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## Village of Marble Valley Specific Plan public workshop August 8, 2024

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

**Date** Tue 8/6/2024 8:15 PM

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EDH APAC Village of Marble Valley Specific Plan DEIR Public Comments.pdf; 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 Supply EID Reliability Sources Sheet8.pdf; EDH APAC ExhibitW1 EID Water Demand Master Supply in Sc Ft 2019 Sheet7.pdf; EDH APAC ExhibitW1 EID Water Demand Master Customer Use 2019 AFt Sheet6.pdf; EDH APAC ExhibitW1 EID Water Demand Master Supply and Demand Sheet 5.pdf; EDH APAC ExhibitW1 EID Water Demand Master Demand Fut Proj Unit Sheet4.pdf; EDH Projects in EDH - CamPk plan areas - may 2024-A-Dunn1.pdf; MARBLE VALLEY LAND USE STUDY-A-Dunn2.pdf; 1 MASS GRADING MEMORANDUM 27 June, 2024.pdf; 2 MARBLE VALLEY SLOPE ANALYSIS.pdf;

Hello,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the following public comments regarding the DRAFT EIR for the Village of Marble Valley Specific Plan **SP12-0003**, in advance of your public workshop on August 8, 2024.

Comments and questions were collected from EDH APAC members, El Dorado Hills residents, and Cameron Park residents who reached out to EDH APAC regarding the project.

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.

EDH APAC is also concerned about the capacity of the Deer Creek Waste Water Treatment Plant. The DEIR points out that the current capacity of the facility and conveyances are likely adequate 'enough' to serve the project, but if the project generates additional capacity requirements beyond what is in place, the project should shoulder a significant portion of the burden of providing the additional required capacity.

We look forward to continued engagement with the project applicants, as the project moves forward.

**Attachments:**

EDH APAC Village of Marble Valley Specific Plan DEIR Public Comments.pdf  
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  
MARBLE VALLEY LAND USE STUDY-A-Dunn2.pdf

Additionally, EDH APAC would like to also include the following attachments - These comments and questions were created by EDH APAC member Alastair Dunn, an El Dorado Hills resident with an extensive career in land Acquisition, development, entitlement and market analysis. Mr. Dunn has generated this analysis and shared it with EDH APAC officers. We wanted to provide this analysis and its questions, comments, and concerns as additional public comment on the DRAFT EIR for the Village of Marble Valley Specific Plan.

**Attachments:**

1 MASS GRADING MEMORANDUM 27 June, 2024.pdf  
2 MARBLE VALLEY SLOPE ANALYSIS.pdf

We look forward to continued engagement with the project applicants, as the project moves forward.

Respectfully,  
John Davey  
Chair

**El Dorado Hills Area Planning Advisory Committee**

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