

Dear Mr. Supervisor,

2010 AUG 25 PM 1:19

We are writing this letter to express to you our grave concern about the proposed amendment to the general plan to re-zone the Peirce property from 1 acre residential to commercial. We feel that any commercial development on the Peirce property would destroy the tranquility and character of our old neighborhood. Our family has lived on this hillside since 1946. Our surrounding neighbors all moved here because it is peaceful and secluded, some of them have been here for decades. Commercial development would necessarily cut up a steep hill and uneven terrain, it would require the removal of many trees and the destruction of animal habitats. The Peirce hillside property has always been a private residence surrounded by private residences with the exception of the restaurant and motel below. It is zoned residential in the general plan, While we understand the owners desire to profit from the sale of their inherited property, we don't believe they should be allowed this rezone amendment to increase their property value at the expense of everyone else who makes this place their home.

Sincerely the Conley Family

COPY SENT TO BOARD MEMBERS  
FOR THEIR INFORMATION

DATE

8/25/10

10-0806.K.1

# Petition opposing the rezoning of parcel # 327-140-07/Pierce Trust from Residential to Commercial

For the Consideration of the El Dorado County Planning Commission

We the undersigned residents in the neighborhood of parcel # 327-140-07 wish to express our opposition to the proposed rezoning of said parcel to commercial property. We feel strongly that commercial development of this property would increase the already congested traffic in the area. It is also our understanding that the resulting addition to the population would increase crime, noise levels and have a negative affect on our property values.

This proposal, if implemented, would destroy the character of this old residential neighborhood that we all call home.

