

Sept 10, 2010

RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY
2010 SEP 13 AM 10:32

31

To: El Dorado County Supervisors

Re: File # A09-0006/Z09-0012/Pierce Trust
APN #327-140-07

LATE DISTRIBUTION
Date 3:40 pm, Sep 13, 2010

I am writing in opposition of the proposed re-zoning of the above parcel, for the negative impact reasons listed below:

- ▶ **Additional noise**
- ▶ **Additional lighting**
- ▶ **Additional emissions**
- ▶ **Loss of treasured privacy**
- ▶ **Loss of treasured property value**
- ▶ **Loss of an incredible view of the Sierras**

This is an older established neighborhood on a steep slope, 25-35% grade. We purchased this property for many reasons, not one of them was to be immediately above commercial property. Our parcel has already suffered a land slide due to the steep slope; there is nothing in place to prevent it from happening again which could impact the commercial property.

Yes; we chose this location to be close to shopping and professional offices, we chose **not** to be remote, **BUT - we also chose for the privacy and the view - which will be lost forever.**

The Missouri Flat corridor is lined with commercial property, some developed and some for sale. The availability of commercial property seems to be much greater than the demand. Why keep adding commercial behind commercial, where will it end? How many traffic lanes will be needed to accommodate the flow of traffic? How many more accidents?

The requested re-zoning is by **absentee property owners (who inherited the land)**, the property is currently rented as residential and I ask **you** the supervisors – **whom we voted to represent us** – to vote against the rezone of the Pierce parcel. What about the rights of those of us who have worked hard to purchase, improve and to enjoy our **“HOMES”** on residential property ?

I am also enclosing prior letters that we submitted to the Planning Commission for review, along with a particularly stinging e-mail from Dave Pratt of the Planning Commission.

Respectfully,

Linda and Bob Keller
3101 Sky Ct Placerville

COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE 9-13-10
1-5

**FW: Proposed Re-Zone Invitation**

Thursday, July 22, 2010 9:27 AM

From: "Linda Keller" <linda.keller@dougveerkamp.com>**To:** keller4052@sbcglobal.net**From:** Pratt Vineyards [mailto:vineyard@dkcellars.com]**Sent:** Wednesday, June 23, 2010 6:30 AM**To:** Linda Keller**Subject:** Re: Proposed Re-Zone Invitation

Linda,

I will not be able to accept your invitation prior to the meeting on Thursday. However, I have driven through your area twice since the project came forward to the Planning Commission and several times in the past. Just to clarify, this is not a flat map decision. This parcel ownership got stuck with the hotel complex on their doorstep 30-40 years ago. It was missed in the GP and should be designated with a land use appropriate as a transitional parcel. Particularly so as there is nearly a mile of similar parcels from there to Walgreens. I do understand the directly adjoining neighbors issues and concerns.

Clearly, they have been taking one for the team - aka your neighborhood - by being a buffer for decades so everyone else could maintain their lifestyle. I have been told that the family has owned the property since the mid-40s. One of my questions for the neighbors on Thursday is what are the alternatives for this property? It has no appeal as a residential property or as a series of residential properties because it will always be a buffer parcel. I am open to alternative solutions beyond not wanting it in my backyard.

I am not trying to be contentious, but convey my viewpoint from outside of the neighborhood. We may not agree, but I am always open for discussion. See you on Thursday morning.

Dave Pratt
Planning Commission

----- Original Message -----

From: charlene.tim@edcgov.us**To:** walter@waltermathews.com ; atolhurst_arch@yahoo.com ; lourain@att.net ; tlheflin@gmail.com ; vineyard@dkcellars.com**Sent:** Thursday, June 17, 2010 3:11 PM**Subject:** Fw: Proposed Re-Zone Invitation**RE: Item #10/Pierce Trust; PC 6/24/10**

Hard copies will be mailed to you tomorrow but since this is an invitation to visit the area, I thought I would forward the e-mail to you, too.

