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## Variance V21-0001/Danaher, APN# 021-401-004 Objection

1 message

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Wanda Kownacki Kownacki <wandakownacki@gmail.com>  
To: planning@edcgov.us

Tue, Nov 9, 2021 at 11:27 AM

November 9, 2021

El Dorado County Zoning Administrator

2850 Fairlane Court

Placerville, CA 95667

Via email: [Planning@edgov.us](mailto:Planning@edgov.us)

Re: Variance V21-0001/Danaher, APN# 021-401-004 – Objection

Dear Zoning Administrator,

My name is Wanda Kownacki and I own a cabin at [544 Fallen Leaf Road](#). I am writing to object to the proposed variance to reduce the front setback from twenty (20) feet to zero (0) foot on the above referenced parcel which is the subject of an upcoming hearing.

As everyone knows, Fallen Leaf Road is a narrow road and there is little, if any, off-street parking along the roadway. While I would not object to the property owner constructing additional on-street or off-street parking, the proposed zero (0) foot setback for a garage will create an additional safety hazard both during and after the construction of the garage. Every car using the new garage will have to block traffic to enter or leave the site.

The Fallen Leaf Lake community was evacuated this year due to the Caldor fire, and if another fire were to occur, emergency exiting by residents and guests, while fire responders were attempting to access the area to fight the fire, is impossible. For many residents and for Stanford Sierra Camp this is the only exit road available. There is no extra parking in the area for construction crews or equipment, and the construction equipment will be blocking traffic for access and excavation, concrete pouring, and other construction for the entire summer season creating an undue hazard for the community.

The construction season permitted by TRPA is also the busiest season for residents and guests traveling to and from all the many homes and cabins around the Lake.

The owner should be required to push the garage back into the hillside. This would allow them to minimize the construction impacts to the community by creating construction parking and a staging area for materials and equipment during the construction. This will also provide more parking after the project is completed.

TRPA has approved a soil hydrologic report to a depth of sixteen (16') with the possibility of interception of ground water to allow additional off-street parking. The TRPA requires that any intercepted ground water be prevented from leaving the site as surface water. Where and how is that water going to be re-introduced to the ground water table to avoid it flowing across the road and into the Lake?

If the County is going to allow the zero-setback requested, it should require approval of a realistic and workable plan from the owner to deal with any groundwater encountered, and to show where the staging for the project, including construction crew and equipment parking, material storage, equipment, and material delivery parking, etc. will avoid blocking the roadway during the peak summer fire and construction season.

I understand that the property owner wants to improve their property and gain more parking, but they should not be allowed to eliminate the setback and endanger lives and property in the process.

Thank you in advance for your attention in this matter.

Sincerely,

Wanda Kownacki

(408) 309-6500