

public
comment 33

LATE DISTRIBUTION

DATE 2-25-20

February 24, 2020

El Dorado County- Board of Supervisors,

I wanted to write this letter to express my approval of the Vineyards project located at Malcolm Dixon Rd. I am a property owner at 1465 Malcolm Dixon Rd and the project will most likely have the largest impact on me individually considering I am the only home owner (currently) where the Vineyards project will surround my home and property.

The Vineyards project is a nicely planned project that is consistent with the other projects approved in the area. Although having a non - developed t "canvas" around you is ideal, it is unrealistic to believe that no homes or development can take place and have the beauty of El Dorado Hills with no additional tax revenue to support it.

The Vineyards has done it process of mitigation of community/ residence impact through studies and has shown its impacts are minimal and in line with what should be seen as a good project for the community and one in which allows for an easy traffic flow through the new roads and connections on Green Valley and Salmon Falls Rd.

Please Consider this letter a s my formal support for the Vineyards project. I hope that the County Supervisors will agree to approve this project and to finally let the completion of development in the area do be done.

Kind Regards,

Chris LaBarbera
1465 Malcolm Dixon Rd.

2/25/2020

Edcgov.us Mail - Objection to Vineyard Project

Public
Comment #33



LATE DISTRIBUTION

DATE 2/25/20

EDC COB <edc.cob@edcgov.us>

Objection to Vineyard Project

1 message

Holly Smith <holls5er@icloud.com>

Tue, Feb 25, 2020 at 10:10 AM

To: edc.cob@edcgov.us

Dear Board Of Supervisors,

I would like to state my objection to the higher density of the vineyard project. For the BOD to even consider building on 1 acre parcels is absurd. There is no way that Malcolm Dixon and the surrounding roads can support that many homes. We already are dealing with traffic on Green Valley, Malcolm Dixon and El Dorado Hills Boulevard. Please consider how your decisions impact the residents that live in this area and how it will change our daily lives. Thank you for your consideration in this matter.

Respectfully,

Holly Smith

Sent from my iPhone

Sent from my iPhone



LATE DISTRIBUTION
DATE 2/25/20

EDC COB <edc.cob@edcgov.us>

Vineyards Project

1 message

Lawrence Chua <lrchua35@gmail.com>

Tue, Feb 25, 2020 at 10:13 AM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Board Of Supervisors,

I would like to state my objection to the higher density of the vineyard project. For the BOD to even consider building on 1 acre parcels is absurd. There is no way that Malcolm Dixon and the surrounding roads can support that many homes. We already are dealing with traffic on Green Valley, Malcolm Dixon and El Dorado Hills Boulevard. Please consider how your decisions impact the residents that live in this area and how it will change our daily lives. Thank you for your consideration in this matter.

Respectfully,

Lawrence Chua
Sailview Drive
El Dorado Hills

#33



EDC COB <edc.cob@edcgov.us>

LATE DISTRIBUTION

DATE 2-25-20

Malcom Dixon Vineyard Rezone Issue

1 message

James Johnson <johnson7556@sbcglobal.net>

Tue, Feb 25, 2020 at 9:34 AM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

BOS Clerk

My wife Lisa and I are 40+ year residents on Hickok Road (connects to Malcolm Dixon Road). The traffic and congestion has really worsened and this needs to stop. We are both registered voters and religiously vote every election. WE ARE TOTALLY OPPOSED TO THE REZONE ISSUE TO 1 ACRE for the Vineyard development. Vote no on the rezone issue and never consider a zoning change north of Green Valley Road.

James Johnson
Lisa Johnson
916-933-5967

Public Comment

#33

February 25, 2020

Board of Supervisor John Hidahl
Board of Supervisor Shiva Frentzen
Board of Supervisor Brian Veercamp
Board of Supervisor Lori Parlin
Board of Supervisor Sue Novasel

RE: The Vineyards at El Dorado Hills

El Dorado County Supervisors:

