

5/17/2017

Edcgov.us Mail - Bass Lake Golf Course development



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**DATE** 5/18/17

EDC COB <edc.cob@edcgov.us>

**Bass Lake Golf Course development**

1 message

BOS 5/23/17

**Charlene Magda** <char\_magda@sbcglobal.net>

Wed, May 17, 2017 at 4:55 PM

To: edc.cob@edcgov.us

The traffic on Green Valley rd is already heavy enough for the type of road it is. Please vote No on this development.  
Charlene Magda. Rescue resident



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

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**Bass Lake Home Planning**

1 message

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**hcpromes@hughes.net** <hcpromes@hughes.net>

Wed, May 17, 2017 at 6:05 PM

To: edc.cob@edcgov.us

Hi!

I am emailing you about my concerns if the Bass Lake Home Planning goes through. We have been up here for 1 year. We love it and our main traveled road is Green Valley. I am sure Bass Lake, Cameron Park Drive, Cambridge, El Dorado Hills Blvd. were all very quiet streets at one time. Now they are major cuts through from 50 to Green Valley and heavily traveled. I feel bad for the people who live on these streets as now there is way to much traffic. Please do not let this happen to Green Valley Road. Increasing the traffic would be devastating and just the beginning. We would no longer have a major road to get to Folsom and many other locations. It will now be full of more cars and people. There are very few stops currently on Green Valley but increasing the number of cars will be a nightmare. Most of it is one lane each way. Speed limit is 55 MPH for a lot of the roads, Schools on Green Valley and children will be at risk as no one slows to 25 MPH as posted. We are lucky if they slow to 40 MPH. We are on Deer Valley Road and it will be a nightmare to try and merge onto Green Valley causing unsafe conditions. As well as the people who live off of Green Valley, they will wait forever to be able to make turns to their homes.and it will be very dangerous. Many cyclists use Green Valley (unsafe). So please make sure their is a very thorough study on traffic impact before proceeding. Even Bass Lake is over crowded with traffic and speedsters.

Thank you for taking the time to read this email and allowing me to voice my concerns.

Respectfully.

Harold and Cynthia Promes



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

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**ATTN: Mr. Roger Trout, Division director**

1 message

**Constance** <califgirlconnie@gmail.com>

Thu, May 18, 2017 at 3:03 PM

To: edc.cob@edcgov.us

Dear Mr. Roger Trout, Division Director,

I am writing to urge you to deny pre application PA 16-0007. Homeowners were not notified of this proposal until May 7, 2016 and we are wondering why?

This proposal will impact the surrounding communities, not in a good way, refer to my attached PDF LETTER, which list our concerns submitted to you today May 18, 2017.

Please listen to our reasons this proposal impacts all citizens living in El Dorado County ,not just those in the local area.

We bought our house here many, many , many years ago because, it was a rural farm land low density area . We moved from Southern California which as you know continues to be impacted by traffic, & air pollution . We chose to relocate HERE because, it was rural.

Its nice to allow children to play out side and actually find lizards, beetles, lady bugs, butterflies, frogs, toads and be able to see and hear the sound of song birds. Why, in my yard alone, I get watch and listen to many birds species such as Oak tit mouse, Western bluebirds, Tied colored and red winged blackbirds, black hooded grosbeaks, CA quail , Gambols quail, Golden Eagles, owls, bats, Hawks, Scrub Jays, Lesser and American Gold Finch, House finches, Song sparrows and these are just a few of the many birds that call our yard & wetland home. Please, as a nature advocate, I urge you to deny this proposal. We like our community the way it is- quiet and respectful of the natural environment that we call home.

Thank you for your time and consideration .

Sincerely,

Connie Rodgers

"Of all the paths you take in life, make sure a few of them are dirt." - John muir

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 **PA16-0007.pdf**  
68K

May 16, 2017

Proposal PA16-0007

From: Emerald Meadows Subdivision , EL Dorado County Tax, Voter & Home owner, Rescue CA 95672

To be noted for evidence. The letter of notice from the Community development Agency Development Services- Planning office 2850 Fairlane Court Building C, Placerville, CA 95667 - regarding this proposal PA16-0007 was only received by myself by mail on May 7, 2017. The homeowners were not notified at anytime in writing before this date. To be entered on the record that the County of El Dorado Board of Supervisors and planning Department withheld this information to those impacted most by this proposal.

