

Read into the record
by Hari Darshan Khalsa)

PC 6/24/10
#10

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.



Handwritten signature of Krishna K. Khalsa, consisting of the initials 'K Khalsa' followed by a stylized flourish.

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

PC 6/24/10

#10

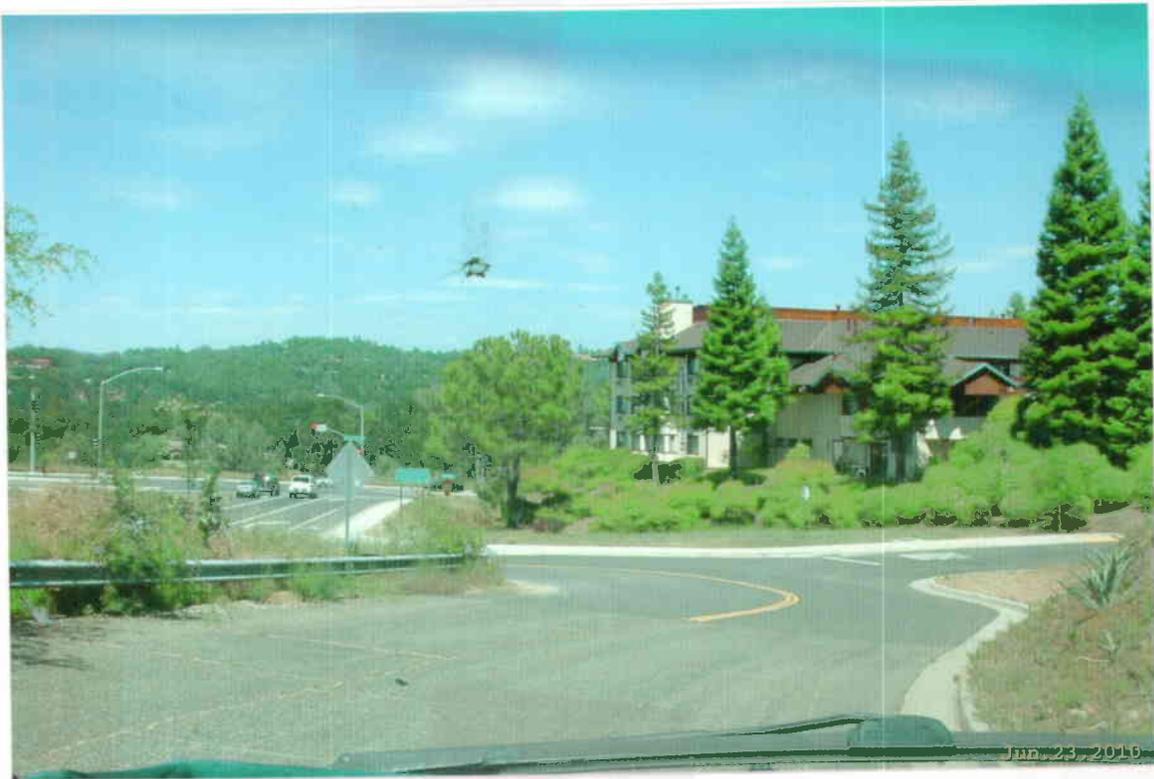
(distributed at meeting by Christina Conley)



