



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Stop Pomerol Vineyard Estates Project

EDC COB <edc.cob@edcgov.us>

Thu, May 25, 2017 at 7:33 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>

Cc: Roger Trout <roger.trout@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

fyi

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

----- Forwarded message -----

From: Susan <ssopocko@att.net>

Date: Wed, May 24, 2017 at 9:09 PM

Subject: Stop Pomerol Vineyard Estates Project

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

May 24, 2017

Roger Trout, Division Director

El Dorado County Planning

330 Fair Lane

Placerville, CA 95667

edc.cob@edcgov.us

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and

resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500 trips per day from the project? Will this require a signal at this intersection? The project description also notes adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description states additional vineyard could be added on front and side yards after building envelopes have been determined. However, the project description also states the custom lots would only be graded at the time of house construction, which would occur after the easements for vineyards have been established. How will additional easements be granted for vineyards after the custom lots have been purchased?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue?

The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in the Cameron Park area, 1/4-acre lots don't seem to be on the affordable end for the area. Will the housing on the 1/4-acre lots be subsidized?

The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure. What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are proposed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use of pesticides and fertilizers and the effects on neighboring properties and groundwater.

For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site should be accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.

Sincerely,

Susan Sopocko and Barry Buehler

2180 Buckhorn Dr

Rescue, CA 95672

ssopocko@att.net

May 16, 2017

Roger Trout, Division Director

El Dorado County Planning

330 Fair Lane

Placerville, CA 95667

edc.cob@edcgov.us

2017 MAY 25 PM 12:11

RECEIVED
PLANNING DEPARTMENT

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500 trips per day from the project? Will this require a signal at this intersection? The project description also notes adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description states additional vineyard could be added on front and side yards after building envelopes have been determined. However, the project description also states the custom lots would only be graded at the time of house construction, which would occur after the easements for vineyards have been established. How will additional easements be granted for vineyards after the custom lots have been purchased?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must

comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue?

The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in the Cameron Park area, ¼-acre lots don't seem to be on the affordable end for the area. Will the housing on the ¼-acre lots be subsidized?

The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure. What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are prosed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use a pesticides and fertilizers and the effects on neighboring properties and groundwater.

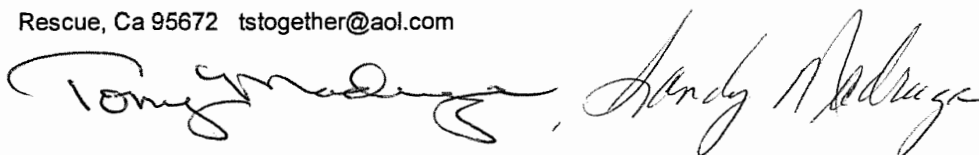
For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site should be accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.

Sincerely,

Tony & Sandy Madruga

4267 Fremonts Loop

Rescue, Ca 95672 tstogether@aol.com

Handwritten signatures of Tony and Sandy Madruga in black ink.

cc: Michael Ranalli (<mailto:bosfour@edcgov.us>bosfour@edcgov.us)

Ted and Joanne Raines
3021 Winchester Drive,
Rescue, Ca 95672
May 20, 2017

2017 MAY 25 PM 12: 13
RECEIVED
PLANNING DEPARTMENT

Re: Pomerol Vineyard Development

Roger Trout, Division Director
El Dorado County Planning
330 Fair Lane
Placerville, CA 95667

Dear Mr. Trout,

This is in regards to the development of the former golf course and proposed access to the many homes by way of Starbuck. Those of us entering Starbuck from Winchester Drive are well aware of the hazardous traffic from the blind curve on Starbuck. This would be a more hazardous curve from the other side of Starbuck as the above plan proposes. Starbuck is not a road suitable for the projected traffic increase.

This area and the surrounding areas of homes are rural and a development of this size will not be in the best interests of those already living in the area or those in homes crammed onto small lots as projected. We realize a few lots will be larger in size but most of the houses will be very close together.

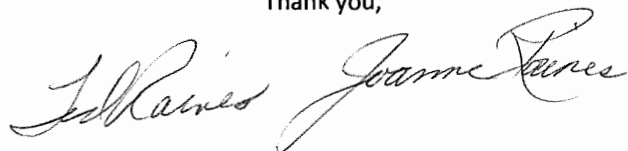
What is this commercial vineyard and tasting room doing in this residential area?