I, along with the overwhelming majority of residents in the Malcom Dixon Road area, oppose the higher density planned development of The Vineyards at El Dorado Hills due to the negative impact it will have on this region. First, this proposed development will essentially destroy the rural setting and atmosphere that we have lived in and dearly love—further development will create an incapacitating amount of additional traffic for our small country road, which is already heavily used by local residents, walkers, and bikers who come to the area to enjoy the beautiful rolling hills and the quaint, country-like atmosphere that is nowhere else to be found in the El Dorado Hills area. Most importantly, this project will strain the county's aging water system that will be unable to adequately support high density projects in the county—the use of private wells in the proposed development would be disastrous to the existing property owners that depend on their wells for *all* of their water needs. Essentially, this project would rob Malcolm Dixon Road residents of their human right for water and, ultimately, survival in the area. If approved, this high density development project would simply mark yet another incidence of the Board of Supervisors' complete disregard and borderline contempt for the true desires and views of the residents of Malcom Dixon Road. Finally, the red schoolhouse on Malcolm Dixon Road should be both saved and preserved as a longstanding glimpse into the past history of the El Dorado Hills area, rather than being destroyed in favor of another greedy high density housing project.

I strongly urge you to oppose the high density The Vineyards at El Dorado Hills project.

Sincerely,

Sophia Cima
20+ year Malcolm Dixon Road area resident

PC 33



EDC COB <edc.cob@edcgov.us>

Letter to the Board of Supervisors

3 messages

Jacqueline Cima <jac.cima@yahoo.com>
To: edc.cob@edcgov.us

Tue, Feb 25, 2020 at 9:12 AM

Please see the attached letter regarding my feelings for the proposed zoning for the Dixon property. Thank you for your concern.

Jacqueline Cima

 Letter to board of supervisors of 2-25-20.pages
771K

EDC COB <edc.cob@edcgov.us>
To: Jacqueline Cima <jac.cima@yahoo.com>

Tue, Feb 25, 2020 at 9:22 AM

Hi Jacqueline,

Can you please send your letter in a PDF format? I am unable to open it.

Thank you,

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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[Quoted text hidden]

Jacqueline Cima <jac.cima@yahoo.com>
To: EDC COB <edc.cob@edcgov.us>

Tue, Feb 25, 2020 at 9:33 AM

On Feb 25, 2020, at 9:22 AM, EDC COB <edc.cob@edcgov.us> wrote:

Hi Jacqueline,

Can you please send your letter in a PDF format? I am unable to open it.

Thank you,

Office of the Clerk of the Board
El Dorado County

February 25, 2020

Board of Supervisor John Hidaahl
Board of Supervisor Shiva Frentzen
Board of Supervisor Brian Veercamp
Board of Supervisor Lori Parlin
Board of Supervisor Sue Novasel

RE: The Vineyards at El Dorado Hills

El Dorado County Supervisors:

I, along with many other residents in the Malcom Dixon Road area, oppose the higher density planned development of The Vineyards at El Dorado Hills due to the negative impact it will have on our area. It will adversely affect the rural setting that we moved to this area to live in, be a part of and dearly love. It will create too much additional traffic for our quiet country road that is heavily used by the local residents, walkers and bicyclists that come to the area to enjoy the beautiful rolling hills and country atmosphere. In addition, it will put additional strain on the county's aging water system that will not be able to adequately support high density projects in the county. The use of private wells in the proposed development would be disastrous to the existing property owners that depend on their wells for *all* of their water needs. If approved, this development would ignore and totally disregard the desires of the residents of Malcom Dixon to not have high density projects approved by our Board of Supervisors that "represent" us. In addition, the red school house should be preserved and saved for our enjoyment and for future generations as a piece of our history of the area so that others will be able to see what a one-room school house was like and know that Malcolm Dixon was actually a person and not just the name of a country road.

I urge you to please oppose the high density The Vineyards at El Dorado Hills project.

Respectfully submitted,

Jacqueline Cima
Lifetime (27 year) Malcolm Dixon Road area resident



Public Comment

#33
EDC COB <edc.cob@edcgov.us>

Opposition to the Proposed Rezone Ordinance for the Vineyards at El Dorado Hills (Z16-002)

1 message

Victoria Sacksteder <sacksteder@sbcglobal.net>
To: edc.cob@edcgov.us
Cc: bosfour@edcgov.us

Mon, Feb 24, 2020 at 5:11 PM

El Dorado County Board of Supervisors
C/O Office of the Clerk of the Board
Placerville Office
330 Fair Lane
Placerville, CA 95667

Dear Supervisors:

Re: Opposition to the Proposed Rezone Ordinance for the Vineyards at El Dorado Hills (Z16-002)

We live on Arroyo Vista Way in El Dorado Hills and are in very close proximity to the Vineyards. The following is a partial list of our concerns and issues regarding the Vineyards current proposal.

