

PC 9/12/13  
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County of El Dorado Planning Commission  
2850 Fairlane Court  
Placerville, CA  
95667

13 SEP -5 AM 11: 54

RECEIVED  
PLANNING DEPARTMENT

September 5, 2013

Dear Commission,

This letter is in response to Notice of Public Hearing General Plan Amendment A13-0001/Rezone Z13-0001/Special Use Permit S13-008/Design Review DR13-0005/Crossroads Market Deli.

I was born and raised in Latrobe and am an adjacent Land Owner West of the proposed Market Deli.

Latrobe was once a bustling town back in the 1860's with Rail and Stage Coach service as well as several hotels and businesses. When the existing General Plan designated Latrobe as a Rural center it opened the potential for rekindling the past by assigning much of the old town site as Commercial Development.

The key to any development, and my main concern, is going to be maintaining the harmony between the existing environment while encompassing esthetically pleasing architecture. As the first commercial development in Latrobe in over 100 years I want to ensure the bar is set high.

Before approving the development I would like to see the architecture plans for the Market. Some level of plan approval by the local residents needs to be incorporated as a condition of approval of the overall development. I could form an architecture committee of local residents if the County were to concur.

The applicant is requesting a special use permit of up to 15 events a year. Although it discusses **farmers market, arts and crafts** it leaves open many undesirable scenarios. The limited parking of the Market as well as loud music and alcohol are all concerns. Before approval I would like to know what the "**other special events**" are and how the parking issue is to be handled?

In 2011 I completed a Parcel Map of the adjacent property. One of the requirements was to set aside over 1 acre of wetlands. As part of that requirement a 50 ft setback protected by fencing was implemented. In order to maintain the integrity of that environmental sensitive area, I strongly oppose the **5. Reduction of wetland setback from 50 feet to 25 feet.**

In closing I want to say I am not fundamentally against the project as long as it is done in a responsible way sensitive to the local residents and the environment.

Sincerely , Dave and Kim Cort

PC 9/26/13  
#10

# THE WRIGHT LAW OFFICE

*Attorneys at Law*

2828 Easy Street, Suite 3  
Placerville, California 95667

**William M. Wright**  
billofwrights@sbcglobal.net

**Carol L. Fallon**  
clfallon@sbcglobal.net

(530) 344 - 8096  
Fax: (530) 344 - 8098

August 26, 2013

Gina Paolini  
El Dorado County Development Services, Planning Division  
2850 Fairlane Court  
Placerville, California 95667

13 AUG 27 AM 11:43  
RECEIVED  
PLANNING DEPARTMENT

**Re: Crossroads Market and Deli / A 13-0001 IZ13-0001 IS 13-0008/DR 13-0005**

Dear Ms. Paolini:

This office represents the Latrobe School District ("District"). Although the District generally supports the Crossroads Market and Deli project, we have some concerns about traffic impacts which could affect Latrobe School, which is located directly across the street from the proposed development.

Since proposed access to the project is directly opposite the exit from Latrobe School, there is potential for negative impact on the safety of pedestrians and vehicles in the area, especially during dropoff and pickup times when traffic around the school can be relatively heavy. With traffic entering and exiting both sides of Latrobe Road to access both the School and the proposed Market, there is likely to be a significantly reduced line of sight for drivers. We have not seen any proposals for turn lanes in this area, which would help to alleviate the impact of increased vehicular traffic turning into and out of the School and Market or crossing the road directly from one destination to the other.

We would appreciate receiving copies of any maps that illustrate the proposed ingress and egress at the Market/Deli and any documents which address the changes in traffic flow that will result from the project.

Thank you for your anticipated response to our concerns.

Very truly yours,

*Wm M. Wright*  
William M. Wright *by CF*

WMW:cf

cc: Jean Pinotti, Latrobe School District Superintendent

PC 9/26/13  
#10  
3 pages

Dear Gina,

13 SEP 24 AM 8:00

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Thank you for the opportunity to provide input on the Latrobe Crossroads Market. I believe you will find that my views will help enhance the market for Latrobe and trust that the project team will give them full consideration and make them a part of the final implementation. Planning Staff recognizes, as I do, that this project will set a standard for more commercial developments in Latrobe. Therefore, this project must be of high quality. I appreciate the efforts of applicant, but more is needed. I am opposed to the project as submitted, but may not be opposed if all my suggested were adopted into the plan.

