

Submitted by K. Ottenberg

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First, I want to let you know that I'm very familiar with this subject – I earned a degree in Environmental Planning from University of California, and used to work writing EIRs & General Plans, and in fact I worked on the federal Environmental Impact Statement for the sewage treatment plant at South Lake Tahoe in the late 1970's. I currently work in the water pollution field.

The fact that this proposed development is poor planning is demonstrated by the fact that it requires a zoning change from 5 homes per acre, and Agriculture --- to High Density housing. That is a change from day to night. If this was a good place for high density housing, it would have already been reflected in the General Plan.

Shingle Springs residents do not want to allow a 180° turn in our community character, along with the property tax increases, that this development would bring – solely to benefit outside investors. At a recent meeting at the Shingle Springs Community Center to learn how to protest this project, attendance was beyond standing room only – residents were lined up outside the door.

Not everyone can get off work to show up at a meeting like this, but be assured, there is strong community resistance to this project.

Shingle Springs residents bought their homes and property based upon General Plan designations for future land use. It is not right, nor fair, to throw their investments out the window in order to please a few outside investors by completely changing those General Plan zoning designations.

I'm very aware of the State requirements for housing elements of the General Plan, and for each area to assume its fair share of housing. However, this development is much more than we should be assuming as our 'fair share' – it doubles Shingle Springs' population overnight.

It is like plunking down appx. ¼ of all the development of Cameron Park onto one parcel located down 2 very winding, narrow rural roads.

It's definitely in the wrong place. We all know that the Ponderosa Rd. & Highway 50 interchange is impacted. I always avoid it, and get on Hwy 50 at Greenstone Rd. or Shingle Springs Rd. However, the Shingle Springs Rd. area is also already impacted by 2 schools and a large church. That area must also be avoided in the morning & evening, on Sundays, etc.

So, where would the cars from these 1000+ homes travel? Just trying to begin to imagine the traffic impact is a nightmare.

If traffic from this development is going to reach Hwy 50 via the Shingle Springs on-ramp, then traffic lights and turn lanes, etc. are going to be needed up and down Mother Lode Dr. because of traffic backing up on Mother Lode. Current residents don't want their taxes to go up to pay for these road improvements, simply to accommodate outside investors.

I urge every Supervisor to try driving around these areas in the morning & afternoon, to experience the existing traffic jams for themselves.

I also urge all the Supervisors to vote 'no' on any General Plan changes which would allow this poorly-imagined development to proceed.

Supervisor Nutting, I know your neighborhood, and I firmly believe that if this development was proposed in your back yard, you would definitely avoid making General Plan changes to appease these developers.

Therefore, I would recommend that San Stino investors think twice before spending a large sum on an EIR, when Shingle Springs residents fully intend to fight this particular development proposal.

We encourage the developers to come back with a proposal based more closely upon current zoning.