

PC 2/12/09
#13



"billj" <billj@directcon.net>
02/11/2009 10:27 AM

To <rommel.pabalinas@edcgov.us>
cc
bcc

Subject Re: TM19-1325 Cameron Hills

History: This message has been forwarded.

Thank you! In the study prepared in 2006 regarding traffic patterns, they reported a likely increase in traffic for 2011 after completion of the building. My count of vehicles through the intersection of Kimberly and Knollwood during high peak hours in the morning and afternoon disclosed more traffic going to and from Cambridge and Knollwood than 2011 already. Also the increase of 41 houses will not be the only factor affecting Kimberly Road as it will allow vehicles from the Harvey and Berry (west end) to access Kimberly directly. Sincerely, Bill Johnston

----- Original Message -----

From: rommel.pabalinas@edcgov.us
To: billj@directcon.net
Cc: claudia.wade@edcgov.us ; privas@co.el-dorado.ca.us ; ghunter@co.el-dorado.ca.us
Sent: Monday, February 09, 2009 9:26 AM
Subject: Fw: TM19-1325 Cameron Hills

Dear Mr. Johnson:

I was forwarded your comments detailed in the email string below. I am the planner for the project and am writing to acknowledge receipt of your comment, which shall be forwarded to the Planning Commission for their consideration during their meeting this Thursday. Should you have additional comment/concerns, you may contact at the information below or respond back to this email.

Thank you for taking the time in forwarding your concerns.

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department- Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

----- Forwarded by Rommel Pabalinas/PV/EDC on 02/09/2009 09:21 AM -----

Claudia R Wade/PV/EDC

To Rommel Pabalinas/PV/EDC@TCP

cc

02/09/2009 08:36 AM

Subject Fw: TM19-1325 Cameron Hills

----- Forwarded by Claudia R Wade/PV/EDC on 02/09/2009 08:35 AM -----

"billj" <billj@directcon.net>

To <claudia.wade@edcgov.us>

cc

02/06/2009 08:06 PM

Subject Re: TM19-1325 Cameron Hills

Yes I would! On 2/4/09 I counted the vehicles that went through the intersection of Kimberly and Knollwood and the count was 66 vehicles between 4 p.m. and 5 p.m. From 5 p.m. to 6 p.m. the count was 59 vehicles. Every vehicle except 1 went to or from Cambridge. On 2/5/09, I started counting vehicles at 6:30 a.m. I counted 67 vehicles going through Kimberly and Knollwood by 8:00a.m. and each of these vehicles came from or went through Cambridge and Knollwood. The study done by the developer must be conducted again by an objective party. Sincerely, Bill Johnston

----- Original Message -----

From: claudia.wade@edcgov.us

To: billj@directcon.net

Sent: Thursday, February 05, 2009 9:35 AM

Subject: TM19-1325 Cameron Hills

Mr. Johnson,

I have an electronic copy of the traffic study for the subject project available. Let me know if you would like me to forward this information to you.

Best Regards,

Claudia R. Wade, P.E.
Senior Civil Engineer
County of El Dorado, Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
phone: (530)621-5977

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.0.233 / Virus Database: 270.10.19/1938 - Release Date: 02/04/09 08:24:00

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.0.233 / Virus Database: 270.10.19/1940 - Release Date: 02/08/09 17:57:00

09-0825.G.2

PC 2/12/09
#13



Claudia R Wade/PV/EDC
02/09/2009 08:36 AM

To Rommel Pabalinas/PV/EDC@TCP
cc
bcc

Subject Fw: TM19-1325 Cameron Hills

History: This message has been forwarded.

