

**Tom & Diane Yancey**  
**3681 Strolling Hills Road**  
**Cameron Park, CA 95682**  
**(916)835-1454**

Helen Baumann  
Board of Supervisors  
330 Fair Lane  
Building A  
Placerville, CA 95667

Re: Light of the Hills / Special Use Permit

Dear Helen,

My wife and I are strongly opposed to church building a ball field that will be open to the public. We have no issue with the church developing the parcel for its own use, as long as it is consistent with the RE-5 zoning, which a ball field is not.

Our 5-acre home (APN 109-161-12) is located approximately 75 yards from the proposed ball field. We purchased our home realizing we are close to the Burke Junction and Safeway shopping center. We felt comfortable with the purchase knowing that we had a large buffer (the parcel the LOTH is proposing the ball field on) between use and the shopping centers. Prior to purchasing our home, we checked into the zoning of the adjacent vacant parcels to verify they were indeed RE-5, which they all were except one. This gave us the comfort of knowing we had a large buffer zone, which some day would be developed, into a single-family residence per the current zoning. The addition of a public ball will not only take away that buffer it will bring more traffic and noise right into our back yard. Our horse-riding arena is right next to the proposed ball field. The noise from the ball field will make it unsafe for my girls ages 3 and 11 to ride our horses as they are easily spooked by loud noises.

My wife and I have personal experience with having a ball field in our back yard. Our last home in Fair Oaks was only 100 yards from a public ball field. From spring to fall, the baseball games would start at 9am and would go until 9pm. Even after the games ended at night, the players and family would stay and "loiter" for even longer, extending the noise into the late evening. The noise and traffic from the games were unrelenting; it was disruptive to our way of life. Thus we escaped to Cameron Estates to live in a rural, peaceful lifestyle.

There is a vacant 18-acre parcel (APN 109-250-12) zoned multi family use. This property is located directly behind my home and surrounds the Church on two sides and has 100 feet of frontage road on Rodeo Rd on the west side of the Church. Numerous times the different owners of the parcel tried to develop the property with multi-family

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EL DORADO COUNTY

dwellings. Fortunately, the developments we not allowed by the County of El Dorado as it is not consistent with the use and zoning of the surrounding properties. El Dorado County realized that Cameron Estates is not the appropriate location for this type of development. Why would El Dorado County now consider the approval of a public ball field within Cameron Estates when the parcel they are proposing the ball field is **currently RE-5?**

James Cameron's original plan for Cameron Park was to have an airport, golf course, a lake, high-density residential area and a rural residential neighborhood. This was the intent then and through the years our RE-5 zoning has been supported by El Dorado County. The parcel the church is proposing to build a ball field on is currently zoned RE-5 which does not allow for the installation of a ball field. When the planning commission voted on the Special Use Permit, it was their intention to not allow the ballpark to be used for public use whatsoever. Unfortunately staff rewrote the conditions of approval and left grey area for the church to possibly open ball field for public use. The Planning Commissioners will tell you that the wording in the Special Use Permit was not their intention. The Planning Commissioners failed to review the final wording before voting to adopt the conditions of approval.

The Planning Commission and Board of Supervisors have been under fire lately for its miss-handling of many issues. I hope you and the rest of the Board of Supervisors will make the right decision and correct the Conditions of Approval to read what the Planning Commission had intended them to be. I support the church and realize the community needs more ballparks. However, the RE-5 parcel in our rural community is not the appropriate location for the multi-use ball field.

Sincerely

Tom & Diane Yancey

The BOSTWO/PV/EDC  
Sent by: Brenda J  
Bailey/PV/EDC

12/06/2007 02:29 PM

To Cynthia C Johnson/PV/EDC@TCP

cc

bcc

Subject Fw: New ball field

----- Forwarded by Brenda J Bailey/PV/EDC on 12/06/2007 02:29 PM -----



"Janet Saitman"  
<Janet@JanetSaitman.com>  
12/06/2007 12:28 PM

To <bostwo@co.el-dorado.ca.us>

cc <bosone@co.el-dorado.ca.us>,  
<bosthree@co.el-dorado.ca.us>,  
<bosfour@co.el-dorado.ca.us>,  
<bosfive@co.el-dorado.ca.us>, <patricia.kelly@edcgov.us>

Subject New ball field

December 6, 2007

Ms. Helen Baumann  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

RE: New ball field at Light of the Hills Lutheran Church, Cameron Park

Dear Supervisor:

I support and favor the installation of a day use ball field at Light of the Hills Lutheran Church in Cameron Park that can be used by organized sports teams.

The ball field location across from the Cameron Park Safeway Shopping is in an ideal, central location for our community's kids from El Dorado Hills to Placerville.

There is a shortage of ball fields available for use in El Dorado County by our kid's teams from El Dorado Hills, Cameron Park, Shingle Springs, Rescue, Latrobe, and Placerville.

I understand that the County Staff report shows that independent consultants and County staff have studied potential increases to noise and traffic and found that no additional impact is expected from a new ball field on the church property.

Please support the children in our El Dorado County Community by voting in favor of the church's planned ball field at your December 11 Board of Supervisors meeting.

