

**Public Comment #17**

County of El Dorado Clerk of the Board &lt;edc.cob@edcgov.us&gt;

**BOS Rcvd. 4-8-2022**

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**Board agenda item 22-0675 (Consider request from residents of Cool for urgent need for a Design Review Combining Zone on commercial and multi-family parcels in the community)**

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**Laurel Posey** <llp.trail.runner@gmail.com>

Thu, Apr 7, 2022 at 6:36 PM

To: edc.cob@edcgov.us

As residents of Cool we are deeply concerned about poorly planned development in our community. We moved to Cool because of the rural nature of the area, the peace and quiet, beautiful open spaces and the ability to be closer nature. We did not move here to experience haphazard growth which does not consider the infrastructure of the community. If we had wanted to live in a poorly planned urban center with urban amenities we would have moved to an urban area. We feel it is important to maintain, as much as possible, the character of rural communities.

The types of businesses that are currently considering moving forward in Cool are not compatible with our small rural community. There is no serious consideration being given to infrastructure issues such as traffic congestion, safety issues, light and noise pollution.

Cool is a charming rural community which will become a rural eyesore without the communities ability to have a voice in the design of future commercial and multi-family property development.

We are requesting that the Board of Supervisors approves the request for a Design Review Combining Zone on commercial and multi-family parcels in the community.

An approval of the request by the Board of Supervisors supports the ability of Cool residents as well as other rural residents to protect the quality of life in El Dorado County rural communities.

Thank you.

Laurel Posey  
Ralph Wright  
Cool, CA



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

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## BOS Design Overlay 4722.docx

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**Aloha Adams** <adams2810@sbcglobal.net>  
To: edc.cob@edcgov.us

Thu, Apr 7, 2022 at 8:20 PM

I am also sending two photos of the Dollar General construction in Cool. Please see that they are attached to this letter.

Thank you

Aloha Adams



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31K

**Aloha N. Adams**  
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**April 7, 2022**

[Edc.cob@edcgov.us](mailto:Edc.cob@edcgov.us)

**Board of Supervisors**  
**Placerville, CA 95667**

**Attention: Clerk of the Board**

**RE: Item #17, 22-0675**

As the Co-Chair of the Cool Pilot Hill Advisory Committee, I am writing to request expansion of the existing Design Overlay requirements on development of commercial property within the Cool Rural Center Boundary.

The members of the Cool community are pleased that the Board of Supervisors has allocated \$350,000 to assist County Rural Centers in the establishment of design standards. However, this is a time-consuming process and it is unknown when the consultant will be hired and the residents will be able to meet with the Consultant.

Therefore we urgently ask the Board of Supervisors consider our proposal to extend and expand the existing design overlay to ALL Commercial General and Commercial Community zoned properties. It should be noted that presently, eight out of 22 commercially-zoned properties have come on the market in the past 12 months. As you can see, the arm of development is quickly encroaching upon Cool.

Cool residents are concerned as Cool does not have a governing body other than our District 4 County Supervisor and must rely on the services of the Planning Department. Therefore, we request that the Board of Supervisors advise County Planning staff to extend the design overlay to all commercially-zoned properties in the Cool Rural Center.

There is a growing concern in El Dorado County about the ill-planned growth of rural areas. Cool residents want to maintain the character of the rural center as much as possible. It is important for residents to have a say in the look or design of new commercial developments. It should be noted that even the Dollar General was subject to design overlay, it clearly got away from us and we are left with an ugly monstrosity.

Unfortunately, the types of businesses that are currently interested in developing here are not compatible with our small rural community. We lost the battle with Dollar General and are now faced with a huge gas station/convenience store/fast food restaurant/car wash, none of which we need. We already have most of those services. **NOTE:** If you have not seen the monstrosity that Dollar General has become, take a ride to Cool and see what our County has approved!! It nowhere fits the rural design we desire. (Please see photos, which may be in a separate email.)

We do not want our small town to become a further rural eyesore; we want the ability to control the destiny of Cool and Pilot Hill as development pressures increase. Unfortunately, there are many rural centers in the County facing the same pressures. PLEASE, we need your support and help to protect the quality of our rural communities.

Sincerely yours,

/s/ Aloha N. Adams

Photos 2