1. Print Name Stephen Mark Conley Address. 3051 Sky Ct.

Signature. Stephen Mark Conley City/State Placerville, CA 95667

2. Print Name Christina Conley Address. 3051 Sky Ct

Signature. Christina Conley City/State Placerville CA 95667

3. Print Name Tuybah W. Conley Address. 3051 Sky Court

Signature. Tuybah W. Conley City/State Placerville, CA 95667

4. Print Name SHEILA HEMENWAY Address. 3080 SKY CT PL

Signature. Sheila Hemenway City/State PLACERVILLE CA

5. Print Name PATRICIA RAYNES Address. 3080 Sky Court

Signature.  City/State Placerville, CA 95667

6. Print Name Hari Darshan S. Khalsa Address. 3068 Sky Court  
Placerville CA 95667

Signature. HDS Khalsa City/State ✓

7. Print Name Krishna Khalsa Address. 3068 Sky Court

Signature. KKhalsa City/State Placerville CA

8. Print Name PATRICIA A. LINVILLE Address. 3816 SKYWARD LANE

Signature. Patricia Linnville City/State PLACERVILLE  
~~SOMERSET~~, CA 95667

9. Print Name JACK L. LINVILLE Address. 3816 SKYWARD L.

Signature. Jack Linnville City/State PLACERVILLE, CA 95667

10. Print Name A. Ann Hilke Address. 3096 Sky Ct.

Signature. A. Ann Hilke City/State Placerville, Ca

11. Print Name Paula Hutson Address. 4085 Hutson LN

Signature. Paula Hutson City/State Placerville CA 95667

12. Print Name JOHN PROTO Address. 3040 SKY CT

Signature. [Signature] City/State PLACERVILLE, CA

13. Print Name DEBRA PROTO Address. 3040 SKY CT

Signature. [Signature] City/State PLACERVILLE, CA

14. Print Name LINDA Keller Address. 3101 SKY CT

Signature. [Signature] City/State Placerville Ca

15. Print Name ~~Linda A Keller~~ Address. 3101 SKY CT

Signature. [Signature] City/State Placerville CA 95667

16. Print Name PAUL MACKAY Address. 6780 GREEN LEAF DR.

Signature. [Signature] City/State PVILLE CA

17. Print Name AUBRE MACKAY Address. 6780 GREEN LEAF DR

Signature. [Signature] City/State PLACERVILLE CA

18. Print Name Lena Saunders Address. 3050 SKY COURT

Signature. [Signature] City/State Placerville, CA  
95667

19. Print Name Jon Saunders Address. 3056 Sky Ct.

Signature. Jon Saunders City/State Placerville, Ca. 95667

20. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

Signature. \_\_\_\_\_ City/State \_\_\_\_\_

21. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

Signature. \_\_\_\_\_ City/State \_\_\_\_\_

22. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

Signature. \_\_\_\_\_ City/State \_\_\_\_\_

23. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

Signature. \_\_\_\_\_ City/State \_\_\_\_\_

24. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

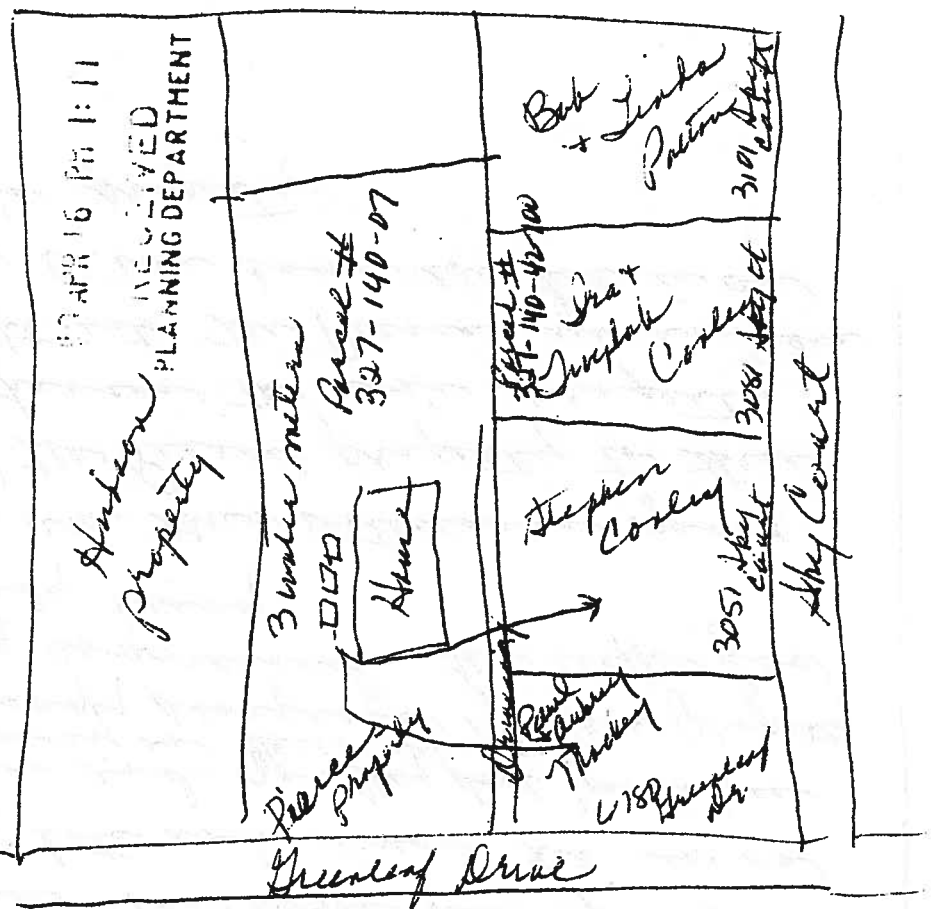
Signature. \_\_\_\_\_ City/State \_\_\_\_\_

25. Print Name \_\_\_\_\_ Address. \_\_\_\_\_

Signature. \_\_\_\_\_ City/State \_\_\_\_\_

West Western  
 Case Record

Water  
 line  
 cover  
 across  
 Pierce  
 Property



The Pierce Trust didn't want to pay the fees required to subdivide the property so they thought they could get it changed to commercial and let whoever buy to pay the fees.

I want to be here for the hearing on May 13<sup>th</sup> so I'm sending this letter.  
 Joseph Wequerra Cosley

April 14, 2010.

PC 5/13/10

#9

Concerning the Public Hearing to Consider  
a General Plan Amendment A09-2006/Rezoning  
Z09-0012/ Precise Tract submitted by  
Elizabeth Ann Williams

My parents and Ann's parents  
bought five acres side by side in  
1946. My home has been on this  
hill since I was ten years old.  
We love our neighborhood.