Sincerely,

Janet Saitman

Cindy L Keck/PV/EDC  
12/07/2007 03:02 PM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Fw: December 6 letter to Supervisor Baumann

Cindy Keck  
Clerk of the Board of Supervisors  
El Dorado County  
330 Fair Lane, Placerville  
(530) 621-5394  
FAX (530) 622-3645

----- Forwarded by Cindy L Keck/PV/EDC on 12/07/2007 03:03 PM -----



"Steve Jones"  
<sjones@jonesbrospc.com>  
12/07/2007 12:01 PM

To <bostwo@co.el-dorado.ca.us>  
cc <bosone@co.el-dorado.ca.us>,  
<bosthree@co.el-dorado.ca.us>,  
<bosfour@co.el-dorado.ca.us>,  
<bosfive@co.el-dorado.ca.us>,  
<ckeck@co.el-dorado.ca.us>  
Subject Fw: December 6 letter to Supervisor Baumann

December 6, 2007

Helen Baumann  
Board of Supervisors  
330 Fair Lane, Bldg A.  
Placerville, CA 95667

RE: Agenda Item 07-1882  
LOTH Ball Field Special Use Permit

Dear Supervisor Baumann;

I would like address an item that will be on the agenda of the December 11<sup>th</sup> Board of Supervisors meeting. This is in regards to requests by Light of the Hills Lutheran Church regarding proposed changes to their Special Use Permit. I would respectfully request that you and the other Supervisors vote for a denial of the Special Use Permit requested. As a member of the Cameron Estates and a property owner (APN #109-161-03-100) within 500 feet of the property in question, I have very strong

objections to the proposed changes and uses requested by the applicant.

The lot in question, APN109-161-31 is currently Zoned RE-5 and is contained within the boundaries of the Cameron Estates. The proposed Special Use Permit is not consistent with the General Plan and the surrounding rural properties. On October 25<sup>th</sup> I and the surrounding neighbors to this parcel voiced our objections and our concerns at the Planning Commission meeting. The Use Permit was one of several items submitted by the Church along with requests to change planned development of several buildings. During the meeting there were decisions and recommendations made by the Planning Commission regarding the Use Permit using incorrect information on the Use Permit application. The Use Permit application referenced the parcel number where the Church is currently located (109-161-01) which is zoned R2-PD. Commissioner Tolhurst made the incorrect statement that the Church had a legal right to build a ball field on lot #109-161-31 under the terms of the existing Special Use Permit, but that is not correct per the rules and regulations regarding the correct RE-5 zoning for this lot. As discussion progressed about allowing a ball field, Commissioner Machado put forth a motion to put restrictions on the Use Permit to keep it from becoming a community sports facility. I the Use Permit was to be approved these restrictions were to be a part of the recommendations:

- 1: Usage not for community sports leagues, limited to church functions only,
- 2: Usage limited to the hours of 9 am to 6 pm
- 3: Signs to be posted around property stating that the sports field is or Church use only.
- 4: No Lights

The motion for restrictions was approved and the matter was postponed to the November 8<sup>th</sup> meeting for final voting after staff and legal counsel for the county had reviewed and made the necessary changes.

Representatives from Cameron Estates attended the November 8<sup>th</sup> where the Commissioners voted on and approved this matter with out any discussion about the changes requests in the October 25<sup>th</sup> meeting. Upon obtaining a copy of the approved item, I was dismayed to discover that the error on the application regarding the parcel number was not discovered and staff had not used language that fully incorporate all the restrictions requested by Commissioner Machado to keep the proposed ball field from becoming a community usage facility.

Recently the Church has launched a local petition to gain support for this project. They have collected signatures from individuals who live outside the CSD to show that they have "community support". They have sent letters to the Cameron Estates residents outlining the fact that they fully intend to proceed with a community ball field. I can respect their intent to contribute a positive asset to the community but I question their motives since they display a lack of concern for the property owners who were living in a rural setting long before the Church was given approval for construction of their

current facility. Their proposed changes would permanently change the rural nature of the adjacent properties.

I respectfully request that you review the facts surrounding this application and see all the potential problems that may arise if this Special Use Permit application is approved with the existing errors.

Thank you,

Steven S. Jones  
3645 Strolling Hills Road  
Cameron Park, CA 95682  
APN 109-161-03-100  
Cell phone (916)996-9273

The BOSTWO/PV/EDC  
Sent by: Brenda J  
Bailey/PV/EDC

12/07/2007 03:06 PM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Fw: Future Ball Field Cameron Estates

----- Forwarded by Brenda J Bailey/PV/EDC on 12/07/2007 03:07 PM -----



<bradhaux@sbcglobal.net>

12/07/2007 02:06 PM

To <bostwo@co.el-dorado.ca.us>  
cc "Angela Johnson Travel" <angelacytravel@sbcglobal.net>  
Subject Future Ball Field Cameron Estates

Board of Supervisor(s),

I am a 5 year resident of Cameron Estates. Before moving my family to this area we spent many months searching for a community that offered what we considered to be a wonderful environment for our kids, as well as a peaceful, safe, and rural setting. Not to mention a solid return, and increase of home values in the future.

In my opinion by building a Ball Park in an area that is not zoned for that type of use is unfair to the residents that live in that community.

Thanks for your consideration in this issue.

Respectfully,

Brad and Romaine Haux and Family



November 30, 2007

Ms. Helen Baumann  
El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

RE: New ball field at Light of the Hills Lutheran Church, Cameron Park

Dear Supervisor:

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Please support the children in our El Dorado County Community by voting in favor of the church's planned ball field at your December 11 Board of Supervisors meeting.

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I understand that the County Staff report shows that independent consultants and County staff have studied potential increases to noise and traffic and found that no additional impact is expected from a new ball field on the church property.

Sincerely,

Zachary Carter  
3252 Chasen Drive  
Cameron Park, CA 95682

CC: Ms. Pat Kelly  
El Dorado County Development Services Department  
4950 Hillside Circle, Suite 100  
El Dorado Hills, CA 95762

County Supervisors:

Mr. Rusty Dupray  
Ms. Helen Baumann  
Mr. James Sweeney  
Mr. Ron Briggs  
Ms. Norma Santiago