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Sept. 7, 2010

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BOARD OF SUPERVISORS  
EL DORADO COUNTY

County of Eldorado  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

2010 SEP 13 AM 9:51

**LATE DISTRIBUTION**  
DATE 9/13/10

**RE: Sept. 14, 2010 Public Hearing  
General Plan Amendment A09-0006/Rezone z09-0012/Pierce Trust**

Dear Board of Supervisors and representatives,

We, the undersigned, submit this letter and petition on behalf of our community of families who live in our Sky Court neighborhood in Placerville that the County appears to be intent on negatively impacting. The County Planning Commission seems to be going ahead (in spite of complete community opposition) with the rezoning of our residential neighborhood.

**OBJECTIONS**

We strongly object to the amendments to the General Plan AND to HOW this is being done (with very little input from the public and a lack of consideration of the impact to the families who live here). We previously objected to the re-zoning of our neighborhood from residential to commercial at the May 13, 2010 and June 24, 2010 Planning Commission meetings. Our voices seem to fall on deaf ears.

Please reference an earlier letter of opposition submitted by Krishna and Hari Darshan Khalsa at the June 24, 2010 meeting. In that letter we objected to the change to the General Plan and in particular to the rezoning of the Pierce Trust parcel.

No rationale was given for why this particular neighborhood is being considered for rezoning when there are plenty of other unoccupied and commercial properties in Placerville. Furthermore; it appears to have been done without regard to the impact to long standing neighborhoods and the greater community. Increasing the commercial tax base at all costs seems to be the only motivation. We are not opposed to development and commerce and to increasing Placerville's prosperity, but it should not be done by destroying the quality of life of long standing neighborhoods.

Our neighborhood 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. Through the Planning Commission and perhaps the Board of Supervisors' actions, you are harming a community of neighbors, some of whom have lived here since 1946.

Allowing commercial zoning to take over our residential neighborhood will increase 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 where currently only one or two story houses exist on properties. There is also great concern any project will lower our property values.

## PETITION


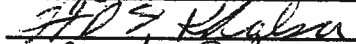






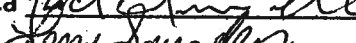
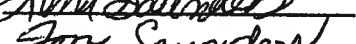




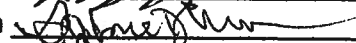
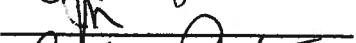



- 1) We strongly request that you do NOT re-zone this property to commercial zoning.
- 2) However, if this proposal goes through, we are petitioning for the following mandates:
  - a) **Compensation** for any loss of property value resulting from the re-zoning for all families who live within a one mile radius of the Pierce Trust site;
  - b) If any family chooses to move as a result of changes to the neighborhood, we require **compensation** for that family to be "made whole" for any losses (this means compensating the amount that it will take to find an equivalent house in an equivalent neighborhood with equivalent features and property structures).
  - c) **Compensation for medical costs** resulting from illnesses arising from changes to the neighborhood. Commercial enterprises 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. In addition, increased stress to members of our community resulting from changes to our community could lead to stress related illnesses. There are at least two individuals with known allergies and sensitivities. Any increase in harm to their current conditions needs to be compensated.
  - d) 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. We request that any future building be a professional, day-use only building with no living quarters; that it be a non-smoking facility inside and out, ideally built with green, non-toxic materials. Also, no lights should be allowed on at night to limit light pollution.
  - f) In addition, we request **Architectural oversight** of any future building project on the proposed site, to be made up of an oversight committee comprised of residential neighbors from 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. We also require that any future building will have a privacy fence with a sound barrier high enough to block views from the project to the residential areas.
  - g) We require neighborhood **Construction oversight** for 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. We request the right to limit construction work hours.

h) There must be **NO impact to vistas and views**. Currently one cannot see our houses from Missouri Flat road because of the trees and the natural setting. Also, several of us have views of the mountains and nature. We do not want this to change. We want the future builder to leave as many trees as possible. In addition, we request visual drawings from each of our properties to the proposed site that would provide a visual of what it would look like, to ensure there was no harm to our views.

Please note that our requests are not limited to the above. There could be further concerns pending future development plans.

Thank you for considering the issues raised above. We trust that you will come to the conclusion that re-zoning is NOT the correct move for the Sky Court neighborhood. If you decide to move forward with the rezoning of our neighborhood, we want to go on record that we oppose this action and that we will continue to fight for the above mandates.

Sincerely,  
The Neighbors of Sky Court area

Name	Address	Signature
Krishna K. Khalsa, Ed. D.	3068 Sky Court, Placerville, Ca	
Hari Darshan S. Khalsa	3068 Sky Court, Placerville, Ca	
Mark Conley	3051 Sky Court, Placerville, Ca	
Christina Conley	3051 Sky Court, Placerville, Ca	
Wynema Conley	3081 Sky Court, Placerville, Ca	
Linda Keller	3101 Sky Court, Placerville, Ca	
Bob Keller	3101 Sky Court, Placerville, Ca	
Patricia Linville	3816 Skyward Lane, Placerville, Ca	
Jack Linville	3816 Skyward Lane, Placerville, Ca	
Lena Saunders	3056 Sky Court, Placerville, Ca	
John Saunders	3056 Sky Court, Placerville, Ca	
Ann Hilke	3096 Sky Court, Placerville, Ca	
Pat Raymes, DDS	3080 Sky Court, Placerville, Ca	
Sheila Hemenway	3080 Sky Court, Placerville, Ca	
Paul Mackey	6780 Greenleaf Dr., Placerville, Ca	
Aubrey Mackey	6780 Greenleaf Dr., Placerville, Ca	
John Proto	3040 Sky Court, Placerville, Ca	
Debra Proto	3040 Sky Court, Placerville, Ca	
Paula Hutson	4085 Hutson Lane, Placerville, Ca	

Copies: Jason Hade, Project Planner  
Commissioners Pratt, Heflin, Rain, Mathews, Tohurst