Concerns and Issues:

- **Project History:** In the thirteen-year history of the Vineyards project, neighbors have consistently opposed zoning changes to increase the density and/or lot size and reduce the current zoning of Estate Residential, 5-acre-Planned Development (RE-5-PD). When first presented to the County in 2007, the Ag Commission advocated maintaining the 5-acre parcel requirement; neighbors then and now strongly support and agree with the Ag Commissions recommendation and the most current support from District IV's Supervisor to retain the 5-acre parcels.
- **Density Bonus:** The Vineyards project does not comply with County's "Density Bonus" requirements for "the provision of otherwise developable lands set aside for public benefit". According El Dorado County General Plan definition, "Public Benefit: Lands set aside for public benefit, as used herein, shall be those lands made available to the general public including but not limited to open space areas, parks, and wildlife habitat areas." The Vineyards is a Gated Private Community. The Vineyards is not open to the public for "Public Benefit." As a private, gated community, the Vineyards would not serve the community-at-large; therefore, the Vineyard's proposal clearly does not meet the County of El Dorado General Plan's Density Bonus requirement.
- **Wildfire Road Access/Egress Wildfire:** In the event of a wildfire, there is no viable access or egress for the families currently served by Malcom Dixon if it is blocked. The traffic on Malcom Dixon would be exacerbated by having forty-two families seeking safety versus the Vineyard's currently approved nineteen additional families/parcels.
- **Septic Systems:** Currently, the septic systems would the responsibility of each individual property owner. The project proponents have not completed perc tests for each of the proposed parcels.
- **Omni:** Omni's representative, Craig Sandberg, made several comments at January BOS meeting regarding his desire for Omni to be paid back the 1M that Omni committed to provide to the County of El Dorado for the Green Valley road improvements despite the fact that Omni leveraged 1M to gain approval of the Vineyards.
- **Neighbor Notification:** According to the proposed Vineyards resolution, included in the Board packet, copies of "the NOA were mailed to all individuals located within one mile of the project boundaries." This is statement is

2/25/2020

Edcgov.us Mail - Opposition to the Proposed Rezone Ordinance for the Vineyards at El Dorado Hills (Z16-002)

difficult to understand. We are located within one mile of the project; we did not receive any information in the mail advising us of the Vineyards proposal timeline and content. We did not respond to the most current Vineyards proposal until now because we never received the notice.

We are opposed to the Vineyards project's recent proposal to increase the number of parcels allowed for their proposed project. We do support keeping the project zoned for 5-acre parcels and keeping the number of parcels at nineteen.

Sincerely,

Rick and Victoria Sacksteder

Arroyo Vista Way, El Dorado Hills, CA 95762



Public Comment

EDC COB <edc.cob@edcgov.us>

Fw: The Vineyards

1 message

K&J Garcia <bugginu@sbcglobal.net>

Mon, Feb 24, 2020 at 6:02 PM

To: BOS Clerk <edc.cob@edcgov.us>

BOS Clerk - Please submit this into the public record for the BOS meeting tomorrow 2/25/2020

February 24, 2020

District I-John Hidahl - bosone@edcgov.us

District II-Shiva Frentzen - bostwo@edcgov.us

District III-Brian Veerkamp - bosthree@edcgov.us

District IV-Lori Parlin - bosfour@edcgov.us

District V-Sue Novasel - bosfive@edcgov.us

Re: Public Comment for the Vineyards – File number 19-1768

Dear BOS,

The developer is stating that there is no public opposition to this project. This note serves as public opposition.

We are asking that you kindly **DENY** the request to a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC. We welcome Diamante Estates as was originally approved; 19 Equestrian parcels ranging from 5 to 12 acres in the rural region preserving the oak canopy on private lots.

