

ZA 12-16-20

2020 DEC 14 AM 10:42
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PLANNING DEPARTMENT

Item # 8a

2 pages

December 14, 2020

County Of El Dorado Planning Commission

RE: Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park

We would at this time protest this permit for following reasons:

1. They are going to cut down many of our beautiful trees.
2. They do not take care of our park at all. It is in worse shape than I ever seen since I have lived here for 12 years.
3. They do not take care of anything, even when it is pointed out to them.
4. They charge us the same each month for service such as garbage and sewer when they have vacant spaces with no service to those spaces and they pocket the balance.
5. They never keep the small container where we take our yard trimmings empty especially with all of the leaves that we have now. I understand that they are charging us as much as private customers pay and they have yard trash bins at their homes. It would be nice if we could have that service. 90% of the time it is full and they just changed from large to a much smaller container one, which most of us do not understand. Most of us are in our 80's and 90's they expect us to take our trash to the dumpster and it is usually full, so we have to make another trip later.
6. Traffic is now and with more cars it will be worse.
7. It appears that will lose our short cut path where old office was, so we don't have to walk the steep hill, many of us walk our pets and we are too old to walk the steep hill
8. It appears that they are going ruin our nice front entrance by putting new two units in front on the grassy area.
9. The one nice thing we have in our park is the nice space we have between our units and it appears that most of these new units will be very close together and it also it look like some of residents are going to lose their back yards, is that fair? They won't be able to eat outside or have place for their pet, not counting the money they have spent to have a nice back yards.

10. I would say that they are raising our rent that soon some of us will be forced to sell and have no place to go. I think that the greatest percentage of those living in the park are widows and live on Social Security and will not be able the increase in the rents. A couple of residents have been forced to sell and move in with a relative. When they would like to stay and be independent and have their own home. The new residents are paying far more than those of us living here longer. They are being charged a \$100.00 a year and we just got \$40.00 year increase, the highest we have ever paid before. We are paying higher rent than Cameron Park and Lake Oaks Mobile Home Parks with no amenities...

These new owners are LA people and they don't realize or care that we want to stay home town folks.

We hope that you give this permit some serious though.

Thank you.

3 residents

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2 pages

Tenants of Diamond Springs Mobile Home Park
3550 China Garden Road
Placerville, CA 95667

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PLANNING DEPARTMENT

December 11, 2020

County of El Dorado Zoning Administrator
Planning and Building Department Director
2850 Fairlane Court
Placerville, CA 95667

Re: Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park for J&H Asset Property Management, Inc.

To Whom It May Concern,

Please accept this letter of rebuttal for Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park, to be heard on December 16, 2020. A large population in the Diamond Springs Mobile Home Park are in opposition to this permit and ask that it not be approved.

A bit of history:

When the current owners of the park, J&H Asset Property Management, Inc., first purchased this property, they held a meeting, wherein all residents of the park were told rent would not be raised. This was just a play on words; in a short time to follow, they installed meters and began charging each residence for water, as well as implementing costs for garbage and sewer. Not to mention, annual rental raises for newer tenants.

Many of the park residents express dissatisfaction and disease with the way the present owners have taken and are taking care of the park. The consensus is, it appears this company is only interested in making money, at the risk of neglecting the needs and requests of its tenants. For example, one residence was a day late closing escrow in order to meet the initial charge that was agreed upon in the park contract, only to have it raised by an immediate \$100 per month for this one-day delay, and the contract was changed in the owners' favor. The owners were aware of the escrow and diligent closing process efforts made by the tenant, who, in good faith, communicated this information to the park manager, and closed on October 1 instead of September 30. There was no grace in this transaction, which evidenced the tone of these new owners. The tenant had already bought the structure, but the owner was unwilling to consider a negotiation or compromise from the original contract rental price that originally helped to entice its future tenant.

Furthermore, since these owners purchased the Diamond Springs Mobile Home Park, they have done little to improve it, except to renovate the club house, trim a few trees, and patch a bit of road. The clubhouse is seldom used by residents—even before its closure due to COVID--and this project seemed unnecessary in contrast to other needs of the residents. These priorities are in great contrast to the

former park owners, who provided garbage, water, trash, sewer, directories, plans, and transparency to those who lived within the park.

In just two years, the space rental for new tenants has increased from \$625 to \$875, and rental increases are incurred by these and existing residents yearly. Increases range from \$40 - \$100 per year, a contradiction to the information provided by the new owners at the initial meeting; instead, the increase is added to the reorganized expenses for garbage, water, trash, and sewer that were since transferred to every residence.

The Diamond Springs Mobile Home Park tenants—many who live on fixed incomes—are now charged more for space rental than Lake Oaks and Cameron Park Mobile Home Parks, whose amenities are more numerous than Diamond Springs Mobile Home Park and grounds receive more attention and maintenance. In fact, one tenant mentioned observing this contrast even prior to receiving the most cost-prohibitive increase they had incurred in 15 years. Often, people move to a park of this type for the last chapter of their life; because of this present trend, these tenants that are often of a vulnerable population and on a fixed income, could be forced to move. This is disconcerting, at minimum.