We have Best Western and Casa  
Romas at the bottom of our hill.  
Sometimes cars come out of their  
parking lots and almost hit us as  
we come and go. They don't look to see  
if ~~we~~ <sup>we</sup> are in or ~~there~~ <sup>there</sup>.  
I strongly disapprove of their property  
becoming commercial. The traffic flow  
is already heavy.

There are three waterlines going  
across the Precise property to three  
different houses. My son's property  
goes right into the Precise yard. Their  
back up to run down the hill is on  
my son's property.

PC 5/13/10  
#9

10 MAY 16 PM 1:04  
RECEIVED  
PLANNING DEPARTMENT

Planning Commission, El Dorado County

2850 Fairlane Court

Placerville, Ca. 95667

May 8, 2010

Re: Zone change, Z09-0012/Amendment A09-0006

Why do we need more commercial property when I see so many empty business properties in the county?

This property feeds out to a two lane road that is sometimes congested, now.

It is hill side property. How would grading effect surrounding properties?

I think that activity, noise etc., would certainly effect surrounding properties negatively.

The property is presently single family and occupied.

Respectfully,

*A. Ann Hilke*

Ann Hilke

3096 Sky Ct.

Placerville, Ca. 95667

P.S. Due to illness in the family, I will not be able to attend the meeting on May 13. Thank you.



PC 6/24/10  
#10

May 5, 2010

Dear El Dorado County Planning Commission; Board of Supervisors; and Jack Sweeny.

Re: File # A09-0006/Z09-0012/Pierce Trust  
APN #327-140-07  
Agenda Item #9 May 13, 2010

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, but perhaps our representatives ought to 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 on our deck and enjoy the magnificent view that we now have; then imagine what it will be like with commercial property at the property line and a possible additional roadway.

The proposed re-zoning will only benefit the current property owners upon selling their property. 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.

It is my understanding that this new zoning ordinance will bring more people into our neighborhood; it will drive property values down even further, which will have a huge fiscal impact on the residents. Reducing the zoning level will allow a developer to build multi-family housing in among older family homes already established. This will clearly bring an increase in traffic, noise, crime, light pollution and increase fire danger.

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.

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

PC 6/24/10  
#10

JUN 15 AM 8:50  
RECEIVED  
PLANNING DEPARTMENT

June 10, 2010

County of Eldorado Planning Services

2850 Fairlane Court

Placerville, Ca. 95667

RE: General Plan Amendment A09-0006/Rezone Z09-0012/Pierce Trust

Why do we need more commercial property when I see many empty properties in the area?

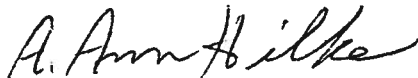
This is a residential area, on a hill side with a two lane road access. It is sometimes congested at the present time.

Grading would certainly have an effect on the surrounding properties.

Having commercial property next to established homes would very likely be unpleasant.

Most of the families on the hill have been here for a long time. I think that more activity, people etc. would diminish the lifestyle of long established families.

Thank you,



A. Ann Hilke

PC 6/24/10  
#10

**John Proto**  
3040 Sky Court  
Placerville, CA 95667

JUN 24 11:21  
RECEIVED  
PLANNING DEPARTMENT

June 20, 2010

County of El Dorado Planning Commission  
2850 Fairlane Court  
Placerville, CA 95667

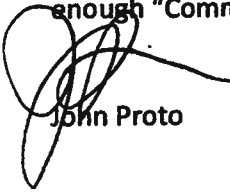
RE: A09-006/Z09-0012/Pierce Trust

Dear Planning Commission,

I am writing this letter with great concerns regarding the Pierce residential property being change to commercial property.

My main concerns are traffic, noise, and water. The noise coming from Motherlode and Missouri Flat Road have become almost intolerable. Traffic noise day and night. I cannot imagine having more traffic on Greenleaf, as being a positive impact. We have problems on Greenleaf already with people driving out of the Motel or Restaurant, not looking and running the stop sign. I can't tell you how many times I have almost been hit. People are constantly driving down Greenleaf past my house from the Motel or Restaurant, not aware that it is a dead-end street. What would our water be like with more buildings for EID to serve; we have very little water pressure as it is?

This is a small, quiet neighborhood, and we would all like to keep it that way. I feel we already have enough "Commercial" property in our neighborhood with the Motel and Restaurant.