As a community we have several objections to The Vineyard project

- Per the general plan this land should remain at 5-acre parcel minimums in the rural region. DENY THE REZONE
- Increased traffic on Malcolm Dixon Rd jeopardizes the safety of our recent bike route designation and the cyclists.
- Deny the density bonus and planned development overlay or clustering. This design is un-attractive, does not fit within our community character, offers no public benefit of open space, and leaves room for open space to be repurposed at a later date. Just like Parker is trying to do with the old golf course.
- Deny Sterlingshire HOA request for a turn pocket on Green Valley Rd. Sterlingshire residents are in the community region and will not will not be impacted by this project. Their community has 4 entries and exits to their development. Compared to Malcolm Dixon Rd that has 2. District 4 should not fund an improvement for District 1 that the District 4 residents wont even benefit from. This idea is ludicrous and infers that districts can be bought with developer money. If the developers are truly that benevolent start a fund to start widening Green Valley Rd from Francisco to the East entrance of Malcolm Dixon Rd.
- The proposed 25 acres of Agricultural Vineyards will require constant traffic, chemicals (sulfur), pesticides (malathion), maintenance, labor and excessive water. EID only offered a commitment to serve residents not crops. It is also suggested that the HOA will maintain the Vineyards but not guaranteed.
- The developer of the Vineyards took liberty and modified the Malcolm Dixon Road Area of Benefit and circulation map without consulting the other land owners that were named in the area of benefit. This must be revisited. The area of benefit was carefully designed to promote multiple exits in case of fire. The proposed map has cut off this exit/entrance for La Canada and Alto.
- Rafael Martinez, DOT confirmed that the traffic mitigation from Wilson Estates has still not been completed to improve circulation in the affected area. The Vineyards traffic study is flawed assuming that this mitigation was already completed.
- The language around the School House is vague and needs to be unbreakable. The developer has already showed their unwillingness to complete simple maintenance until such a time that the structure can be salvaged. restored, reconstructed, and maintained as one of our county treasures. Language like, may, shall, "if approved" do not protect this historic structure.

Finally and most importantly. Wilson Estates was a disaster for our community. After Wilson Estates was passed our county in all of its "wisdom" released the developer from **8** conditions of approval on 5/17/16. All of those conditions were hard fought compromises with the community. **There was no public hearing, no public comment.** As the project progressed there was and is **NO COUNTY ENFORCEMENT** of approved agreements. The developers know this and exploit this.

Let these numbers grab you. Unintended consequences of Wilson Estates.

- 5 calls to Eldorado County Sheriffs for theft and vandalism. Gun pulled on my husband.
- 34 emails with BOS One Supervisor
- 2 Face to Face meetings with BOS One supervisor trying to promote policy to keep this from happening to another community.
- 2 personal threats from Renasci Homes leadership
- Appointment of County Staff Richard Lee to "protect" and advocate for the residents

- Destruction of a private, non-county maintained road.
- \$20,000.00 personal money invested to protect our land rights as El Dorado County current residents.
- Countless construction noise violations. Trucks arrived daily with back up beepers at 5 am M - SUN for 2 + years

The Developer of the Vineyards is proving to be difficult to work with as well.

- 15 emails and 2 face to face meetings with Michelle Simira Bratmiller who was hired by the current developer of The Vineyards to "handle" the residents. Regardless of our public input they have moved on with no significant changes to the development.
- Representation by Craig Sandberg who also advocated for Wilson Estates at the expense of the existing residents and then refused to help when things got complicated.
- 3/28/17 Emails to code enforcement about needed repairs on the little red school house. Live Oak Elementary. No good faith repairs made by developer to preserve this history since this email. Large section of roof is still missing despite bringing this to the attention of the current applicant.

Our county has a broken process. Let's use Wilson Estates as a learning opportunity of **WHAT NOT TO DO!**

PLEASE DENY this rezone and maintain the Rural Region of Eldorado County with 5 acre parcels.

We are happy to meet with you to discuss in greater detail.

Kind regards,

Kelley & John Garcia

#33



Public Comment

EDC COB <edc.cob@edcgov.us>

ABSOLUTE NO TO REZONING FOR VINEYARDS

1 message

Teri Peters <countrydays@sbcglobal.net>

Mon, Feb 24, 2020 at 6:49 PM

To: edc.cob@edcgov.us

To whom this may concern,

I am almost a 20yr resident of El Dorado Hills. We moved to this home off Arroyo Vista in 2001. I'm absolutely outraged at the idea that they are trying to change the zoning to 1 acre parcels. We moved up here for the peace& quiet , privacy, and quality of life. Your "NEW" plan completely changes that! I understand growth and was aware of the 5 acre development but your new 1acre plan is going to completely destroy this area. We want to hold onto our quiet country living that we moved here for and the inaccurate statements that are being made by developers and council members that there is NO opposition are COMPLETELY FALSE & ABSOLUTE LIES. In fact, I believe there is NOT one person who lives off Malcolm Dixon that is in favor of this new rezone. Absolute corruption & deceit of someone to make the statement of NO opposition.

