

FOUR SEASONS CIVIC LEAGUE

PC 2/26/09

#11

Handed out at meetg.

February 26, 2009

TO: El Dorado County Planning Commission

Please attach this addendum to the letter previously sent to you by Patty Sholberg.

RE: Homeowners' requests to the El Dorado County Planning as conditions the Rezone Z06-0002/Planned Development PD06-0002/Parcel Map P06-0001/Sunstone Business Park

On February 24, 2009, approximately 50 homeowners from Four Seasons met with Supervisor Ray Nutting and Brandon Ghetia of Stable Development. Homeowners were generally pleased with the development proposed by Stable Development Company for the Research and Development Park in El Dorado Hills. There were a few points that homeowners asked Supervisor Nutting and Mr. Ghetia to consider. Homeowners believe that the points, which are delineated below, will not represent major disruptions or excessive expenditures by the developer but will make the project much less obtrusive to Four Seasons residents both during construction and continuing operations. Specifically, we would like the Planning Commission to make approval of the project subject to the following conditions:

1. The project be developed pursuant to the plan presented to homeowners in terms of grading elevations, lot sizes, (Exhibit E of the above referenced plan) and single story structures. We were unable to find reference to the single story provision in plan documents. Therefore, we ask that the Planning Commission make this point prominent in the approval so that there is no misunderstanding in the future.
2. That trees planted on the west side of the project, adjacent to Four Seasons, consist of evergreen trees that are fast growing and dense. Further, we ask that the trees along the entire west boundary of the project be planted as soon as practical but no later than one year from date of plan approval.
3. Special attention be made to shield lights properly because of the land elevation. In particular, we request that lights in the parking areas next to Four Seasons be low, i.e. on post that are no greater than 4 feet high.
4. That construction be limited to the hours of 8:00 a.m. to 4:30 p.m. Additionally, we ask that the community be given 48 hour advance notice if explosives are going to be used on the project.

Four Seasons homeowners greatly appreciate your willingness to consider the above issues as part of your approval process. We believe that these provisions will greatly enhance the harmonious use of adjacent land by landowners with distinctly different uses.

Best Regards



John Raslear
Chairman

Four Seasons Civic League

(A community organization devoted to wise and harmonious land use in El Dorado Hills)

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Jonathan Fong -

We are very concerned
about asbestos, lighting,
noise, crime, drainage,
robbery - empty offices.
I hope these & other

issues will be addressed.
We agree w/ any negative issues brought up.

Dick & Francie Becker

4695 Monte Mar Dr.

E. D. H. Ca 95762

916-933-2161

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PLANNING DEPARTMENT



February 19, 2009

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PC 2/26/09

#11

Mr. Jonathan Fong
El Dorado County Planning Commission
2850 Fair Lane Court
Placerville, CA 95667

RE: **Rezone Z06-0002/Planned Development PD06-0002/Parcel Map P06-0001/Sunstone Business Park**

Dear Mr. Fong:

This letter is in response to the Notice of Public Hearing referenced above. I am a resident of the neighborhood that backs up to this portion of the Business Park. I would like to address the following issues or concerns:

Single Story Buildings

I understand from the Project Manager that this proposed project will consist of only single story buildings. Since I can't find this in the documents I have relative to the development, **I would like to request the Planning Commission put a clause in the Design Guidelines to assure that the project consist of only single story buildings.**

This is very important to our community as the topography of the 33 acres, which includes three hills, begins much higher than our properties which places the buildings substantially above our homes.

Permitted Uses

I understand there is no change to permitted uses at this time. I did read, however, in the Development Guidelines on Page 10, Hotel and Conference Center and Veterinary Clinic. The development would need to request a Special Use Permit for these uses. I would like to bring to your attention that these uses should not be allowed due to safety and noise issues next to a residential neighborhood. **Accordingly, I request that the Planning Commission do not grant Special Use Permits for these uses.**

Landscape Buffer

I think this issue needs to be addressed in writing that the development maintain the 30 foot landscape buffer.

Lighting

This is another important issue. Lighting is addressed and states lighting would be fully shielded. Neighbors in Four Seasons have had unshielded lights shining into their homes for two years. Despite repeated appeals to County officials and the building owners, action has not been taken to correct this situation.

I assume, and would like the Planning Commission to confirm, that the development would comply with the applicable county policies and codes as it pertains to drainage, usage, and noise and light pollution.

Thank you for your attention to my concerns, and for your help to maintain a beautiful community and harmony between landowners in close proximity to each other with distinctly different land use objectives.

Sincerely,

Patty Sholberg
Patty Sholberg

4689 Monte Mar Drive, El Dorado Hills, CA 95762, (916) 941-0317