

August 24, 2008

County of El Dorado
Attn: Pierre Rivas, Principal Planner
EDC Planning Services
2850 Fairlane Court
Placerville, CA 95667

Re: GPA A07-0014/Rezone Z07-0045, Planned Development PD07-0031, Tentative Subdivision Map TM07-1459, Red Robin Subdivision

Dear Mr. Rivas,

We write to you in opposition of the proposed Red Robin Subdivision in its current flawed design as it does not meet the current California Environment Quality Act (CEQA) requirements and does contain areas that will have major impacts on the environment, human health, safety and welfare of the surrounding citizens and wildlife.

We have lived in El Dorado County for many years and recognize that our State has an ever-increasing population. We also do not oppose growth as everyone has to come from somewhere. What we do believe in is smart and wise planning that takes into account all angles before slam-dunking projects that initially bring in dollars at a time when revenues are slim to none. With this being said, we must express major concerns of what are catastrophes in the making!

For instance:

- 1) Potable water for the surrounding residents... The project states the development residents will receive their water from EID, which is all well and good. Plus EID states there are enough EDUs and water to accommodate these folks. Okay. What is not being said is the current EID potable water distribution infrastructure is only adequate under normal water year conditions. The proposed subdivision would be served by an 8" water main with those of us surrounding residents receiving EID water by a 6 inch line. Over the last three years many of us have observed a noticeable decrease in water pressure that coincides with increased development and increased weather temperatures. Taking this into account and adding another 20 homes onto this system, how much lower will our pressures go?
- 2) Surrounding residents on wells... Another serious consideration is for those receiving potable water from wells. The report does not state what impacts from the new individual septic systems or a community septic system will have upon them. We feel there is a strong likelihood that those folks downstream of the project will end up with contaminated wells. What also is not mentioned is that source water in this geographic region is not from aquifers but from fractured rock systems with underground water flows tracing along the paths of least resistance, including across septic leach fields. One can only imagine the serious effects and consequences of contamination that awaits our small children and elderly.
- 3) Fire and fire flow... The current number of residential homes within the Fairglade Road, Hewenthatta Way, Patio Court, UpChick Street, Red Robin, and Wild Hawk vicinities is nearing 40, with an estimated population reaching 100. This does not include traffic congestion on a narrow, non-county maintained gravel road. When taking these numbers and calculating the current water demands such as during this proclaimed drought, we are at capacity. Once another 20 homes are

built, with a strong possibility of adding more with the next GP review, it is obvious the current water distribution system is grossly inadequate. It is only a matter of time until we become the victims of an Oakland or San Diego type catastrophe that is caused by reduced water pressure and little to zero fire flows.

- 4) Forest fire by nature or humans.... To our knowledge there have been four fires since 1992 within our area. The first burned two acres on Hewenthatta Way and was extinguished by CDF and other personnel. A couple of years later a garage fire occurred on Red Robin and was extinguished by CDF, but unfortunately their bulldozer cut our 6 inch water line when creating a fire break that resulted in a 4 day water outage. Then about 5 or 6 years ago there was a logging slash fire that ignited over the 4th of July holiday from a logging project that was completed that previous March. The fourth occurred just last year at this time when a fire broke out on a substantial piece of acreage on the same 45 acres that is being proposed for development. Fortunately, a CalFire Sky Boss spotted smoke while flying over and tracking another fire in Grizzly Flat. With the help of a spare CalFire helicopter, water was pulled from little Pine Lake (AKA the pond) at the bottom of Hewenthatta Way and Red Robin that feeds into Clear Creek. Now let's group these facts together for our next fire event. What's our fire flow going to be when every new development homes' fire sprinkler systems kick on? Hummm... doesn't take much to figure that one out. And once again those of us downstream and in the close surrounding area of this development may as well say adios to any likelihood of protecting whatever we hold dear.
- 5) Environment.... The plan addresses watersheds and directing or diverting potential flows. Many of us have categories three (3) and four (4) seasonal water courses that run across our properties and flow into Pine Lake during substantial precipitation events. What impacts are these new diversions going to have on our properties and the pond? Are we talking about decreased or increased flows or none at all? Will the flows be affected and what are the impacts with the new septic systems or community septic system on our creeks in case of sewer spills? We know for a fact that the Gold Ridge Forest community septic system (primary wastewater treatment) has to be constantly monitored and continues to be a nuisance to EID and the State. Another observation is that this year the current property owners, Just Two Guys, Inc., hired someone to run a tree skirting machine on the proposed development land. The owner's employees ultimately stripped out all of the low growth shrubs and plants and skirted the existing trees leaving a thick layer of mulch on the ground. This act basically destroyed wildlife habitats and has prevented native grasses from growing that feed the deer and other species population. They also disturbed riparian and wetland areas these species have used for habitat for years. Numerous species of wildlife that were once abundant are few or have just disappeared. These include Thompson hares, frogs, bats, hawks, woodpeckers, grosbeaks, turkeys, alligator lizards, and numerous other birds, reptiles, and other mammals. What has occurred is the increase in coyote population and activity that continues to lead the pack in the disappearance of wildlife and many small domesticated animals.
- 6) Traffic mitigation... The plan proposes fire emergency access for the new residents and to help maintain Red Robin and Fairglade Road ingress and egress. It states paving is not required. Fairglade is not a county maintained road and is only a single lane that is partially and occasionally maintained by us, the local residents, with ingress and egress between Fairglade Road and Sly Park Road. Due to several years of unprecedented precipitation and erosion, there is basically no access to Clear Creek Road or Valley View via Red Robin unless one drives a serious four-wheel drive vehicle. With this in mind and hypothetically speaking, say a fire ignites below the new development and Fairglade Road becomes blocked at the Sly Park access. How is anyone going to escape if there are heavy duty gates with Knox Boxes? Will our elderly or those with standard sized vehicles be able to push the gates open? One can only imagine the chaos and free-for-all if an event as this were to occur and 150 people try to evacuate. Definitely not a pretty picture.