— Forwarded by Claudia R Wade/PV/EDC on 02/09/2009 08:35 AM —



"billj" <billj@directcon.net>

02/06/2009 08:06 PM

To <claudia.wade@edcgov.us>

cc

Subject Re: TM19-1325 Cameron Hills

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To: billj@directcon.net

Sent: Thursday, February 05, 2009 9:35 AM

Subject: TM19-1325 Cameron Hills

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Best Regards,

Claudia R. Wade, P.E.
Senior Civil Engineer
County of El Dorado, Department of Transportation
2850 Fairlane Court
Placerville, CA 95667
phone: (530)621-5977

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.0.233 / Virus Database: 270.10.19/1938 - Release Date: 02/04/09 08:24:00

09-0825.G.3

PC 2/12/09
#13

Planning/PV/EDC
Sent by: Thomas R
Purciel/PV/EDC

02/06/2009 02:03 PM

To Rommel Pabalinas/PV/EDC@TCP

cc Roger P Trout/PV/EDC@TCP

bcc

Subject Fw: Rezone Z07-0027/Planned Development
PD07=0017/Tentative Subdivision Map
TM96-1325E/Cameron Hills Subdivision

----- Forwarded by Thomas R Purciel/PV/EDC on 02/06/2009 02:03 PM -----



jean costello
<jeanmikecos@yahoo.com>

02/06/2009 01:23 PM

Please respond to
jeanmikecos@yahoo.com

To planning@co.el-dorado.ca.us

cc

Subject Rezone Z07-0027/Planned Development
PD07=0017/Tentative Subdivision Map
TM96-1325E/Cameron Hills Subdivision

Roger P Trout, Director
Development Services
2850 Fairlane Court
Placerville, CA
95667

February 5, 2009

Letter of Concern re: Cameron Hills Subdivision

Mr. Trout:

I am writing this letter to tell you of my many concerns regarding this proposed high density cluster development, Cameron Hills. I live on Kimberly Rd. and have been an El Dorado resident for 32 years as well as an El Dorado County Office of Education employee for 28 years. I love this county and enjoy living here.

My concerns are many and varied but my utmost concern is with the amount of traffic and the safety for drivers including visitors and the current residents and their children and grandchildren. The proposed new road will connect with Kimberly Rd. at an already dangerous sharp, blind curve. With the increase in traffic that an additional 41 new residences would bring this proposed intersection would be extremely dangerous. The increase in traffic would also substantially impact Kimberly Road which is and has been a small, quiet thoroughfare, not meant for a lot of traffic as Cambridge Rd. has.

Another concern is the type of housing and the size of the proposed lots which would not be consistent with the current neighborhoods and would cause a

09-0825.G.4

devaluation for the current houses. The proposed project is surrounded by established neighborhoods of residences on one half to one third acres. The proposal to put a clustered high density development of 41 residences on approximately 12 acres allows for very small lots varying in size from approximately 1/10th to 1/8th acre to approximately 1/2 acre with the majority of the residences on the smaller lots. The proposed development is not consistent with the established neighborhoods. Also, the proposed minimum lot width of 60 feet is not consistent with the lot sizes of the existing established neighborhood which has varying lot widths of much longer dimensions. The clustering of lots and reduction of parcel sizes to allow for the building of so many new houses is not appropriate for this area.

The allowance of green areas for the sensitive plant species, steep slopes is appropriate for this land, however, building 41 residences on approximately 12 acres is not consistent with the current development. The rezoning from R1 (One Family Residential) to R1PD (One Family Residential/Planned Development) should not be approved.

Water supply is also a concern even though EID has agreed to provide. The state is in a drought. This drought was described in the Sacramento Bee (February 6, page 1), as a drought approaching epic status in California. This is a time to conserve water and not add housing to increase the population. According to Tom Gallier in the January-February newsletter, "The Waterfront", EID has just laid off 31 employees due to budget concerns. The addition of 41 residences needing water and services at this time does not seem feasible.

Other concerns that could potentially have a significant effect on the area involve the following issues that were identified in the negative declaration, mitigation report:

Environmental Issues

Aesthetics- The project would not mirror the existing character of the neighborhood.

Air Quality-during construction and after.

Biological Resources-sensitive plant and animal species, oak canopy and gabbroic northern mixed chaparral and nesting habitat for birds.

Noise

Transportation/Traffic-cause an increase in traffic in relation to the existing traffic load and capacity of the street system and exceed a level of service standard established by the county, substantially increase hazards due to a sharp curve.

This project has "the potential to degrade the quality of the environment, substantially reduce the habitat of plant and wildlife species, cause...a wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the range or a rare or endangered plant or animal" (Environmental Checklist/Discussion of Impacts p.32).

I am not against developing this area but this proposal should be denied due to the negative impact of 41 clustered high density residences on 12 acres would make. on the current residences.

