



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

---

**Fwd: Pomerol Vineyard Estates Project # PA16-0007**

---

**EDC COB** <edc.cob@edcgov.us>

Thu, May 11, 2017 at 9:18 AM

To: The BOSONE &lt;bosone@edcgov.us&gt;, The BOSTWO &lt;bostwo@edcgov.us&gt;, The BOSTHREE &lt;bosthree@edcgov.us&gt;, The BOSFOUR &lt;bosfour@edcgov.us&gt;, The BOSFIVE &lt;bosfive@edcgov.us&gt;

Cc: Char Tim &lt;charlene.tim@edcgov.us&gt;, Roger Trout &lt;roger.trout@edcgov.us&gt;

fyi

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

----- Forwarded message -----

From: **Paula Agostini** <hapisle@sbcglobal.net>

Date: Thu, May 11, 2017 at 9:13 AM

Subject: Pomerol Vineyard Estates Project # PA16-0007

To: "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;

Good Morning,

I am submitting the attached letter to be considered at the May 23rd meeting regarding this project. Please let me know if you have any questions.

Thank you,  
Paula Agostini  
530-672-0607

**Pomerol Development.docx**

110K

May 11, 2017

El Dorado County  
Board of Supervisors

Dear County Supervisors,

I am writing regarding the proposed development at the former Bass Lake Golf Course Site. The development, called Pomerol Vineyard Estates, calls for 137 residential lots to be placed on a 130 acre site in Rescue. (Project# PA 160007) Upon reviewing the proposed map, I have some comments, concerns and questions.

First, I commend the developer for including hiking trails, open space and lake on the site. Also, the vineyard easement could be an enhancement to the site. It would be nice to maintain the entire site as open space but I realize that is not likely.

My concerns are as follows:

- Rezoning from rural residential to low and medium residential sites is extremely concerning. This action has the potential of severely negatively impacting the existing rural nature of the community. Any rezoning should be considered as part of an overall General Plan update when all segments of the general plan are considered at one time.
- Increased density will strain police and fire services, school capacities, libraries, transportation and other services.
- Dense development will negatively impact wildlife habitat that is already being compromised through out the region by development.
- This would be a commuter community since there is limited employment available in this area, potentially impacting air quality.
- Ingress and Egress to the site appears to be inadequate. The map shows the main access on Starbuck Road. This may add 300 or more vehicles traveling on Starbuck Road from this site. Starbuck Road is a two lane rural road and cannot sustain addition traffic of this magnitude. At a minimum, for safety reasons, turn lanes would need to be incorporated.

My questions are as follows:

- Will the lake and open space be accessible by the surrounding community? The map appears to show a gate at the access point.

- Will there be a financial mechanism to pay for the vineyard portion of the development? Without maintenance this easement could become visual blight and a potential fire hazard.
- Does the proposal include custom homes, production homes or a combination of both?
- Why is the development to be incorporated into Cameron Park and not retained as part of the Rescue community? What are the advantages and disadvantages of this change?

Thank you for considering my comments. Unfortunately I cannot attend the meeting on May 23<sup>rd</sup>. I would like to stay informed of the progress of this proposal as it progresses through the development process. Ultimately, as a compromise, what I would like to see is zoning to 5 acre parcels.

Sincerely,

Paula L. Agostini  
3820 Homestead Rd  
Rescue, CA 95672  
530-672-0607  
hapisle@sbcglobal.net



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

---

**Fwd: PA16-0007/Pomerol Vineyard Estates**

---

EDC COB &lt;edc.cob@edcgov.us&gt;

Thu, May 11, 2017 at 5:09 PM

To: The BOSONE &lt;bosone@edcgov.us&gt;, The BOSTWO &lt;bostwo@edcgov.us&gt;, The BOSTHREE &lt;bosthree@edcgov.us&gt;, The BOSFOUR &lt;bosfour@edcgov.us&gt;, The BOSFIVE &lt;bosfive@edcgov.us&gt;

Cc: Char Tim &lt;charlene.tim@edcgov.us&gt;, Roger Trout &lt;roger.trout@edcgov.us&gt;

fyi

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

----- Forwarded message -----

From: **Brian Sherman** <brianshem@sbcglobal.net>

Date: Thu, May 11, 2017 at 4:31 PM

Subject: PA16-0007/Pomerol Vineyard Estates

To: edc.cob@edcgov.us

My name is Brian Sherman, I live adjacent to the property subject to this pre-application hearing formerly known as the Bass Lake Golf Course. Having lived along the former 9th fairway of the golf course and subject to the dramatic safety hazards therein I want to first state my position as in favor of residential development. The golf course was poorly maintained and minimal safety mitigation measures were ever put in place thus endangering nearby resident.

With that said, while I support the development of the property for residential purposes I want to implore the county to ensure the applicant's proposal is primarily if not in whole one aimed at development of medium-density housing as defined by the county:

*Medium-Density Residential (MDR): This land use designation establishes areas suitable for detached single-family residences with larger lot sizes which will enable limited agricultural land management activities. This designation shall be applied where the character of an area is single-family residences; where the absence or reduced level of infrastructure including roads, water lines, and sewer lines does not justify higher densities; where the topography poses a constraint to higher densities; and as a transitional land use between the more highly developed and the more rural areas of the County. The maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres. Except as provided in Policy 2.2.2.3, this designation is considered appropriate only within Community Regions and Rural Centers.*

The development of high-density housing will greatly impact traffic along Cameron Park Dr/Starbuck Rd which is indicated as the access point for this proposed development. Such traffic will travel through and immediately adjacent to many existing residential communities. Traffic impact must be a consideration in the development of the property. Medium-density development will also create a lesser burden on our water and municipal sewage systems. Additionally I would ask for consideration to maintain open space and for the inclusion of a community park. There are inadequate community parks in the region where this development is proposed. The addition of several hundred more home will bring in many more residents and families with no suitable parks within the immediate community.

