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Planning Department <planning@edcgov.us>

April 26, 2018 Planning Meeting

1 message

Lisa Matteo <lisam@lectroid.net>
To: planning@edcgov.us

Sun, Apr 22, 2018 at 9:08 PM

Attached is my letter opposing the proposed Cameron Ranch Subdivision coming up for hearing on April 26, 2018. Please present it to the Planning Commission. Thank you,

Lisa A. Matteo

 **Cameron Ranch Development.pdf**
110K

Lisa A. Matteo
3603 Tourmaline Court
Rescue, CA 95672

El Dorado Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667

Re: Hearing April 26, 2018 for Proposed Rezone/Planned Development/Tentative
Subdivision Map for Cameron Ranch, File #18-0578

Dear Planning Commission:

I have been a resident near this proposed development for 20 years. Although I accept that development will eventually happen at this site, I am opposed to this development as it has been proposed.

The large number of single-family residential units (41) proposed for this small parcel is not what I believe our residents want, nor what our county should want for the new families that would move there. This proposed subdivision lacks any open space, outside living area (front or back yards), adequate parking or aesthetic appearance at its boundaries. I'm also concerned about the possible negative effects this development may have on St. Michael Cemetery.

The front and back yards of many of these parcels are only 10 feet around many of the houses. How will there be room for much landscaping, let alone any trees? There isn't any outdoor living space available. I realize that this is not required by the county, but it should be something we strive for. There is more open space and outdoor areas in the newer apartment complexes that had been built than in this proposed development. While the developers may think these types of homes look nice and that they are providing moderate income single family homes for our residents, I believe they are more concerned with making as much money as possible.

The Transportation Impact Study (Staff Report Exhibit M 8.2) says, "On-street parking is planned to be provided on all internal Project roadways." However, that doesn't appear to be true. Drive D will only allow on-street parking on one side of the street and although Drive E appears to allow on-street parking, none will be allowed in the cul-de-sac bulb. I do not believe there will be adequate parking for people who live there, and especially not for guests of residents.

There needs to be space for landscaping (trees and bushes) along the sound walls on Green Valley Road and Starbuck. The retaining wall which currently surrounds Rite Aid has

already had to be painted multiple times due to graffiti. Trees and plants not only deter would be illegal street artists, but also provide an aesthetic appearance for nearby residents.

The developer has asked for multiple waivers to the El Dorado County Design and Improvement Standard Manual. Requested are four (4) waivers, which will in fact impact every road of this planned development. These waivers should not be allowed. Our county has these standards for a reason, please do not change them simply because, "Strict application of the Design Standard would result in additional expense and creation of additional hardship." Staff Report Findings 5.0 The developer should have ensured compliance with the standards when the initial plan was being developed.

I did not find any information in any report about St. Michael Cemetery which is located on Hastings Drive across from where proposed Drive D will exit onto Hastings. St. Michael Cemetery is one of El Dorado County's pioneer cemeteries. There are 29 known plots and many of the area's prominent landowners and oldest pioneer residents are buried there. There has been no evaluation of the potential adverse effects this development could have on this cemetery. There is a beautiful Zentgraff family monument on the family plot at this site. It is still standing tall, straight and proud after all of these years. This is part of our history and it needs to be protected. I have spoken to Thomas Stewart, a descendant of the Zentgraff family, and the Stewart Family opposes this development due to its potential to promote vandalism and degradation to St. Michael Cemetery.

Some graves in this cemetery have already fallen into disrepair. Headstones broken, cement slabs crumbling and sinking into the ground just to name a few. Descendants of the Zentgraff family (the Stewart Family) maintain their family plot and have also done work to help preserve and maintain the other graves at this site. In Coloma, the California Department of Parks and Recreation was concerned that heavy vibrations from vehicles would tend to promote deterioration of historic structures along Highway 49. Any heavy construction equipment used to build this proposed development may pose the same danger to this historic pioneer cemetery. Also the additional level of traffic using Hastings Drive if the proposed development is approved may cause increased degradation to this cemetery. **This is a concern that should be evaluated before any proposed development is approved.** At the very least heavy vehicles used during construction should not be allowed to use Hastings Drive to enter or exit.

Finally, Hastings Drive is a narrow road and there is NO room for widening it on the West side where the cemetery is located. Any encroachment permits that are mentioned in the Conditions of Approval for Drive D at Hastings Drive need to be on the East side of that road.

I appreciate your time in considering my concerns before a decision is made regarding this development.

Lisa A. Matteo