Char Tim
Clerk of the Planning Commission
El Dorado County Development Services
(530) 621-5351

**Please note my new e-mail address: charlene.tim@edcgov.us

----- Forwarded by Charlene M Tim/PV/EDC on 06/17/2010 03:08 PM -----

Jason R Hade/PV/EDC
06/17/2010 11:47 AM

To Charlene M Tim/PV/EDC@TCP
cc

Subject Fw: Proposed Re-Zone Invitation

Char,

Can you please forward this email to the Planning Commissioners for the hearing of June 24.

Thanks.

Jason R. Hade, AICP
Senior Planner
Planning Services
El Dorado County Development Services Department
2850 Fairlane Court
Placerville , CA 95667

530.621.5874 (phone)
530.642.0508 (fax)
jason.hade@edcgov.us

----- Forwarded by Jason R Hade/PV/EDC on 06/17/2010 11:44 AM -----

"Linda Keller" <linda.keller@dougveerkamp.com>
06/17/2010 11:01 AM

To <planning@edcgov.us>
cc

Subject Proposed Re-Zone Invitation

Dear Planning Commission,

Re: Pierce Trust File #A09-006/209-0012 APN 327-140-07

We are extending a second invitation to visit our property and view the neighborhood. We would like to have you visit prior to the meeting on

Thursday June 24th. I believe that by physically viewing the borders of the above named parcel then and only then can you truly make an informed decision.

The neighborhood west of the parcel is at a higher elevation and will be looking down on the proposed multi-family/commercial property. The neighborhood on the east of the parcel will be below and will be looked down upon. The privacy and seclusion that the neighborhood now enjoys will be forever lost; all of this for the gain of one property owner, at the expense of all the neighboring properties.

Please contact either Bob or Linda Keller at 530-621-0291 to schedule a brief visit.

I am submitting both this e-mail and the attached letter as public record 1 week prior to the meeting.

Sincerely

Linda Keller
3101 Sky Ct
Placerville

621-0291

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**May 27 Agenda Planning Commission**

Wednesday, May 19, 2010 4:26 PM

From: "Linda Keller" <linda.keller@dougveerkamp.com>
To: lou.rain@edcgov.us, vineyard@dkcellars.com, tom.heflin@edcgov.us,
walter.mathews@edcgov.us, alan.tolhurst@edcgov.us
Cc: keller4052@sbcglobal.net

This is a personal invitation.

May 19, 2010

To: El Dorado County Planning Commission

Re: File # A09-0006/Z09-0012/Pierce Trust

APN #327-140-07

Agenda Item #May 27th - General Plan Amendment Rezone

I have read the staff report and viewed the exhibits posted on the El Dorado County website regarding this proposed zoning change. This change may look appropriate on paper, and it also may look appropriate from the street (Greenleaf), but perhaps the commissioners should visit the neighborhood and visit each of the properties that border parcel #327-140-07. I invite you to come to our home at 3101 Sky Court, sit or stand on our deck and enjoy the magnificent view that we now have; then imagine what it will be like to look down upon commercial property at our property line and a possible additional roadway.

The proposed re-zoning will only benefit the current property owners. The fiscal impact to the residences surrounding that parcel will be devastating. A commercial building or multi-family housing will in no way benefit the existing neighborhood. This property is on a hillside and any development can not be fenced from view of the surrounding neighbors.

Sensitivity to the preservation of the unique character of our small neighborhood and maintaining the family strengths of our community is why you, our representatives are here: to protect the community and to make informed decisions. I urge you to vote against this zoning change.

The intersection of Mother Lode Drive and Missouri Flat Road can not accommodate additional traffic. This intersection has red light runner's everyday at almost every light change and several accidents per week. By inviting multiple family housing you will be exposing young children to the perils of that intersection both on foot and in a vehicle. If an additional roadway is added to intersect with Missouri Flat Road it will add further to the existing gridlock that is experienced at peak traffic times.

In closing I extend an invitation to each one of you to contact us at 530-621-0291 and see for yourself how the zoning change will impact the neighborhood.

Sincerely,

Robert A. Keller
Linda L. Keller