from stop light at Missouri Flat + Motherlode



across the street on Motherlode at Church drive way arrow to green leaf



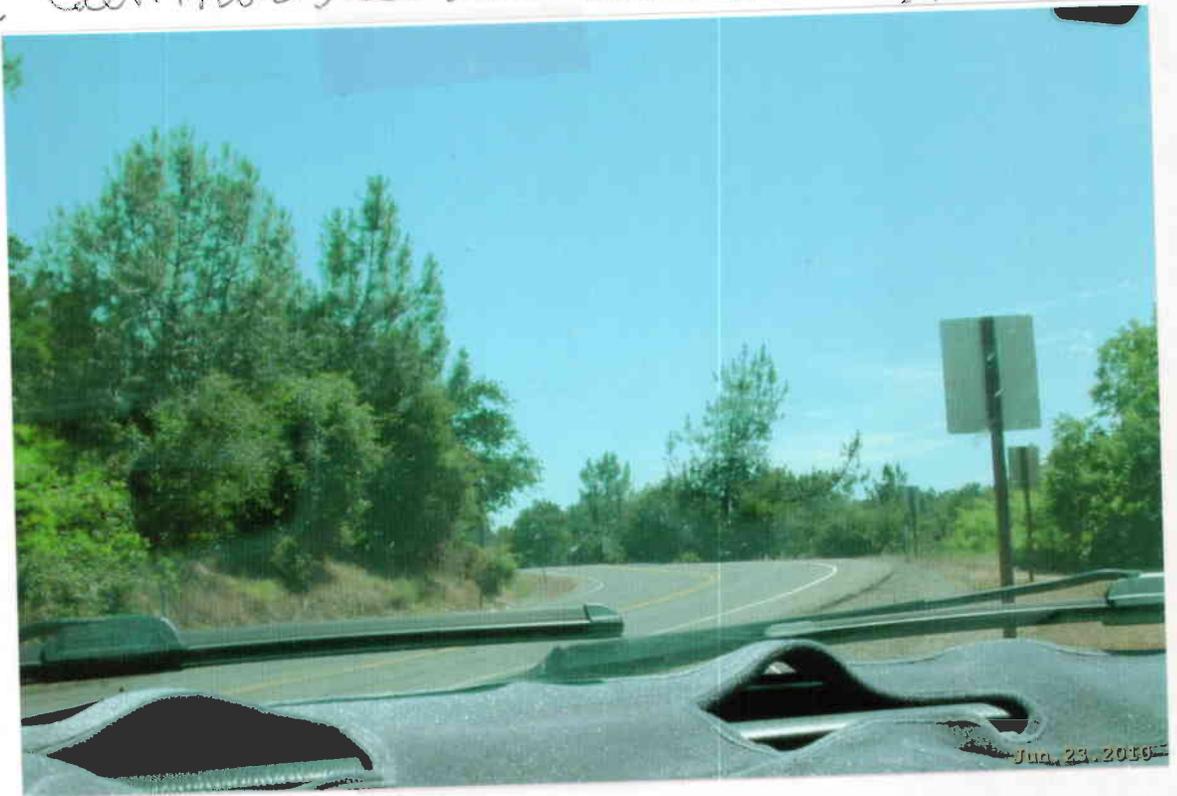
↑
Looking down green leaf (Back of Restaurant)
toward Motherlode + Missouri Flat.



From green leaf going on to motherlode



From greenleaf turning left on to Motherlode
Bad corner. Car come flying around this
corner. Can not see the cars coming.



Looking at corner from across the street from Motherlode
Sharp corner - To much traffic
PUBLIC COMMENTS
10-0806.H.7



↑
Looking Right coming out of the Restaurant
on to Greenleaf.



Looking left on to greenleaf going toward
Homes on greenleaf



going up greenleaf-Dead end



Passed Restaurant on green leaf. Blind Curve just before restaurant. People Park all the way up here on thursday Friday & Saturday, Because Restaurant is too busy.