Sincerely,
Jean F. Costello
3224 Kimberly Rd.
Cameron Park, CA, 95682

09-0825.G.5

PC 2/12/09

#13

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
(916) 657-5390 - Fax



January 20, 2009

RECEIVED
PLANNING DEPARTMENT
09 JAN 26 PM 12:05

Gordon Bell
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

RE: SCH#2009012007 Cameron Hills Subdivision; El Dorado County.

Dear Mr. Bell:

The Native American Heritage Commission (NAHC) has reviewed the Notice of Completion (NOC) referenced above. The California Environmental Quality Act (CEQA) states that any project that causes a substantial adverse change in the significance of an historical resource, which includes archeological resources, is a significant effect requiring the preparation of an EIR (CEQA Guidelines 15064(b)). To comply with this provision the lead agency is required to assess whether the project will have an adverse impact on historical resources within the area of project effect (APE), and if so to mitigate that effect. To adequately assess and mitigate project-related impacts to archaeological resources, the NAHC recommends the following actions:

- ✓ Contact the appropriate regional archaeological Information Center for a record search. The record search will determine:
 - If a part or all of the area of project effect (APE) has been previously surveyed for cultural resources.
 - If any known cultural resources have already been recorded on or adjacent to the APE.
 - If the probability is low, moderate, or high that cultural resources are located in the APE.
 - If a survey is required to determine whether previously unrecorded cultural resources are present.
- ✓ If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum, and not be made available for public disclosure.
 - The final written report should be submitted within 3 months after work has been completed to the appropriate regional archaeological Information Center.
- ✓ Contact the Native American Heritage Commission for:
 - A Sacred Lands File Check. USGS 7.5 minute quadrangle name, township, range and section required.
 - A list of appropriate Native American contacts for consultation concerning the project site and to assist in the mitigation measures. Native American Contacts List attached.
- ✓ Lack of surface evidence of archeological resources does not preclude their subsurface existence.
 - Lead agencies should include in their mitigation plan provisions for the identification and evaluation of accidentally discovered archeological resources, per California Environmental Quality Act (CEQA) §15064.5(f). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American, with knowledge in cultural resources, should monitor all ground-disturbing activities.
 - Lead agencies should include in their mitigation plan provisions for the disposition of recovered artifacts, in consultation with culturally affiliated Native Americans.
 - Lead agencies should include provisions for discovery of Native American human remains in their mitigation plan. Health and Safety Code §7050.5, CEQA §15064.5(e), and Public Resources Code §5097.98 mandates the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery.

Sincerely,
Katy Sanchez
Katy Sanchez
Program Analyst

CC: State Clearinghouse

09-0825.G.6

Native American Contact
El Dorado County
January 16, 2009

Shingle Springs Band of Miwok Indians
John Tayaba, Vice Chairperson
P.O. Box 1340 Miwok
Shingle Springs , CA 95682 Maidu
(530) 676-8010
(530) 676-8033 Fax

Todd Valley Miwok-Maidu Cultural Foundation
Christopher Suehead, Cultural Representative
PO Box 1490 Miwok
Foresthill , CA 95631 Maidu
tvmmcf@foothill.net

El Dorado County Indian Council
P.O. Box 564 Miwok
El Dorado , CA 95623 Maidu

Randy Yonemura
4305 - 39th Avenue Miwok
Sacramento , CA 95824
honortraditions@mail.com
(916) 421-1600

United Auburn Indian Community of the Auburn Rancheria
Jessica Tavares, Chairperson
10720 Indian Hill Road Maidu
Auburn , CA 95603 Miwok
530-883-2390
530-883-2380 - Fax

El Dorado Miwok Tribe
Cuahtemoc Gonzalez, Chairperson
PO Box 711 Miwok
El Dorado , CA 95623
eldoradomiwok@sbcglobal.net
916-996-0384

Ione Band of Miwok Indians
Matthew Franklin, Chairperson
PO Box 1190 Miwok
Ione , CA 95640
matt@ionemiwok.org
(209) 274-6753
(209) 274-6636 Fax

El Dorado Miwok Tribe
Brian Padilla
PO Box 2437 Miwok
Marysville , CA 95901
(916) 792-2829

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH# 2009012007 Cameron Hills Subdivision; El Dorado County.