### **Building Design / Aesthetics**

- *Building Materials.* Upgrades are needed in building materials with the overall design incorporating more natural materials, including natural stone for the post bases, steps, landscape planters, lights poles, etc. The planned wood exterior will not hold up to the weather- often this type of exterior runs down and looks bad. Other materials that better withstand the weather would be a better choice, particularly for the building structures above the porch roofs...wood may be okay for the under-porch areas
- *Screened Porch.* It's unclear what the screened porch is for and what type of material would be used. I'm generally opposed to the concept. A well designed overhang would satisfy outdoor activities. Typical screen designs and materials would detract from the appearance of the building. Please revise plans.
- *Trash Enclosure.* If wood, the gate frames and gate posts must be made of steel as not to allow sagging and ultimately discourage use- this is common.
- *Propane Tank.* The tank must be covered by a rock wall and other landscape or be placed underground. I don't see it in the landscape plan. Please show location and coverage.

### **Parking Lot & Off Site Parking**

- *Surface.* Parking lot must be a hard surface- asphalt or concrete. No gravel, decomposed granite, etc.
- *Landscape.* Landscape must provide a significant buffer to diminish the visual impact of the parking area. Undulating mounds, natural rocks and plants are a must. A flat strip is not acceptable.
- *Off Site Parking* Place No Public Parking signs along Latrobe Triangle Rd and the road easements of my property so that I do not have an impact from dust, noise, etc. from "special events" and/or Farmer's Markets.

## **Lighting.**

- *General.* Lighting must not spill into neighboring properties and be of subdued illumination with no glare. A stipulation related to glare from any sign needs to be included. Also, off-hour lighting need to be specified and should be a bare minimum. An actual number, perhaps no more than 1/4 on-hour lights.
- *Parking Lot Lights.* The height of the lights must be restricted to 16' maximum and no more than 12' if within 20' of any boundary line. Additionally, any building mounted light must be no higher 16' So as to avoid light pollution infringing on the surrounding residents right to quiet enjoyment of their homes.
- *Business Lights.* Aside from an "Open" sign, no neon or flashing lights, this includes, but is not limited to, any sign for beer or any other product posted inside or outside of the windows.

## **Business Operation**

- *Operating Hours.* Store hours must be limited to between 7:00 AM to 10:00 PM.
- *Outdoor Vending.* Absolutely no outdoor vending machines, freezers, cages, or any like item.
- *Marketing Signs and Posters.* Please include a clear glazing rule for this project. Often quick-stop or convenient stores clutter their windows with posters that create an eyesore. This project is being proposed a charming market and deli, so a clear window rule should not be met with opposition. Signs and posters shall not be displayed along the road and may not be posted on the parking lot light poles. Additionally, these signs or posters may not remain for more than 2 weeks.
- *No Liquor/Drug/Pornography/Massage.* Add restriction that liquor, tobacco, pornography or any marijuana products may not be sold from the business as it is located very close to an elementary school. If alcohol and tobacco are to be sold then a restriction that they not be allowed to post signage regarding such products. I request that there be a restriction that no massage parlors or marijuana resellers or wholesalers are allowed to occupy this structure.
- *Vehicle Storage.* No Vehicles will be stored at his facility

## **Special Events**

- *Outdoor Market.* The proposed farmers market and any other outdoor market must be included in the 15 event limit established as part of the Special Use Permit. The permit must specify that an event shall not last more than one day and only once per week.

- *Storage, Event Facilities.* No temporary or permanent storage, structures or facilities may remain after any event.
- *Vehicle Storage.* No overnight vehicle storage for any event or market, including but not limited to, RVs, trailers, vans, cars and trucks.
- *Fencing.* No solid fencing or permanent structures may remain for the farmers or other markets and events.
- *Signs.* Signs for any event or market must not be posted on the light poles and must be taken down the day the event ends so as not to create an eyesore.

Respectfully submitted,

Jennifer Garrett  
7510 Latrobe Triangle Rd  
Shingle Springs, CA 95682  
(916) 717-0710