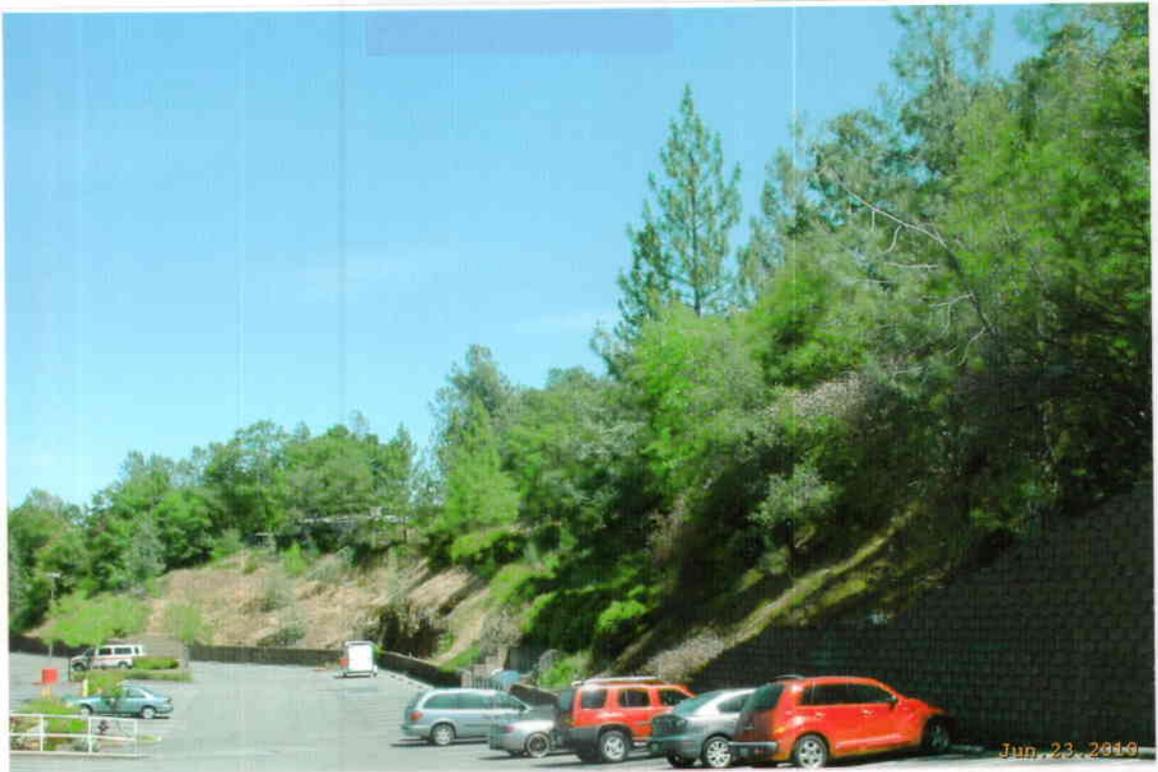


Back of Restaurant on green leaf. To narrow
when cars come from the Restaurant &
Hotel.





side of property Lang drop off.



Restaurant Parking (2:00pm) Wed.

PC 6/24/10
#10

John Proto
3040 Sky Court
Placerville, CA 95667

10 JUN 22 AM 11:27
RECEIVED
PLANNING DEPARTMENT

June 20, 2010

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

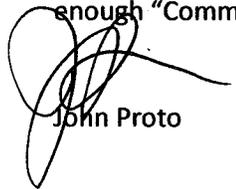
RE: A09-006/Z09-0012/Pierce Trust

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

PC 6/24/10
#10



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

To Charlene M Tim/PV/EDC@TCP
cc
bcc

Subject Fw: Proposed Re-Zone Invitation

History: This message has been replied to.

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



May 5 Zoning.doc

Meeting June 24 - 8:30 Rezone 209-0012
June 11, 10

Development Services Dept
PC 6/24/10
#10

Many years ago 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 Greenleaf 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 banging etc. I feel that the development of a large commercial project

P. 2

Rezone 209-
0012

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 ^{now} I see water trucks that don't seem to water the road?

Thank you for "listening"

4085 Hutson Ln
Placerville - off

Paula Hutson

Breakfast 7.

PUBLIC COMMENTS
10-0806.H.16

PC 6/24/10

#10

10 JUN 15 AM 8:50

RECEIVED
PLANNING DEPARTMENT

June 10, 2010

County of Eldorado Planning Services

2850 Fairlane Court

Placerville, Ca. L95667

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

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

(handed at meeting
by Mark Conley) PC 5/13/10
#19

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

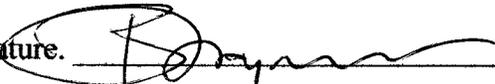
3. Print Name Twyrah W. Conley Address. 3051 Sky Court

Signature. Twyrah 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 Navshans Khalsa Address. 3068 Sky Court
Placerville, CA 95667