PC 2/12/09
#13

Pierre Rivas/PV/EDC
02/04/2009 04:53 PM

To Rommel Pabalinas/PV/EDC@TCP
cc
bcc
Subject Fw: RezoneZ07-0027

Mel: FYI. -Pierre

— Forwarded by Pierre Rivas/PV/EDC on 02/04/2009 04:53 PM —



"Rainer Brueggemann"
<rbr@rfgen.com>
02/04/2009 03:17 PM

To <privas@co.el-dorado.ca.us>
cc
Subject RezoneZ07-0027

To: The El Dorado County Planning Commission
Ref: RezoneZ07-0027/Planned Development PD07-0017 Tentative Subdivision Map
TM96-1325E/Cameron Hills Subdivision

To Whom it May Concern:

As a concerned resident living at 3257 Kimberly Road Cameron Park, CA I am opposed to this rezone and development of this density. It will bring a large increase of traffic to roads not designed for large #'s of vehicles. My residence is directly across the street from Road Z (a "T" intersection) and I fear vehicles may not make the turn, right or left, and will end up in my yard or worse case in my house. This rezone should be denied as it is much too congested for the area and services are not available to support such a large increase of homes and resulting traffic etc.

Please confirm you received this message.

Sincerely,

H & R Brueggemann

Heidi & Rainer Brueggemann
3257 Kimberly Rd.
Cameron Park, CA, 95682

09-0825.G.9

PC 2/2/09
#13

Pierre Rivas/PV/EDC
01/25/2009 01:25 PM

To Rommel Pabalinas/PV/EDC@TCP
cc
bcc

Subject Fw: Rezoning Project Z07-0027/PD07-0017/TM96-1325E

History: This message has been forwarded.

Mel: FYI. I made a copy for the file (placed in your in-box). -Pierre

— Forwarded by Pierre Rivas/PV/EDC on 01/25/2009 01:24 PM —



Jerry Holderman
<jhold04@yahoo.com>
01/19/2009 12:47 PM

To privas@co.el-dorado.ca.us
cc

Subject Rezoning Project Z07-0027/PD07-0017/TM96-1325E

Mr. Pierre Rivas
Re: Z07-0027/PD07-0017/TM96-1325E

As a long time land and homeowner I do not believe that anyone that buys property here in El Dorado County should be able to rezone parcels based no# 1 on grade slope. The land has been that way since the purchased it and they accepted it that way at the time of sale, the land has not changed since the sale, so why do we need to change our lifestyle so they can make more money.No# 2 That the 5 acre parcel limit is to keep the quality of life here from becoming the big city with to many people on already crowded streets and overcrowded schools. I live on Kimberly and already have to many problems with traffic and the same with Knollwood, This would only add to this problem. Most of the homes around this project are custom homes of different personality's, allowing cracker jack houses would not favor the lifestyle so important to us living in Cameron Park. I would also favor having Dunmore Home building fewer larger quality homes that would boost the currant home values that in turn would generate more tax revue for the county. Where is the additional water going to come from, we already are over paying for what we use and are looking at possibility a drought year, fewer homes take less water! Fewer homes mean less cars on are already worn streets and less Children in our overcrowded schools.

Jerry Holderman
3217 Kimberly rd.
Cameron Park ca. 95682

PC 2/12/09
#13



"Erica Sanchez"
<erica.sanchez@edcgov.us>
01/23/2009 12:09 PM

To <grb@co.el-dorado.ca.us>,
<rommel.pabalinas@edcgov.us>
cc "Jose Henriquez" <jose.henriquez@edcgov.us>
bcc

Subject RE: Cameron Hills Staff Report and MND

History: This message has been replied to.

Gordon and Mel,

Thank you for your prompt attention to my inquiry regarding the Cameron Hills project. I have obtained a copy of the staff report and MND from the Planning Commission website, so as long as those are the most updated versions, there is no need to re-send the documents. I was pleased to see the following requirement listed as a condition of approval for the project, which addresses LAFCO's concern regarding the requirement to annex into CPCSD:

"Prior to recordation of the final map, the project shall annex into the Cameron Park CSD and Fire Department boundaries."

