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**FW: Message for Planning Commissioners (Hearing Thursday)**

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**From** Rhiannon R. Guilford <Rhiannon.Guilford@edcgov.us>  
**Date** Tue 10/21/2025 8:21 AM  
**To** Planning Department <planning@edcgov.us>

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**From:** [danderly@comcast.net](mailto:danderly@comcast.net) <[danderly@comcast.net](mailto:danderly@comcast.net)>  
**Sent:** Monday, October 20, 2025 11:58 PM  
**To:** BOS-Clerk of the Board <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>  
**Subject:** Message for Planning Commissioners (Hearing Thursday)

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Please distribute this email to Planning Commission members so that they have it before the meeting. I emailed them, but I do not know if they will open it if coming from me - an unknown. - Dyana

To El Dorado County Planning Commissioners

Re: Consideration of Planned Development permit for commercial condominiums, including a request for an "exception" (variance) to eliminate parking lot trees.

As Planning Commissioners, you are in a position to allow for new development that will serve our communities well, safely, and in a healthy, attractive environment.

*Planning Commissioners please be aware that approving an exception to meeting the requirement for trees in parking lots could result in setting a regrettable environment for future El Dorado County development.*

The staff supports the lack of trees in the parking lot of the proposed development with their justification that landscaping that exceeds the minimum requirements by 20 percent along the street frontage is compensation for eliminating trees in the parking lot is misguided. There is no indication about how many square feet this additional landscaping covers. Furthermore, it is apparent that there is a supposition that requiring trees in parking lots is ONLY an aesthetic matter. You, as Planning Commissioners, are required to consider the facts received at public hearings when making your decisions.

The most important aspects of providing for trees in parking lots are as follows:

1. Throughout the United States trees in parking lots are emphasized for many important reasons other than just aesthetics. The American Planning Association; the Environmental Protection Agency; the Association of Environmental Professionals; State of California, Green Building Standards for new, nonresidential development; UC Davis and other well-respected universities; and all surrounding communities, such as Folsom and Rancho Cordova, just to name a few, support and require trees in parking lots.
2. Trees provide shade and cool the environment. Asphalt absorbs heat so it not only contributes to heat in the daytime but also after dark.
3. Trees absorb and filter storm water.
4. Trees improve air quality and trap airborne pollutants.
5. Trees provide habitats.
6. Trees in parking lots are appreciated by employees, customers and visitors to the business park developments during the many days of heat in this area in the summer.
7. There is a study that shows that trees in parking lots increase property values on adjacent properties.

THE FACT THAT THERE IS REPORTEDLY 20% MORE LANDSCAPING ALONG THE ROADWAY THAN REQUIRED DOES NOT COMPENSATE FOR THE LACK OF ALL THE ENVIRONMENTAL ADVANTAGES NOTED ABOVE FOR PARKING LOT TREES, AND AN UNSOUND PRECEDENT COULD BE SET IN PLACE. THERE IS APPARENTLY NO PHYSICAL REASON WHY TREES CANNOT BE INSTALLED IN THE PARKING LOT IN ACORDANCE WITH EL DORADO COUNTY REQUIREMENTS.

Regards,

Dyana Anderly, MA (Planning), AICP

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