

# EL DORADO LAFCO

## LOCAL AGENCY FORMATION COMMISSION

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### COMMENT REQUEST

LAFCO requests your review and comment on the following project. Application information and a map are attached. You may comment below and/or include additional pages. Your comments will be included in the project review if received by LAFCO before October 17, 2005.

**Project Name:** *Marble Valley Reorganization; LAFCO Project No. 05-08*  
**Applicant/Petitioners:** *Marble Valley Company, LLC; Marble Valley Regional Center for the Arts; Marble Ridge Property Owners*  
**APN(s):** *Various—see attached*  
**Acres:** *2598.75*  
**Location:** *South of Highway 50, near Bass Lake Road*  
**Project Description:** *Annexation of various parcels into El Dorado Hills Community Services District and El Dorado Irrigation District and an exchange of territory between El Dorado Hills County Water District and El Dorado County Fire Protection District.*  
**Purpose:** *To obtain water and wastewater service for future and existing residential development, a community center, and to realign the boundary of the El Dorado Hills County Water District and the El Dorado Hills Fire Protection District.*  
**Estimated Date of LAFCO Hearing:** *March 22, 2006*

**REQUESTED COMMENT** **CHECK HERE IF NO COMMENT:** \_\_\_\_\_

1. The information contained in the accompanying documents appears accurate to the best of my knowledge. Yes  No   
Comment: \_\_\_\_\_

2. Is your agency or department working with the applicant on related entitlements, agreements, etc. Yes  No   
Please describe: \_\_\_\_\_

3. The proposal would have an effect on my department or agency. Yes  No   
Describe briefly: \_\_\_\_\_

4. Additional information or comments: *Please see attached maps and the Ag Commissions comments from 1996 and again retracted to LAFCO in Feb. 2000*

Form completed by: *Inf. Dept. E.D.C. Department of Ag*  
Name/Department

**Return To LAFCO: 550 Main Street, Suite E ♦ Placerville, CA 95667**

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COMMISSIONERS: GARY COSTAMAGNA, TED LONG, ROBERTA COLVIN, RUSTY DUPRAY, ALDON MANARD, CHARLIE PAINE, NANCY ALLEN  
ALTERNATES: CARL HAGEN, GEORGE WHEELDON, FRANCESCA LOFTIS, JAMES R. SWEENEY  
STAFF: ROSEANNE CHAMBERLAIN-EXECUTIVE OFFICER, VACANT-POLICY ANALYST,  
VACANT-CLERK TO THE COMMISSION, TOM GIBSON-LAFCO COUNSEL





**AGRICULTURAL COMMISSION**

311 Fair Lane  
Placerville, CA 95667  
Telephone: (530) 621-5520  
FAX: (530) 626-4756  
E-Mail: [eldcag@atasteofeldorado.com](mailto:eldcag@atasteofeldorado.com)

MEMORANDUM

DATE: February 26, 2000

TO: Rosanne Chamberlain, Executive Officer  
Local Agency Formation Commission

FROM: Howard Neilsen, Chairmen

SUBJECT: LAFCO Project No. 98-04: Marble Valley

After review of LAFCO Project No. 98-04/Marble Valley during their regularly scheduled meeting held on February 9, 2000, the Agricultural Commission, by unanimous vote, moved to reiterate their comments/recommendations as specified in the memorandum from the Agricultural Commission to Roger Trout, Project Planner, dated August 20, 1996 (see attached).

If you have any questions regarding the Commission's actions you may contact the Department of Agriculture, Weights and Measures at (530) 621-5520.

/sp  
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cc: S.H. Cowell Foundation  
Bass Lake Joint Venture  
MacKay & Soms  
Bob Laurie, Laurie, Maloney, Wheatley

Attachment





311 Fair Lane, Placerville, CA 95667  
95 AUG 29 AM 10:34  
Phone: (916) 621-5520  
Fax: (916) 626-4756

RECEIVED  
PLANNING DEPARTMENT

## MEMORANDUM

**DATE:** August 20, 1996

**TO:** Roger Trout, Project Planner  
Planning Department

**FROM:** *HN* Howard Neilsen, Chairman

**SUBJECT:** REQUEST FOR COMMENTS: NOTICE OF COMPLETION OF DRAFT ENVIRONMENTAL IMPACT REPORT FOR MARBLE VALLEY PROJECT

After review of the Draft EIR for the Marble Valley project during their regularly scheduled meeting on August 14, 1996, the Agricultural Commission made the following comments and recommendations:

1. The Commission disagrees with the EIR position that since the lands are not irrigated, but are used for dry-grazing, there is little or no significance to the grazing being done on the property. Cattle ranchers historically have relied heavily on seasonal "dry-land" grazing of their livestock. The loss of grazing land which has been used effectively for a century or more as part of a comprehensive year-round livestock management plan, can not be considered "less than significant".
2. The Commission disagrees with the EIR position that since the lands are used only on a seasonal basis, the grazing is a temporary use and therefore would have a less than significant impact. Land in El Dorado County have historically been used for dry grazing on a "seasonal" basis for more than a hundred years. Equating "seasonal" with "temporary" is not logical. Grazing land used effectively as part of a comprehensive year-round livestock management plan for a century or more can not be considered a temporary land use. The loss of such lands to agricultural use must be considered as being significant.
3. The Commission disagrees with the EIR position that the grazing could be moved to another location without environmental consequences. It is not incumbent upon those preparing the EIR to specify to which "other location" the grazing can be moved or what other locations are available within the county. The Agricultural Commission strongly believes that in the preparation and evaluation of proposals which would affect the availability of agricultural lands within the county, much more emphasis and consideration should be given to the cumulative effect that such proposals have on

E-1

E-2



agriculture within our community. The amount of agricultural lands in our county is finite. The cumulative effect of loss of lands to development is to reduce the total number of acres available for such grazing. The loss of those lands to that use **cannot** be considered "less than significant". Development, especially of projects the size of the Marble Valley proposal, removes large tracts of land from agricultural uses and at the same time introduces incompatible activities which restrict the ability of ranchers to use other agricultural lands in the area and places nearly irresistible incentives for additional urban development on adjacent and nearby properties which reduces even further the availability of grazing and other agricultural lands in our county.

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4. The Agricultural Commission disagrees with the EIR finding that the loss of 77 acres of land designated as being Farmland of Local Importance would be a "less than significant" loss. Loss of agricultural lands has a significant impact on the cattle industry since the amount of agricultural lands in our county is finite - less land available, costs for use of the land rise, pressure for development results in even fewer acres available for agricultural use. The loss of agricultural lands has a definite cumulatively seriously negative effect on agriculture in our county.
5. The Agricultural Commission requests that information based on a site evaluation be included in the EIR which states specifically why and how the determination was made that conversion to urban uses of soils designated as being of local importance was considered a "less than significant" impact and in particular why those soils would not be of significance to agriculture on that site.
6. The Agricultural Commission recommends that the proponents recognize the added fire danger associated with the development and the planned open-space areas in addition to the proximity of the proposal to undeveloped adjacent properties and recognize the importance of using grazing within the open spaced areas to reduce the fire hazard.

E-3

E-4

E-5

If you have any questions regarding the Commission's actions, please contact our office at (916) 621-5520.

/SAP  
cc:\mrbiviy6.aug

cc: Nathaniel Taylor, S.H. Cowell Foundation  
Kent MacDiarmid, Coker Ewing Company