

PC 3/27/14
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Tom Dougherty <tom.dougherty@edcgov.us>

Support Local Businesses

message

Marcella Rawley <marcellasworld@yahoo.com>

Wed, Mar 26, 2014 at 9:44 PM

To: "Tom.Dougherty@edcgov.us" <Tom.Dougherty@edcgov.us>

Cc: "julie@greenvalleynursery.biz" <julie@greenvalleynursery.biz>

Dear Sir,

I am writing to you in favor of retaining Green Valley Nursery. I speak for several, everyone I have come in contact with, all who are in favor of this business. The following are some of our neighborhood remarks;

- "We live in Rescue and need a local nursery because our local nursery, which was located at the corner of Green Vally & Cameron Park Dr, went out of business"
- "This is a difficult economy, let's keep locals, who provide such a good service to the community, in business"
- "We have utilized and seen them grow from their former location, (which place was a hazard to access from traffic) to this present location making it a safe entrance & exit from traffic.
- "It has exponentially improved the natural elements and it has wonderfully beautified the landscape along that acreage across from the dam, which has always looked arid and abandoned"
- "They provide everything I need in landscaping"
- "This business has a welcoming curb appeal as I enter this part of our community. Please let's keep them in business"
- "It would be an unpatriotic shame to have this place forced out of business"
- "We appreciate Green Valley Nursery's service for the growing needs of our growing community"

As you see, there are many in favor of cultivating this business. Please include this testimony in tomorrow's hearing.

Thank you kindly,
Marcella Rawley RN
Sutter Roseville Trauma Center

14 MAR 27 AM 8:05
RECEIVED
PLANNING DEPARTMENT

From the desk of
Amy L. Anders

March 26, 2014

County of El Dorado Planning Services
County of El Dorado Planning Commission
Att: Tom Dougherty, Project Planner
2850 Fairlane Court
Placerville, CA 95667

VIA EMAIL

Subject: Planned Development PD11-0005/S11-0009/ Green Valley Nursery

Mr. Dougherty and Planning Commissioners,

I am forwarding my comments on the Revised Mitigated Negative Declaration submitted for the above referenced project. I have reviewed all of the materials prepared by County Staff along with documents submitted by the applicant and/or his contracted resources. I have grave concerns about traffic, public safety, environmental and aesthetic issues inherent to the proposed project. The Mitigated Negative Declaration does not adequately address the known environmental issues created by this project. Further study is required in order to ensure the public is adequately protected.

Traffic and Public Safety

As the owner of several existing high-volume commercial businesses within 150 to 500 feet from the site of the Green Valley Nursery, I have first-hand knowledge and a very "real world" understanding about this segment of Green Valley Road. My observations and practical experience indicate there are significant traffic issues that El Dorado County Department of Transportation (DOT) has not adequately addressed. For example, a Traffic Impact Analysis to identify turning movements into and out of the project from both Green Valley Road and Sophia Parkway has not been produced for this project even though several residents have described their harrowing experiences with large delivery trucks blocking Green Valley Road waiting to the make a right turn onto Shadowfax Lane. This blocking of Green Valley Road is SIGNIFICANT, and must be studied by an independent traffic expert to better understand current issues along with foreseeable impact expanding Green Valley Road from 2 to 4 lanes will have in the future.

Commonsense dictates that adding a dedicated turn lane to this project at both Shadowfax Lane and the Nursery's driveway on Green Valley Road is absolutely necessary to bring traffic safety, flow and queuing to a reasonable tolerance level. As the owner of commercial properties with approximately 600 feet of frontage to Green Valley Road, I welcome a discussion with DOT about adding dedicated turn lanes to improve traffic safety for all of my properties. As I have stated before, the only condition to my willingness to enter into an agreement to give up my property to improve public safety is conditioned upon DOT's agreement and ability to implement and enforce similar standards/requirements for all properties along this segment of Green Valley Road. It is a matter of putting public safety first!

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From the desk of
Amy L. Anders

Below is a “real world” example of an accident that occurred on Feb. 8, 2014 on Green Valley Road just east of the intersection of Sophia Parkway. The photo depicts a head-on accident that flipped one vehicle onto its hood, took out a barrier tree that landed on a tenant’s vehicle and nearly continued to slide into a building at my shopping center.



As I have described on numerous occasions in letters and live testimony to the El Dorado County Planning Commission and Board of Supervisors, accidents along this segment of Green Valley Road are becoming increasingly more frequent and exponentially more severe. This is a trending pattern that must be addressed before any more pressure from new business is added. It is not an acceptable strategy to build first and then architect a solution around it. Planning needs to be thorough and accurate in order to protect the collective community’s interests and must be placed above the goal of generating new sales tax revenues.

Wetlands

This project is requesting a reduction in wetlands setback from 50 feet to as little as nine (9) feet in some instances after illegally grading over 10,000 square feet of land without a permit. It seems to have become a pattern for the Planning Commission to simply approve arbitrary reductions in the required 50’ wetland setback. This needs to stop! The citizens of El Dorado County are not supporting these decisions. This project has no compelling reason to approve a reduction in the setback, and it should be denied. The photos below illustrate a careless disregard for the stream running next to the Nursery’s

From the desk of
Amy L. Anders

equipment parking and storage area:



Permits and Waivers

As a resident and commercial business owner, I am gravely concerned about prejudicial use of authority and preferential treatment of certain parties involved in the planning and development process in El Dorado County. The rules must apply equally to ALL in order to be perceived as justified and fair.

