

4/11/22, 9:25 AM

Edcgov.us Mail - Map Revision TM-R21-0001 Summer Brook



PC 04-14-22  
#4

Planning Department <planning@edcgov.us>

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## Map Revision TM-R21-0001 Summer Brook

1 message

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Pat McGonigle <ptmcgon@sbcglobal.net>  
To: planning@edcgov.us

Sun, Apr 10, 2022 at 7:46 PM

My name is Tim McGonigle and I live just down Green Valley Rd from this development. My wife and I have lived on Deer Valley Rd since 1985 and we raised our family here. We have been active in the community as I coached youth soccer for 10 years, we were active in school activities and my wife is now retired from the EDCOE as she was the physical therapist for the infant program for many years. We are active voters. Please do not let the developer of Summer Brook off the hook for the intersection improvements and installation of the traffic signal. We cannot allow developers to swoop in, add to our future water, traffic, school, safety, noise and waste issues while maximizing their profits only to skip town leaving the local tax payers with the costs of making it all work when predictable problems arise. Please make the developer carry the costs of the development. They are going to sell the lots and homes for maximum profit. They should know how to do the math to ensure a profitable project before they submitted the plan. Please hold them to their obligation to the county.

Thank you.  
Tim and Pat McGonigle  
2300 Deer Valley Rd.  
Rescue

Sent from my iPad

4/12/22, 9:12 AM

Edcgov.us Mail - Summer Brook COA

PC 4-14-2022

#4



Planning Department <planning@edcgov.us>

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## Summer Brook COA

1 message

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**Matt Gugin** <magugin@sbcglobal.net>

Mon, Apr 11, 2022 at 3:24 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>

El Dorado Planning Commission,

Please reject the request from Blue Mountain Communities to exempt themselves from the Conditions of Approval (COA) #25, 27 and 28.

I live off of Deer Valley Road and have to deal with the horrible traffic while turning onto Green Valley. There needs to be a signal there and the COA for Summer Brook was supposed to provide that. I was in the room in 2008 when the BOS approved this project and Ron Briggs was very adamant that there needed to be traffic mitigation as part of the approval. This project has already watered down the COAs over time... narrowing roads, removing gutters and removing the sound wall. It is time to say "enough" and make the developer abide by the COAs!

Blue Mountain was aware of the COAs when they purchased the project. Saying that the applicant has "reassessed condition" is like saying the prisoner has "reassessed his sentence"! Of course, neither of them like the condition but they do not get to change it. Only the BOS and Planning Commission can change it and I am begging both of you to hold firm on this COA and not allow it to be removed. Please require the signal at Deer Valley Road.

Over the recent years many projects have been approved or started on the Green Valley corridor. Revere at Silver Springs and now Summer Brook will both add traffic, as will the newly approved Grocery Outlet that is a mile away from this project. If the County does not require the COA to be met it will follow the pattern that we see all too often... infrastructure is needed but the County is broke and does not have the funds to complete it. If only there were a way to fund these safety improvements... well here is a case where we can fund it! Enforce the COA! Say "No" to Blue Mountain Community and require them to install the signal.

Thank you,  
Matt Gugin  
Rescue Ca