

PC 4/24/14
8
4 pages

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EL DORADO COUNTY
BUILDING DEPARTMENT

County of El Dorado Planning Commission
2850 Fairlane Ct
Placerville CA 95667

April 17, 2014

To Whom it May Concern:

These comments are being completed in haste, since the request was not delivered by the United States Postal Service (USPS) until the evening of April 15th. This allows one day to respond which is not adequate time.

To our knowledge the following has not been appropriately addressed and we need a written response in return.

- The applicant still needs to demonstrate that there will not be discharge or dredged fill material to be permitted to flow into Mounds Springs Creek.
- The proposed project "The Crossings" has not shown how the project would not be environmentally damaging to the significant degradation of the aquatic environment.

within Indian Creek watershed: The project also does not compensate for lost function within the watershed which will impact the "red legged frog" downstream in Weber Creek.

- The cemetery has not been clearly defined. In the past, there have been ground penetrating radar surveys for a marked area. My understanding Mr Grado & Co were removing brush a few weeks ago around the small portion of the cemetery - Per Aaron Mount of the County Planning Department to verify what was already identified. The survey of the cemetery should extend beyond the originally marked off parameters.
- Department of Transportation (DOT) has verbally made known to the public that El Dorado Road is not engineered properly for past, present or future road use. Widening the road does not address the issues already existing.

- Sundance Trail which is not county maintained and will see an increase of usage and disturbance to the existing neighborhood. Who will be paying for the additional road repairs and upkeep?
- Hours of construction need to be determined. Keeping in mind that this project is next to several quiet neighborhoods. Once decent hours have been determined a penalty / fee should be enforced when contractor is non compliance.
- With the massive amount of dirt/earth movement, it should be determined how the developer intends to keep rodents, etc. from invading the neighborhoods near the project.
- Lights and noise from a completed project known as "The Crossings" should be kept minimal not to destroy the rural environment of the existing neighborhoods.
- Crime and safety issues that have not been addressed such as after hour activities.

including a source of hangouts
and activities that could include
skateboarding and vandalism

- Residents should not be assessed a
special tax for road maintenance and installation
that only benefit businesses.

~~Joseph Langdon~~
Joseph Langdon
4105 Sundance Ct
Placerville CA 95667

~~Sandra Langdon~~
Sandra Langdon
4105 Sundance Ct
Placerville CA 95667

4/17/14

Topic- planned Development PD97-0011 and proposed Revision
for proposed commercial development named "The Crossings".

PC 4/24/14
#8
2 pages

County of El Dorado Planning Services
2850 Fairlane Court
Placerville CA. 95667

11 APR 17 PM 3:15
RECEIVED
PLANNING DEPARTMENT

To the Planning Commission,
Roger Trout, or to whom it
may concern:

This correspondence is in response to the notification sent out, dated Monday 4/14/14, and received on Tuesday 4/15/14, late in the day, regarding the Palco Herder Properties request for approval of the proposed revision on their project named "The Crossings", and PD97-001. Approximately 1 1/2 days, due to late mail delivery, and time spent gathering and assimilating current information, leaves very little time to formulate a satisfactory response, but below are

Some major objections and concerns:

1. Keeping Mound Springs Clean and the Wetlands Water Pure -

When the EIR for the previous project was approved by the Board, but turned out to be a no-go, took water samples at the bridge on El Dorado Rd, the water tested potable. Though the K-mart Shopping center has no cleaning filter, the wetland plants, surrounding foliage, and springs cleaned the polluted run off. When the area is paved the EIR stated that only a portion of the toxic chemicals could be removed before the run off is allowed into the creek. Within 20 years it will significantly impact Talam Lake.

This creek passes through private property bringing beauty and enhancing property value. It was a year-round creek, and home to Indians as well as other nationalities before it was assaulted by various development, yet even to this day, mound Springs Creek has pockets of water year-round, and is still a significant contributor to the American River.

2. Flooding - This area is very well connected to both hidden and visible springs. Once the vegetation is gone and its paved over, the run off can cause flooding during a rain storm. Yet if water, that once fed the creek, is diverted into a possible holding pond for cleaning it diminishes the natural flow of the creek.

3. Cemetery - acreage for this historical burial ground was

granted for the Missouri Flat Cemetery - According to the old timers reports, over 200 grave sites exist there, as well as an Indian burial ground. The perimeter is said to be as much as 5 acres. This needs to be fully identified before any development is considered.

4. Creation or Increase of - Traffic, noise, lighting, crime, development sprawl -

5. This property is not suitable for commercial development. It's marshy, filled with strong, active springs and is highly subject to flooding. Developers think it's going to be an easy place to build, but it's a catch 22 area that needs to be appreciated for its beauty and contribute to the clean water supply, an open space

Submitted Respectably
for the Wetlands and Springs Department
around Spring Creek, the
Missouri Flat Cemetery, Animal Habitat
and the Megee Family Home -
George + Sue Megee -

Sue Megee
George Megee