

5/13/2021

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Late Distribution

PC 5-13-21  
Hem #3  
Julie Saylor <julie.saylor@edcgov.us>  
2 pages

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**Fwd: DGplannermattes51221.docx**

1 message

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**Evan Mattes** <evan.mattes@edcgov.us>  
To: Julie Saylor <julie.saylor@edcgov.us>

Thu, May 13, 2021 at 7:34 AM

----- Forwarded message -----  
From: **Aloha Adams** <adams2810@sbcglobal.net>  
Date: Wed, May 12, 2021 at 4:13 PM  
Subject: DGplannermattes51221.docx  
To: <evan.mattes@edcgov.us>

Attached is my letter expressing my concerns about the hearing tomorrow morning on the Dollar General application.

Aloha Adams


Chair, CPHAC

--

**Evan Mattes**  
Senior Planner

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
Office: (530) 621-5994 Fax: (530) 642-0508  
evan.mattes@edcgov.com

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 **DGplannermattes51221.docx**  
30K

**COOL PILOT HILL ADVISORY COMMITTEE**  
**% Aloha Adams, Chair**  
**P. O. Box 365, Cool, CA 95614**  
**530-320-0887**

May 12, 2021

[Evan.mattes@edcgov.us](mailto:Evan.mattes@edcgov.us)

Mr. Evan Mattes, Planner  
El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

RE: DR19-0006 Dollar General/Cool General Retail

Dear Mr. Mattes:

On behalf of the **COOL PILOT HILL ADVISORY COMMITTEE**, I, as Chair, would like to express my concerns regarding the above proposed Dollar General project on Northside Drive in Cool, of which the Planning Commission hearing is scheduled for tomorrow morning.

One of our most important concerns is the rumor that CalTrans plans to take the property from the owner of the Boardwalk to widen the highway on the West side, resulting in many lost parking spaces for an already busy area. This appears that instead of taking the property, rightfully, from the East side of the highway it is planning to take an innocent property owners much needed parking spaces. If this is true, there needs to be further communication to the businesses and reconsideration.

As I wrote previously, there are multiple and significant aspects that result in the need for mitigation measures before determining that the project is applicable for this location, including significant traffic issues that have not been addressed or resolved. The Traffic Impact Analysis (TIA) states that Northside Drive is a two-lane street, which is certainly a stretch as it does not have a center line and two vehicles travelling in opposite direction must stop and move slowly. Additionally, the lack of a walkway along the East side of Hwy 49 in front of the proposed Dollar General, has not been adequately addressed.

Storm water run-off in area surrounding the project has not been adequately addressed. Currently the bare land provides for minimal absorption of rainfall, which could cause unabated run-off to other businesses.

Based on the above areas of concern and needs for extensive mitigations, it is the opinion of the members of **COOL PILOT HILL ADVISORY COMMITTEE** this project should be rejected.

Respectfully submitted,

/s/Aloha Adams, Chair

5/13/2021

Edcgov.us Mail - Fwd: Development of Dollar General in Cool, Ca



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PC5-13-21  
Item # 3

Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: Development of Dollar General in Cool, Ca

1 message

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

Thu, May 13, 2021 at 8:18 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Brendan Ferry <brendan.ferry@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>, Kim Dawson <kim.dawson@edcgov.us>

FYI

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

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

From: **Gregg Simon** <gregg@pollywogpools.com>  
Date: Wed, May 12, 2021 at 4:58 PM  
Subject: Development of Dollar General in Cool, Ca  
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

To whom this may concern. As a business owner of The Milestone Saloon in Cool Ca. Adjacent to hwy. 49. We are concerned with the development of this property that involves The Dollar General. We feel that this development will have an adversely negative affect on our business and the other surrounding businesses. The parking for our business and easement use of the driveways will be impacted by the construction and development of the road in front of these businesses located at 2968 state hwy. 49. Parking is limited due to the design already and construction traffic and redesign of the road will negatively affect the performance of all the businesses located at that property. We are also concerned with the current infrastructure of the drainage that can or may in the future come off the Dollar Generals property. That it will over load the drainage that removes the run off from our property. We will have a situation that will create flooding in the future should this work commence. We urge you to please reconsider this project before you hurt the lively hoods of this towns small businesses. Thank you.