Signature. HNS Khalsa City/State ↓

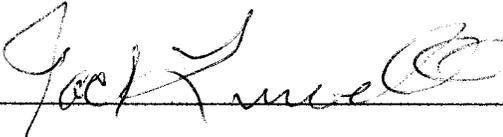
7. Print Name Krishna Khalsa Address. 3068 Sky Court

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.  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 Keller~~ Address. 3101 SKY CT
Signature. [Signature] City/State Placerville CA 95667

16. Print Name PAUL MACKAY Address. 6780 GREENLEAF DR.
Signature. [Signature] City/State PVILLE CA

17. Print Name AUBRE MACKAY Address. 6780 GREENLEAF 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 _____

PC 5/13/10
#9

10 MAY 10 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?

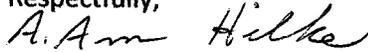
This property feeds out to a two lane road that is sometimes congested, now.

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,



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.

April 14, 2010.

PC 5/13/10

#9

Concerning the Public Hearing to consider a General Plan Amendment A09-0006/Rezoning 209-0012/ Precise Trust submitted by Elizabeth Ann Williams

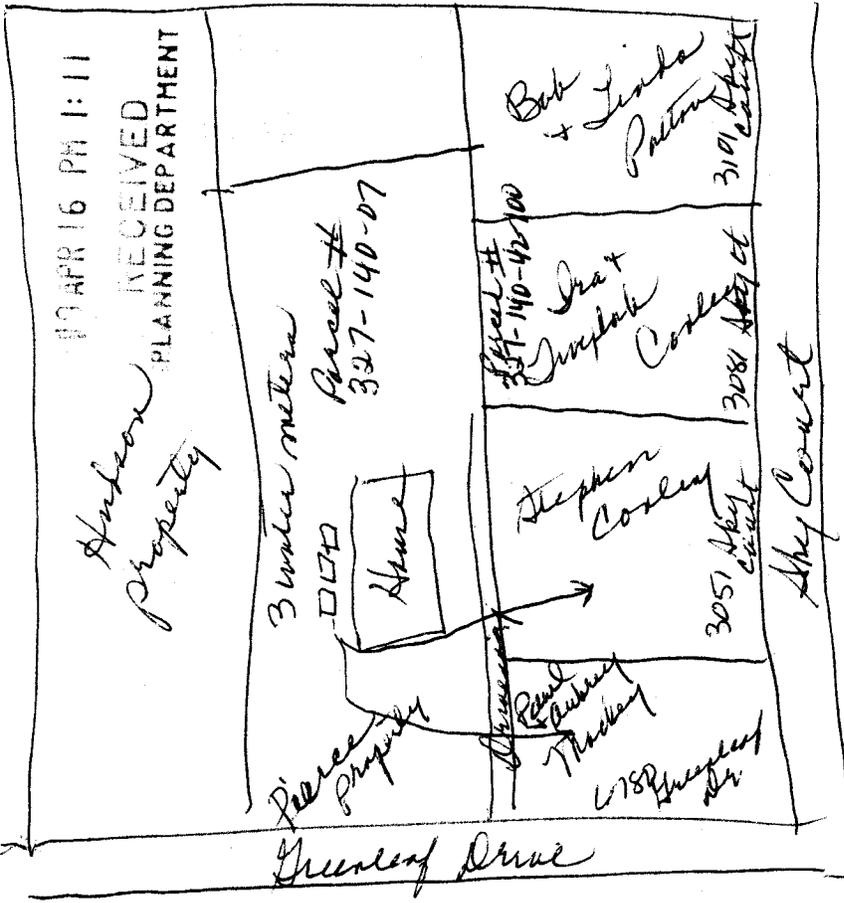
My parents and Ann's parents bought five acres side by side in 1946. My home has been on this hill since I was ten years old. We love our neighborhood.

We have Best Western and Casa Ramon 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 ~~anyone~~ ^{is on Greenleaf Drive} I strongly disapprove of this 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.

1st main road
Bent Western
Casa Rosas

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 buys to pay the fees.

I won't be here for the hearing on May 13th so I'm sending this letter.
Jocelyn Wequerra Cosley