There is concern regards the impact on the local schools. The planned number of homes will surely add a substantial number of children. We are not at all certain that the current schools can absorb the number of children that could be moving into the area.

We have long suspected that homes would be built on the former golf course but we urge you to vote against this proposal. This plan serves no one well.

We hope to attend the meeting for this proposal on May 23rd.

Thank you,

A handwritten signature in cursive script, appearing to read "Ted and Joanne Raines", written in dark ink.

Roger Trout, Division Director
El Dorado County Planning
330 Fair Lane
Placerville, CA 95667
edc.cob@edcgov.us

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

2017 MAY 25 PM 12:48
RECEIVED GRAND DAUGHTER
PLANNING DEPARTMENT

*I HAD INTENDED TO GIVE THIS TO YOU
AT THE MEETING ON TUESDAY, BUT A LAST
MINUTE CHANGE TO ACCOMMODATE OUR*

Mr. Carboni

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500 trips per day from the project? Will this require a signal at this intersection? The project description also notes adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description states additional vineyard could be added on front and side yards after building envelopes have been determined. However, the project description also states the custom lots would only be graded at the time of house construction, which would occur after the easements for vineyards have been established. How will additional easements be granted for vineyards after the custom lots have been purchased?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require

and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue?

The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in the Cameron Park area, 1/4-acre lots don't seem to be on the affordable end for the area. Will the housing on the 1/4-acre lots be subsidized?

The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure. What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are proposed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use of pesticides and fertilizers and the effects on neighboring properties and groundwater.

For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site should be accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.

Sincerely,

Nick J. Carboni
2530 DUDLEY DRIVE
RESCUE CA 95672
NJC59@ATT.NET

I agree with everything in this letter but would like to add one additional concern. Green Valley Road is already congested and I have seen people passing over double lines to around slower drivers. The additional traffic

from the proposed development will only make a bigger problem especially when they open up Alepandrite (which you know they will) as they continue their development. If the developers are allowed to change the zoning of the old golf course, don't they have a responsibility to resolve this potential problem? I would think that they should be the ones to upgrade Green Valley Road and not the taxpayers of El Dorado County. At the very least, they should contribute a substantial amount to a fund set up to improve the congestion they would create on our roads.

May 19, 2017

2017 MAY 25 PM 12: 13

RECEIVED
PLANNING DEPARTMENT

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500

trips per day from the project? Will this require a signal at this intersection? The project description also notes adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description states additional vineyard could be added on front and side yards after building envelopes have been determined. However, the project description also states the custom lots would only be graded at the time of house construction, which would occur after the easements for vineyards have been established. How will additional easements be granted for vineyards after the custom lots have been purchased?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue?

The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in the Cameron Park area, ¼-acre lots don't seem to be on the affordable end for the area. Will the housing on the ¼-acre lots be subsidized?

The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure. What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are prosed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use a pesticides and fertilizers and the effects on neighboring properties and groundwater.

For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site should be

accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.

Sincerely,

Maria Cunha, 2551 Dudley Dr., Rescue, CA., marisolslsb@yahoo.com

Roger Trout, Division Director
El Dorado County Planning
330, Fair Lane
Placerville, CA 95667

2017 MAY 25 PM 12: 14
RECEIVED
PLANNING DEPARTMENT

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500 trips per day from the project? Will this require a signal at this intersection? The project description also notes adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue?

The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in the Cameron Park area, ¼-acre lots don't seem to be on the affordable end for the area. Will the housing on the ¼-acre lots be subsidized?

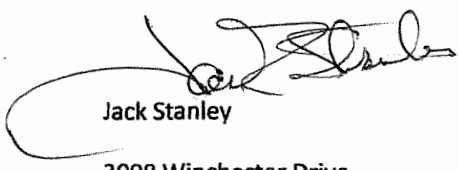
The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure. What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are proposed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use of pesticides and fertilizers and the effects on neighboring properties and groundwater.

For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site

should be accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.



