

3/24/2021

Edcgov.us Mail - Fwd: Public Comments for the proposed Montano project

PC 3-25-21



Julie Saylor <julie.saylor@edcgov.us>

Item #2
2 pages

Fwd: Public Comments for the proposed Montano project

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, Mar 24, 2021 at 11:20 AM


----- Forwarded message -----

From: **Dorothy Simonelli** <atwintrader@yahoo.com>
Date: Wed, Mar 24, 2021 at 11:05 AM
Subject: Public Comments for the proposed Montano project
To: planning@edcgov.us <planning@edcgov.us>

Please open, download and read my attached document.

Thank you,

Dorothy Simonelli

 **Montano comments.docx**
15K

March 24, 2021

Dorothy Simonelli. 2230 Valley View Pkwy, Unit 1018, El Dorado Hills CA 95762

To the El Dorado County Planning & Zoning, proposed Montano El Dorado, Public comments

I have lived in El Dorado Hills for 40 years, two adult children and many grandchildren also live in EDH and we have invested much to enrich our community. I have seen changes, some good, others awful such as the closing of the golf course, making it impossible EDH CSD to purchase it, and the atrocious apartments in Town Center.

The proposed change to the land behind Pottery Barn, Montano, @ White Rock Road, is something that will only hurt our community.

1. Traffic pattern in and out of the area, via White Rock Road only, will cause gridlock and exhaust air pollution.
2. Entrance to the existing parking lot, approved by P & Z, is a nightmare. Steep access with poor visibility of moving vehicles already in the parking lot, narrow lanes, tiny parking spaces, with many accidents as car reverse into other cars (just ask the shop keepers who see them happen daily) show what P&Z believe is good for that area. It is NOT. I have no hope that if the area is further developed it will be any better.
3. Adding medical buildings, a hotel and outdoor amphitheater will only profit the developers. None of this will enhance the area. A nice hotel already in EDH, plenty of office space in Town Center and the Business Park.
4. The outdoor amphitheater is a proposed nightmare. Hundreds of cars from Sacramento and other areas will not be good. Just the bright lights, venue noise, and traffic jams will depreciate home values and decrease the quality of living here. How can you even consider hurting the homeowners in the adjoining and nearby neighborhoods? Buy in EDH only to have it ruined by approval of these proposed changes?
5. I own my condominium and want it to hold or increase in value.
6. What good can come about with proposed areas being accessed from White Rock Road only? I cannot believe that this will be approved. Are you aware of the traffic mess before and after the 4th of July fireworks? That will be a case whenever entertainment is at the amphitheater. Air pollution, noise pollution, increased threat of vandalism from the outsiders are huge factors in what will happen if the developers get their way and change the quality of life here.

Please DO NOT approve this Montano El Dorado proposal. VOTE NO. Thank you for your consideration.

Sincerely,

Dorothy Simonelli

3/24/2021

Edcgov.us Mail - Fwd: Yes on Montano Expansion



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Julie Saylor <julie.saylor@edcgov.us>
2 pages

Fwd: Yes on Montano Expansion

1 message

Vinal Perkins <vinalp@aol.com>

Wed, Mar 24, 2021 at 1:22 PM

To: Dara Sticksel <darasticksel@icloud.com>

Cc: Julie Saylor <julie.saylor@edcgov.us>, Tom Purciel <tom.purciel@edcgov.us>

Dear Ms. Sticksel,

Thanks so much for your support on my proposed development. Im forwarding your letter to our planners who will include it in their files for reference.

Again, Your kind words are very much appreciated.

Best Regards,

Vinal Perkins
Montano De El Dorado

Sent from my iPhone

Begin forwarded message:

From: Dara Sticksel <darasticksel@icloud.com>

Date: March 24, 2021 at 1:03:34 PM PDT

To: Vinal Perkins <vinalp@aol.com>

Subject: Yes - **Montano expansion**

Sent from my iPhone

Good Afternoon,

As a resident of Four Seasons Community in El Dorado Hills, I would like to state that I **support the Montano De El Dorado** developer and his expansion plans at Latrobe and White Rock Road.

As you know, thousand of houses are being built in nearby Folsom Ranch which is in Sacramento County (not to mention thousands in our own area south of Hwy 50). It would be nice to have people shop and stay in our area instead of Bidwell area (Palladio/Folsom area). The addition to this shopping center gives more choices for people and we locals will benefit by the taxes, not to mention we will have the convenience to shop and eat locally instead of needing to go elsewhere to seek out more choices all the time. I love Town Center but it seams we needs a larger commercial district and more stores and restaurants if are to compete and draw from other areas. If others come from outside the area then our restaurants and retailers will be that much stronger.

I often walk to the Montano to have lunch and I love the presence it has with the big waterfall, architecture and gorgeous landscaping. I always have a concern with traffic but the new coming parkway is by far a bigger issue than what this shopping center is presenting. If we are going to keep building houses I think it is only fair to consider good,quality commercial as a priority as well. It only helps our home values if we do it right.

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On the Community Pavilion area being proposed, as long as the music is not too loud, and it is limited to certain hours and days, I support this. It looks like it is a central point for people to see little community events for kids or just a nice picnic area. Also, I can see people getting married there and the families staying at the hotel next door with receptions that help our retailers and restaurants.

I think too many people say "not in my back yard" but what better can we do than this? Its retail, hotel rooms, upscale, perfect for this area. I moved here from the Bay Area (Concord) but I will not be a resident (that caused the growth) but against further good growth that helps us all out and fits into what we all want in shopping and choices. I VOTE YES ON THE MONTANO PROJECT!

Thank you for hearing me out,

Dara Sticksel

8730 Snowfall Way - Four Seasons