

PC 9/11/08
#96

August 29, 2008

Development Services Department
County of El Dorado

SEP 5 PM 10:08
RECEIVED
PLANNING DEPARTMENT

Attention: Planning Commission

Re: Rezone Z06-0040/Parcel Map P06-0043, Assessor's Parcel Number 073-020-43

I am against the proposed rezoning of the above parcel from 20 acre Residential Agricultural to Estate Residential Ten-Acre. I am a nearby neighbor at 2470 Secret Ravine Trail inside Auburn Lake Trails. My street dead-ends at the boundary line of Auburn Lake Trails, and the fence line of Susan Marcyan's acreage. I oppose changing the zoning because it would affect my neighborhood by adding more noise, barking dogs, vehicles, lights, and generally change the area's feeling of agriculture and country living. The bottom line is more parcels, more people, more affect on the environment, more traffic, and more congestion. I have lived here 17years, paid taxes to live in this area for it's agricultural and natural beauty with quiet trails of the area, and I would hate to see the quality of my peaceful neighborhood diminish with this rezoning. There is also a campground, a common area amenity of Auburn Lake Trails which backs up to the property in question, and I believe the zoning change would affect the value and environment for which it was created. There are wetlands on the proposed property which offer wildlife and birds a refuge and add to the natural setting of the area. Rezoning acres to less than 20 acre parcels on the proposed land would change the original purpose of designating agricultural lands in the county and area, and would affect the quality of life of those who have properties nearby.

Thank you for your consideration,

Molly Moore
2470 Secret Ravine Trail
Cool, Calif. 95614

9/11/08
PC #9B



Steven Proe
<trails-first@att.net>
09/10/2008 12:04 PM

To Tom Dougherty County Planner
<tdougherty@co.el-dorado.ca.us>
cc Fred Dean-Turner <gm@auburnlaketrails.org>
bcc

Subject b. Rezone Z06-0040/Parcel Map P06-0043

Dear Fred and Tom:

This is to let the County know of the Vote of the Board of ALT that they have disapproved the road entering ALT property for this proposed subdivision below.

I also comment why the planning process and conditions of approval can be approved when the project is not complete. Until any final approval of the above mentioned issue is resolved, plus the incomplete aspect's and potential impacts associated with the New CalTrans road construction are complete and made a part of the approval process including the right of the public to take a meaningful part in the political process this proposed subdivision can not be legally approved in my opinion

Issues and impacts that additionally need to be addressed are storm water runoff and its potential impacts as CalTrans states that it cannot impact highway 193.

The land above this parcel 43 +- acres at the end of the road is not vacant but in fact has a horse ranch and a home being built at this time and it is not Vacant Land as staff has stated. The potential impacts to this parcel have not been included in this environmental review.

The recreational aspects for trail use have not been similarly addressed in the Staff report.

I have been a frequent visitor for many years to these properties and comment why the air pollution impacts have not been considered as the

existing road is causing a great deal of dust when even slow moving vehicles use this road when it is dry weather year round. It is my opinion and suggestion that the road should be a paved road instead of crushed rock and this will also aid in the mitigation of some of the erosion control that will be required by any approval of this proposed project.

I question why this project has not had a winter wetlands and perc/septic tests done during the rainy season as a large portion of these lands have flowing water crossing the existing road and leaves the property site and flows onto downstream properties including highway 193. The impacts of additional grading and potential impacts because of the presence of these many intermittent water courses needs to be mapped and studied for their potential and real impacts.

The Regional Water Quality Control Board must review

this proposed project after the winter wetlands delineation mapping and winter septic tests completed this so that the public again can have a meaningful impact through its ability to comment on a completed project. There has been major flooding in the Penobscot Road area and areas downstream including the flooding and closer of highway 193 in previous years.

The issue of addition wells on these properties need to include the potential impacts to the well that is also located on the mis identified 43 acre adjacent parcel staff or the proponent has identified as vacant has not been considered.

The set backs for sensitive areas must also be mapped for any protected space as they are stated may include lands that are not a part of this project

I also believe and comment that the number of trips to and from this parcel are misstated and is too low a number for what the actual usage of this road is and what it will be if this project is approved as conditioned. There are many business and support traffic associated that must include the 43 acre parcel usage that is listed as Vacant and has numerous addition vehicle trips as a part of it daily operations.

I also comment that the rules and guidelines that are finally stating to be approved by the County along with the new proposed Zoning are all in the foreseeable future and must be included in this projects consider.

I ask why the project has not had the building sites and other infrasture identified prior to any approval as this site is very rocky and has numerous rock outcroppings that need to be considered.

Just across the street are known Serpentine soils (Penobscot Road) that have been identified that may have the potential for asbestos exposures to anyone building or living on or near these proposed acreages including ALT residents.

All of the proposed pending requirements for plans and conditions by CalTrans or any other party need to be included into the existing incomplete staff and developer reports as the public, staff or the Commissioners are unable to fully make a informed decision on this proposed project without the identified and unidentified potential impacts of future projects yet to be fully described or analyzed by staff or any other responsible or interested agency or the public.

Thank You for Considering

these comments. I would have many additional comments but in my opinion the project is incomplete and does not comply with the California Environmental Quality Act nor consistent with all of the General Plan Elements for El Dorado County.

Sincerely Submitted by

Steven Proe

PO Box#94

Greenwood, CA. 95635

530-823-1662.

b. **Rezone Z06-0040/Parcel Map P06-0043** submitted by SUSAN MARCYAN to rezone from Residential Agricultural 20-Acre/Planned Development (RA-20-PD) to Estate Residential Ten-Acre (RE 10) and create four parcels ranging in size from 10 to 16.43 acres. The property, identified by Assessor's Parcel Number 073-020-43, consisting of 46.23 acres, is located on the west side of

State Route 193,
approximately 3,250 feet east
of the intersection with
Penobscot Road, in the **Cool**
area, Supervisorial District IV
(Negative Declaration)

Staff: Tom Dougherty Recommendation:
Conditional approval