

**P21-0010 KUKHARETS PARCEL MAP
EXHIBIT P - PUBLIC COMMENTS**



Bianca Dinkler <bianca.dinkler@edcgov.us>

Fwd: Project P21-0010 Kukharets Parcel Map

1 message

Planning Department <planning@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Mon, Sep 19, 2022 at 9:01 AM

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

From: **Karen Brown** <kbrown78@gmail.com>
Date: Mon, Sep 19, 2022 at 8:33 AM
Subject: Project P21-0010 Kukharets Parcel Map
To: <planning@edcgov.us>

Dear Planning Commission,

This email is concerning the Tentative Parcel Map subdivision of Assessor's Parcel Number 120-150-002.

As a neighbor, my concern is that these parcels are currently not covered by any neighboring CC&Rs. The parcel should be absorbed into a CC&R. The one that seems to make the most sense is Park Village #2.

Thank you,

Karen Brown

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County of El Dorado
Planning and Building Department (Planning Services)
[2850 Fairlane Court](https://www.el-dorado-county.com/2850-Fairlane-Court)
[Placerville, CA 95667](https://www.el-dorado-county.com/Placerville-CA-95667)
(530) 621-5355



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**P21-0010 KUKHARETS PARCEL MAP
EXHIBIT P - PUBLIC COMMENTS**



Bianca Dinkler <bianca.dinkler@edcgov.us>

Fwd: Project P21-0010/Kukharets Parcel - MND Inputs.

1 message

Planning Department <planning@edcgov.us>
To: Bianca Dinkler <bianca.dinkler@edcgov.us>

Tue, Sep 20, 2022 at 7:47 AM

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

From: **Vogel Family** <vogel5@sbcglobal.net>
Date: Mon, Sep 19, 2022 at 4:04 PM
Subject: Project P21-0010/Kukharets Parcel - MND Inputs.
To: planning@edcgov.us <planning@edcgov.us>

Bianca Dinkler/Planning Department,

I am writing in regards to the MND intent to adopt letter I received as a resident at 3623 Park. I have concerns for the neighborhood as this property gets further developed with additional houses and additional driveways.

I do not like that this property is under county jurisdiction rather than CSD jurisdiction like all the other homes in the neighborhood. There are contradictions between the two for policies and laws, although we are all part of the same community.

This land was recently developed with 2 houses being constructed, while you state that one is a primary resident and the other is an ADU, both houses are the same plan and the same size therefore there are already 2 houses on this property. Also the owner of the house does not reside there and both houses are now rental houses.

With the addition of 3 more houses, there will be a total of 5 houses on this same property, and all will become rental properties. I do not want these to all be rentals for our neighborhood as there is a difference between upkeep of the property when home owner lived in and when a rental. Also, just like the 2 homes share a driveway, if another house gets approved to be added, they should use the same driveway like a flag lot to drive to each site.

I do not agree with the planned housing or the increased driveways from a single property, for this neighborhood and the school community adjacent to this property. This lot is not that wide for additional driveways, and these will merge into an already busy street with traffic from the housing and schooling.

Please take this into consideration as I am sure others in our neighborhood will also not want to see these changes implemented.

Regards, Kent Vogel
[3623 Park Drive](mailto:vogel5@sbcglobal.net)
[El Dorado Hills, CA 95762](mailto:vogel5@sbcglobal.net)

916-939-5094

vogel5@sbcglobal.net

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County of El Dorado
Planning and Building Department (Planning Services)
[2850 Fairlane Court](mailto:planning@edcgov.us)
[Placerville, CA 95667](mailto:planning@edcgov.us)
(530) 621-5355

P21-0010 KUKHARETS PARCEL MAP
EXHIBIT P - PUBLIC COMMENTS



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**P21-0010 KUKHARETS PARCEL MAP
EXHIBIT Q - STAFF RESPONSE TO PUBLIC COMMENTS**



Bianca Dinkler <bianca.dinkler@edcgov.us>

Fwd: Project P21-0010 Kukharets Parcel Map

Bianca Dinkler <bianca.dinkler@edcgov.us>
To: kbrown78@gmail.com

Tue, Sep 20, 2022 at 8:37 AM

Good afternoon Karen,

Thank you for your email with comments on the Kukharets Parcel Map project (P21-0010). We will be sure to include your letter with the project.

The Kukharets Parcel Map project includes a condition from the County Department of Transportation that would require them to join an existing entity for maintenance of the private roads and drainage facilities, which reads:

Department of Transportation (Standard Conditions): Maintenance Entity: Prior to filing a Final Map, form an entity, or join an existing entity, for the maintenance of private roads and drainage facilities. When joining an existing facility, amend and modify (as necessary) the existing entity to equitably incorporate maintenance of the Project improvements.

I hope this helps answer your concerns. This project is tentatively scheduled to the Zoning Administrator hearing of 11/10/22. Please call the main Planning line at (530) 621-5355 within the next couple of weeks to verify the official hearing date.

If you have any further questions, please let me know.

Sincerely,

Bianca

[Quoted text hidden]

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Bianca Dinkler
Associate Planner

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
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**P21-0010 KUKHARETS PARCEL MAP
EXHIBIT Q - STAFF RESPONSE TO PUBLIC COMMENTS**



Bianca Dinkler <bianca.dinkler@edcgov.us>

Fwd: Project P21-0010/Kukharets Parcel - MND Inputs.

ianca Dinkler <bianca.dinkler@edcgov.us>
To: vogel5@sbcglobal.net

Tue, Sep 20, 2022 at 11:18 AM

Hello Kent,

Thank you for your letter regarding the proposed Kukharets Parcel Map, I will be sure to include your comments with the project record.

As the assigned Planner, we review proposed projects for conformance with the development standards in the Zoning Ordinance, General Plan, and Title 120 for subdivisions. We remain a neutral party and present a recommendation of approval if the project meets these standards. However, if any objections are raised, we value that since public input is an important part of the process, and any comments must be presented either in-writing (such as your email), or in-person at the public hearing. I will include your letter with the Staff Report Exhibits; and you may also want to present your concerns at the Zoning Administrator hearing tentatively scheduled for 11/2/22. Please call the main Planning line at (530) 621-5355 in the next couple of weeks to verify the official hearing date; or you can email me directly and I can verify the hearing date. You can also review projects from the Planning Services website at: [Zoning Administrator \(edcgov.us\)](http://Zoning Administrator (edcgov.us))

Again, thank you for taking the time to submit a letter, and for your commitment to your community in El Dorado Hills.

Sincerely,
Bianca

[Quoted text hidden]

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Bianca Dinkler
Associate Planner

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
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