

ZA 9-16-20
Item #4.a.



Planning Department <planning@edcgov.us>

3 pages

Tentative Parcel Map Time Extension P-E20-0001/Rossbach

1 message

Kelly James <kl_james@sbcglobal.net>

Thu, Sep 10, 2020 at 2:37 PM

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: Desiree James <desiree.james@me.com>, Kelly James <kl_james@sbcglobal.net>

El Dorado County Planning Department,

Please find the attached letter regarding the requested extension noted in the title of this email.

Can you please acknowledge receipt of this email and the attached letter.

Thank you.

Sincerely,
Kelly L. James

 **Parcel Split extension opposition letter.pdf**
20K

September 10, 2020

To: County of El Dorado Planning and Building Department

From: Kelly and Desiree James
2740 N. Shingle Rd.

Re: Tentative Parcel Map Time Extension P-E20-0001/Rossbach

Our residence is the parcel directly adjacent to the south of the parcel owned by Mr. Rossbach.

We understand from the letter we received that Mr. Rossbach and Mr. Reading (the developers) have requested four (4) one-year extensions for their approved tentative parcel map. We'd like to formally voice our opposition to the granting of four (4) one-year extensions.

We moved into this area to get away from urban sprawl and living 30 feet from your neighbor. We intentionally built our house as far back off N Shingle as we could to be away from the street noise and to enjoy the peace and quiet of the natural surroundings. We have Canada geese that return to our property every year to hatch their young, we have deer, foxes, raccoons, turkeys, and other wildlife that make this area their home and their thoroughfare. Mr. Rossbach's residence is closer to N. Shingle Rd. and shrouded by trees so we really do not see the house. I can barely see the roof line of the neighbor to our south. In fact the only house I can really see from my house is the newly constructed one several hundred yards to my northeast on the north side of Choopim Road and the distance is such that I cannot hear them. My point is, we have a nice location, that is relatively secluded and I think most of the home sites in our area enjoy that characteristic.

The plan they have submitted puts a building pad within a couple hundred feet and in direct view of my house. Additionally the building pad appears to be located right in the middle of a wooded area that is frequented by the aforementioned wildlife.

As we understand it, certain conditions for the developers to complete the parcel split include a significant amount of development in terms of access to the proposed new parcel via Choopim Road including widening and paving of the road, creating a cul-de-sac, and ensuring that it is suitable to support heavy, emergency vehicle traffic. Furthermore we understand that the developers are required to put a fire hydrant at the end of the cul-de-sac and have approval from EID for a water meter. Our concern is that it will endanger the wetland area that is noted on the developers Tentative Parcel Map drawing (P16-0007 Staff Reports Exhibits A-G ZA 04-19-17, Exhibit F).

It has been over three (3) years since the plan was approved and it appears that the developers have made little to no progress during this time. It seems reasonable that extending this plan will do nothing to change that, therefore we request that the request for four (4) one-year extension be denied.

Respectfully,

Kelly & Desiree James