However, after reviewing the MND, there are several areas which LAFCO would like see slightly amended to better reflect the information in the staff report and the ultimate need for annexation prior to final approval.

- 1) Please add LAFCO to the list of other public agencies whose approval is required (p. 2):
 - Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
 - 1. El Dorado County Building Services: Grading permit and on site road improvements
 - 2. El Dorado County Air Quality Management District: require an approved Fugitive Dust Plan for air quality impacts during project construction.
 - 3. El Dorado County Department of Transportation: Encroachment Permits for off-site road improvements
 - 4. Cameron Park Fire Department: Approval of Fire Safe Plan
 - 5. El Dorado Local Agency Formation Commission (LAFCO): discretionary approval of annexation into the Cameron Park Community Services District for fire protection and parks and recreation services.

- 2) Please insert the following comments to XIII Public Services, sections a and d (p. 26):
 - a. **Fire Protection.** The Cameron Park Community Services District Fire Department, located at 3200 Country Club Drive, will currently provides fire protection services to the project area, upon LAFCO discretionary approval of annexation into the District. Development of the project would result in a minor increase in demand for fire protection services. However, it has been determined by the Fire District that the level of service would not fall below the minimum requirements, as a result of the project. The responsible Fire District would review building permit plans to determine compliance with their fire standards including but not limited to: location of fire hydrants, accessibility around buildings, turning radii within parking lots, fire sprinklers within buildings, building identification and project phasing. Fire Districts have been granted the authority by the State Legislature to collect impact fees at the time a building permit is secured. Impacts on fire protection services would be less than significant.
 - d. **Parks.** Although the proposed project is not expected to substantially increase nor substantially expand demand for parks, it can have a minor increase in service and usage for parks. In addition, the construction of homes on the project site can reduce open space opportunities for residents and neighbors. Payment of parkland in-lieu fees is sufficient to ensure that the impacts generated by the project are fully mitigated. The project will be required to receive LAFCO discretionary approval to annex into the Cameron Park Community Services District prior to the District providing any park and recreation services to the site or its inhabitants. As required by the Cameron Park Community Services District, the project would require payment of park fees at the time of building permit issuance. Impacts to parks would be less than significant.

3) Please insert the following comments to XIV Recreation, section a (p. 27):

a. **Parks and Recreation.** The project could cause increased usage of existing parks or recreational facilities. Annexation into the Cameron Park Community Services District is a condition of approval and is required prior to the provision of any services by the District. Payment of in-lieu fees would be sufficient to ensure that the impacts resulting from the new homes are adequately mitigated. The impact is less than significant.

Thank you for incorporating these comments into the environmental review prior to the Planning Commission's adoption on February 12, 2009. I apologize for sending our comments to you at such a late stage; however I was just made aware of the project's upcoming hearing date for final approval, as LAFCO was not included as a responsible agency in the public comment period for the draft document. As you are aware, LAFCO would like to use the County's MND for the annexation process as well, and the above changes will eliminate the need to create a separate addendum prior to our Commission's adoption of the document.

If you have any questions, please feel free to contact me at (530) 295-2707.

Erica Sanchez

Erica Sanchez, Policy Analyst
El Dorado LAFCO
550 Main Street, Suite E
Placerville, CA 95667

(530) 295-2707
(530) 295-1208 fax
www.co.el-dorado.ca.us/lafco

From: GBell61639@aol.com [mailto:GBell61639@aol.com]
Sent: Friday, January 23, 2009 10:29 AM
To: rommel.pabalinas@edcgov.us
Cc: erica.sanchez@edcgov.us
Subject: Cameron Hills Staff Report and MND

Mel

Can you email Erica a copy of the staff report and MND from the hard drive and copy me on that email. I don't have the final, final versions of both. She was concerned about the need for the project to annex into the CSD. I informed her that this was a condition of approval.

Sincerely,

Gordon J. Bell

Bell + Associates
*Land Use Consulting/Permit Processing/
Environmental Assessment*
4020 Sierra Springs Drive
Pollock Pines, CA 95726
Phone: 530.647.1932
Cell: 805.570.6657

09-0825.G.12