



**(McCann) Rezone/Planned Development/Tentative Map regarding APN 331-420-12, proposed for siting in the rural community of El Dorado**

JackSweeneyBOSDistr3, RayNuttingBOSDistr2,  
DrBoylan to: RonBriggsBOSDistr4, NormaSantiagoBOSDistr5, 07/24/2009 05:13 PM  
JohnKnightBOSDistr1

"JackSweeneySupvDist3EDC",  
"BOSSecty1SuzanneAlendeSanchezMPA",  
Cc: "BOSSecty2CynthiaJohnson \(\cynthiajohnson@edcgov.us\)",  
"MtDemocratReporterChrisDaley", "SacramentoBeeCathyLocke"

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Richard Boylan, Ph.D.  
P.O. Box 1009  
Diamond Springs, CA 95619  
July 24, 2009

Board of Supervisors, El Dorado County  
Government Center  
Placerville, CA 95667

Subject: BoS July 28 Agenda Item 23 ( 09-0906 ): (McCann) Rezone/Planned Development/Tentative Map regarding APN 331-420-12, proposed for siting in the rural community of El Dorado

Honorable Board of Supervisors:

Before you Tuesday is a proposal to approve a 72-unit high-density residential suburb project in the rural community of El Dorado.

This project, hereinafter "McCann", is a poster child for the kind of wholesale devastation planned for the existing rural character of the Diamond Springs-El Dorado-western Pleasant Valley area.

It is this kind of inappropriate project, # 9 of the "Dirty 19" suburban-sprawl projects [see attachment], which has created a firestorm of opposition from our community, and has led to the Recall Campaign against Supervisor Sweeney.

The local citizens do not want these instant-suburbs like "McCann" forced onto our community.

Since the matter before you is the McCann project, let us examine its problems, ones largely shared by the others.

Legal counsel has informed the County that the courts subject negative declarations to vigorous scrutiny because they cut off the environmental review process. The attempt by Planning Services to circumvent the California Environmental Quality Act by designating a Mitigated Negative Declaration for McCann is a travesty of law, good planning, and care for the environment, physical and social.

McCann is one of 19 closely-compacted high-density suburbs proposed for the Diamond Springs-El Dorado area. Because each of these projects severally and taken together have a *cumulative negative impact* on the environment, a Mitigated Negative Declaration cannot lawfully be made. Further, the Mitigated Negative Declaration does not contain sufficient evidence to overcome our argument that McCann individually, and the other 18 subdivisions *taken as a whole*, exert an overwhelming negative environmental impact on our rural land and community.

The lawful and correct action for your Board to take is to direct the project proponents to confer with Planning Services and select a competent firm skilled in CEQA to undertake a complete Environmental Impact Report (EIR).

Only when an EIR is completed and its findings made available to the affected community can we have due process and proper local input into the planning for our community's future based on scientific facts and measurements, not MND guesstimates.

To address just some of the myriad problems wrong with the McCann project:

1) McCann will put adverse and harmful pressure on the access roads to Union Mine High School and Charles Brown School, and create hazards to student safety due to congestion and high volume of traffic

as students walk to and from school;

2) McCann has adverse impact on the ambient air quality affecting students; this has not been thoroughly analyzed by the slipshod Mitigated Negative declaration;

3) McCann would involve the introduction of high-pressure gas lines, high-voltage electrical lines and high-pressure water lines into proximity to school children in violation of Title 5 of the Code of California Regulations.

4) The McCann project would immediately abut a cattle ranch (agricultural enterprise) and is wholly inappropriate for the location where the rural community conducts agriculture and educates its children.

5) The high-density McCann subdivision does not fit in with the low-density residential housing pattern of the overall Diamond Springs-El Dorado area;

6) McCann's gratuitous request for narrowed sidewalks that do not conform to county standards are emblematic of the cut, squeeze and trim cost-cutting and abandoning of decent building standards.

