



Terrie Mitchell
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>

11/30/2007 03:49 PM

To johnsonc@co.el-dorado.ca.us

cc

bcc

Subject Comment Letter for Dec. 4th Board Meeting

Dear Ms. Johnson:

Could you please distribute the attached letter to the Board of Supervisors prior to the Board meeting scheduled for December 4th.

This comment letter is related to Item #20.

Thank you.

Regards;

Teresa L. Mitchell
5370 Amber Fields Drive
Shingle Springs, CA 95682
Home: 530-672-6294



Work: 916-876-6092 Gallo Comment Letter BoS 11-30-07.doc Gallo Comment Letter.doc

November 30, 2007

Board of Supervisors
El Dorado County
330 Fairlane Court
Placerville, CA 95667

RE: Item 20 on the December 4th 2007 Board Agenda - Project Title G3 Enterprise
Rezone (File Application No. Z07-0001)

Delivered Via e-mail

Dear Board Members:

We appreciate the opportunity to comment on the proposed rezoning request submitted by the RRM Design Group for the G3 Enterprise Rezone (File Application No. Z07-0001). We are residents of El Dorado County and own property located on Amber Fields Drive, which is just south of this proposed development. We live in Royal Equestrian Estates, a gated community that has an active Home Owners Association (HOA) which is comprised of 77 residents. I am writing this letter on behalf of the Royal Equestrian Estates Home Owners Association and its property owners.

We are requesting your assistance on the above proposed re-zone request. Myself, as well as other homeowners, provided comments and testimony at the October 25th Planning Commission meeting (see attached letter). We requested that the staff report be amended to accurately reflect that Amber Fields Drive is a private road. Our key issues were related to the negative declaration and references to private roads as a means to access the project site. Page 2 of the Staff Report and Page 1 of the Environmental Checklist ***incorrectly*** states that the project site can be accessed via Amber Fields Drive. We believe that these statements are not accurate and should be removed. The portion of Amber Fields Drive that is located within Royal Equestrian Estates is a private road and access is limited to residents of the HOA via a gate. It is our understanding that the parcel numbers associated with this project have no access rights to those properties via Amber Fields Drive.

In addition, we believe the section on Page 6 of the Staff Report under item 14 titled "capacity of the transportation system serving the area" needs to be corrected as well. The staff report indicates that *"the site is accessed via public and private roads that meander through estate-size residential and rural subdivisions. These roads would need to be improved in order to accommodate an increase in use and vehicular traffic"*. As currently written the staff report implies that access and related improvements to these private roads is an approved option for this proposed development. We disagree and believe that access via private roads, such as Amber Fields Drive, are NOT authorized and this should be made clear in the staff report.

Based on our testimony provided at the October 25th Planning Commission meeting, we were under the impression that the staff report would be corrected prior to it going forward to your Board for approval. Unfortunately, these corrections have not been made. Although the Planning Commission's meeting minutes provide a brief summary of our testimony, the Planning Commission's action does not indicate that their motion to approve the staff report and findings also endorses those comments that were made at the hearing.

Therefore, we are requesting that any Board action to approve this re-zone include the caveat that Amber Fields Drive is a private road and is not considered an access road to this proposed project. We believe this fact must be included in the record and any motion for approval, since the Planning Department did not amend the staff report to accurately reflect this fact. We would also like to have our contact information included for future notifications related to this proposed development. If you have any questions regarding our comments, please do not hesitate to contact me at the address and phone number below.

Sincerely,

Teresa L. Mitchell
On behalf of the Royal Equestrian Estates Home Owners Association
5370 Amber Fields Drive
Shingle Springs, CA 95682
916-876-6092

Attachment: October 25th Comment Letter to Planning Commission

cc: \ Royal Equestrian Estates Home Owners Association and Residents

October 24, 2007

Mel Pabalinas, Senior Planner
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: Project Title G3 Enterprise Rezone (File Application No. Z07-001)

Delivered Via Fax

Dear Mr. Pabalinas:

We appreciate the opportunity to comment on the proposed rezoning request submitted by the RRM Design Group for the G3 Enterprise Rezone (File Application No. Z07-001). We are residents of El Dorado County and own property and a home located on Amber Fields Drive, which is just south of this proposed development. We live in Royal Equestrian Estates, a gated community that has an active Home Owners Association (HOA) which is comprised of 77 residents. Unfortunately, we were only recently made aware this proposed rezoning and future development on Tuesday, October 23, 2007.

In the future, we are specifically requesting to be added to the Planning Departments public notification list for any matters related to this proposed project and associated parcel numbers 109-010-09, -10, -13, -14 and 109-020-01 (***our contact information is included at the bottom of this letter***). We would also like to ensure that the Royal Equestrian Estates Home Owners Association is notified as well. Those notifications can be sent to:

Royal Equestrian Estates Home Owners Association
C/O Kocal Management Group, Inc.
P.O. Box 1459
Folsom, CA 95753.

Since we were just made aware of this proposal, we have not had the opportunity to thoroughly evaluate the project applicant's request. Our key issues are related to the negative declaration and references to private roads as a means to access the project site. Our primary concern relates to traffic, as well as ingress and egress to the proposed planned development site. Page 2 of the Staff Report and Page 1 of the Environmental Checklist incorrectly states that the project site can be accessed via Amber Fields Drive. We believe that these statements are not accurate and should be removed. The portion of Amber Fields Drive that is located within Royal Equestrian Estates is a private road and access is limited to residents of the HOA via a gate. It is our understanding that the parcel numbers associated with this project have no access rights to those properties via Amber Fields Drive. In addition, we believe the section on Page 6 of the Staff Report under item 14 titled "capacity of the transportation system

serving the area" needs to be corrected as well. The staff report indicates that *"the site is accessed via public and private roads that meander through estate-size residential and rural subdivisions. These roads would need to be improved in order to accommodate an increase in use and vehicular traffic"*. As currently written the staff report implies that access and related improvements to these private roads is an approved option for this proposed development. We disagree and believe that access via private roads, such as Amber Fields Drive, are NOT authorized and this should be made clear in the staff report.

We are also concerned that a negative declaration has been filed, rather than more thorough environmental analysis that may demonstrate that the project could have environmental impacts related to traffic, water quality and water supply, as well as adequate sewer service. We agree with the staff report that these issues will need to be more thoroughly evaluated when a development proposal is submitted.

We hope in the future, the Planning Department will make a more concerted effort to notify not only residents that may be adjacent to a proposed development, but also any homeowner associations that are adjacent to the proposed project as well. To ensure that the Royal Equestrian Estates Home Owners Association is notified of any future development proposals, we would request that our HOA be afforded the same acknowledgement in the Staff Report that has been provided to Cameron Park Estates Community Services District and the Fernwood Cothrin Ranch Zone of Benefit as stated on Page 9 of the Staff Report.

Again, we would also like to have our contact information included for future notifications as well. If you have any questions regarding our comments, please do not hesitate to contact us at the address and phone number below.

Sincerely,

Teresa and Giles Mitchell
5370 Amber Fields Drive
Shingle Springs, CA 95682
916-876-6092

cc: \ Royal Equestrian Estates Home Owners Association and Residents