John Proto

Meeting June 24 - 8:30 Rezone 209-0111  
June 11, 10

Development Services Dept PC 6/24/11  
#10

Mar, was my husband  
James Hutson and myself, Paula Hutson  
gave up a road easement that  
went thru the center of the Best  
Western Motel. We were given a road  
coming straight to our property off  
Granleaf Dr to share with the  
Pierce Trust Property. At the time  
we didn't know the motel was  
going to be built. Over the years  
we have been subjected to "boom  
box" radios, horn alarms constantly  
going off, garbage being emptied  
noisily early in the morning.

horse - shoe Dangling etc  
I feel that the development  
of a large commercial project

10-0806 JK 12

P. 2

Rezone Z09-  
0015

behind our house on the Pierce  
property, would "subject" our family  
and nearby family members to excessive  
dust, noise and excessive traffic  
to our road that we felt was  
"private" for ourselves and the Pierce  
family.

We have already been subjected  
to "excess" dust in the air  
from the Missouri Flat Rd overpass  
and more work going on there to  
the east & west side <sup>road</sup> I see  
water trucks that don't seem to  
water the road?

Thank you for "listening"

408<sup>th</sup> Hutson Ln  
Stacerville - off

Paula [Signature]

100806.K.13

1/1/2007

June 23, 2010

County of Eldorado Planning Commission  
Robert Trout, Director  
Development Services

**RE: June 24, 2010 Public Hearing  
General Plan Amendment A09-0006/Rezone z09-0012/Pierce Trust**

Dear County Commissioners and representatives,

My husband and I are writing this letter to voice strong opposition to the proposed rezoning of the Pierce property listed above (from residential to commercial). We only recently became aware of this proposal and the implications for us and our neighborhood. We were unable to attend the hearing in May.

We object for the following reasons which we explain below:

- 1) **It is not in accordance with the General Plan (which was put into place for a reason).**
- 2) **There is no development plan attached**
- 3) **It is not right for Placerville or the County.**
- 4) **It is not right for the neighborhood.**
- 5) **It causes undue harm to us personally and to our neighbors.**

- 1) **It is not in accordance with the General Plan (which was put into place for a reason).**

The General Plan was put into place for a reason. Why are piecemeal proposals being considered? The line was drawn where commercial ended and residential began. It doesn't make sense to move the line. This property is part of a residential neighborhood on two dead end streets (Greenleaf and Sky Court) – Why would you allow this shift now? Why wasn't this brought up when the General Plan was put into place? AND if you allow this change, why bother having a General Plan?

The General Plan was supposed to provide guidelines with areas zoned for a reason. If you allow this change, what's to prevent further encroachment into residential neighborhoods? It becomes a slippery slope.

- 2) **There is no development plan attached**

This is of grave concern, because we don't really know what's going to be built on this site. What's to prevent some harmful type of building or inappropriate land use? We don't know what type of development will be allowed and there is a possibility it would truly be bad for the neighborhood and harmful to us personally. We are unable to respond to potential negative safety concerns because it has yet to be stated what will be allowed to be built. Commercial zoning includes many negative possibilities and consequences that we can't respond to because we don't have the information.

Allowing this to go through without a plan is ill-conceived and yet another slippery slope. This appears to be an encroachment onto a quiet, pleasant residential neighborhood for commercial purposes and the owner's benefit.

**3) It is not right for Placerville or the County.**

El Dorado County and the town of Placerville do not need this 4.77 acre property to be zoned commercial. There are plenty of other places for commercial activity to take place away from residential neighborhoods. It is NOT the right location. Why are you taking away land from a nice single family home residential neighborhood? There are plenty of unoccupied commercial properties in Placerville. We do not need further occupancy. What study has been done to justify the need to make this particular parcel commercial? Where is the need? Given the economy right now, there is considerable available occupancy in the county. Why add an unneeded commercial zone?

**4) It is not right for the neighborhood.**

This is NOT a transitional area. We have a strong, sound and cozy residential neighborhood. We know all our neighbors and look out for each other. Our properties, while having close access to the highway, are well hidden. Most do not know this neighborhood exists, which makes it safe and desirable. Adding commercial density to this area is unfair to those who have lived here for many years.