County of El Dorado  
Community Development Agency  
Development Services Division  
Roger Trout, Division &  
Planning Director/ Robert Peters

[planning@edcgov.us](mailto:planning@edcgov.us)  
[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Ref: Planning Pre-Application PA16-0007/ Pomerol Vineyard Estates submitted by Shore Springs Partners, LLC. ( Sabrina Investments Inc/ Shore Springs Partners LLC/Lebeck Young Engineering. ) Parcel # 102-210-08. ( Site of Old Bass Lake Golf Course located off Alexandrite Drive now referred to as " Green Valley Oaks Golf Course") located on the West side of Starbuck Road, GreenValley Road in the Cameron Park, Rescue area parcel number 102-210-08.

Dear: Roger Trout, Division Director, Robert Peters County Planner, El Dorado County Supervisors Districts, 1,2,3,4,

Thank you for the opportunity to give input regarding this pre application proposal PA 16-0007/Pomerol Vineyard Estates.

The proposal should be **DENIED** based on the location of Parcel # 102-210-08 to be Located NEAR or on **Federally** protected wetlands, flood plain, wildlife habitats, rare plants and Valley Elderberry Longhorn beetle insect, amphibians , rare toad & bird habitat among others, as protected under National Environmental Policy Act (NEPA)(ESA) for threatened or endangered under the Act. Which was renewed Federal Register.09/17/2014 79 FR 55879 55917. We object that the property will impede on the loss of a garden land or the open aspect of the neighborhood effect on the character of the neighborhood by building high density views that will adversely affect the residential amenity of neighboring owners. The proposed development will impact the residential

amenity of neighbors, by reason of (among) other factors noise, loss of privacy, overshadowing and adverse effect of the development on the character and appearance of the conservation area.

We **object** to the above planning application PA 16-0007/ Pomerol Vineyard Estates submitted by Shore Springs Partners, LLC for a Conceptual Review and Object to the final plan to build medium - to high density residential subdivision and or including Vineyard on said parcel. We object to the Proposed application that would amend the General plan land use and We object to the REZONE and object to the expansion of the Community Park Community boundary. We object to the future rezone, planned development, and tentative subdivision map that are requested for the identified by the Assessor's Parcel Number# 102-210-08 on the letter we received May 7, 2017. We object to the sale of wine to be sold on the premises, knowing there are schools nearby and the community has an issue with drunk driving as per public Eldorado County crime reports.

The Emerald Meadows homeowners and my self as individual party OBJECT to PA 16-0007 on the following grounds:

**1.Environmental Impact:**

The proposed HIGH density land use and over—development of the site, as well as, the adverse impact which the proposed development will have on the character of the neighborhood. We object to the design due to the fact that this parcel is surrounded by Federally Protected Pine Hill State Ecological Preserve, protected animal habitat & Emerald meadows wetlands and flood plain, that is home to Federally protected plants, insects and Birds. Under the ACT (16 U.S.C. 1531 ) (CFR)Code of Federal Regulations,50CFR17.11, 17.12

**2. Traffic and transport:**

Another large subdivision located off or near Green Valley Road, Cameron Park, Rescue Shingle Springs Area will drastically increase traffic, impact our local air quality, safety of pedestrians, particularly, local school children. The traffic data already shows Green Valley Road and surrounding two-lane streets located near the proposed site to be impacted by traffic from the new development subdivision still being built off Green Valley Road and the surrounding new homes off Bass Lake & Silva Parkway already impede traffic flow according to the (Environmental Impact Report.)The Cameron Glenn Estates plan, if completed (15 homes)is adjacent to Green Valley -Road near Starbucks Road, Hastings, Peridot drive, Alexandrite drive listed as the roads listed in the proposal, will impact traffic on all roads, and all roads located near this proposal will be impacted by noise and

traffic congestion. The transportation traffic data does not reassure us that there will not be a significant Negative impact on the health of Rescue, Cameron Park and Shingle Springs.

