

February 28, 2011

El Dorado County Board of Supervisors
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Re: **Consideration of Rezone Z06-0020/Parcel Map P05-0004/Harrington Business Park**

Dear Board Members,

I am the current property owner of 3305 Grace Court in Diamond Springs. I am writing this comment letter to address concerns I have with the approval of this project due to the current design plan and the adverse effects it will have on me personally as a property owner in the residential area adjacent to the project. I am requesting that this document be made as part of the public record for **Rezone Z06-0020/Parcel Map P05-0004/Harrington Business Park** as well as **Pleasant Valley Road(SR49)/Patterson Drive Signalization Project #73320**.

Approval of this project with its current design plan will adversely affect me and will severely impact my property by lowering the value of my home and reducing my land size. My property is adjacent to both listed projects and the current plan design for the Harrington project violates my constitutional rights by encroachment of my property from a proposed extension of Patterson drive that will take a good portion of my property and leave a retaining wall. I have owned this residence since December 28, 2007 and at no time have I ever been approached by Patricia Harrington, Michael Quigley, Gene E. Thorne or Project planners to discuss the encroachment of this project on my property. Nor was I properly notified by the Planning Commission of meetings on this project. The Harrington Business Park land is privately owned and I have not given consent to the use my property. Taking of my property without consent is considered theft and prosecutable by law. Furthermore, the Harrington project can't be completed without the completion of the **Pleasant Valley Road(SR49)/Patterson Drive Signalization Project #73320**. There is currently a 50 foot right-a-way on my property adjacent to Pleasant Valley Road. The approval of this project will increase this roadway from 30 feet to 56 feet and add an additional 120 foot right-a- away for sidewalks, turn lanes, shoulders, curbs and gutters. This will completely take the current 50 foot right-a-way and also take additional portions of my property presumably by Eminent Domain to allot for the additional 120 feet. My lot is just over half an acre. The Harrington Business park project lot is 76.59 acres. Why is this project designed to take away my land when they have so much land to work with? I am a single parent who has worked diligently to be able to afford my first home. What gives the Harrington Business Park Project the right to underhandedly take my American dream

away from me? They stand to earn millions of dollars while I stand to lose everything I have worked so hard for.

The Harrington parcel is presently zoned residential and acts as a natural buffer between existing industrial and residential zoning. The current zoning of this parcel is more compatible with the nature of the land is better suited for residential zoning. This parcel currently includes wet lands and has had horses grazing it for many years. I personally observe a wide variety of wildlife which will also be impacted by this project. I continually have many deer, wild turkeys and flocks of geese pass thru my property and have also personally observed White Egrets using the wet lands for their habitat. There will also be numerous amounts of native birds that will lose their habitat due to the removal of heritage oaks which are hundreds of years old.

Rezoning this parcel to commercial/industrial when it sits next to an already existing residential area will create incompatibilities especially because there is only a 5 foot setback between the residential and industrial parcels. That does not create an adequate buffer between the two types of zoning and will create incompatibility issues such as lighting, odor, noise, grading and visual impacts.

I would also like to address the anticipated effect on traffic circulation as well as noise and pollution levels caused by the implementation of this project. As the current home owner and resident of my property who uses Pleasant Valley Road on a daily basis, I can tell you that the only time there is ever excessive traffic is during the start or end of the Union Mine High School hours, or after a school function such as a home football game or graduation ceremony. The implementation of the Harrington Project will significantly impact me and our entire community. The level of increased traffic during non-school hours will force the expansion of Pleasant Valley Road largely at the expense of the general tax payer such as myself. Again, more costs to my pocketbook but a benefit to this specific group of developers. How is that ok? Why aren't the developers paying the 6 plus million dollars for the road expansion project since it is their Harrington Business Park Project that will create the need for the expansion?

Due to the detrimental effect this project in its current design will have on my personal property value, residential privacy, existing wildlife as well as the traffic and environment impact, I would strongly urge the board to vote against this rezone and project design.

Sincerely,

Sharon Mellor