



2A 12-18-19
Item 4.a.
(3 pages)
Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: Dcember 18, 2019 public hearing to APPROVE 140 acre Sawmill Creek Subdivision

2 messages

Sheryl Baldwin <sheryl@ccdeh.com>

Mon, Dec 16, 2019 at 8:10 AM

To: Greg Stanton <greg.stanton@edcgov.us>

Cc: Debra Ercolini <debra.ercolini@edcgov.us>, Sheryl Baldwin <treasurer@holidaylakecsd.org>, "cc: Tom Purciel" <tom.purciel@edcgov.us>, Mark Moss <mark.moss@edcgov.us>, Jeffrey Warren <jeffrey.warren@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Hi Greg

The Holiday Lake CSD has not received any response to the 44 page letter we send in OPPOSING THIS PROJECT Sawmill Creek Subdivision.

This community had about 40 people at the November hearing and this community is COMPLETELY OPPOSED to this project using our private roads.

We are not willing to allow this property to have access to the private road of Holiday Lake Drive that we have been maintaining for almost 40 years.

It can't handle construction trucks etc. The 44 page letter and everyone's testimonies at the last Public hearing where we had 40 attendees giving their opposed reasons why NOT to approve this subdivision. Brad Pearson was our spoke person with 12 detailed and thought out reasons why we legally OPPOSE and many others in the surrounding communities where there and protested their concerns.

Not one person in that hearing wanted this to go through.

In the last subdivision submission (with the same developer) were required by the County to create a new road for this subdivision and that is what they still need to do. This area is very upset over this slight of hand to try to slip this through under our noses without any notice. The community feels devastated by this division request as it not thought out and reviewed carefully for proper growth.

Did County Council get the 44 page letter and review its documents and the list of 12 detailed reasons why everyone opposes. Who do we follow up with?

For so many of us that work full time and we have handicapped homeowners that have to get to another hearing on December 18th at 3pm is very time consuming to us all.

Respectfully submitted.

Sheryl Baldwin, Holiday Lake CSD Treasurer
530-363-0027

TO: Holiday Lake CSD membership

Re: Latest subdivision submittal to El Dorado County by the Sawmill Ranch - file P18-0004. (No change from November 18, 2019)

This project is continued from its first public Hearing on November 20, 2019. We have seen no response to our 44 page comment letter which we presume prompted the continuance from November 20 to December 18. We encourage you to read our 44 page comment letter (link to the letter is at the bottom of this page). PLEASE ATTEND THE HEARING ON WEDNESDAY DECEMBER 18 IF YOU CAN.

Public hearing date: December 18, 3:00 pm at County Planning Dept. Bldg. C hearing room, 2850 Fairlane Court, Placerville, CA. Bldg. C is next door to the main Library.

The hearing is held by the Zoning Administrator (Staff person), decision is appealable to the County Board of Supervisors. Staff recommendation is to APPROVE the subdivision.

We encourage all residents to attend. Understand that the County never notified our CSD nor our HOA's even with their 30 year involvement in these projects. We first heard about this project on October 19, 2019 even though the county has been processing it for 16 months. The Holiday Lake CSD was never informed.

Why should you be concerned: when an apparently small project generates a formal 44 page comment letter of protest from its next door neighbors, it means we think this project is a BIG DEAL.

At the bottom of this email you can find a link and instructions to download our comment letter to the county on this project. This is a joint letter from HLCSD, our two Homeowners Associations and Shingle Springs Neighbors for Quality Living.

Of particular interest is that this project intends to use as its access Holiday Lake Drive (a private road) and Tulle Lane/Ridge Drive. We see this project as the gateway to future subdivisions that could dump close to 3000 vehicle trips a day onto these two streets, in front of your house.

Background: There have been a number of submittals going back to 1989 to subdivide and develop the Sawmill Creek Ranch (140 acres) adjacent to our southerly property lines, the Scheiber Ranch (286 acres) south of Sawmill and abutting French Creek Road and the White Ranch (227 acres) east of Ridge Drive and abutting Mother Lode Drive. On the largest proposal, San Stino/Mill Creek, our community entered into a Memorandum of Understanding with the developer. That 900 + home development was later dropped by the developer.

Current Project: On the surface this appears to be a simple Minor Land Division, a subdivision of 140 acres resulting in just 4 parcels. Because it results in 4 lots or less it is perceived by the county as a small project of no impact. In our comment letter we show how this is in fact the first stage of more future small subdivisions which are slowly "sneaked" into existence and have a substantial cumulative impact. Our bottom line is we want a comprehensive master plan for the entire 653 acres of the 3 ranches. Such a master plan would address all our concerns and not use our streets as access for the project.

You can access our comment letter in the following manner:

1. cut and paste this link into your browser
2. when the document opens up go to the bottom tool bar and click to expand
3. From there click the + sign which will enlarge the print to make it easier to read.

<https://www.dropbox.com/s/62fk1w26iya420o/Sawmill%20Creek%20Letter%2011152019%20final.pdf?dl=0>

Tentative Parcel Map Staff Report

<https://www.edcgov.us/Government/planning/zoning%20administrator/Documents/2019/P18-0004%20Staff%20Report.pdf#search=november%2020>

Exhibit Maps:

<https://www.edcgov.us/Government/planning/zoning%20administrator/Documents/2019/P18-0004%20Staff%20Report%20Exhibits%20A-H.pdf>

Holiday Lake Organizations Combined Agency Comment Letter:

<https://www.dropbox.com/s/62fk1w26iya420o/Sawmill%20Creek%20Letter%2011152019%20final.pdf?dl=0>

Best Regards

Holiday Lake Community Services District
Holiday Lake Homeowners Associations
Holiday Hills Homeowners Association
Shingle Springs Neighbors for Quality Living

Debra Ercolini <debra.ercolini@edcgov.us>

Mon, Dec 16, 2019 at 2:47 PM

To: Sheryl Baldwin <sheryl@ccdeh.com>

Cc: Greg Stanton <greg.stanton@edcgov.us>, Sheryl Baldwin <treasurer@holidaylakecsd.org>, "cc: Tom Purciel" <tom.purciel@edcgov.us>, Mark Moss <mark.moss@edcgov.us>, Jeffrey Warren <jeffrey.warren@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Your public comment sent on December 16, 2019 at 8:10am has been received for the Sawmill Creek Project (Tentative Parcel Map P18-0004) that is agendized for the Zoning Administrator's December 18, 2019 meeting. Thank you.

[Quoted text hidden]

--
Debra Ercolini
Development Aide II

County of El Dorado
Planning and Building Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-7674 / FAX (530) 642-0508
debra.ercolini@edcgov.us