

Subject: Asthetics- Cameron Meadows EIR Scope

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The following is provided for consideration in the Cameron Meadows EIR Scope.
Rescue Rasmussen Pond Alliance

Compatibility with surrounding housing developments

This project will substantially impact the aesthetics of the existing housing developments.

The Project Plan shows that as many houses as possible are being packed into the area of the parcel that is being developed. The applicant is claiming a maximum allowable density of 5 dwellings per acre. That is a minimum lot size of 0.2 acre (8714 sq ft). The Plan shows 104 of the 161 lots are less than 8714 sq ft and 54 of these 104 lots are less than 0.17 acre (7260 sq ft) – equivalent to 6 lots per acre.

The attached project plan graphically depicting the lot sizes is attached - Dev Lot size.pdf.
A graphic showing the distribution of lot sizes is attached - lots per acre Distribution

In addition:

- 155 lots are less than the lot width requirements
- 151 lots are less than the front setback requirements
- 25 lots are less than the secondary front setback requirements
- 56 lots are less than the rear setback requirements
- 6 lots are less than the side setback requirements

The 5 ft minimum offset of houses from lot side boundaries is being used where ever possible with the result that the distance between the sides of houses is 10 ft.

The roads are so narrow that the Fire Safe Plan prepared for the applicant requires that all the roads except Carousel Lane be posted “No Parking” on one side of the roadway.

The proposed project will make this the highest density housing project in the area.

The existing housing developments, that make up only a third of the parcel boundary, have an average lot size of 12,600 sq ft (0.29 acre). The remainder of the boundary is open space or 5 to 10 acre lots. This project will substantially impact the aesthetics of the existing housing developments especially since when these houses were purchased the zoning of this parcel was R5A (min. lot size of 5 acre) and lately R1A (min. lot size of 1 acre).

The justification given by the applicant for building at such a high density is that it satisfies the great need for housing in the region. All of the houses of the project are described as "market rate" dwellings. That is they will be put on sale for the highest price possible. Likely in the range of \$700,000 to \$900,000 as are similar houses in the area.

That there is a need for "market rate" housing in the area is bogus. The Regional Housing Needs

Allocation (RHNA) for market rate housing from 2021 thru 2029 for El Dorado County is 1991. During the the last 10 years 5762 market rate houses have been built.

Open Space

Of the area not covered by houses and roads there is 63 acres of Open Space. Open Space should be replaced by "Not Developed". It is highly likely that once the project is completed that a further development will be proposed on the Open Space as has happened in other areas of El Dorado County. An in perpetuity guarantee must be in place to ensure that this does not happen.

Obliteration of unique viewscapes.

The grassy meadows shown in the attached photos will be replaced by houses. The beautiful rural views experienced by visitors to the area will be destroyed. There are no other parks in Cameron Park that provide this feeling of "being in nature". The "nature parks" in Cameron Park are comparatively small and are basically utility easements with views of house backyards. Look in any direction other than the lake when visiting Cameron Park Lake Park and the only views are house backyards.

El Dorado County General Plan Conservation and Open Space Element

The following issues are pertinent for consideration with regard to Cameron Meadows.

Principle

To conserve and improve the County's Natural Resources, and Open Spaces for Future Generations for Outdoor Recreation.

Preservation of Open Space

Maintaining Open Space is important for the continuation of El Dorado County's rural character, enjoyment of scenic beauty, protection of natural resources, and for wildlife habitat.

This includes Parks and Recreation purposes such as access to streams and ponds, and links between existing Open Space areas, as Cameron Meadows now provides. El Dorado County has pledged to provide this through the designation of land as Open Space, and in part can be accomplished by local implementation of The State Land Conservation Act Program.

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