Sincerely,
Teri Peters
1521 Winding Oak Lane

Sent from my iPhone



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

No on vineyards

1 message

DAVID FALCA <dfalca@aol.com>

Mon, Feb 24, 2020 at 7:27 PM

To: edc.cob@edcgov.us

Hello

I live on uplands drive. I have four kids. Everyday malcom Dixon is like a raceway except more narrow. If the greed and the corruption of our politicians and developers have shown in the past, the vineyards project will turn into a brothel where they all reap the rewards.

It's a joke that this vineyards project is even back At this juncture. Did it not already get rejected to get rezoned? How does this happen? Did it just get a new name? I vehemently disagree with the re zone. My kids safety depends on it. My lifestyle does not want 200 more vehicle trips on malcom Dixon a day.

This is ridiculous. I am against it.

#corruptpoliticiansanddevelopers

Dave Falca
Northern California Manager
Spineology
916-715-2495



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

Public Comment for The Vineyards File 19-1768

1 message

Chris Landry <landrycp@yahoo.com>

Mon, Feb 24, 2020 at 8:00 PM

Reply-To: Chris Landry <landrycp@yahoo.com>

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Board of Supervisors,

I, like most of my neighbors, am unable to attend the BoS meeting tomorrow to discuss and the above project. Please read and consider our comments.

My name is Chris Landry. My family and I live off of Arroyo Vista, just a few hundred yards down Malcolm Dixon from the proposed Vineyards site. I want to convey in the strongest possible terms my objection to the proposed expansion of the approved 19 home to over 50 homes. The increase in traffic to an already windy, narrow road (Malcolm Dixon) will slow commute times as well as the ability for emergency responders to access the wildland-urban interface that defines the area.

I am well aware that the Sterlingshire Homeowners Assoc thinks the increase in housing is a great idea. Why wouldnt they? A safer left turn lane from Loch onto Green Valley is included for them as part of the deal. And, of course, they don't have to drive down Malcolm Dixon.

I am also aware of the staunch "no growth" point of view of some of my neighbors. Frankly, I'm not a "no-growth" advocate, but I do feel strongly that proposed development should fit the character of the area. Shoving 50 homes into an area already approved for 19 does not meet the rural nature of this area.

Do me a favor, before you vote on this project expansion with the assumption that fifty more homes wont really matter, drive down Malcolm Dixon on any weekend. The already narrow, winding road is often clogged with cyclists that have no other alternative to Green Valley to display their spandex outfits and plumage. Therefore, any driver on Malcolm Dixon gets to sit behind them as they make their way to and fro. Passing them is impossible, Malcolm Dixon has a double-yellow line, multiple blind curves, and no bike lane.

Please do not approve this expansion.

Thanks,

Chris Landry



Public Comment

EDC COB <edc.cob@edcgov.us>

The Vineyards

1 message

dani MANCINELLI <dani_mancinelli@hotmail.com>

Mon, Feb 24, 2020 at 8:24 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

To the Board of Supervisors,

I am a resident of El Dorado Hills for 9 years now. I live off Arroyo Vista and need to drive Malcom Dixon Rd to get to my home. I am very concerned about the proposed new development of "The Vineyards" for many reasons. Malcom Dixon is a very narrow 2 lane "country road" with sharp turns in a few areas. The road also has two EXTREMELY narrow old bridges at the bottom of the road that are so narrow that it makes it dangerous for 2 large cars to pass at the same time. Usually one car will stop so the other can proceed first. Every single day, Malcom Dixon is used by many people for recreational reasons as they ride through the beautiful country. There is no designated bike lanes so the many bikers fill the driving lanes, making the road even more dangerous. Malcom Dixon is already over crowded with cars and has more traffic since the "Overlook" development has been completed. I have 4 children in 3 different schools/sports so I drive up and down Malcom Dixon 8-12 times a day. There are times when it is a frightening drive, especially around one of the Sharp curves when bikes and cars approach at the same time from opposite directions. I worry about my daughter once she gets her license next year and has to drive on Malcom Dixon if there are more added houses.

