

LATE DISTRIBUTION

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4/10/17

BOS 4/11/17

#36

April 08, 2017

To: El Dorado County Board of Supervisors

From: Mike Denega

RE: Proposed Recreational Vehicle/Campers site on Jacquier Road

It is my personal opinion that that the proposed project to allow a private campground that would accommodate hundreds of large recreational vehicles and open camp sites is a bad idea at this time for the following reasons:

- Jacquier Road, the road bordering the proposed site and the access road to the campground, is extremely narrow with no shoulders or sidewalks. Pedestrians and bicycle users that use Jacquier Road to connect the El Dorado Trail in either direction would presumably be unsafe because of a significant increase in traffic.
- There is no guarantee that all recreational vehicles (this includes class A and C motor homes, 5th-wheel trailers, conventional trailers, etc.) would use the freeway off ramp to access the developed site. Jacquier Road connects Highway 50 and Carson Road. Hence, the entire length of Jacquier Road would have to be widened to accommodate these large vehicles.
- It's only fair that we don't subject local residents with the burden of heavy traffic along Jacquier Road. I'm a resident on Union Ridge Road and I use Jacquier almost every week.
- I'm told that the old Smith Flat Lumber site is the location of the proposed development. It's my understanding that considerable pollution of soils and water took place during its operation. If true, a serious and very expensive Environmental Impact study would be needed to pursue the development, not to mention an expensive mitigation/cleanup project. Are taxpayers responsible for the cost?
- I'm also informed that the project proposal is not compatible with the General Plan and that zoning would have to be modified to accommodate the developers. Smith Flat, with its connection to two major segments of the El Dorado Trail, is a quiet pristine green belt. Green belts are important entities to communities. We shouldn't simply modify a General Plan and change zoning to accommodate a developer.

In closing, I am not opposed to recreational vehicle parks. I own and operate a small motorhome. I avoid Jacquier Road when driving my modest 22 ft. vehicle because the road is way too narrow when I encounter oncoming traffic. The Smith Flat site is simply not a wise choice of locations to build an RV park. The development would be a negative impact to all county citizens and tourists traveling on Jacquier, not just Smith Flat residents.

All the best



EDC COB <edc.cob@edcgov.us>

RV Park development at the Smith Flat Lumber Site

1 message

Betty Beauchamp <b.beauchamp@me.com>

Sat, Apr 8, 2017 at 3:29 PM

To: edc.cob@edcgov.us

To the Board of Supervisors, El Dorado County

It is our recommendation that this proposal be opposed. We understand that the General Plan would need to be modified which is not in the public interest. Please consider the added vehicle impact along Jacquier Road also. Thank you, Betty Ann Beauchamp and David Beauchamp

BAB 

b.beauchamp@me.com

April 10, 2017

Board of Supervisors
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Subject: BOS 4/11/17 Item 36 - El Dorado RV, LLC, for a Conceptual Review

Regarding Item 36, El Dorado RV, LLC, the El Dorado County Farm Bureau is generally supportive of the concept of this project.

The advantageous location supports agri-tourism in the adjoining Agricultural District and lodging or RV facilities help to extend the economic potential from visitor services. The potential project will not detract from the neighboring agricultural operations from a pure farming perspective. Any opportunity to retain this facility within the county's service area is strongly encouraged because of economic considerations.

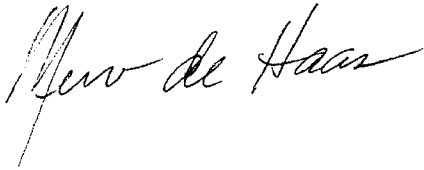
There are a couple areas of potential conflict that need to be addressed if the project moves forward:

- 1) There is a rather complicated sequence for land use and zoning changes that also impact the Agricultural District boundary as most of this parcel is within the Ag District. All of the land use and zoning changes need to occur prior to any LAFCO actions in order to protect the Ag District and neighboring farms. Also, considering this change, the full setback of 200' should apply along the lines of General Plan policy 8.1.3.2. as it represents a unique boundary of Community Region and Ag District.
- 2) Whether in the county or the city of Placerville, the Right to Farm Ordinance applies. Noise and odors represent the greatest potential impact on RV park guests based on routine maintenance of the neighboring vineyards during the growing season. Current uses may not be future uses as ag operations diversify or change over time.
- 3) The last consideration is the potential loss of industrial land adjacent to or with Ag Districts or ag lands. These parcels are not being used to their fullest potential today, but that does not mean there is not an opportunity for use in the future. Some consideration needs to be given on how best to replace these type of parcels elsewhere, within the county closer to related activities.

BOS 4/11/17 Item 36 - El Dorado RV, LLC, for a Conceptual Review

We appreciate your time and consideration of this matter.

Sincerely,

A handwritten signature in cursive script that reads "Merv de Haas". The signature is written in black ink and is positioned to the left of the typed name and title.

Merv de Haas
Board President

cc: El Dorado County Board of Supervisors
El Dorado County Agricultural Commissioner, Charlene Carveth



EDC COB <edc.cob@edcgov.us>

Fwd: PA16-0004/EI Dorado RV Park

1 message

Char Tim <charlene.tim@edcgov.us>

Mon, Apr 10, 2017 at 3:23 PM

To: EDC COB <edc.cob@edcgov.us>

Cc: Robert Peters <robert.peters@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Board Clerk's office,

Please upload this public comment for the Board's April 11, 2017 agenda item (#36; Legistar #17-0302). Thank you.

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>

Date: Mon, Apr 10, 2017 at 3:15 PM

Subject: Fwd: PA16-0004/EI Dorado RV Park

To: Charlene Tim <charlene.tim@edcgov.us>

Please see email.

----- Forwarded message -----

From: **Steven Bremer** <scbremer@sbcglobal.net>

Date: Mon, Apr 10, 2017 at 2:58 PM

Subject: PA16-0004/EI Dorado RV Park

To: "planning@edcgov.us" <planning@edcgov.us>

El DORADO COUNTY BOARD OF SUPERVISORS
 330 Fairlane
 Placerville, Ca
 95667

3001 Lansdowne Lane
 Placerville, Ca
 95667

Date: April 10, 2017

Pre-Application PA16-0004/EI Dorado RV Park.

This is in regards to the proposal to change the land use and zoning to allow development of a RV park, campground, and family fun center in the Smith Flat area.

As a resident of Smith Flat, I am not in favor of seeing this land developed into a campground for the following reasons:

- Traffic
 - Traffic on Smith Flat School Road (this is a public road and lead directly into the campground). The road is narrow and a residential road.
- Amphitheater (proposed)
 - Positioning
 - Proposed site-plan shows that it points toward main residents of Smith Flat.
 - Noise pollution
 - Amplified music
 - Will it be allowed?

- As with Villa Florentina in Coloma, recently reported in the Mt. Democrat (3/27/17), sound carries quite far (over 1.5 miles).

- Noise, general
 - RV Generators
 - Music from camper's personal devices
 - Yelling, etc.
- Campfires
 - Will campfires be allowed all year long?
 - Smoke tends to sit in the basin.
 - Residential dooryard burning is prohibited on certain days due to air quality. It seems there are more campsites than residence. If campfires are not prohibited on those days, air quality in the area will greatly be affected.

Sincerely,

Steven and Jodi Bremer
3001 Lansdowne Lane
(530) 622-5878

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Char Tim
Clerk of the Planning Commission

Assistant to Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
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