Jack Stanley

3008 Winchester Drive

Rescuer, Ca 95672

jstanle@pacbnell.net

530 391 4627

May 20, 2017



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Pomerol Estates

EDC COB <edc.cob@edcgov.us>

Wed, May 31, 2017 at 8:08 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

fyi

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

----- Forwarded message -----

From: **kim lutz** <kimlutz4211@gmail.com>

Date: Tue, May 30, 2017 at 6:34 PM

Subject: Pomerol Estates

To: edc.cob@edcgov.us

Dear Mr Roger Trout

Please see attached letter regarding the Proposed Romeral Estates Project which we oppose.

Have a Blessed day,
Namaste

Kim

**Pomerol estates letter-1..docx**

16K

May 30, 2017

Roger Trout, Division Director

El Dorado County Planning

330 Fair Lane

Placerville, CA 95667

edc.cob@edcgov.us

Re: Pomerol Vineyard Estates Project

Dear Mr. Ranalli,

I would like to express my opposition to the proposed Pomerol Vineyard Estates Project. This project would increase traffic on rural Starbuck Road and require the expansion of utilities in the area, which could promote further growth in the area.

El Dorado General Plan Policy 2.1.1.2 states that Community Regions define areas appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns. This project is inconsistent with this policy. The proposed Pomerol Vineyard project would encroach on the rural community of Rescue to intensify uses to high density levels where infrastructure cannot support the level of development. This fact is acknowledged by the applicant in their description of the project stating that wastewater from the project cannot be accommodated by the existing infrastructure in the area. In addition, the Sheriff's department is currently stretched such that additional demand from this project cannot be supported without additional staff and resources. Further, the encroachment into the rural Rescue area could induce new development or redevelopment in Rescue as the Cameron Park Community Region Boundary is amended. Leave development in Cameron Park to areas currently covered in the boundary.

While I oppose the redesignation of the project site to increase the intensity of development in the area and the encroachment of the Cameron Park Community Region Boundary into Rescue, I offer the following comments on the project as currently proposed.

The project description on the County's website describes 137 units. There are 145 residential lots shown on the map on the County's website, plus the lot for the clubhouse.

The project description refers to the current "zoning" for the site as RL-10 (1 residential unit per each 10 acres) as a function of the previous use as a golf course (it should be noted that it appears that the applicant refers to the General Plan designation rather than the zoning). However, golf courses are allowed in every residential zone, as well as the Rural Land zone, Community Commercial zone, and Rural Commercial zone. To imply that the site is only designated for rural development because of the golf course use is disingenuous. It is clearly designated RL-10 because the area is intended for rural development, to be consistent with the development in the adjacent area in rural Rescue. A redesignation to allow suburban-level development is inappropriate.

The project proposes only two access points for 145 new residences, with rural Starbuck Road as the main access point. What is the capacity on Starbuck and what level of traffic is assumed to be absorbed on this road? What about speeds on Starbuck and visibility at the proposed intersection for the 1,500 trips per day from the project? Will this require a signal at this intersection? The project description also notes

adjacent roads as Deer Oaks Drive, Buckhorn Lane, and Whitetail Drive, all of which are private roads. Residents of this area are opposed to connections to this proposed development.

The project proposes "secondary" access at Peridot Drive. How many trips are proposed to access Peridot Drive? What will the additional project trips do to level of service at the intersection of Green Valley and Peridot Drive?

In 2016, El Dorado County voters approved Measure E, which includes a number of requirements regarding traffic impacts from residential development projects. How does the County propose to implement Measure E for this site?

The project description mentions public access to open space areas in the project. Will these areas be restricted to project residents? Will public access be allowed and will this be included as a condition of approval for the project?

The project description notes the project preserves oak canopy, while the project will clearly remove a substantial amount of oak canopy on the site. What is the amount of oak canopy that exists on the site and how much will be preserved compared to that destroyed by the project?

The project description states additional vineyard could be added on front and side yards after building envelopes have been determined. However, the project description also states the custom lots would only be graded at the time of house construction, which would occur after the easements for vineyards have been established. How will additional easements be granted for vineyards after the custom lots have been purchased?

The project description proposes well water for irrigation of open space areas. What kind of landscaping is proposed in the open space areas and is irrigation or landscaping even reasonable for open space? How much irrigation would the open space require and how would that affect neighboring wells on lots that do not have access to EID water? How will the vineyards be irrigated? How much water will that require? If the vineyards are irrigated with groundwater, how will that affect neighboring wells? The groundwater in the project vicinity needs to be studied and characterized to determine available supply and effects on neighboring groundwater users. Specifically, what is capacity of the groundwater supply from which the project would draw; how many users currently rely on that supply; and what will the effect be on existing users? What is the remaining capacity of the wastewater treatment plant and what effect will this project's demand have on existing and cumulative capacity? As an alternative, the project could be conditioned to include a package wastewater treatment plant that could recycle water from the site to allow irrigation of the open space areas with treated water, rather than groundwater.