In this case, the Nursery owners set up shop without permits and are now requesting waivers for “standard” business requirements to hook up to public utilities such as water and sewer. They are also asking for permission to continue using community resources (well water) to earn business profits, and waivers for requirements to complete roadway improvements. There is also a requested waiver for a fire hydrant, which jeopardizes the entire residential community that resides behind the Nursery.

Approving these types of waivers for standard business requirements sets a dangerous precedent. It has potential to lower business requirements and standards in El Dorado County to the level of a

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From the desk of
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roadside fruit stands. Is that what the community wants? Sacrifice quality to gain a minuscule amount of sales tax revenues?

As a successful commercial business owner and resident of El Dorado County, I am respectfully requesting each member of the Planning Commission to please exercise due diligence when reviewing the pertinent facts of this project. The planning process in El Dorado County needs to reflect thoughtful consideration of what the community wants and needs, and place the community's collective interests as the number one priority in determining whether or not to approve or deny a project. In this case, significant traffic, biological, and public safety issues have been identified and require additional study to determine appropriate mitigations. An Environmental Impact Report would be a standard tool to use to validate the information provided by the community and determine effective mitigation measures. To date, efforts to mitigate the project's inherent issues are insufficient to reduce the associated risks to an acceptable level. In the absence of a viable, enforceable solution to the issues identified by the public, this project must not be approved.

I look forward to seeing you at the hearing tomorrow.

Sincerely,

Amy L. Anders

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Friends of Green Valley

A Community Advocacy Group

**PD11-0005/Green Valley Nursery
Special Use Permit S11-0009**

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 **Green Valley Rd, El Dorado Hills, CA 95762, USA**

EDC – Local Government

Vision Statement

"El Dorado County will remain the leader in supporting our safe, healthy, and vibrant communities, wisely managing our natural resources, and preserving our local heritage."

Board of Supervisors:

1. Ron Mikulaco, District I Supervisor, [\(530\) 621-5650](tel:5306215650), bosone@edcgov.us
2. Ray Nutting, Supervisor District II, [\(530\) 621-5651](tel:5306215651), bostwo@edcgov.us
3. Brian Veerkamp, Supervisor District III, [\(530\) 621-5652](tel:5306215652), bosthree@edcgov.us
4. Ron Briggs, Supervisor District IV, [\(530\) 621-6513](tel:5306216513), bosfour@edcgov.us
5. Norma Santiago, Supervisor District V, [\(530\) 621-6577](tel:5306216577), bosfive@edcgov.us

Planning Commission:

1. Rich Stewart, First Vice-Chair, District 1
2. Dave Pratt, Second Vice-Chair, District 2
3. Tom Heflin, District 3
4. Walter Mathews, Chair, District 4
5. Brian Shinault, District 5

Green Valley Road LOS

Attachment A

DRAFT Travel Demand Model (TDM) Results

ROAD NAME	SEGMENT	Existing Functional Class (2010)	General Plan Max LOS	2004GP MODEL Assumes 3% Annual Growth					
				Year 2010	Year 2010	Year 2020	Year 2025	Year 2025	Year 2025
				WKDY PM PK HR	WKDY PM PK HR	WKDY PM PK HR	WKDY PM PK HR	WKDY PM PK HR	WKDY PM PK HR
				2004GP Model	LOS (Using HCM2000)	2013GP Model Volume	LOS (Using HCM2000)		
GOLD HILL ROAD	1. Lotus Rd to Cold Springs Rd	W22	D	185	B	205	W22/C	310	W22/C
	2. Cold Springs Rd to SR 49	W22	D	43	A	24	W22/A	80	W22/A
GREEN VALLEY ROAD	1. County Line to Francisco Dr	2U Section			F		F		F
		4AD Section	E	2321	D	2,543	4AD/D	2,300	4AD/D

Intersection Thresholds. An impact is considered significant if the project causes an intersection to change from LOS E to LOS F. Worsening of existing facilities already operating at unacceptable levels of service is also considered a significant impact. The County's General Plan Policy TC-Xe defines worsen as any of the following conditions:

- a 2% increase in traffic during the a.m. peak hour, p.m. peak hour or daily trips, or
- the addition of 100 or more daily trips, or
- the addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Nov. 4, 2013 – Peak 5:30 p.m.



Head on Accident – Feb. 8, 2014



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Green Valley Road/County Line



Other Issues

- Building Permits and Fees – Unpaid
- Traffic Impact Analysis – Not Performed
- Source of Invasive Weed Pollution
 - Stinkwart, Yellowstar Thistle, Tobacco
- Waivers for EID Water/Sewer – Inappropriate
- Use of Community Resources – Inappropriate
 - Well Water – used to generate profit for business
 - Shadowfax Lane – used for access to business

Runoff, Erosion and Pollution



Flooding



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Set Wetlands Setback at 50'



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Ordinance Enforcement