Sincerely, Gregg Simon  
Pollywog Pools  
Milestone Saloon  
Gregg@pollywogpools.com  
916-879-6923

Sent from Yahoo Mail on Android



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PC 5-13-21  
Item #3  
Julie Saylor <julie.saylor@edcgov.us>  
2 pages

## Fwd: Cool Dollar General

1 message

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

Thu, May 13, 2021 at 8:20 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Brendan Ferry <brendan.ferry@edcgov.us>, Breann Moebius <breann.moebius@edcgov.us>, Kim Dawson <kim.dawson@edcgov.us>

FYI

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El Dorado County  
330 Fair Lane, Placerville, CA 95667  
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----- Forwarded message -----

From: Sara SK <skpriority@earthlink.net>  
Date: Wed, May 12, 2021 at 5:10 PM  
Subject: Cool Dollar General  
To: EDC COB <edc.cob@edcgov.us>  
Cc: James Williams <james.williams@edcgov.us>, Evan Mattes <evan.mattes@edcgov.com>

To the Planning Commission, El Dorado County:

We are very concerned that a Dollar General being built in Cool will have a detrimental effect on the traffic of the area, and, yes, the optics of the area. We have looked at the EIR and have the following specific comments on traffic, visuals, and the effect on the intersection in general.

**Traffic**, p.286: "Traffic counts were collected on Wednesday, June 12, 2019. This date precedes the occurrence of COVID-19. It is also noted that the local school district was not in session at this time. However, the peak traffic period evaluated was from 4:00 to 6:00, when school-related traffic would have subsided. ... Traffic counts for the Addendum were collected on Saturday, August 29, 2020."

**Our concern:** The traffic studies still have not counted school traffic, or rush hour traffic in full since they stopped at 6pm before some commuters have gotten back home to or through Cool.

**Trucks in the Canyon:** see below. Dollar General displays no sense of neighborliness or responsibility for its trucks using the Canyon although it should be forbidden.

- p.287: "on May 28, 2020, the Planning Commission included a condition of approval, which was agreed upon by the applicant, to route delivery trucks serving the proposed project from US Route (US) 50. Delivery trucks would avoid SR 49 between Interstate 80 and Cool. The Planning Commission's approval of the project was appealed to the Board of Supervisors, and on July 14, 2020, the Board reversed the approval of the project, pending preparation of an EIR. Therefore, due to the Board's action vacating the approval, there is no truck restriction in place at this time. Furthermore, the restriction applies only to deliveries to the proposed Cool site, and not other Dollar General stores, existing or proposed, in the County. Several commenters noted that a truck carrying a Dollar General trailer temporarily blocked SR 49, north of Cool, the week of

February 25, 2021. While the circumstances of this accident are not clear, it must be noted that there was no restriction in place that was violated by this event."

These sentences show Dollar General's disregard for the Canyon, Cool, the County, and everyone who drives through. It is ridiculous to abdicate responsibility for a local disastrous situation because "there was no restriction" against it. It is also alarming that they seem to feel that if their trucks are going to other stores, they will use the Canyon.

" **Urban decay:** 3.15-1. The project would not create multiple long-term store vacancies or result in the abandonment of multiple buildings within the retail market served by the proposed project, which would result in the physical deterioration of properties or structures that impairs the proper utilization of the properties or structures, or the health, safety, and welfare of the surrounding community."

**Our concern:** on page 288, "the EIR concluded that while the proposed project would economically compete with local businesses, this would not result in a significant urban decay impact." While it is refreshing for the reality of the competition to local businesses to be admitted, the result will be in small businesses having to close up shop and be shuttered. No one wants to see that economic and physical ugliness.

**Northside Drive:** p.39: "The project's Northside Drive frontage is currently unimproved, and other than the driveway access improvements, development of the project would not include additional improvements along the Northside Drive frontage, except for any necessary grading and paving to maintain a 24- foot street width along the property frontage."

**Our concern:** We continue to be concerned about the effect of this construction and use of Northside Drive on the USPS plaza and its businesses. We believe they will be adversely affected and no one has addressed this.

