



Julie Saylor <julie.saylor@edcgov.us>

Fwd: Bell Ranch Landscape Privacy Screening for 2221 City Lights Dr. 95762

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, May 27, 2020 at 2:26 PM

----- Forwarded message -----

From: **Dena** <dlnkadi@comcast.net>

Date: Wed, May 27, 2020 at 2:23 PM

Subject: Re: Bell Ranch Landscape Privacy Screening for [2221 City Lights Dr. 95762](#)To: dena nkadi <dlnkadi@comcast.net>, Daniel.Morse@lennar.com <Daniel.Morse@lennar.com>

Cc: <planning@edcgov.us>

Dear Planning commission,

Please make these email and pictures available tomorrow for the Board of Supervisors Meeting. I plan to discuss the matter at the meeting during the public forum as the issue needs to be rectified by either the Developer or EDC who I am under the impression will be maintaining the area.

Thank you!
Dena Nkadi

Sent from my iPhone

On May 19, 2020, at 8:59 PM, dena nkadi <dlnkadi@comcast.net> wrote:

Hello,

I have left messages but have not heard back from anyone. Please find a few pics I have of people over my building pad; I can get you more if needed! Please let me know the status of a privacy screen. Thank you! //Dena

On May 4, 2020 at 5:19 PM dena nkadi <dlnkadi@comcast.net> wrote:

Hello Daniel,

Now that the utility easement road to the newly created storm-water retention pond is complete or nearly complete (off of Morrison Rd. and City Lights Dr. , immediately adjacent to my property line APN: 119-080-11-100) and the days have become nice, people are walking and driving on it , on a regular basis. Lennar built up this land, at points 15 feet+, right next to our building pad, yet there is still no privacy screening; it is disturbing to see strangers unexpectedly and often staring down at us and the pond is not attractive.

Per the El Dorado County Community Design Standards <https://www.edcgov.us/government/longrangeplanning/landuse/community%20design%20standards/documents/Landscaping-and-Irrigation-Standards-adopted-12-15-2015.pdf> Property Lines 1.6A2d Landscape Buffers shall be required along a road frontage, or a property under different ownership or zone where utility uses adjoin residentially zoned lots, either of the following shall be required:

(1) A 30-foot wide landscape buffer with a minimum of 18 trees and 72 shrubs per 100 feet of length; or

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(2) A 10-foot landscape buffer with an ornamental masonry wall not less than 6 feet in height installed at the property line and extending to within 15 feet of any road right-of-way or easement. Within the buffer, a row of evergreen conifer trees shall be planted to provide continuous screening.

El Dorado County Community Design Standards Property Lines 1.6B General Landscape Requirements

1. On-site areas deigned for compliance with the Western El Dorado County Basin Storm Water Management Plan requirements for storm water and retention and bio-filtration purposes can be used to satisfy landscaping requirements under this Chapter providing the minimum buffer, shade and oak tree replacement requirements are met.

A minimum of 6 trees and 24 shrubs shall be provided per 100 linear feet of required landscape buffer along the property boundaries and public roads, with the exceptions under A.2d above.

2. All shrubbery and at least 50 percent of required trees shall be evergreen.

etc.... (Further details and specifications are listed, in the El Dorado County Community Landscaping Design Standards, for your reference .)

I appreciate you letting me know when the privacy shrubs and trees will be planted, as the current situation is disturbing!

Sincerely,
Dena Nkadi
call/text 916-402-1722

<land - bike over pad.HEIC>
<bike over pad2.JPG>
<sitting over pad.jpg>
<truck over pad 2.jpg>
<walking in pond.jpg>
<truck over pad.JPG>