The project description acknowledges that the sewer lines would need to be upgraded to accommodate the project. Specifically, where would lines need to be replaced? What level of upsizing would be required to accommodate project demand? Any upsizing beyond that needed for project demand would result in the potential for growth inducement and the conversion of the rural Rescue area to more intense uses than currently exist or are planned.

The project description requests design waivers related to road length and width. The County must not allow waivers for such changes that have the potential to affect firefighting efforts, which could in turn increase fire hazards at other rural properties in the vicinity. The project must comply with road standards to ensure fire safety on the project site and the effects on other properties.

Regarding other County services, with the Sheriff's department currently understaffed, how will law enforcement be affected by additional high-density units in this area? Will additional patrols be established and will more deputies or other staff be needed to accommodate this level of development in the rural area of Rescue? The project description states the project would provide moderate income housing. What rates does the developer propose for the medium density housing and how does this compare to the County's target for moderate income housing? Given the size of other existing housing in

the Cameron Park area, ¼-acre lots don't seem to be on the affordable end for the area. Will the housing on the ¼-acre lots be subsidized?

The project description states the project enhances preservation of natural resources when at the same time the developer plans to develop 130 acres of residential property and associated infrastructure.

What proportion of the site will be "preserved" when considering stripping of resources to accommodate building envelopes, vineyards, roads, and "open Space" areas that would include landscaping that requires irrigation?

The project description notes that the clubhouse could be used for winetasting and could generate sales tax revenue for the County. Does the developer propose to produce wine on site? How many acres of grapes are prosed for the property? Wine production and sales would be a commercial enterprise that is not included in the project application. What other approvals would be required for that component?

The vineyard portion of the project is shown as easements on the map, but there is no description of who would manage and maintain the vines. The project also includes the rosy prediction that the proceeds from the vines would offset HOA costs. Has the project developer had any experience with vineyards? How does the project propose to protect the vineyard from the common wildlife that occurs in the area (deer, rabbits, raccoons) that would damage the vines and grapes? The distribution of the vineyards and small, irregular areas would make fencing difficult, if not infeasible. Has an economic analysis been prepared that assesses the cost of maintenance of this amount of vines distributed in an irregular fashion throughout the site as proposed for the project? Will homeowners be responsible for irrigation or is this the responsibility of the HOA (in either case water demand needs to be considered)? The project needs to include a management plan with economic analysis to demonstrate that the vineyard proposal is feasible and will not reduce the buffers provided in the plan. The management must also address the use a pesticides and fertilizers and the effects on neighboring properties and groundwater.

For the record, I would like to restate my opposition to the redesignation of the site for urban/suburban development. If the project moves forward, any proposal for development of this site should be accompanied by an EIR that fully analyzes the potential physical impacts that such a development would cause in the area and on County services. Please include me on all future correspondence for this project.

Sincerely,

Henry & Kim Lutz

Your name,

4211 Fremont's Loop

Rescue, CA 95672

Trakk963@yahoo.com

cc: Michael Ranalli (bosfour@edcgov.us)



Fwd: Pomerol Vineyards - concerned citizen

Wed, May 31, 2017 at 8:45 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>
Cc: Roger Trout <roger.trout@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

From: **Stephen and Hayley Doe** <sandhdoe@gmail.com>
Date: Wed, May 31, 2017 at 8:35 AM
Subject: Pomerol Vineyards - concerned citizen
To: edc.cob@edcgov.us

My name is Stephen Doe and I live at the corner of Winchester and Starbuck. My family of 4 moved here about 6 years ago from El Dorado Hills to enjoy the rural Rescue area. I am concerned that the volume of homes proposed across the street will not only be a problem for me, but for the whole area due to the increase in population density and traffic. I am sure you have all the concerns from the various letters that have been sent to you.

I am wondering if you have a position on the project? If so, I would appreciate your thoughts.

In addition, can I be included in any emails that go out to the public related to updates?

Thank you for your time and service to this great county.

Sincerely,

Stephen Doe