**The optics:** p. 68: "The project site is visible from the adjacent public streets, SR 49, SR 193, Northside Drive, and Saint Florian Court, and from nearby commercial/retail areas. The site is not visible for people residing in existing homes on the Taurus Drive because views of the site are blocked by the existing development. Viewers are travelling on public roads and/or visiting other commercial businesses near the project site. Viewer sensitivity is not considered high (as compared to residents or recreational visitors)."

**Our concern:** A cheap product chain store at the entrance of our County and our community is indeed a visual damage to the rural quality and natural beauty of our area. It would, as said on page 71, "substantially degrade the existing visual character or quality of the site and its surroundings."

Additionally, we request information about whether there will be road expansion across Highway 49 resulting from this project, to accommodate traffic. If so, it would result in violations of the policy described on p. 69: "Policy 2.5.2.1 Neighborhood commercial centers shall be oriented to serve the needs of the surrounding area, grouped as a clustered, contiguous center where possible, and should incorporate but not be limited to the following design concepts as further defined in the Zoning Ordinance" - specifically, Reduced setback with landscaping and walkways; Bicycle access with safe and convenient bicycle storage area; On-street parking to reduce the amount of on-site parking; and Pedestrian circulation to adjacent commercial centers.

Thank you for examining this project and business that promises no good for our roads, business environment, and rural quality.

Sincerely,  
Sara Schwartz Kendall and Timothy C. Kendall

5/13/2021

Edcgov.us Mail - Fwd: Cool Dollar General



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Item #3  
Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: Cool Dollar General

1 message

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

Thu, May 13, 2021 at 8:36 AM

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

From: **Susan Yewell** <sby813@gmail.com>  
Date: Thu, May 13, 2021 at 8:36 AM  
Subject: Cool Dollar General  
To: <planning@edcgov.us>

Dear Planning Committee Members,

I oppose the approval of the Cool Dollar General store. I am very concerned about the traffic congestion and lack of up-to-date traffic data to determine feasibility. The ingress and egress for this location is problematic to say the least. Please listen to the voice of the residents here who do not approve of this venture.

Thank you,  
Susan Yewell  
Cool, CA

5/14/2021

Edcgov.us Mail - Fwd: Caltrans improvements on 49



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Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: Caltrans improvements on 49

1 message

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

Thu, May 13, 2021 at 12:24 PM

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

From: **Susan Yewell** <sby813@gmail.com>  
Date: Thu, May 13, 2021 at 12:24 PM  
Subject: Caltrans improvements on 49  
To: <planning@edcgov.us>

To the committee,

This information is new....residents in Cool heard about it last week therefore y'all are not finding it written anyway. We've heard about a curb situation along the Boardwalk , and fencing around the corner where vendors put their popups.

Also, what has not been registered by anyone in this meeting (eg Clerici) is the reality residents see of the increase in traffic, and the increase in pedestrian / bike riding traffic.

Susan Yewell  
Cool

5/14/2021

Edcgov.us Mail - Fwd: NO to Cool Dollar General



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PC 5-13-21  
Item #3  
Julie Saylor <julie.saylor@edcgov.us>

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## Fwd: NO to Cool Dollar General

1 message

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

Thu, May 13, 2021 at 1:45 PM

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

From: **Susan Yewell** <sby813@gmail.com>  
Date: Thu, May 13, 2021 at 1:44 PM  
Subject: NO to Cool Dollar General  
To: <planning@edcgov.us>

I did not hear on my phone that this planning meeting had restarted so I was late to attend the public remarks portion. I recommend that you take the applicant's comments with a grain of salt. There is more at stake than merely the applicant adhering to codes and regulations regarding this issue. There is the fact that Cool residents wish to maintain the lack of big chain stores. If you have not been to Cool, please postpone this vote and come here. I will be your tour guide.

The traffic experts used by the applicant do not understand the reality of the traffic situation seven days a week here especially since the onset of COVID. Also, there would definitely be an uptick in pedestrian traffic. There already is from what I've seen because of the uptick in visitation to this area.

Thank you,  
Susan Yewell  
Cool, CA