

9/14 Agenda

August 19, 2010

Ray Nutting  
Board of Supervisors  
El Dorado County  
330 Fair Lane  
Placerville, CA 95667

RE: A09-0006/Z09-0012 Pierce Trust Rezone Request

Dear Sir:

I am writing this letter to encourage you to accept the rezone request for the Pierce property, which is currently before the Board of Supervisors.

This property adjoins the Best Western motel and the Casa Ramos restaurant on the Highway 50-Missouri Flat interchange. It is a natural inclusion in the Missouri Flat Corridor where the county is, very appropriately, encouraging commercial growth.

The property has met all 19 requirements for rezone. The Planning Commission has given it approval for rezone. The Planning commission members also stated during the discussion in the May meeting that the property is no longer suitable for its one-acre residential designation due to its location next to the motel and restaurant and its proximity to the noise and traffic of the I-50-Missouri Flat interchange.

The best use of this property would now be commercial –PO designation we are now requesting. A planned development on this site such as those described in County Ordinance #4836 executed in accordance with the Missouri Flat Corridor guidelines adopted by the county would provide an appropriate transitional property between the retail/commercial properties directly on Missouri Flat Drive and the residential properties on the hill.

Because all required entities have, thus far, approved the rezone, and because the highways and commercial properties bordering it are clearly affecting this currently residential property, I respectfully request that the Board of Supervisors grant the rezone of this property.

Sincerely Yours,



Linda Pierce Chapa  
14511 Cascadian Way  
Lynnwood, WA 98087

9/18 Agenda

To: El Dorado County Board of Supervisors  
Ray Hutting

Aug 18, 2010

Subject: Rezoning of Property at 6800 Greenleaf Dr.

The property that the proposed rezoning is in the Missouri Flat corridor, which the El Dorado County Board of Supervisors has cited as the place to encourage development. It is located on Greenleaf Dr., approximately 600 ft south east of intersection of Highway 50 and Missouri Flat Road. This intersection is the busiest intersection in this part of the county and the county has expended much effort and funds to support the traffic on Missouri Flat Rd. The properties on three sides of the proposed property are already zoned commercial and indeed a restaurant and motel have been adjacent to the proposed property for many years. These business also use Greenleaf Dr. for access to their business. The added traffic accessing the property on Greenleaf Dr. would not pass any residential property and therefore the traffic to the property would not have any direct impact on any residential property. Greenleaf Dr. is a dead end street there would not be any added through traffic. Any additional traffic would be on about 500 ft of Greenleaf Dr and would pass business that are already in existence.

The proposed rezoning has been reviewed by all applicable county agencies. All agencies found that the supporting infrastructure is sufficient and that the board of supervisors has expressed its desire that development along the Missouri Flat corridor be encouraged. **As a result the planning commission recommend that the property be rezoned to commercial.**

To further address the complaints that have been raised.

1. Parking along Greenleaf Dr in the vicinity of the restaurant is not relevant to this request. It is not on the property and traffic control could easily solve the problem by creating a no parking zone.
2. Many of those objecting do not access their residences via Greenleaf Dr. No other agencies, such as Churches or schools, use Greenleaf Dr for access, so there could be no objections based on traffic conditions to these agencies.
3. There are four properties that are accessed by using either Greenleaf Dr or Sky Court that are adjacent to the proposed property but set backs of residences and elevation differences would make the impact to these residences very minimal.

This property provides the opportunity to expand the commercial property and provide increase in tax base along with providing a location for business that meets county planning requirements. **At this time the highest and best use of this property is commercial not residential. The county planning commission and county agencies have studied this proposal and agree.**

My connection to this property is: I am Charles "David" Pierce and I resided in El Dorado County from 1946 until I went into the Air Force in 1959. I attended Missouri Flat Elementary school and graduated from El Dorado County High in the class of 1956. My parents bought the property in 1946 and resided there until their respective deaths. My mother died the most recently in 2009 and the property is part of her estate. I am the eldest of four children who are heirs to the estate.

Thank You for Your Consideration, Respectfully,

A handwritten signature in cursive script that reads "Charles D. Pierce". The signature is written in black ink and is positioned above the typed name and address.

Charles D. Pierce  
531 Waterwood Lane  
Venice FL 34293