



El Dorado County Fair & Event Center a 501 c 3 nonprofit organization
100 Placerville Drive, Placerville CA 95667

February 5, 2026

Ms. Carole Kendrick
Development Services Director
ckendrick@cityofplacerville.org

Re: Housing Opportunity Overlay – 201 New Morning Court

Dear Ms. Kendrick,

I am writing to formally express my and my board's opposition to the proposed rezoning of the property located at 201 New Morning Court.

After reviewing the Initial Study / Mitigated Negative Declaration, we have significant concerns about the potential impacts this rezoning may have on the surrounding area and the broader community. Specifically, I am concerned about:

- Consistency with the City's General Plan and long-term land-use goals
- Increased traffic, congestion, and infrastructure strain
- Compatibility with surrounding properties and existing zoning
- Potential impacts to neighborhood character, safety, and quality of life
- Environmental and/or public service impacts that may not be adequately addressed
- The lack of sufficient parking on this parcel for a multi-family dwelling
- Future issues with sound coming from Placerville Speedway and the Fairgrounds, disturbing the peace of potential future tenants

The current zoning designation is more appropriate for this parcel and aligns with the established use patterns in the area. Changing the zoning could set a precedent that undermines thoughtful planning and may create unintended consequences for nearby properties and residents. Specifically, the traffic impact on Ray Lawyer Drive, with the current speed limit and a blind curve.

We respectfully request that the City maintain the current zoning. I strongly believe that maintaining the existing zoning best serves the community's interests and supports responsible growth.

Thank you for your time and consideration. I appreciate the opportunity to provide public input on this matter and ask that this letter be included in the official record.

Sincerely,
Kathy Dunkak
CEO, El Dorado County Fair
100 Placerville Drive
Placerville CA 95667