

The BOSFOUR/PV/EDC
Sent by: Terry L
Gherardi/PV/EDC

12/06/2007 09:20 AM

To Cynthia C Johnson/PV/EDC@TCP

cc

bcc

Subject Fw: December 11th issue

Terry Gherardi
Assistant, District IV
El Dorado County Board of Supervisors
Ron Briggs, Supervisor
530-621-6513

----- Forwarded by Terry L Gherardi/PV/EDC on 12/06/2007 09:20 AM -----



"Lance & Angela Johnson"
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>

12/05/2007 06:57 PM

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

cc

Subject December 11th issue

2007 DEC -6 AM 9:24

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

Supervisor Ron Briggs
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: **12. REZONE/SPECIAL USE PERMIT** (Public Hearing)

Z06-0038/S98-0013R submitted by LIGHT OF THE HILLS LUTHERAN CHURCH (Agent: Brian Morris) to rezone Assessor's Parcel Number 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5), and revision to a special use permit to allow construction of one additional building and expansion of the permit to allow the development of a multi-purpose ball field on an adjacent 5.069 acre parcel (Assessor's Parcel Number 109-161-31).

Dear Supervisor Briggs:

We object to the building a ball field that is open to the public and open to sports leagues throughout the area—a sports arena on a parcel that is zoned for a single-family residence on five acres. Such a development is not compatible with the rural atmosphere of Cameron Estates and noise and traffic will increase greatly.

Having a sports field open to league games and practice would mean a cycling of cars in and out of the area, where there is only one way in or out, every 45 minutes or so all day long on weekends and after school as well. This would put a strain on traffic, which is bad already with all of the businesses that are now in that area.

There are several heritage oaks on the property, which, by the way, would make a beautiful home site. Clearing of this RE-5 lot has been ongoing for quite some time now. Trees have already been cut down – even without a special use permit!

The Conditions of Approval, written by staff for the November 8th meeting, did not reflect what the commissioners agreed upon in the October 25th meeting. Staff did not write what the Commissioners agreed upon at the meeting and the Commissioners voted on it, apparently without reading it, or it was done in error.

We appeal to you to right this wrong and correct this error. We then would respectfully request that you help to preserve the rural setting of our neighborhood that we hold so dearly and **not grant a special use permit** for the purpose of constructing a ball field on Assessor's Parcel Number 109-161-31).

We are in favor of the rezone of Assessor's Parcel Number 109-161-01 from Limited Multifamily Residential-Planned Development (R2-PD) to Estate Residential Five-acre (RE-5).

Please see the details of what transpired at these planning meetings below:

The special use permit issue came before the Planning Commission on 10/25/07 and at that time several residents spoke against the issuance of the special use permit and most of the commissioners were not in favor of that type of use for that property. Here is the website so that you can read what transpired:

http://www.co.eldorado.ca.us/Planning/PCagendas/2007/pcagn102507_minutes.pdf

This is from the minutes—" Commissioner Machado suggested the addition of several conditions, i.e., that the multi-purpose ball field shall not be used by organized sport leagues for practice or games; there is to be no commercial use of the field whatsoever; the hours of use will be from 9:00 AM to 6:00 PM; a six-foot cyclone fence shall surround the entire field property, with gates; and signage shall be installed around the perimeter of the field stating "This field for church use only. No organized sport leagues allowed."

When Commissioner Machado added the conditions the other commissioners voted unanimously and it was carried. It was "moved to conceptually approve Z06-0038 and S98-0013R based on the findings **and subject to the conditions** as modified and continue these applications to the consent calendar on 11/8/07 to allow staff time to modify the conditions."

On 11/8/2007 the commissioners approved the special use permit apparently without

reviewing the Conditions for Approval that they set forth in the 10/25/07 meeting. The Planning Commission staff wrote the conditions incorrectly and the incorrect conditions were approved! This is what was actually approved per the minutes of 11/8/07: "The applicant is required to ensure the multi-purpose ball field shall include, **but not be limited**, to the following Church activities and special events: Church carnival (no typical commercial carnival rides); flea markets, rummage sales, Church retreats and Vacation Bible School; and Church-sponsored sports activities and events. The uses shall be limited to **day use only**. No lighting shall be allowed. The multi-purpose ball field shall not be used by organized sports leagues (**excluding Church leagues**). The multi-purpose ball field shall be enclosed by a six foot chain link fence."

This sounds like what the commissioners wanted for the conditions of 10/25/07—but it is not. The hours are not actually stated—and it is not worded exactly as was stated and intended by the Commissioners and passed by them. The staff added "but not be limited" to the first sentence which leaves it all open to whatever the church wants to do with this property! The signage issue is not mentioned. The intent of the Commissioners was that the ball field would not be open to any public functions and that it was to be used for the church members only. What was passed on 11/8/07 did not reflect that!

When the Board of Supervisors meet on 12/11/2007 to decide on this Special Use Permit they will be making a decision based on incorrect information from the Planning Commission. The commissioner's intent and vote was to show the ball field was not to be open to the public and that there is to be "no commercial use of the field whatsoever." The staff basically wrote that there would be no limits on what the church can do with the ball field.

Thank you.

Respectfully,

Lance and Angela Johnson, Residents of Cameron Estates
4864 Flying C Rd.
Cameron Park, CA 95682