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DATE 8/14/2018

BOS 8/14/2018 Law Office of Gurjit Singh
REAL ESTATE LAW

#39

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August 13, 2018

Mr. Evan Mattes
Assistant Planner
El Dorado County
2850 Fairlane Court
Placerville, CA 95667
Via email: evan.mattes@edcgov.us

Re: Diamond Springs Village Apartments (the "Project")

Dear Mr. Mattes,

This office represents Better Neighborhoods, Inc. ("BNI"), with regard to its appeal of the June 28, 2018 approval of the above-referenced Project by the Planning Commission.

Further to the issues raised by BNI in its July 13, 2018 Appeal, I would like to raise the following additional issues for the Board of Supervisors to consider in advance of the August 14 hearing of the appeal hearing. Please provide a copy of this letter to each member of the Board of Supervisors in advance of the hearing.

As a preliminary matter, no one at El Dorado County ever conferred with or communicated with BNI with respect to the proposed date of the appeal. Further, it appears that, BNI never received notice of the August 14th hearing date from the County. BNI only recently found out about the hearing date from a representative of Courtside Manor, which has also filed an appeal of this Project. As a result, BNI has been prejudiced in its appeal in that it has not had time to adequately prepare for and/or complete its own traffic study.

Further, the information already provided by BNI (and by others) makes a fair argument that there is a reasonable probability of many potentially significant environmental impacts from the Project, including:

- The Project would physically divide an established community, Courtside Manor, in that it is totally unreasonable to assume that residents of the Project will not cut-through Courtside Manor instead of accessing the Project through Black Rice Road;
- The Project would result in a permanent increase in ambient noise levels in the Project vicinity (Courtside Manor) via the massive traffic moving through the Courtside Manor neighborhood to access the Project.

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- The Project will displace substantial numbers of existing housing/residents by making Courtside Manor unfit and unsafe for small children to play in;
- Given the fire hazard of the Project area and surrounding community, and the inadequate access to the Project, the Project would result in substantial adverse impacts and risk of injury or death to the Project residents and Courtside Manor residents in the event of an evacuation necessitated by a fire, will result in inadequate emergency access, and may overburden existing fire department capabilities and endanger first responders. This fact alone is a mandatory finding of significance.

For these reasons alone, the County should deny the Project, or require a new Mitigated Negative Declaration that further studies and adequately addresses the significant environmental impacts identified by Better Neighborhoods. At the very least, the County should continue the appeal hearing so that BNI may complete its own traffic study.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Gurjit Singh".

Gurjit Singh, Esq.