

PC 1/14/16
#4

January 1, 2016

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RECEIVED
PLANNING DEPARTMENT

El Dorado County Development Agency
Development Services Division – Planning Services
2850 Fairlane Court
Placerville, CA 95667

RE: General Plan Amendment A15-0001/Rezone Z12-0010/Planned Development PD12-0002/
Tentative Subdivision Map TM12-1510/Piedmont Oak Estates Phase I

Gentlemen,

We are writing to inform you that we **strongly object** to any HDR or clustered housing zoning on the above referenced general plan amendment.

We consider it to be inconsistent with the zoning of the parcels on Black Rice Road and Finch Road/Court which are predominately zoned RE-5. Our property backs up to a portion of the property under review

We also consider it to not be in keeping with the rural nature of our community which is why we live where we do. Regardless of what your report states, it will affect the wildlife who's habitat will be reduced by any construction, we see a wide range of animals on a regular basis. Increased traffic will make it more difficult for us to exit Finch Road on to Hwy 49. We feel our privacy will be compromised, certainly noise levels will increase and we don't know how it will impact our well water supplies.

In addition, where is the water going to come from to supply this project? It seems ridiculous that the water issue is not of paramount importance given the current drought.

We urge you not to allow any high density or clustered housing which we feel does not promote pride of ownership instead change the HDR to open space and housing at a minimum of R1, but preferably RE-5 in keeping with the area. The commercial aspect in the middle of the housing also seems incompatible for the area. We would also like to point out that the developer does not live in the area and in our opinion does not have any concern about the impacts to our area with his project.

Your notice states 8.01 acres of open space, I come up with 9.01 please check your records.

Sincerely,



Guy & Karen Charlton (1020 Finch Ct. Placerville AP#051-550-34)

P.O. Box 646

Diamond Springs, CA 95619

15-1470 Public Comment
PC Rcvd 01-04-16