There is also a huge fire rise in this neighborhood with only one way in and out on Arroyo Vista where my house sits on a side street. The added proposed neighborhood has us as residents worried about fire dangers especially after the Paradise fire where there was only one way out.

This country road can not handle the kind of traffic that would go along with more development. Malcom Dixon Road is just too dangerous as it is right now. I would tell you that you would not want your family driving in that road once all this proposed development and increased population is set to happen. It is just not safe!

Sincerely,
Dani Mancinelli
1645 Red Mountain Rd
El Dorado Hills, CA

9259898038

Sent from my iPhone



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

The Vineyards Project

3 messages

Cathy Spitzer <pcss3@sbcglobal.net>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Feb 24, 2020 at 9:19 PM

We oppose the higher density for this project; Malcolm-Dixon is barely a two lane road that is also a bicycle trail. The two bridges across the creeks were designed for single vehicles. Malcolm-Dixon Road can not sustain the additional traffic this project would require. We are definitely opposed to the rezoning of this project.

Pete and Cathy Spitzer
on Lovers Lane

FROM: CJ

EDC COB <edc.cob@edcgov.us>
To: Cathy Spitzer <pcss3@sbcglobal.net>

Tue, Feb 25, 2020 at 7:58 AM

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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[Quoted text hidden]

EDC COB <edc.cob@edcgov.us>
To: Debra Ercolini <debra.ercolini@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

Tue, Feb 25, 2020 at 7:59 AM

FYI 19-1768

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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[Quoted text hidden]



Public Comment

EDC COB <edc.cob@edcgov.us>

"The Vineyards"

1 message

Dino Mancinelli <dino.mancinelli@rocketmail.com>

Tue, Feb 25, 2020 at 12:07 AM

To: edc.cob@edcgov.us

To the Board of Supervisors,

My family resides in El Dorado Hills on Arroyo Vista off Malcom Dixon Rd. As you already know this is a very narrow dangerous road. My wife with my 4 young children drive that road 8-12 times a day. I am very concerned about the proposed new development of "The Vineyards" for many reasons.

There was already a new development "The Overlook" built on Malcom Dixon(MD) last year. The residents around MD were told that the new residents of The Overlook could only turn one way onto MD to help with the traffic. I have witnessed several times residents turning out of that small development the wrong way. This development is directly across from the proposed Vineyards. This will make for more congestion and make the drive more dangerous. Having more cars on that narrow country road will only add to the danger. Even if there is a proposed entrance and exit from the Vineyards.

If you have been on MD there are 2 narrow bridges on this already narrow road. Drivers typically wait for the other driver to pass through before they continue over the bridge. It is a courteous and respectful gesture I don't foresee continuing when you add more than double the congestion on that road. This will lead to more accidents on this quiet Country Road.

This is also a very popular bike route. The bikes already add a risk to this narrow road. If the congestion increases so will the bike accidents and car accidents. There are already many accidents a year for these riders. Many don't realize the curves and the high speeds that they are traveling down the hills. Adding more cars on this road will add risk to the riders and drivers.

I am not familiar with the utilities proposed as well. Are they proposing to get plumbed or well water? This would be a huge interest for all of us folks on a well in the area.

The residents on Arroyo Vista have one way out in case of an emergency. That is out to MD. If there were a fire we would have to fight more traffic to get out of harms way. The added proposed neighborhood has us as residents worried about fire dangers, especially after the Paradise fire where they had the same circumstance of only one way out.

Our beautiful hillsides are being depleted around us. Having the wildlife wander and slither through our neighborhood was a large reason for us moving where we did. With more houses going in on MD this will push these beautiful creatures further away or kill them.

The California King Snake is very rare and hard to come by. Building in this area will lead to their extinction in that area. It will also push the more dangerous Rattle Snakes closer to the residents around the construction.

If you lived where we live, would you want to add this proposed development? I would think not. Especially if you had a young family or young drivers. This is a country road that cannot handle the kind of traffic that would go along with the proposed development. It is just not safe! I desperately ask that you reconsider this proposed development.