- 7) New home structures... such as manufactured or site built housing have not been defined which may or may not help increase property values.

What is being presented by the developer is a 45 acre subdivision that sells parcels as a supposedly planned development with some regard to human safety. What are not represented are the impacts on us, the local and long-time surrounding residents to the project. So until all of these serious negative impacts have been addressed and are resolved, we have no choice but to oppose the approval of the Red Robin Subdivision and General Plan Amendment rezoning and tentative subdivision map that the Just Two Guys, Inc., have proposed.

Please do not hesitate to contact us to discuss these concerns and we are planning to attend the Public Hearing on the Red Robin Subdivision project scheduled for Thursday, August 28, 2008 at 9am at Building C in Placerville.

Thank you for your time and serious consideration.

Respectfully,

Sheila Wagner 4421 Fairglade Dr. Placerville,
CA 95667

Mr & Mrs Hingham
4422 up Chick
Placerville, Ca 95667

Conliss & BRIAN GROVER
4460 UP Chick STREET
Placerville, CA 95667

Cheryl Goss
4490 Fairglade Road
Placerville, Ca. 95667

Chuck & Diane Emer
4460 Fairglade Rd
P.O. 95667

August 24, 2008

County of El Dorado
Attn: Pierre Rivas, Principal Planner
EDC Planning Services
2850 Fairlane Court
Placerville, CA 95667

AUG 25 AM 9:26
RECEIVED
PLANNING DEPARTMENT

Re: GPA A07-0014/Rezone Z07-0045, Planned Development PD07-0031, Tentative Subdivision Map TM07-1459, Red Robin Subdivision

Dear Mr. Rivas,

We write to you in opposition of the proposed Red Robin Subdivision in its current flawed design as it does not meet the current California Environment Quality Act (CEQA) requirements and does contain areas that will have major impacts on the environment, human health, safety and welfare of the surrounding citizens and wildlife.

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built, with a strong possibility of adding more with the next GP review, it is obvious the current water distribution system is grossly inadequate. It is only a matter of time until we become the victims of an Oakland or San Diego type catastrophe that is caused by reduced water pressure and little to zero fire flows.

- 4) **Forest fire by nature or humans....** To our knowledge there have been four fires since 1992 within our area. The first burned two acres on Hewenthatta Way and was extinguished by CDF and other personnel. A couple of years later a garage fire occurred on Red Robin and was extinguished by CDF, but unfortunately their bulldozer cut our 6 inch water line when creating a fire break that resulted in a 4 day water outage. Then about 5 or 6 years ago there was a logging slash fire that ignited over the 4th of July holiday from a logging project that was completed that previous March. The fourth occurred just last year at this time when a fire broke out on a substantial piece of acreage on the same 45 acres that is being proposed for development. Fortunately, a CalFire Sky Boss spotted smoke while flying over and tracking another fire in Grizzly Flat. With the help of a spare CalFire helicopter, water was pulled from little Pine Lake (AKA the pond) at the bottom of Hewenthatta Way and Red Robin that feeds into Clear Creek. Now let's group these facts together for our next fire event. What's our fire flow going to be when every new development homes' fire sprinkler systems kick on? Hummm... doesn't take much to figure that one out. And once again those of us downstream and in the close surrounding area of this development may as well say adios to any likelihood of protecting whatever we hold dear.
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Thank you for your time and serious consideration.

