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Nov 1, 2009

To: El Dorado Planning Commission

NOV -3 PM 1:25

From: Greg & Karen Duncan  
509 Summer Ct  
El Dorado Hills, Ca

RECEIVED  
PLANNING DEPARTMENT

Re: Rezoning Request Z06-0025/Kamm Park Subdivision

Dear Commission:

As we all are aware, the recent economic downturn was produced by improprieties in the housing market. As such, we are all suffering the negative economic consequences on our real estate assets. We feel all government actions must be in the best interest of supporting the El Dorado County home prices, and protect our largest investment. As such, we urge the Planning Commission to reject the Kamm Park Subdivision in its current form because of the following reasons:

- 1> Lot Sizing: Lots in this area, based on exhibit I and excluding lots over 1 acre, have an average lot size of over 16,000 sq ft. Mr. Ghalamkar wishes to subdivide down to a 40% smaller lot than the Rancho Tierra Estate plan and 20% smaller than those in our own neighborhood of Bass Lake Village Unit No. 9. We feel this will invite a lower value comparable home to be constructed. We request this rezoning plan be denied pending a reevaluation to conform to the surrounding development sizing.
- 2> Lot Placement: Lot 1 of the proposed subdivision contains an easement, which currently contains two manhole covers for a sewer line that passes through my neighbor's lot (Hutchens Lot) and adjacent to our lot. We have observed EID inspections taking place at these covers. Mr. Ghalamkar must believe that a prospective buyer would not mind EID invading the privacy of this potential homeowner's backyard. We feel this sewer easement area should be excluded from development and maintained as open space.
- 3> Lot Depth to Width Exception: Mr. Ghalamkar wishes to exceed the 3 to 1 ratio. The dimensions of Lot 6 and 7 on Exhibit G clearly support staying within this requirement. We request this exception be denied.
- 4> Off-site road width exception: The assumption that full road improvements will be completed with the Rancho Tierra Estate Subdivision seems inadequate to support this exception, as there has been no action on this subdivision since October 2, 1998. The staff report also states "this portion of the road is not anticipated to be a primary high traffic connection", however the proposed connection between Rancho Tierra Court and Great Heron Drive has the potential of becoming a significant alternate route between Summer Drive and Woodleigh Lane on the way to Cameron Park businesses. As discussed in the staff report, Great Heron Drive was originally approved as an emergency access road and opening it as a thoroughfare will certainly change the character of the community that has become established in this area. We urge the Commission to review a comprehensive map including Bass Lake Village Unit No. 9 when considering the ramifications of opening this route.

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- 5> Development Timing: The Kamm Park Subdivision, if constructed, would sit as a satellite subdivision between 5-acre parcels, clearly out of place. We would encourage the planning commission to guide El Dorado County development in a cohesive matter, and not allow this new development without first having R1-rezone plans for the adjacent parcels (116-040-06, 116-040-29, 116-040-30). Allowing this type of piecemeal planning sets the area up for unorganized development as is observed in Fair Oaks, Sacramento County, where new homes sit next to 40-year old construction.
- 6> Wildlife impact: The digger pines located on or near this parcel have provided nesting sites for Red Tail Hawks. The developer's mitigation plan is to surround a nested tree with plastic fencing to prevent disturbance. We find this plan unacceptable as the anticipated construction noise and disruption will force the raptors to abandon their nest. In addition, the environmental statement does not address the impact to the young coyote pack that has been recently formed in this area, or the impact on the habitat (Tierra Court drainage ditch) of the observed mountain garter snakes. We request that all wildlife will be protected according to the most current environmental laws.

We respectfully request a written response to this letter.

Sincerely,

  
Greg Duncan

  
Karen Duncan