This will also impact commuters who take public transportation, as traffic increases so will the ability to get to their job . This proposal will cause a need for more public transportation which will impact the air quality of the citizens and animals in the area. Longer commute times will be created by this proposal.

We therefore request that the Planning department and Community Development Agency Supervisors carry out through, independent, and transparent assessment of the traffic and transport issues by an un-biased outside agency. How is the traffic planned to be kept off Tourmaline Way, Malachite Way, Hastings Drive and Dunbar road? TRAFFIC WILL IMPACT THE Surrounding streets which will cause harm to the Federally protected habitat.

We urge the county to consider the noise CNEL level and make sure it isn't beyond the 65 CNEL and 45 CNEL indoors , Set by the State of California . We refuse this proposal because the electricity to light up the subdivision will impact the birds that fly over the California belt way of migrating birds, who rely on the star constellations at night to get to their habitat and more light in the night sky will impede their ability to do so. (Many of these birds that fly over are Federally protected and listed on the National register of Endangered birds.)

### **3. Surface and Ground WATER pollution:**

We also oppose the fact that the zoning for Pomerol to have a vineyard on the property would go against the El Dorado County General Plan related to Oak Woodlands. As the use of the property for agriculture would allow the destruction of the OAK CANOPY needed for the endangered Federally protected habitats of birds and insect and amphibians that surround the parcel. *The Clean Streams Law* would be impacted and Federally protected

fish in the surrounding Lake and runoff streams from the flood plains drainage of small streams would cause contamination to community drinking water and or loss of endangered and protected wetland species. You mention nothing about organic certification for the grapes? So **pesticide** use would subject residents to air borne contaminants and soil contaminants from the pesticides used in Vineyards and grape production. Conventional wine growing can expose local waterways as well as farm workers to fungicides, fertilizers and pesticides which cause cancer, birth defects, nerve problems or allergy symptoms. According to the California Wine impact Assessment.(CWIA)

May 16, 2017

Proposal PA16-0007

Who pays for the crop insurance? Who pays for the inspection fees? Who pays for the additional water ?

#### **4. Airport issues.**

We object to the proposal because it conflicts with the FAA Code violations of Title 14 standards on Population Density restrictions for residential land use near airports. The proposed site for construction is at 1.9 miles to the Cameron Park Airpark( 061.) This will affect noise sensitive lands uses and local communities. The location is not near a major freeway, not located near major employment facilities and would not be located near any major recreational area. No New construction or development should be undertaken California Administration Tile Code, Title 24 must be maintained only after a detailed analysis of the noise insulation features included in the design.

This would create over development near the Cameron Air Park (061) which could lead to premature death and a change to the existing residential noise level amenity already known by residents. No changes to the existing residential zoning should be made.

The proposal mentions nothing about noise attenuation. The rural quiet nighttime we are used to is only 10-25 db(a) We object because The proposal would change that db(A). Possible hearing loss could result as well as loss of State protected animal , insect, plant habitats. California Administrative Code- Noise Standards-Title 21

5. More Schools, more Police, more Fire stations would be needed to accommodate this request and would impact the livelihood of the residents.

It is therefore determined that we as community & individuals in areas to be affected most by this proposal, object to the pre application of proposal PA 16-0007/Pomerol Vineyard Estates, submitted by Shore Springs Partners, LLC.

We as a community feel this will not maintain the Cameron Park , Rescue, Shingle Springs environment rich in rural Pioneer gold rush history and will pose traffic issues, noise , health, loss of view, loss of habitats, & the reasons stated above. It is our hope that you will deny this application. Please.

Thank you for your time.

Mr. & Mrs. Connie Rodgers, Audubon constituent

cc

May 16, 2017

Proposal PA16-0007

Michael Ranelli- Supervisor Fourth District    bosfour@edcgov.us  
Shiva Frentzen- Supervisor Second District    bostwo@edcgov.us  
John Hidahl- Supervisor First District        bosone@edcgov.us  
Robert Peters- El Dorado County Planning    planning@edcgov.usgov.us  
FAA Environmental , Mr. D Tallamy, Phd, SFWO, AUDUBON, CEQ, S. Sanchez,EID,