

**From:** Alyssa Exum <alyssa@solarsavingsdirect.com>

**Sent:** Thursday, April 16, 2026 1:10 PM

**To:** Planning Department <planning@edcgov.us>

**Subject:** Challenge to Permit Application DR24-0010/Business Drive Open Storage Lot

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County of El Dorado

Planning and Building Department

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To the Planning Commission and County Planner Craig Osborn,

I am submitting this comment on behalf of FCHC LLC (APN 109-420-009) regarding the proposed storage project at parcel 109-480-027, which is currently under consideration as a building request on appeal, permit DR-24-0010/Business Drive Open Storage Lot.

We have serious concerns regarding the potential impacts of the proposed open storage use on surrounding properties. Open storage facilities, particularly those with visible materials and equipment, can create ongoing visual impacts and increased site activity that reduce the overall desirability of nearby parcels. This type of use can have a direct negative effect on neighboring property values due to visual conditions, noise, and the nature of operations associated with storage yards.

Additionally, the area is already experiencing traffic challenges, and the proposed project is likely to further exacerbate congestion and circulation issues. Increased vehicle trips, including larger trucks and equipment, will place additional strain on already impacted roadways, raising concerns related to safety and accessibility.

There are also environmental concerns associated with the continued overdevelopment of this area. Existing development has already contributed to the displacement of local wildlife, and further expansion of intensive uses such as open storage will continue to degrade habitat, increase disturbance, and contribute to long-term environmental impacts. Potential issues such as dust, runoff, and site activity should also be carefully evaluated.

Drainage and flooding conditions in the immediate area present an additional concern. The creek along Lime Mine Road is known to flood and already experiences significant drainage issues. Increased impervious surfaces, site disturbance, and runoff associated with the proposed project could exacerbate these existing conditions, potentially impacting roadway access, neighboring properties, and overall site safety during storm events. These issues warrant careful evaluation as part of the environmental review process.

Given these concerns, we respectfully request that the County comply fully with the California Environmental Quality Act (CEQA) and require preparation of a comprehensive Environmental Impact

Report (EIR). A Negative Declaration or Mitigated Negative Declaration would not appear sufficient given the potential for significant impacts related to biological resources, traffic, land use, public safety, and drainage. An independent, thorough environmental review is necessary to evaluate both project-specific and cumulative impacts, including wildlife displacement, stormwater impacts, and ongoing development pressures in the area.

Fire safety and emergency access present another significant concern. The existing fire access road and currently approved building infrastructure do not appear to provide adequate access or capacity for additional business-related traffic. Introducing a use that generates frequent vehicle movement, including larger vehicles, raises serious questions about whether current road conditions meet fire access and emergency response standards necessary to ensure public safety.

Finally, approval of this project could set a precedent for similar types of development in the area, leading to cumulative impacts that further strain infrastructure, increase environmental degradation, and negatively affect surrounding property values over time.

For these reasons, we respectfully request that the Planning Commission deny the proposed project, or at a minimum require substantial mitigation measures addressing traffic, environmental impacts, drainage and flooding, fire access, and site operations.

Thank you for your consideration.

Jeremy Read, CEO

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***Alyssa Exum***

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