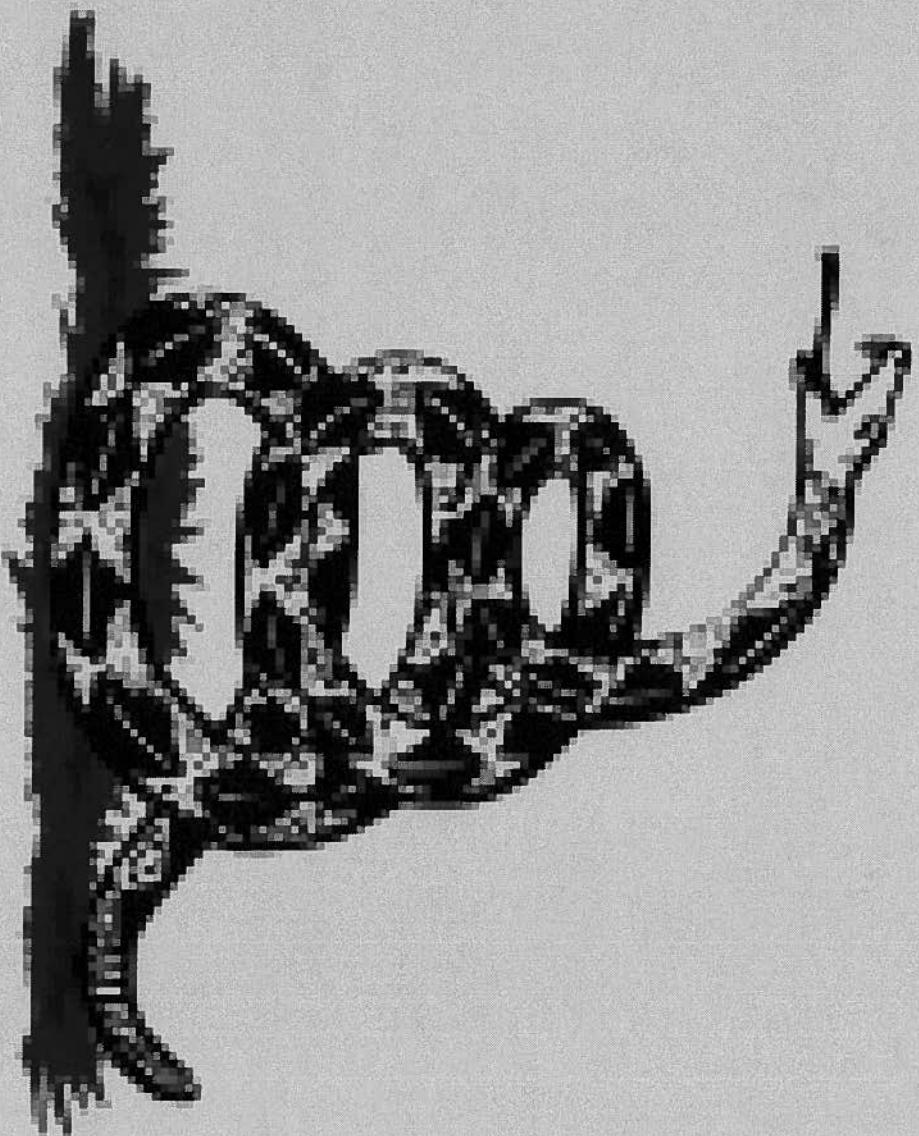
The Diamond Springs-El Dorado community wants real citizen input into all future development projects via an elected local project review board made up of local residents selected by local residents, and with approval/veto authority.

I urge you to place McCann and the rest of the Dirty 19 on Moratorium until an effective local review process can be established and proceed into action.

Thank you.

Sincerely,

Richard Boylan, Ph.D.  
Diamond Springs



DON'T TREAD ON ME

**Legend**

- ⊙ Road Segment End Point
- Existing Thru Road
- - - Existing Road
- Proposed Road

