



CUP20-0009/Tractor Supply Rezoning

1 message

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To: planning@edcgov.us

CUP20-0009/Tractor Supply Public Hearing Input

As a resident of the Heritage Village 55+ community I submit the following concern regarding the subject rezoning:

1. I purchased my home on the basis of the current R&D zoning and believe the presence of a large retail installation this close to my community will significantly change the nature of the region with potentially increased influx of non-residents, safety impacts, congestion, and noise.
2. The staff report fails to address the increase in traffic on Latrope, Golden Foothills and feeder streets.
3. The proposed parking exits represent hazards to motor vehicles, pedestrians and bikers.
4. The rezoning does not take into account other development proposals in the area (e.g. Carson Creek Village) and is being treated as an isolated zoning matter rather than looking at broader land uses.
5. The proposal does not take into account the County Transportation Commission's El Dorado Hills Business Park Plan and may negatively impact on said efforts.
6. The location of the Tractor Supply Company adjacent/near the Blackstone, Heritage and Four Seasons residential communities is inconsistent land use and the Company may be better served locating in greater proximity to rural customers.

Respectfully Submitted,

Robert Williams 6512 Primavera Lane El Dorado Hills, CA 95762