

4600 Farnsworth Lane
El Dorado, CA 95623

County of El Dorado
Board of Supervisors
330 Fair Lane
Placerville, CA 95667

12/7/2023

Final Environmental Impact: Diamond Springs Community Park

Dear Board of Supervisors,

We are the owners of parcel number 331301010000 with the address of 4600 Farnsworth Lane, El Dorado and are in receipt of your letter dated December 1, 2023 giving notice of public hearing. Our property adjoins the proposed development on its western boundary.

We are unable to attend this meeting; however, we did raise various concerns earlier in the year at the previous meeting in June at Charles Brown School. This letter serves as our formal written comments prior to consideration of the plan and we reserve the right to raise further objections whether listed here or otherwise as this development proceeds.

Kindly ensure that any final plan addresses the following adequately:

1. There will be no changes to current access and egress to our property via Farnsworth Lane. It is noted that easements and rights of way exist over this road and any material or diminished changes to access whether during or post development may be contested.
2. Design plans and maintenance obligations for a boundary fence that is currently in disrepair between our parcel and the development.
3. Plans for mitigating lighting, noise and nuisance to neighboring properties of proposed flood lighting of soccer fields.
4. Plans for securing the facility after hours noting that it is habitually used in the evenings and at odd hours by dirt bikers, students of neighboring schools and has been the subject of a wildfire in in or around 2010.
5. Plans for traffic mitigation at Oak Dell Road, noting that the current plan envisages significantly more parking at Charles Brown which already sees impacts from its current schools and Union Mine High School.
6. Proposals for sidewalks, pedestrian and bicycle access to and from the development separate from the extensive vehicular access that is planned. It is noted that the park is served nearby to the El Dorado Trail but there is no clear masterplan of how to link these facilities which are designed for youth activities where pedestrian and bicycle access would be advantageous. There are also no sidewalks or bike lanes between the

bordering communities of El Dorado or Diamond Springs and the site that could mitigate vehicular traffic.

While we understand our community is in need of more accessible outdoor spaces, we would hope that the development of these spaces respects the existing residents. Kindly acknowledge receipt of this letter in writing.

Sincerely,

Chris Plewa and Jen Flory.
4600 Farnsworth Lane
El Dorado, CA 95623