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bcc

Subject Runnymede parcel rezoning proposal

I am a resident of Runnymede Drive. I just became aware of the planned development of the property just south of Runnymede Drive after reading an article published in the Sacramento Bee. If this activity was printed in the Mountain Democrat, I missed it. I have seen the first few pages of the Staff Report recommending approval of the change in zoning preparative to development of low cost multiple family dwellings on this site.

Some time ago, we visited the planning office to view the proposed realignment of Runnymede Drive. At that time the plan was to move the Runnymede - El Dorado Road intersection to the base of the hill on El Dorado Road. I expressed my concern for this plan because of the traffic hazard involved. If this is the current plan, a serious safety hazard will result. Any traffic either entering or exiting Runnymede needs to be able to see the northbound El Dorado Road traffic. With the intersection located at the base of the hill, visibility of El Dorado Road for more than a short distance is not possible - certainly not enough for safe entry into the northbound El Dorado traffic. I use the present intersection daily - both by car and on foot. There are frequent walkers that also use this intersection. The lack of adequate visibility puts us all in more danger than necessary. It is difficult to visualize this condition from plot plans, so I would recommend that you or your staff visit the location for an on site inspection.

My second concern is the intention to create a dense, low income environment so close to a medium density residential neighborhood. As stated the project meets the MFR criteria of "the highest degree of access to transportation facilities, shopping and services, employment, recreation, and other public facilities." By stating that the location is less than two blocks from State Highway 50, has health, banking, and shopping facilities within a few blocks away, inferring within walking distance. Outside of the highway and bank being close, the shopping and health facilities are a matter of miles distant and if by walking are many miles distant unless the walking route included Highway 50. It would seem to me that the property should not be rezoned to accommodate this type of development. The history of low cost housing developments has not been particularly good in other areas and should not be tried in such a relatively remote site.

I urge to deny this proposal as currently structured.

Sincerely,

Maurice Anderson
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