June 4, 2022

Department of General Services

707 Third Street, 4th Floor

West Sacramento, CA 95605

Re: 212 Armory Drive Project, Placerville, El Dorado County

To Whom It May Concern:

We are writing in opposition to the 83-unit Jamboree Housing has proposed for 212 Armory Drive in Placerville, California.

There are several valid reasons for this opposition, the first being the proximity to the Fairgrounds, which houses Placerville Speedway and Joe’s Skate Park. Armory Road is a narrow road, in poor condition, with no sidewalks or street lighting. To effectively accommodate the traffic that 83 units will add to the road, it would need to be widened and have sidewalks added and there is not room for this.

Secondly, it is extremely unfair to the future occupants, as the noise and dust from the Fairgrounds as well as the Speedway, which is approximately 300 feet away from the proposed development will inevitably become an issue. The race season runs from March through November, on most Saturday nights. Additionally, the 4-day fair brings over 60,000 people to the fairgrounds. There are several music festivals held on the fairgrounds throughout the year as well.

Parking on and around the fairgrounds’ is already an issue, and it is questionable that this project will provide adequate housing for more than 160+ potential occupants. Additionally, this project plans to add and encourage bicycle traffic to the complex. Again, with the traffic already congested around the fairgrounds during events, which occur almost every weekend, it becomes a significant safety issue. There are no bike lanes, nor is there room for bike lanes.

Historically, during larger events, Armory Road becomes a one-way road from the Placerville Drive entrance to the exit onto Ray Lawyer Drive. This is to prevent vehicles from backing up on Highway 50. Having a driveway on Armory Road from the proposed project will cause significant frustration for the occupants of the project. Ultimately, that frustration will result in problems for the Fairgrounds and Speedway staff.

While we understand the need for more affordable housing constructed in every town in California, a project this size on such a small parcel does not make good sense.

Sincerely,