Sincerely,
Dino Mancinelli
1645 Red Mountain Rd
El Dorado Hills, CA

2/25/2020

Edcgov.us Mail - "The Vineyards"

925-787-6233

Sent from Yahoo Mail for iPhone



Public Comment

EDC COB <edc.cob@edcgov.us>

Vote No on The Vineyards project proposal - EDC BOS

1 message

Alyssa Spencer <alyssa.b.spencer@gmail.com>

Mon, Feb 24, 2020 at 10:06 PM

To: edc.cob@edcgov.us

Dear El Dorado County Board of Supervisors,

I am writing to you, to express my strong opposition of the Vineyards Project proposal. Please vote "No" at the February 25th Meeting.

As a resident of Arroyo Vista and District 4, the proposed increased density of this project will have a direct, adverse, impact on our established rural community. My Family and I choose to live in this part of El Dorado Hills to enjoy the rolling landscapes and open spaces. Increasing the density of this project from 5-acre parcels to 1-acre parcels, completely changes the implications to the surrounding land, roads and its residents.

I understand that some neighboring districts have voiced support for this project, however, I would urge you to vote in accordance with the wants and wishes of the district that will be directly impacted by this development. It's unjust to leverage road improvements in one district as a means to gain approval for a development in another.

Again, please vote "No" on the Vineyards Project proposal at the February 25th meeting.

Alyssa Spencer

2025 Arroyo Vista way
El Dorado Hills CA 95762



Public Comment

EDC COB <edc.cob@edcgov.us>

Opposition to Vineyards

1 message

Sandee Merrick <sandychima@hotmail.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Feb 24, 2020 at 8:27 PM

To whom it may concern,

I am a resident of Sterlingshire HOA and I vehemently oppose the plans for the vineyards development. I would gladly give up a left hand turn lane into my HOA from Green Valley BLVD for an all out stop to the development. John Hidahl and a rep from the developer did make a presentation to the Sterlingshire HOA board (of which I was a member at that time) in the fall of 2019. They are promising a turn land if the project is approved- a quid pro quo by any other name... One should have nothing to do with the other.

Thank you,
Sandee Merrick
3367 Tartan Trail
4152038920

Sent from my iPhone

#33



Public Comment

EDC COB <edc.cob@edcgov.us>

Absolute No! Vineyard Development.

1 message

Michael Peters <get2mp@yahoo.com>
To: El Dorado COB <edc.cob@edcgov.us>

Tue, Feb 25, 2020 at 5:12 AM

To Board of Supervisors,

I'm quite sure you've received many emails on how absurd of an idea of rezoning the Vineyard project down to 1 acre parcels and what a bunch of knuckleheads you all are...

I would rather take a different approach.

I would imagine the BOS and so many other folks that have moved up to EDH and east up to and beyond the Placerville area in the 20 year range, moved up here for quality of living/life. Maybe some of the BOS are born and raised in EDCo. Someone once told me, "never forget where you came from". Don't forget why many of us moved here and raised our families. Peaceful, quiet, tranquil, and a safe place to call home. If any of the BOS members lived in the arroyo vista/ Malcolm Dixon area, this development would never be approved.

Vote NO knuckleheads.

Regards,
Michael Peters

1521 Winding Oak Lane

Sent from my iPhone



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

Public Comment for the Vineyards – File number 19-1768

1 message

Jeff Barker <jeffbarker@comcast.net>

Mon, Feb 24, 2020 at 8:18 PM

To: "edc.cob@edcgov.us <edc.cob@edcgov.us>" <edc.cob@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear BOS,

Thank you for requesting public comment on the the Diamante Estates-now-Vineyards development.

My family is gravely concerned and opposed to the rezone from 19 homes on 5 acre lots to 42 homes on 1 acre lots. We live on Uplands Drive near the bottom of Malcolm Dixon Rd. and often walk (with leashed dogs) or ride bikes to the stores in the Safeway shopping center. There are 2 very old and very narrow bridges (built in 1932) that are essentially single lane. There isn't much of a shoulder in other sections between Uplands Dr. and Salmon Falls Rd. as well. Motor vehicle traffic on Malcolm Dixon Rd. already makes it a somewhat nerve-wracking trek, as some vehicles absolutely haul ass on that narrow road. I am not looking forward to the additional motor vehicle traffic 19 homes will bring... and 42 homes will be insane. I don't see anything in the planning that says anything will be improved on Malcolm Dixon Rd. for pedestrians or cyclists or increased motor vehicle traffic. I do see that Hidahl is working out a turn lane on Green Valley Rd. for Loch Way though! Huh?