Thank you for your consideration

Brian Sherman  
916-605-8928



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

---

## Fwd: Pre Application PA16-007/Pomerol Vineyard Estates

---

EDC COB &lt;edc.cob@edcgov.us&gt;

Fri, May 12, 2017 at 12:21 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bostthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

fyi

Office of the Clerk of the Board  
 El Dorado County  
 330 Fair Lane, Placerville, CA 95667  
 530-621-5390

----- Forwarded message -----

From: **Becky** <rebmnmny@gmail.com>

Date: Fri, May 12, 2017 at 12:12 PM

Subject: Pre Application PA16-007/Pomerol Vineyard Estates

To: edc.cob@edcgov.us, planning@edcgov.us

Hello,

Our names and Becky and Anson Stidham and we live in the Emerald Meadows Housing Development adjacent to the property subject to this pre-application, formerly known as the Bass Lake Golf Course. Having lived very near to the poorly maintained golf course with minimal safety mitigation measures in place we want to express that we are in favor of the residential development proposed for this location.

With that said, while we support the development of the property for residential purposes we want to implore the county to ensure the applicant's proposal is primarily, if not in whole, aimed at development of medium-density housing as defined by the county wherein the maximum allowable density shall be one dwelling unit per 1.0 acre. Parcel sizes shall range from 1.00 to 5.00 acres.

The development of high-density housing will greatly impact traffic along Cameron Park Dr, Starbuck Rd, Green Valley Road and Cambridge Road all which lead to the indicated access point for this proposed development. Such traffic will travel through and immediately adjacent to many existing residential communities. We are hopeful, and strongly encourage, the county to sufficiently and empathetically consider, analyze and understand the impact that additional traffic resulting from the development of the property will have on the existing neighboring residents.

Medium-density development will also create a lesser burden on our water and municipal sewage systems as well as various community resources in the Cameron Park and Rescue area in general.

Additionally we ask for consideration of and strongly encourage the board and the developer to maintain open space and include plans for a community park within the developed area. There are inadequate community parks in the region where the development is proposed. The addition of several hundred more homes, families, children and pets would greatly benefit from suitable, well lit and safe public parks within the immediate community that all could enjoy.

Thank you for your time.

Regards,  
 Becky & Anson Stidham



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

---

**Fwd: Pomerol Vineyard Estates Project (Application #PA16-0007...Parcel No. 102-210-08)**


---

EDC COB &lt;edc.cob@edcgov.us&gt;

Mon, May 15, 2017 at 10:53 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Roger Trout <roger.trout@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

fyi

Office of the Clerk of the Board  
 El Dorado County  
 330 Fair Lane, Placerville, CA 95667  
 530-621-5390

----- Forwarded message -----

From: Eileen Misrahi &lt;eileenm5591@gmail.com&gt;

Date: Mon, May 15, 2017 at 10:50 AM

Subject: Re: Pomerol Vineyard Estates Project (Application #PA16-0007...Parcel No. 102-210-08)

To: EDC COB &lt;edc.cob@edcgov.us&gt;

May 14, 2017

Board of Supervisors Rob Peters, County Planner  
 County of El Dorado County of El Dorado Community  
 330 Fairlane Court Development Agency  
 Placerville, Ca 95667 Division and Planning Services  
 2850 Fairlane Court  
 Placerville, CA 95667

RE: OBJECTION TO PERIDOT DRIVE AS AN ENTRANCE  
 TO POMEROL VINEYARD ESTATE PROJECT (PA16-0007)

We are in receipt of the Notice of Public Hearing letter dated May 5, 2017 regarding the Pomerol Vineyard Estate project (formerly Bass Lake Golf Course - Parcel Number 102-210-08).

We reside in the Emerald Meadows area on Peridot Drive. Our concern regarding this project is the developers desire to open up Peridot Drive as an entrance to the Pomerol Vineyard Estates. Considering this is a "high density" project of 137 homes on 130 acres, we who live on Peridot would be subject to approximately 411 additional cars coming through our area which would now be a main thoroughfare.

Since this was once a golf course, and it has an entrance already at Alexandrite and Green Valley Road. Please consider this as the main entrance and then a secondary off of Starbuck Road/Winchester Drive as well as several other locations around this projected development as stated in the Pomerol Vineyard Estates Project Description, Page 1, Paragraph 3.

We are a small community in Emerald Meadows with only two entrances to our area and we would like to keep it that way. More traffic would just congest our area and add to possible harmful situations. As it is now, our area is used by others as a shortcut and this has caused concern by many of its residents because of the lack of consideration for stops signs being obeyed, consideration to people walking and kids playing while cars are coming through the area.

Please consider the above when making your decision.

Sincerely,

Ray and Eileen Misrahi  
2703 Peridot Drive  
Rescue, CA 95672

On Mon, May 15, 2017 at 9:00 AM, EDC COB <edc.cob@edcgov.us> wrote:

Good Morning - We are unable to open your attachment. Please send in word or pdf. Thank you

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

On Sun, May 14, 2017 at 1:57 PM, Eileen Misrahi <eileenm5591@gmail.com> wrote:

Please refer to the attached letter dated May 14, 2017 submitng our objection to Peridot Drive being opened as an entrance to this proposed project.

Ray and Eileen Misrahi

**WARNING:** This email and any attachments may contain private, confidential, and privileged material for the sole use of the intended recipient. Any unauthorized review, copying, or distribution of this email (or any attachments) by other than the intended recipient is strictly prohibited. If you are not the intended recipient, please contact the sender immediately and permanently delete the original and any copies of this email and any attachments.