Tenants of this park have received little explanation of the intention of this Special Permit and the impact it will have on them directly. Tenants fear the structures and road the property management company proposes through this Special Permit will infringe upon and/or minimize the space residents presently occupy and rent, as well as those for visitor parking, walking, and creating a buffer between neighbors. To point, it appears—from a plot plan that was hard to read—space will become more limited and restricted; and as with the rent, residents will progressively pay more while receiving less and less in exchange...an immodest inflation for a vulnerable population.

While it is understood that the El Dorado County Board of Supervisors did not pass an initiative for rent control, it is still ethical and in good faith to provide communication, transparency, and attention to the consensus and concerns of a community that one supports. You can see there is more than one issue at hand, but we ask that this Special Permit not be approved, due to the intention that links them.

2 residents

December 14, 2020

County of El Dorado Zoning Administrator, Tiffany Schmid

Planning and Building Department Director

2850 Fairlane Court, Placerville, CA 95667

RE: Special Use Permit Revision CUP-R19-0005/Diamond Springs Mobile Home Park

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I am writing this letter pertaining to the above permit for several reasons.

Several residents did not received a notice and not aware of what is going on in our park even though they are not within the 500 feet, it certainly affects everyone is this park.

When they purchased the park they had a residents meeting and they said that no way would they raise the rent, well they didn't do that they installed water meters, took away the garbage and sewer which was included in our rent, How fair was that to us?

90% of residents are very unhappy the way they have taken care of our park. It appears that they only interested in money and not the residents. Not only do they charge by the parcel so much for the garbage and the sewer, but when they have a vacant or new one they still charge us the same amount where there is no service, which means that amount goes into their pocket. Is that fair?

Since the new owners purchased this park they done nothing in our park except trim a few trees and had the road patched. Remodeled the clubhouse, which is seldom used by the residents and we felt that it was completely unnecessary expense. Then they removed our names from the directory at the entrance of the park, added garbage, water, trash and sewer to our rent and no longer furnish us a roster of the residents. Nor can we print a newsletter without their approval prior to printing.

New people that have moved in have been forced to sign a lease and states that their rent will go up by \$100.00 each year. They are now paying more money than the residents of Lake Oaks Mobile Home Park and Cameron Park Mobile Home Park and with our new raise in February {which the highest increase we had since the 15 years that we have lived here) we will all be paying more than those parks who many amenities that we do not have. The only amenities we have are a large space from each of our units, which is greatly appreciated and beautiful trees.

They only have blown our streets and the gutters about 3 or 4 times times since they have been here. Our park looks worse now than it has ever looked since we have lived here. Our entrance is a complete disgrace, why add more?

NOW ABOUT WHAT THEY ARE APPLYING FOR AFFECTS US IN MANY WAYS.

According to the plot plan that I have acquired which it is very hard to really understand what they are doing, and some is okay but the major part is not fair to the residents that are in the park. They are putting in mobiles where there will hardly be any space between the units. They are putting 2 mobiles right in the front of our nice entrance. They are taking away some back yards that residents have spent good money and it will be gone not even a space for their pets to enjoy or for them to have a

place to be able to eat outside. Shouldn't they be entitled to some back yard or lease be reimbursed for the money that they have spent?

They would prefer their back yards.

It appears that they are putting a new road and I cannot understand where it is going and for what purpose? They are taking some of the visitors parking, which we do not have enough in the park now.

When they put 2 mobiles in where the old office was they will be taking the only walking path that we have. It is used by many of the walkers in the park. It is a cut off so they do not have to walk up the steep hill.

There are many elderly residents that do enjoy walking especially those who have pets to walk.

They do not enforce the speed limit in the park and it is going putting several more autos in the park. It is very difficult for us to get on to Missouri Flat road as it is. As a matter of fact they don't do anything. but collect money.

We have a resident that has complained about a drainage problem since they have moved in little over a year ago and they keep saying that they will take care of it and still is not done so, they are paying someone to do it and they should at least be paid for that. This is kind of service we are getting from them before the rains come again so, why add more?

While they are in the process of putting more units in, they are going to have cut down many of the very old large trees in the park.

Many of our residents are having problems getting insurance on their units this year and especially the new residents coming into the park.

We have had units, and still do, here in for sale for quite some time and the main problem is the high rent with nothing to offer in compared to the nice mobile parks in the area. How long are the new ones going to stay vacant?

We have many widows and elderly people on a fixed income in this park and with them continually raising the rent some will be forced to sell and move, but to where? It is not their problem but it is ours.

I might add that we have been before the Board of Supervisors for rent control and they said they did not feel it was necessary.

What happened to low cost rent that supposed to be for mobile home parks and the elderly? This was going to be their last move in their life time.

I think that all these things should be considered before they are granted the permit.

A few years ago one of our residents prepared an emergency evacuation plan, because it was felt that it was necessary and this has never been given to any new residents and this is vital to residents in the event of any kind of a disaster and to make sure that our handicap peopled will be helped.

Is this not their responsibility to make sure that residents know what to do in the event of an emergency and to make sure that the handicap are being taken care of?

I would like to know why the City of Placerville has this authority since we are in the township of Diamond Springs?

I am sending this letter animus because I was concerned of what reutilization the owners would have toward us.

Thank you for your consideration of this permit.