

**Public Comment #17**

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

BOS Rcvd. 4-11-2022

Comments on agenda item 17. 22-0675

Scott Jessen <scottsal@calwisp.com>

Sun, Apr 10, 2022 at 8:59 AM

Reply-To: scottsal02@gmail.com

To: edc.cob@edcgov.us

Respected Members, Board Of Supervisors, El Dorado County:

My Wife and I moved to Cool in 2002 and have enjoyed the Rural atmosphere and additional trail systems that have been opened over the years as well as the ones that were here when we moved here. We very much had looked forward to having a Super Market (Holiday) come to town, but were disappointed in the look and feel of the shopping center - we thought the Planners in El Dorado County didn't understand the feel of our "old town" community and thus approved a standard: "looks like anywhere" strip mall that was put in. Yet in Placerville, when Home Depot wanted to put in their store, they were told to make it "fit in" aesthetically or find another place. So Home Depot acquiesced and the store looks great – so the Planners "get it" over there in the County Seat, but not so much for Cool...

Now we've got this monstrosity of a Dollar General going in. Yes it will have better aesthetics – do we need a low end mini-Walmart, no we do not. Have any of you, or the Planners seen what is being built here?? This 3+ story (height-wise) building is up on a hill in the center of Cool – why not just make it look like a castle. Somebody in Planning had to have run the numbers on the combined elevation of building level and building height and visualized this, or perhaps not...

We seek your help BOS, as we in Cool are being over-run by commercial development proposals and we are not that (yet) well organized to be sure our input and desires for our community are taken into consideration for All of these looming proposed (and possibly proposed) commercial developments. While the aesthetics are one thing, the appropriateness of these projects in Our community are another.

We hear of a proposed fuel station/fast food/car wash being considered – well that'll be just peachy keen for the myriad of tourists that come through here all the time, but WE are the ones that have to live day-to-day with the light pollution, extra traffic

encounters (oh yes, at that busy intersection, there WILL be accidents), more pollution, and again quite visibly built up high on a hill in our quaint little town.

My Wife and I don't understand the vernacular of Planning, but we do get that we need to set some Standards that the County can use as guidance. And the need to Slow down the approval of commercial projects, conversion of Residential zoned lots to Commercial zoning, until we, the Town of Cool, have a chance to put some Standards in place for the County to help ensure Cool doesn't change as much as it very much could.

Thank you for reading this (it will not be presented at the next BOS meeting).

Respectfully,

Scott Jessen and Sally Brown



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Urgent need for Design Review Combining Zone on commercial and multi-family parcels in our community

Rebeca Price <becaroma@gmail.com>

Sun, Apr 10, 2022 at 9:58 PM

To: edc.cob@edcgov.us

Dear Sirs and Madams:

Two years ago, after much deliberation and soul searching my husband and I decided to retire and move to a small, rural community for health and safety reasons. We launched a pretty exhaustive search and settled on the tiny town of Cool, California because of its low density population, it's lovely rolling hills and rural feel, and, specifically, because it was free of big box stores and the strip mall mentality that seems to have taken over the much state and has infiltrated many of the rural areas of California. Cool felt rural yet had the convenience of many services, groceries, post office, hair salon, etc., offering the quaintness we were looking for in our retirement without giving up conveniences.

Despite strong community opposition, Dollar General received its building permits and has begun building and now, the proposed gas station/car wash, convenience store and fast food conglomeration that has been submitted is being reviewed. I cannot begin to tell you how disappointing and sad this makes me. The proposal will permanently alter the town of Cool. Its rural feel will be extinguished and the single flashing red light of its main intersection will be forever altered into an outsized traffic jam and mess of trucks and tourists. The charm of this small town will be marred and the residents will be burdened with the detritus of outsiders who use it as a stopping point on their way to somewhere else. The majority of residents in this small town do not want nor need this monstrosity. I am not against growth or industry. But just across the street from the Dollar General there are a number of quaint looking, old west style buildings, many sitting empty, waiting for businesses to fill them.

The move to expand to big box stores/fast food conglomerates and chain stores will permanently alter the character of this town and drive the small businesses that make up our community out. While we cannot and do not want to stop progress and/or growth, **It is critical and essential that the community members who live in the area at least have a say in the design of these commercial ventures.**

I appreciate the work the Supervisors have done in obtaining funding and resources for the new Commercial/Multi-Family Residential Design Standards Project. However, this appears to be a process that will take at least a year or possibly two or more to be implemented and we cannot wait. There appear to be multiple pending commercial properties being bought and sold right now. That is why this is a matter of urgency for the residents of Cool and Pilot Hill.

I respectfully urge you to consider our urgent request for a Design Review Combining Zone on commercial and multi-family parcels in our community. We should have a say in how our community grows and changes as these developments inevitably take place. There is no time to waste - as has been made clear with the rising walls of the Dollar General, with absolutely no input from community members on its design, or anything else.

We deserve to be able to protect the character of our beloved community.

