

#38 | 39

LATE DISTRIBUTION

DATE

8/14/2018

August 08, 2018

BUS 8/14/2018

El Dorado County Board of Supervisors

Dear Members of the Board:

Public Comment Regarding PD17-0002/Diamond Springs Village Apartments from Lael Whetstone

As a Courtside Manor townhome owner whose daughter and teenaged granddaughter live there, I wish to submit comments for your consideration, as I cannot attend the meeting.

Every day, driving in Diamond Springs reminds us that roadways are neither adequate nor well enough controlled to safely serve the current population. Traffic on Pleasant Valley Road already makes turning onto it from either of the only two streets leading in or out of Courtside Manor hazardous, especially at commute times. In fact a traffic signal is to be installed at Racquet Way and Pleasant Valley Road, it must be in place before adding any additional housing. Stating that the proposed project would only increase peak traffic by 2% does not seem relevant when current conditions are already unsafe. In spite of Planning Commission Finding 2.5 rationale that the project will not worsen any county road to less than LOS E, in fact it will worsen Pleasant Valley Road traffic east of Highway 49, which is not subject to the Table TC-2 exclusion from General Plan Policy TC-Xd; therefore the project is not consistent with that policy. (Reference: Planning Commission Findings, page 18-0923 B 4 of 11)

I must restate that the streets within the existing developments are already seriously overburdened with their present population. With nowhere for visitors to park other than Wimbledon Drive, the plan to connect that street to Black Rice Road is another breach of responsibility by the county to its existing citizens. Intentionally adding the traffic from a new apartment complex to Courtside Manor's narrow streets and to Pearl Place is inviting tragedy. Families with small children live in Courtside Manor and Diamond Springs Apartments, and they deserve safety improvements, not heightened danger. How can El Dorado County even consider exacerbating the existing problems? If there is ever a need to evacuate this area, even with the present road conditions there is certain to be life-threatening chaos, and adding eighty-one more households to that equation should be unconscionable.

After reading public comments 18-0923 I have additional concerns. In his June 19, 2018 memo to the Board, developer Jim Davies states that Sergei assured him there will be zero tolerance on any criminal activities. But Mr. Oleshko has not shown how he would prevent them. Among the public comments was also a letter from Bonnie Darrah of FPI Management in which she advised Mr. Oleshko that whether a development will be an asset or a detriment to a community depends on proper management practices. Mr. Oleshko has not demonstrated that his project will be managed in a manner that mitigates the increased crime risks.

Sincerely,

Lael Whetstone