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TENTATIVE PARCEL MAP (Public Hearing) a. P19-0016/Granade/Barsotti submitted by DOUGLAS GRANADE

1 message

Bill Wilde <billwilde7@gmail.com>
To: planning@edcgov.us

Tue, Oct 20, 2020 at 9:55 AM

To: El Dorado County Planning Department
Zoning Administrator

TENTATIVE PARCEL MAP (Public Hearing) a. P19-0016/Granade/Barsotti submitted by DOUGLAS GRANADE

Good Morning: Please reply and confirm receipt. Thanks.

Dear Zoning Administrator and Staff:

I am glad to see local businesses expand within the County and wish the applicants continued success.

Because their proposed project is adjacent to a residential neighborhood, there will be unavoidable and avoidable impacts due to the very different land uses. I have personally experienced this as a former long time planning commissioner and developer who has developed commercial/industrial properties adjacent to residential neighborhoods.

The unavoidable impacts aren't worth mentioning because by nature they cannot be avoided. I wish to state the following avoidable impacts and ensure that any conditions of approval for this application or any future applications or building permits take these fully into account. I also believe the applicants to be reputable local businesses and believe if they are aware of these impacts and related county regulations and requirements, we can avoid much of the problems that could otherwise result. I also want to remind the county about certain development requirements for this area of the business park that may have been lost from memory with the passage of time.

1. When the property was previously subdivided, there was a wide landscaped buffer required and an wide setback, Questions:
 - a. What was the original setback facing Shingle Lime Mine Road from the first subdivision map approved, and which approvals and applicable zoning and General Plan updates, if any, have modified that setback?
 - b. What were the original landscaping requirements from the first subdivision map approved, and which approvals and applicable zoning and General Plan updates, if any, have modified those requirements and how?
 - c. Regarding the landscape requirements:
 - i. which may have been originally required to be completed over a decade ago, did the County allow a previous applicant to post a bond instead of completing the required landscaping at that time?:
 1. What is the status of the original and any subsequent developer's bond or deposit, and what funds are still available?

- ii. Which if any of the required landscaping along Shingle Lime Mine Road has been completed?
 - iii. What are the landscape requirements today for new applications for the portion of the property along Shingle Line Mine Road?
2. Will this project be allowed to access Shingle Lime Mine Road?
- a. A previous condition of approval prohibited accessing the private Shingle Lime Mine Road, which is adjacent to homes, and routed the traffic through the business park to Durock. This was done to address neighbor concerns. Now there is a road connection from the business park to Shingle Lime Mine Road..
 - i. Was that connection to Shingle Lime Mine Road properly permitted with the County?
 1. If so please provide the basis of the County's approval of the modification to previous conditions of approval which prohibited that connection.
 - a. If approved was the approval for a period of time, or indefinite?
3. County ordinances require that light and sound not leave the subject property, and previous developments in this area have not complied with those requirements, nor am I aware of any enforcement to improve compliance.
- a. Are the applicants aware of this requirement, including but not limited to shielding any outdoor lighting on the building(s) or freestanding, so that light does not migrate off property, particularly towards residences?
 - b. Are the applicants aware that their project is very close to residences and if noise generation such as forklifts banging against bins outdoors at 6 a.m. is an essential part of their operation, that this site will not be suitable for them?
 - c. Will the County require and restate such conditions regarding noise and light as a part of any future development application or building permit for the sites within the proposed project?
 - d. How can compliance of existing projects be improved by the County?

I will be attending the Zoning Administrator meeting. I would prefer to have my questions answered and concerns addressed in order that I could support rather than oppose the application.

Yours truly,

Bill Wilde
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