Lime Rock Valley Specific Plan project will provide the infrastructure and environmental impact mitigation itself, in full. On its face, this concerns our volunteers and the community as to how the significantly smaller 800 unit Lime Rock Valley Specific Plan project can provide those project elements in regards to funding the infrastructure/environmental impact mitigation, and how that would impact the infrastructure/environmental impact mitigation timing, likely with considerable delays, as the Lime Rock Valley Specific Plan indicates a potential build out over 20-25 years, and the much larger 3200 unit Village of Marble Valley Specific Plan DEIR suggests a build out over 19 years.

Even though it is the preference of EDH APAC that the projects be treated as separate and distinct applications for review and for study of each project DEIR individually, the DEIRs cite and rely upon each other in a manner that makes it difficult to separate the DEIRs for review. Therefore, EDH APAC offers our comments on the Lime Rock Valley Specific Plan DEIR relative to the manner in which both DEIRs have been presented, with entangled infrastructure, and environmental impact mitigation - in many instances, our comments, questions, and concerns submitted for the Village of Marble Valley Specific Plan DEIR are duplicated in our review of the Lime Rock Valley Specific Plan DEIR.

We also provided the following comments in our email message for the Village of Marble Valley Specific Plan Public Workshop - we repeat it here for the point of clarity:

EDH APAC members would also like to share our concern with two large specific plan projects seemingly being processed as one project. Our belief is that these projects should be processed separately, with at least 30-60 days space between hearings. As the larger project, the Village of Marble Valley Specific Plan should be processed first, as many of the infrastructure and mitigations proposed in the VMVSP project are included as infrastructure elements and mitigation actions for the Lime Rock Valley Specific Plan. Two Specific Plan applications, two projects, two hearings.

ATTACHMENTS

ExhibitW-FULL	EDH WATER - Supply + Demand Analysis -W-FULL.pdf
ExhibitW1	EDH APAC ExhibitW1 EID Water Demand Master Pop Projections Sheet1.pdf
ExhibitW2	EDH APAC ExhibitW1 EID Water Demand Master EID Growth Projections Sheet2.pdf
ExhibitW3	EDH APAC ExhibitW1 EID Water Demand Master EID Demand Est Sheet3.pdf

ExhibitW4	EDH APAC ExhibitW1 EID Water Demand Master Demand Fut Proj Unit Sheet4.pdf
ExhibitW5	EDH APAC ExhibitW1 EID Water Demand Master Supply and Demand Sheet 5.pdf
ExhibitW6	EDH APAC ExhibitW1 EID Water Demand Master Customer Use 2019 AFt Sheet6.pdf
ExhibitW7	EDH APAC ExhibitW1 EID Water Demand Master Supply in Sc Ft 2019 Sheet7.pdf
ExhibitW8	EDH APAC ExhibitW1 EID Water Demand Master Supply EID Reliability Sources Sheet8.pdf
Exhibit A-Dunn1	EDH Projects in EDH - CamPk plan areas - may 2024-A-Dunn1.pdf
EDH APAC Exhibit CPCSD-1 June 5-2024 CPCSD	2 EDH APAC Exhibit CPCSD-1 June 5-2024 CPCSD Response concerning Development Agreements for Marble Valley and Lime Rock.pdf
EDH APAC LRVSP DEIR COMMENTS	1 EDH APAC Lime Rock Valley Specific Plan DEIR Public Comments

Respectfully,

John Davey

Chair

El Dorado Hills Area Planning Advisory Committee

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