Secondly, with the hotel and restaurant at the bottom of the hill, the proposed entrance to the parcel is already too congested. There is not enough parking for those two establishments. Too many people park on the street during happy hour. Furthermore, turning off Greenleaf onto Missouri Flat road is DANGEROUS. Too many people don't slow down coming around the SW corner. Adding volume of traffic would be a big mistake. There is bound to be an increase in accidents.

If low income housing, a half-way house or some other type of high density living is allowed to be built, there is a strong possibility that there will be negative effects such as increased crime and reduced safety. Studies have shown that increasing the density of the population to the area brings negative consequences such as increased noise, pollution, crime, etc.

We have a real concern about fire safety as the roads going to our houses have only one way in and out. The fire trucks would have limited access as they would have to pass by the entrance to this site.

Furthermore, this neighborhood currently has lots of nature around. I would like to see the environmental study because we have numerous wildlife living in our neighborhood (wild turkeys, deer, skunks, raccoons, rabbits, frogs, possum, snakes, a large range of birds) There are also a variety of trees, shrubs, wild flowers and plants. How do we know this commercial addition will not negatively affect the plants and animals living here? Furthermore several neighbors grow their own vegetables. What's to prevent

harmful toxic elements in the air (pending commercial venture) from impacting their food?

**5) It causes undue harm to us personally and to our neighbors.**

We bought our property seven years ago because it was a quiet, well hidden neighborhood that had homes with acreage. We liked it because it was on two dead end streets so there was no drive-by traffic and therefore it was quiet and SAFE. We met our neighbors and exchanged phone numbers in order to look out for each other.

Allowing commercial zoning would potentially bring in increased sound, noise, lights, pollution and traffic. It could change or limit the current visual vistas that exist in our neighborhood of tall trees, lots of greenery and currently only one or two story houses on properties. During the summer, we can sit outside and hear sounds of nature – NOT noisy people partying. We do not want beaming street lights that prevent us from seeing stars at night.

We are hugely concerned that allowing commercial zoning will significantly lower property values. Who will want to buy a property next to a commercial property? Especially one that has no existing plans? The very nature of our neighborhood will be changed by this re-zoning.

Over the years there have been occasional issues with water, phones, cable and electricity. Increasing density will only exacerbate these problems as increased usage will place more demand on these services.

Finally my husband has respiratory problems which is why we chose to live in Placerville above the Sacramento smog. He is impacted by chemicals and pollution. We are concerned that a commercial enterprise will increase air pollution due to increased volume of traffic, increased smoking in the area, and potential harmful chemicals or toxic fumes from a yet unknown commercial venture.

We strongly request that you do NOT re-zone this property to commercial zoning.

-----  
I would like to restate that we are **STONGLY** against this proposal for re-zoning. **However, IF this proposal goes through, we ask for the following considerations.**

We request:

- 1) **Compensation** for loss of property values;
- 2) **Architectural oversight** of any future building project on the proposed site. We'd like this oversight committee to be comprised of any residential neighbors within a mile of this site to ensure that whatever building is built will fit into the neighborhood, not obstruct views, ensure proper landscaping and that safety concerns are met.
- 3) If this site is re-zoned, we request the **right to limit** the type of usage, occupancy, height of building, density, landscaping, road access, etc.



**4) Construction oversight** of any future building project with limitations on heavy equipment, time of construction, noise levels, air pollution. We'd request low emission generators to minimize gas or diesel fumes.

**5) Negative impact to vistas and views.** Currently one cannot see our houses from Missouri Flat road because of the trees and setting. Also, several of us have views of the mountains and nature. We would not want this to change. In addition, we request visual drawings from our property to the proposed site, that would provide a visual of what it would look like to ensure there was no harm to our views.

We include the above proposals for fear that if we don't raise them now, we will never be allowed to bring these up again. We do not limit our requests to the above. There could be further concerns pending what development plan is proposed.

Finally we request a copy of the tapes of the June 23, 2010 hearing.

Thank you for your consideration of our objections. We hope you will seriously consider our concerns and come to the conclusion that this is NOT the correct move for our neighborhood.

Sincerely,  
Krishna K. Khalsa, Ed. D.  
Hari Darshan S. Khalsa  
3068 Sky Court  
Placerville, CA 95667

Copies: Jason Hade, Project Planner  
Commissioners Pratt, Heflin, Rain, Mathews, Tohurst