

April 18, 2008

Ms. Helen Bauman
District II Supervisor
County of El Dorado
330 Fair Lane, Placerville, CA 95667

Re: Pollock Pines Community Park MND (Item 9, Board Agenda – April 22, 2008)

Dear Ms. Baumann:

This letter is presented on behalf of our client, Cecil Wetsel Jr., the owner of the D'Amico Estates, which shares a boundary with the proposed Pollock Pines Community Park. We have no objection to the adoption of the Mitigated Negative Declaration. However we request that the BOS consider a revision to Mitigation Measure MM3.8.1b and add a subsequent mitigation measure relating to the storm water conveyance system based on the discussion below:

We are concerned that the proposed mitigation measure/condition implies that the over-chute will combine an emergency access for the park through D'Amico Estates with a storm water conveyance (SWC). There has been dialogue between our client, General Services (Greg Sanders), El Dorado County Fire Protection District (Mark Johnson) and Department of Transportation (Eileen Crawford) regarding suitable locations for an access road and the so-called SWC. The attached Exhibit X was discussed in detail and was acknowledged by the parties. Two separate locations are described on the exhibit. The first location was preferred for an Emergency Vehicle Access (EVA) due to suitable topography. The natural drainage swale was identified as the most suitable location for the storm water conveyance as shown.

Mr. Wetsel has agreed to grant an exclusive EVA easement and proposes to rough grade approximately 260 lf of the future road at the location shown on his property. In exchange we request that El Dorado County add an emergency vehicle gate equipped with County Fire required devices that will discourage non-emergency vehicle traffic flow. Moreover, Mr. Wetsel proposes to grant an exclusive 20 feet wide drainage easement; both are shown on the Exhibit X.

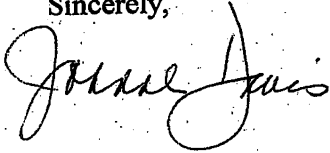
We propose that MM3.8.1b be modified as follows:

A storm water conveyance system (over-chute or other suitable means to convey storm water without discharge into EID Canal) shall be constructed by the County concurrent with site preparation activities. The storm water conveyance system shall be designed in coordination with the park-site drainage improvements and shall convey site runoff either under or over the top of the EID Canal. The storm water conveyance system shall be designed in accord with Exhibit X and coordinated with the owner of the adjacent property to the north of the Canal. The exact location within an easement and design of storm water conveyance system shall be developed in consultation with EID staff, the adjacent property owner north of the canal and shall avoid any riparian or other sensitive biological habitat adjacent to the canal, as determined by a qualified biologist.

We request that the BOS consider adding a condition of approval (in Planning or DOT section) requiring the County to provide a Final Draft Drainage Report to the adjacent property owner north of the canal for review and comments, if necessary.

Thank you for your attention to this matter. We will be available at the hearing to answer any questions you or the members of the Board of Supervisors may have.

Sincerely,

A handwritten signature in cursive script, appearing to read "Joanne Davis".

Joanne Davis
CD Ventures

Cc: Rusty Dupray, District 1; Jack Sweeney, District 3; Ron Briggs, District 4; Norma Santiago, District 5; Cecil Wetsel.