



WOODCREST REAL ESTATE VENTURES

A Division of Woodcrest Homes, Inc.

July 1, 2021

El Dorado County Board of Supervisors
Attn: Clerk of the Board
330 Fair Lane, Building A
Placerville, CA 95667
(edc.cob@edcgov.us)

Breann Moebius
Deputy County Counsel, El Dorado County
330 Fair Lane, Building A
Placerville, CA 95667
(breann.moebius@edcgov.us)

SENT VIA EMAIL & US MAIL

Re: **Appeal DR-A-21-0001**
Design Review DR19-0006
Project APN 071-500-037
Site Address 1020 Northside Dr., Cool, CA

Dear Board of Supervisors and Ms. Moebius:

I am the Project Manager for the Cool General Retail project for Woodcrest Real Estate Ventures ("Woodcrest"), which is both the applicant for the Design Review (DR19-0006) and the appellant (DR-A-21-0001). I am writing to express our thanks for the Board's 3-2 vote on June 29, 2021, upholding the approval of the project by the Planning Commission, with some modifications to the conditions adopted by the Commission. Woodcrest accepts the Board's intended modifications to Conditions 12 and 13 stated in the approving motion. Our understanding is that the final conditions read as:

12. **Northside Drive:** Construct improvements to Northside Drive consistent with the approved Site Plan, and Preliminary Grading Plan. Construct a 4-foot-wide asphalt pedestrian path along Northside Drive from SR49 to the project driveway.

Widen, improve, and maintain Northside Drive consistent with County Standard 101C (paved) - to a consistent minimum width of 24 feet from SR49 to the project east boundary. The 24-foot width is to be measured from the opposite curb or edge of pavement to the flowline of the edge of pavement.

Delivery trucks for the project shall only access the property via right-in turns from SR 49 to Northside Drive and exit the property via left-out turns from Northside Drive to SR49.

Truck deliveries for the project shall be restricted to the hours of 9:00 a.m. to 3:00 p.m.



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13. **Frontage Improvements to SR49:** Construct an eight-foot-wide Class 2 Bike Lane along the shoulder of SR49 from the southerly property line, north to Northside Drive. Obtain an encroachment permit(s) from Caltrans for improvements within State right of way. Complete this work to the satisfaction of Caltrans. As an option, the applicant may pay an in-lieu fee to the County, to be combined with other funding, to construct said frontage improvements in concert with improvements required of adjoining properties. The in-lieu fee shall be equal in value to the required improvements. The applicant's engineer is to provide an Engineer's Estimate of the cost, to be reviewed and subject to the approval of the County Engineer.

We look forward to the final hearing on the Project on July 20, 2021, wherein we understand the Board will certify the findings of the above revised conditions. We also anticipate working with your staff on the next steps of implementing our Project.

Sincerely,

Wade Wylie
Senior Analyst
Project Manager