I cannot overstate how strongly I feel about this. The Design Review Combining Zone would be temporary, only necessary until we have our design standards in place. Please do not let the character of our small community be ruined.

Thank you for your sincere efforts on our behalf.
Rebeca Price



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Public Comment for Board Meeting 4/12/2022 agenda item 17 - 22-0675

Linnea Marengo <ldmarengo@yahoo.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Sun, Apr 10, 2022 at 11:29 AM

Please consider the following,

17. 22-0675 Supervisor Parlin recommending the Board: 1) Consider the request from residents of Cool for the urgent need for a Design Review Combining Zone on commercial and multi-family parcels in their community; and 2) Direct staff to implement a Design Review Combining Zone for Cool/Pilot Hill and all other Community Regions and Rural Centers that are anxiously waiting for the County to implement Commercial/Multi-Family Residential Design Standards to protect their rural community character.

Why is this important now? Our little rural town center in Cool is being subjected recently to a lot of potential change that we have not invited nor encouraged.

Cool is a little rural center with historically exceptionally high traffic due to Highway 49 passing through from Highway 80 (Auburn) to Highway 50 (Placerville). As a post card stated with a photo of the downtown business center of Cool: "blink and you have passed though." Thoughtful design standards are important.

We ask the Board of Supervisors to please help us as our rural community moves forward in a safe and meaningful fashion which allows us to retain our rural character.

As the introduction to the General Plan states:

"The rural character of the County is its most important asset. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability."

Thank you for your time and attention.

Linnea Marengo
Cool



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Agenda item 17.22-0675 DESIGN REVIEW COMBINING ZONE

Joanne Thornton <joannethornton5@gmail.com>
To: County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Mon, Apr 11, 2022 at 9:01 AM

To all the Board of Supervisors.
As per request stated below, and as a CPHAC member who is also extremely concerned for the sudden developments that are hitting us RIGHT NOW, I ask that you approve this expansion of our existing basic rural design overlay. Although we appreciate the budget you approved last year to create a new overlay, it won't happen for a few years from our understanding. RIGHT NOW, we need something that will coincide with our basic rural design standards already in place.

Supervisor Parlin recommending the Board:

- 1) Consider the request from residents of Cool for the urgent need for a Design Review Combining Zone on commercial and multi-family parcels in their community; and
- 2) Direct staff to implement a Design Review Combining Zone for Cool/Pilot Hill and all other Community Regions and Rural Centers that are anxiously waiting for the County to implement Commercial/Multi-Family Residential Design Standards to protect their rural community character.

We are struggling with impending projects that are coming our way right now with no oversight or input from our rural community. We need the help from you to at least have some say in attempting to keep our rural center from becoming a blight of unplanned progress.

Thank you very much for your consideration,

Joanne Thornton
CPHAC member



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Cool Design Overlay

Carolyn Loomis <crloomis99@yahoo.com>

Mon, Apr 11, 2022 at 1:39 PM

Reply-To: Carolyn Loomis <crloomis99@yahoo.com>

To: County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Thank you so much for putting us on the agenda for tomorrow's meeting so quickly.

It is making us nervous to hear of development plans that may not be in the best location for our small town of Cool.

We hope you will make the right decision in extending the Design Overlay.

While we may not all be able to attend, know that we are watching closely.

Thank you very much,
Carolyn Loomis

[Sent from Yahoo Mail on Android](#)



County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

BOS Meeting 4.12.22, Agenda Item 17

Sarah Saunders <cmyst123@gmail.com>

Mon, Apr 11, 2022 at 3:03 PM

To: County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Dear Supervisors,

Thank you so much to Lori Parlin for agendizing this concern, and thanks to all of you for considering it.

I live in Cool, and the entrance to the residential area that I live in is right off of Hwy 49, just past the Post Office. There are two commercial zoned lots for sale right at the entrance to the private road into our residential area.

One of these lots has been for sale for years, and recently was bought and is now for sale again, it seems. The other just recently put a "For Sale" sign up.

The Cool/Pilot Hill Advisory Committee, made up of concerned and involved citizens, has been meeting regularly and working on trying to come up with some design standards and suddenly we are beset with knowledge that there are multiple business proposals occurring now. The Dollar General was the first one that we've ever had in my aprox. 15 years living in Cool, so this is quite a change.

Cool is unincorporated and has no governance other than the Board of Supervisors. We really need your help in implementing a Design Review Combining Zone on commercial and multi-family designated parcels within our little, very rural community! Some of the rumored businesses would drastically change the nature of our community, and change traffic flow and perhaps even endanger traffic coming up out of the canyon from Auburn as one of the properties is just past a rise in the road that already restricts visibility as we make the left turn onto Aaron Cool Drive coming out of the canyon.

I understand and respect that the owners of property have a right to develop it or sell it, but I think that the residents of an area also have the right to safety measures and careful consideration of the impacts of proposed business on our own property values and quality of life. We are making a good faith effort to address these issues, and we just need some time and support to do so.

Respectfully,

Sarah Saunders**Cool, El Dorado County****916.420.2458**