Respectfully,

Robert A. Fox
Sandra J. Fox

August 24, 2008

County of El Dorado
Attn: Pierre Rivas, Principal Planner
EDC Planning Services
2850 Fairlane Court
Placerville, CA 95667

25 AUG 15 AM 11:03
RECEIVED
PLANNING DEPARTMENT

Re: GPA A07-0014/Rezone Z07-0045, Planned Development PD07-0031, Tentative Subdivision Map TM07-1459, Red Robin Subdivision

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Thank you for your time and serious consideration.

Respectfully,

Jean Normington
14360 Fairglade Rd
Sharon Dahme

George Normington
Chas M. Dahm 4390 Fairglade

Cari DeWolf
2920 Hewenthatta Way
Placerville, CA 95667

David DeWolf
2920 Hewenthatta Way
Placerville, CA 95667

August 21, 2008

Dear Mr Rivas,

Regarding Amendment
A 07-0014 / Rezone
Subdivision Map TM 07
159 Red Robin Road submitted
by (Just Two Guys Inc.
agent: Matt Rodgers)

This road originally was a
fire access lane. Many homes
on it were built to specifications
of old.

Bringing the road up to
County requirements will cause
many major problems.

Please maintain the Two
Acre (R2A) we now have.

Sincerely,

Joseph & Doris Salvatore
6320 Red Robin Road
Placerville, CA. 95667

Charles Dandy
6390 Red Robin Road
Placerville, CA 95667

RECEIVED
PLANNING DEPARTMENT
AUG 27 PM 12:04

El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

Attn: Pierre Rivas

Re: General Plan Amendment A07-0014/ Rezone Z07-0045/ Planned Development PD07-0031/
Tentative Subdivision Map TM07-1459/ Red Robin Subdivision.

8/20/2008

Dear Sir,

I have several concerns regarding this issue and would appreciate them being heard and addressed by the Commission. The proposed subdivision is not consistent with the surrounding urban housing in the area. The proposed lot sizes are not consistent with the recently adopted general plan designation of R2A for this area. The proposed lot sizes are substandard and should not be allowed to occur based on the existing surrounding lots being substandard. The tentative map shows proposed lot sizes as small as .41 acres net. The existing surrounding lots are 1 acre or larger in size. Most of the proposed cluster lots will occur in close proximity to the existing residences and Red Robin Road due to the fact that this is the only area of the site that is less than 30 degree slopes. This will be a detriment to the existing rural aesthetics of the area.

Red Robin road is a private dirt road starting at proposed lot #9 and continuing past the subject property maintained by existing residents in the area. The subject property has deeded access to Red Robin Road which cannot support the addition of this amount of potential traffic. In the winter season this portion of Red Robin is only passable with four wheel drive vehicles due to deterioration from existing traffic and weather. The tentative map shows access easements off Moreno Court and Road "A" for lots 6 through 9 yet these lots also have Red Robin Road within their boundaries. I would recommend that Red Robin Road be included in the proposed Lot "B" and Lot "C" boundaries and access to the proposed lots 6 through 9 from Red Robin road be limited to emergency access only via the proposed fire road with crash gates to be maintained by the subdivision HOA.

The requirement of the proposed residences to be fire sprinklered needs to be evaluated by EID to prove they can supply the required water volume for this type of system in the event of a fire. This system should also be required in any out buildings proposed on the lots.

The area currently has a requirement of 30' setback for any structure due to high fire danger. With this requirement it will be difficult to site any structure on the proposed lot size of .58 acres in the configuration shown.

With the proposed lot sizes it will be difficult to maintain the existing Oak trees on the site and will require cutting of many of these irreplaceable trees. The proposed mitigation of these trees is extremely environmentally insensitive and should not be allowed.

With the close proximity to the existing creek area and number and size of lots it will be difficult to design a sewer system to handle the proposed dwellings. This needs to be examined to see if it can be done within the current health department standards for septic systems near creeks.

I hope my concerns will be heard by all and believe this project should be denied approval by the commission due to its inconsistency with the area and the general plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Dandy", written in a cursive style.

