

A. Savakus BOS 6/27/17 #51

Sun Ridge Meadow Owners Association

June 26, 2017

El Dorado County Board of Supervisors
Fairlane Court
Placerville, CA

Reference: June 27, 2017 Board of Supervisors Meeting; Item 51; 17-0461
Rezone Z16-0001, APN 087-021-05 Allen J. Hansen

Honorable Board of Supervisors;

My name is Adam Savakus and I am the President of the Sun Ridge Meadow Homeowners Association.

Sun Ridge Meadow is a 580 acre Planned Use Development, with 58 lots, which was approved in approximately 1992. This Project is immediately to the north and west of the property under consideration today.

Sun Ridge Meadow, as a PUD, has gone to extreme lengths to maintain the open and agricultural character of Shingle Springs/Latrobe area by virtual of specific lot design elements as well as association rules and policies. As can be seen from the Project Lot plan (included as Exhibit B, Staff Report 05-11-17) care was applied to roadway design, common area usage and lot line layouts to ensure that there are large open areas within this project. To wit, roadway design ensures that traffic impact to any one lot is minimized; there are no road that encroach on lot building sites; there is a 60 acre common area; there are large 40 acre parcels (with 200+ foot setbacks) that abut the agricultural lands surrounding the Project. Furthermore, lots in SRM meet the 'length versus width' requirements the County has established (except for 40 acre parcels). As a result, Sun Ridge Meadow property values are some of the highest in El Dorado County.

The Sun Ridge Meadow Board of Directors urges you to deny the request to rezoning APN087-021-05, along with the associated requests for this subdivision.

We urge you to recognize the recommendation of the El Dorado County Agricultural Committee when they found that the proposed development would create negative pressure on the agricultural character of the surrounding properties and would create the potential for density and conflict that is unique to this specific proposed rezoning.

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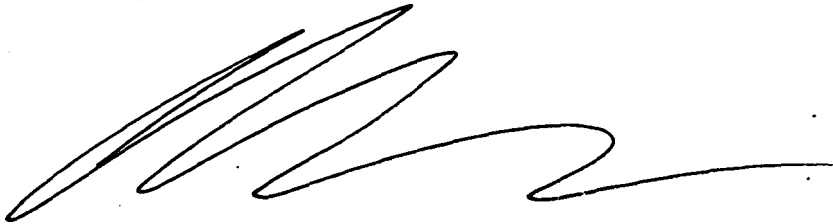
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We believe that this project is ill-advised and that it will have a detrimental impact on the overall character of the Shingle Springs-Latrobe area. The 'shoehorning' in of 4 lots which are oddly shaped, long and narrow (exceeding the 3:1 DISM requirement) will allow up to 8 'households' in close proximity. When this feature is combined with a 200 foot setback on one border of the project, and with a long dead end driveway (which also does not meet county design guidelines), this will create a very congested central portion of this project. As noted above, this property also drops 200 feet in elevation (not 100 feet as staff described). All these issues create a project that will be detrimental to the surrounding community.

As I mentioned above, Sun Ridge Meadow is a PUD with 58 lots on 580 acres. There is a place for 10 acre lots and zoning within the Shingle Springs-Latrobe plan, but this project is not that place. We urge you to accept and follow the recommendation of the Planning Commission which denied this rezoning request by a vote of 5 to zero.

Thank you for your time and attention in this matter.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke at the end.

Adam Savakus
President
SRM Board of Directors