



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Fwd: Public Hearing Comments - Generations at Green Valley**

1 message

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**Char Tim** <charlene.tim@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>  
Cc: Roger Trout <roger.trout@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

Thu, Oct 12, 2017 at 10:55 AM

Board Clerk's office,

Please upload this public comment to Legistar #17-1114 (BOS 10/24/17). Thank you.

----- Forwarded message -----

From: **Planning Department** <planning@edcgov.us>  
Date: Thu, Oct 12, 2017 at 8:10 AM  
Subject: Fwd: Public Hearing Comments - Generations at Green Valley  
To: Charlene Tim <charlene.tim@edcgov.us>

----- Forwarded message -----

From: **M Johnson** <norcalcrew6@gmail.com>  
Date: Wed, Oct 11, 2017 at 8:17 PM  
Subject: Public Hearing Comments - Generations at Green Valley  
To: planning@edcgov.us

We are writing in opposition of the proposed rezone of the parcels 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23 collectively comprising property referred to as the proposed Generations at Green Valley submitted by True Life Companies (Pre-Application PA17-0002).

The Counties current General Plan reflects the rural nature of this area in the existing zoning. The development proposal, inclusive of medium and high density housing is not consistent with the surrounding land use or the existing General Plan. Resident who have invested in homes or property in this general area have done so in part based on the current General Plan designation of low density land use. The Counties guidance on low density land use states that this low density zoning, "shall provide a transition from community regions to agricultural, timber and more rural areas of the County". The proposed rezone to medium and high density development is completely inconsistent with County guidance and the character of this rural area.

The proposed development will increase traffic on two primary access roads, Green Valley and Silva Valley Parkway. Silva Valley Parkway is a single lane road in each direction from Harvard to Green Valley Road. Silva Valley Parkway is the primary access road from this area to Highway 50 and is already heavily congested. Silva Valley Parkway is also the primary road to Rolling Hills Middle School and Oak Ridge High School resulting in significant peak hour traffic volumes already. This roadway cannot support additional development. Green Valley Road is a single lane road in each direction from the City of Folsom to this area with the exception of a short stretch where it is two lanes in each direction. Both roadways provide a single lane directional service that are already operating below acceptable levels of service. The proposed roadway improvements on Green Valley road are inadequate to address the additional volume of vehicles that would use these two roadways to access the proposed development area.

The additional construction and proposed residential traffic will increase air and noise pollution in this rural community area. Soundwalls and other noise buffering devices necessary to mitigate the noise are not consistent with the character of this rural community.

The developer touts this development as "Smart Growth" however this area is not served by and public transportation, has limited retail business nearby and does not offer local access to major services such as hospitals and schools. The absence of local services will result in car travel to the more developed areas abutting highway 50. There is nothing "Smart" about putting high density housing in a rural setting with limited support services and no public transit services.

For these reasons we are opposed to the proposed rezone of these parcel from low density residential to medium and high density. The proposed rezone appears to be motivated by developer profit not good land use. We urge the Board of Supervisors to serve the existing residents of El Dorado County by denying this proposal.

Sincerely,

Mike and Megan Johnson

2857 Aberdeen Lane

El Dorado Hills, CA 95762

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**Char Tim**

Clerk of the Planning Commission

**County of El Dorado**

Planning and Building Department

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