Charles Dandy

August 11, 2008

Pierre Rivas, Principal Planner
El Dorado County Planning Services
2850 Fairland Court
Placerville, CA 95667

07 AUG 22 PM 12:01
RECEIVED
PLANNING DEPARTMENT

Subject: **TM07-1459 (Red Robin Subdivision)**
A07-0014
Z07-0045
PD07-0031

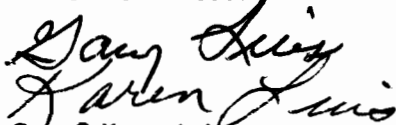
With the upcoming **Planning Commission Meeting on August 28, 2008** the property owners on Red Robin Road would like to express our concerns and would request that you take these concerns seriously regarding the proposed subdivision development on parcels 079-010-49 and 079-151-27.

There needs to be assurance that no additional traffic will have access to Red Robin Road except in the event of a dire emergency, this would include construction equipment during the course of construction. Red Robin Road is already inadequate for the current traffic therefore any additional traffic would pose additional hazardous driving conditions. Additional traffic would also contribute to the already fatigued surface conditions that is entirely funded by a few residences of Red Robin Road and would add an unacceptable increase financially for road maintenance.

Per the Phased Vesting Tentative Map for Red Robin Subdivision parcels 4, 5, 6, & 7 will actually border Red Robin Road. While Road "C" at the end of Moreno Court shows a proposed automatic gate the unnamed road/driveways for parcels 4 & 5 do not show a proposed gate yet shows access onto Red Robin Road which would be unacceptable. Regarding the proposed automatic gate; how does it actually open and who has the ability to open this gate all or some of the property owners that are within the subdivision and/or current property owners on Red Robin Road so we could also use this for an emergency access during a dire emergency?

Clearly by adding 20 new parcels to our immediate area would increase fire safety concerns. How many fire hydrants are proposed in this subdivision? We have already had several fires in the vicinity and with our currently inadequate road it has posed some traffic flow problems with emergency crews and homeowners.

Thank you in advance for your thoughtful considerations regarding these issues for the property owners on Red Robin Road.


Gary & Karen Luis
6252 Red Robin Road

C: Supervisor Baumann, District 2

Attached please find additional property owners signatures that are in agreement with these concerns. Any additional concerns may be submitted separately.

Below please find signatures of adjacent property owners which concur with the attached letter regarding Red Robin Subdivision TM07-1459:

Signature

Address

John Gordon	6308 Red Robin Rd
David Meyer	6575 RED ROBIN RD.
Barbara Gordon	6308 Red Robin Rd.
Janice Ball	6131 Red Robin Rd.
Aaron Newman	6164 Red Robin Rd
Robert Newman	6164 Red Robin Rd
Charles O'Byrne	6390 RED ROBIN RD
Judy O'Byrne	6390 Red Robin Rd.
Lynne Dandely	6390 Red Robin Road
Candace Ambiel	5201 Langner Creek x Red Robin
Ed Cruhl	5201 Langner Creek Rd
7 Nero	6181 Red Robin Road
Steen B Potrat	6200 Red Robin Road
Angela D. Potrat	6200 Red Robin Rd.
Vance Ferguson	6161 Red Robin Rd.
Ken Stimpfella	6203 Red Robin Rd
Leslie Stimpfella	" " " "
Jan Stimpfella	6201 Red Robin Rd

Below please find signatures of adjacent property owners which concur with the attached letter regarding Red Robin Subdivision TM07-1459:

Signature

Address

William Lee

6574 RED ROBIN RD, PLAC

TAMARA L LEE

6574 RED ROBIN RD, PLAC

STACE SMITHSON

6440 RED ROBIN RD, PLACERVILLE

YOSHIKO SMITHSON

6440 RED ROBIN RD., PLACERVILLE

Pete Myers

5220 LEKA TRAIL OFF Red Robin

Darlene Myers

" " Placerville

Laura Worthey

6425 Red Robin Rd. Placerville

Robert Worthey

Adam Budinski - 6297 Red Robin Rd - Placerville

BRIAN KOTENICKI 6428 PINE-ZETTE OFF RED ROBIN
PLACERVILLE

Eugene Leeley 6237 Red Robin Rd.

Loretta Leeley 6237 Red Robin Rd.

Mr. Rivas,

also, twice in past 4 years
my water lines underneath RED ROBIN
RD. have been broken by heavy
equipment and logging trucks costing
me more than \$3000 in repairs.

John Jordan
6308 Red Robin Rd.