

(related file: PD17-0002)

File Number: PD-18-0201

Receipt No.: 2506

Date Received: 7.12.2018

Amount: \$239

**APPEAL FORM**

(For more information, see Section 130.52.090 of the Zoning Ordinance)

Appeals must be submitted to the Planning Department with appropriate appeal fee. Please see fee schedule or contact the Planning Department for appeal fee information.

APPELLANT Lena Cull, President Courtside Manor Home Owners Association

ADDRESS PO Box 202 Diamond Springs, CA 95619

DAYTIME TELEPHONE 916-673-8077

A letter from the Appellant authorizing the Agent to act in his/her behalf must be submitted with this appeal.

AGENT Diane Yapundich, Law Office of Sean Musgrove

ADDRESS 75 Natoma Street, Suite A Folsom, CA 95630

DAYTIME TELEPHONE 916-965-4577

APPEAL BEING MADE TO:            Board of Supervisors            Planning Commission

ACTION BEING APPEALED (Please specify the action being appealed, i.e., approval of an application, denial of an application, conditions of approval, etc., and specific reasons for appeal. If appealing conditions of approval, please attach copy of conditions and specify appeal.)

Please see attached: Issues on Appeal

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PLANNING DEPARTMENT

DATE OF ACTION BEING APPEALED 6/28/2018

[Signature]  
Signature

July 11, 2018  
Date

## **Issues on Appeal**

The Courtside Manor Home Owners Association (hereinafter HOA) files this appeal on behalf of Courtside Manor residents. This appeal is from approval of an application for the development of Diamond Springs Village Apartments in Diamond Springs, El Dorado County by the El Dorado County Planning Commission.

The HOA files this appeal specifically on the following issues:

- 1). The Applicant has not established access rights through the Courtside Manor development for prospective residents of the proposed apartment complex;
- 2). If the Applicant were to establish access rights through the Courtside Manor community, the roads cannot accommodate the volume of traffic entering and leaving the area;
- 3). The addition of the Diamond Springs Village Apartments into the area, poses a significant safety risk to the residents living in Courtside Manor and their children because of the expected increase in traffic;
- 4). Adding an additional eighty-one apartment units into this area of Diamond Springs increases the fire safety risk. The limited exits from the area poses a safety risk to all residents attempting to leave the area during an emergency;
- 5). The existing roads through Courtside Manor cannot accommodate emergency vehicles, particularly fire equipment, because the streets are narrow and there are no areas for vehicles to maneuver;
- 6). The existing roads through Courtside Manor cannot accommodate heavy equipment required for construction of the proposed Diamond Springs Village Apartments project;
- 7). The Applicant for the Diamond Springs Village Apartments failed to properly notice area residents of the proposed project in violation of Measure E and El Dorado County Ordinance 5026;
- 8). The Planning Commission did not address the ongoing problems with the sewer system servicing the area. The sewer system, servicing residents in Courtside Manor and Diamond Terrace Apartments, has experienced several sewage spillages in recent years causing an ongoing environmental hazard from raw sewage leakage;
- 9). The project, as proposed, will violate the California Environmental Quality Act;
- 10). The traffic study does not adequately address, nor does the traffic study offer adequate mitigation for the ongoing Traffic Level F problems from the area to Pleasant Valley Road from the two intersections exiting this development in Diamond Springs

7/11/2018

Diane Yapundich  
Law Office of Sean Musgrove  
75 Natoma Street, Suite A  
Folsom, CA 95630

Dear Ms. Yapundich-

This letter hereby authorizes you as an agent for the Courtside Manor Home Owners Association, to file an appeal regarding the Diamond Springs Village Apartments.

Sincerely,

*Lena Cull*

Lena Cull

President, Courtside Manor Home Owners Association