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Edcgov.us Mail - Cameron Ranch

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Planning Department <planning@edcgov.us>

2 Pages



Cameron Ranch

1 message

Tim Snyder <TCS1527@outlook.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Tue, May 8, 2018 at 12:56 PM

Dear Board/Government Officials,

CC: Jon Vegna, Jeff Hansen, James Williams, Brian Shinault, Gary Miller

Regarding the Cameron Ranch proposal for 41 homes on 5 acres at the corner of Starbuck/Cameron Park drive and Green Valley:

Please internalize the thoughts in this email, they are not an attempt to dissuade progress or growth but rather to advocate for appropriate and reasonable use of our resources.

The proposal for a high density, narrow street community on this parcel is greedy and irresponsible on behalf of the property owner. However, the now mostly vacant land should be developed and housing is an appropriate use...but not with this many units or such tight accommodations.

The street corner of Starbuck/Cameron Park drive and Greenvalley is already a nightmare. It is crowded and in disrepair. There are businesses on every corner and pedestrian traffic is already crowded and dangerous due to the high speeds traveled by Green Valley vehicles. Adding 41 new homes on 5 acres, with 3 different street access points will create chaos.

This proposal is also way outside of the scope or appropriate feel of the community. The adjoining community of Rescue is largely an agricultural and spread out area - 5 acre parcel homes and above are mere minutes from this project and creating a mini city on this corner will feel totally out of context.

We need more commercial development and infrastructure before we add so many new houses. This part of town has no grocery store and the streets and intersections are falling apart! Don't add so many more people to the equation.

This town already has lots of high density housing! It is not Cameron Park's duty to become the future slum of El Dorado Hills!
Keep us rural!

This corner in question has many small businesses in them and the shopping centers near by are in desperate need of repair and improvement. The community is at a crossroads where low income businesses (liquor stores, tattoo parlors, and lotto vendors) are some of the only business thriving in this area. They pray on the high density housing clients. We want more successful long term businesses to thrive instead! We also have Kovars Karate, Jamba Juice, Rite Aid and Starbucks, etc - but when low income high density housing is built haphazardly and the community degrades further, we risk losing these productive tax paying business and replacing them with vape shops, liquor stores and laundry mats. We will also lose the high and middle income earners as the community degrades and with them all of their taxes!

Our schools are in need repair. Rescue elementary is held together with duct tape and love. We can't throw another 41 low income families into that infrastructure. We need engaged and mid income families to help build it back up!

We can not accommodate this request by the developer. It is not appropriate for our community, the street corner in question can not accommodate the traffic and we do not need another mini slum neighborhood.

I would support development on this parcel as long as it has individual free standing homes, streets wide enough to accommodate fire trucks and emergency services and was in keeping with the feel of our neighbors and our community.

We can not allow developers to come in and wreck our city to make a quick buck.

Also I did not appreciate the developer requesting a deferment on the last meeting as i took time off work to attend the meeting and am not able to re-attend on May 10th. This feels like the effective silencing of our community voices.

Thank you for your attention on this matter. You are appreciated and thank you for being the voice of reason in this

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discussion.

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