We are also concerned about septic. If septic at the Vineyards fail and the on site pond is affected with human waste, that waste will travel down through our property in the seasonal creek that runs along our house. Yuck. The developer needs to spend the money to connect to EID sewer lines for the homes that are close to the pond.

I hope to attend tomorrow's meeting (2/25/20) to learn more about the planned park and trails, and if they will be available for the general public.

Most of all, stick to the original approved plan for "only" 19 homes on 5 acre lots, as the general plan calls for.

Thank you,

Jeff Barker
Uplands Dr.

#33



Public Comment

EDC COB <edc.cob@edcgov.us>

Vieyards - File number 19-1768

1 message

Sarah Broadbent <sarah.broadbent1@gmail.com>

Mon, Feb 24, 2020 at 9:42 PM

To: edc.cob@edcgov.us, bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us

Dear Board of Supervisors,

We are asking that you kindly DENY the request to a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC

I want to post my strong opposition to the project which moves from 5 acre plots to 1 acre plots. I drive up Malcolm Dixon frequently many times each week to visit my son, daughter in law, and grand children. I am 68 years old. That road is treacherous with deer, bicyclists, and oncoming cars. It is narrow. It has steep drainage ditches. It can't handle more traffic.

There is wildlife that needs protection. I have seen foxes, mountain lions, deer, up there. Goats and sheep occasionally get loose. It is COUNTRY not TOWN.

Please don't approve this project and please insist on 5 or more acre plots as it is currently entitled under the name "Diamante Estates".

Respectfully,
Sarah Broadbent
2948 Ridgeview Dr.,
El Dorado Hills, CA
94762
408-702-8396



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

El Dorado County Board of Supervisors, please vote No on The Vineyards project!

1 message

Braeden Spencer <braedenspencer@me.com>

Mon, Feb 24, 2020 at 10:01 PM

To: edc.cob@edcgov.us

Dear El Dorado County Board of Supervisors,

I am writing to you, to express my strong opposition of the Vineyards Project proposal. Please vote "No" at the February 25th Meeting.

As a resident of Arroyo Vista and District 4, the proposed increased density of this project will have a direct, adverse, impact on our established rural community. My Family and I choose to live in this part of El Dorado Hills to enjoy the rolling landscapes and open spaces. Increasing the density of this project from 5-acre parcels to 1-acre parcels, completely changes the implications to the surrounding land, roads and its residents.

I understand that some neighboring districts have voiced support for this project, however, I would urge you to vote in accordance with the wants and wishes of the district that will be directly impacted by this development. It's unjust to leverage road improvements in one district as a means to gain approval for a development in another.

Again, please vote "No" on the Vineyards Project proposal at the February 25th meeting.

Thank you,
Braeden Spencer

2025 Arroyo Vista way
El Dorado Hills CA 95762

#33



Public Comment

EDC COB <edc.cob@edcgov.us>

Malcolm Dixon Road rezoning

1 message

Allan Goodson <agoodson@helixelectric.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Feb 24, 2020 at 6:49 PM

Please do not allow the rezoning on Malcolm Dixon Road this is a rural area we all moved here for that reason now you have a contractor or an investor trying to make a little more money and our sacrifice I don't feel that a fair or just he does not live here nor any of us would want him to live here please stop the rezoning!

Sincerely,

Allan Goodson

Project Manager

Helix Electric | www.helixelectric.com

3255 Ramos Circle | Sacramento, CA 95837

Cell: (916) 413-3929 | Fax: (916) 452-3198

agoodson@helixelectric.com



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

Re: Public Comment for the Vineyards – File number 19-1768

1 message

Tom Broadbent <tom.broadbent@icloud.com>

Mon, Feb 24, 2020 at 7:30 PM

To: edc.cob@edcgov.us

Re: Public Comment for the Vineyards – File number 19-1768

Hello -

The developer is stating that there is no public opposition to this project. This note serves as public opposition.

We are asking that you kindly DENY the request to a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC;

We are terrified of the traffic and water impacts and want to keep our surroundings rural.

PLEASE DENY this project to maintain the Rural Region of Eldorado County with 5-acre parcels. The applicant already has an approved project and is entitled to build the project known as "Diamante Estates".

19 lots ranging from 5 to 12 acres.

Kind regards,
Tom Broadbent

Public Comment

#33

February 25, 2020

Board of Supervisor John Hidahl
Board of Supervisor Shiva Frentzen
Board of Supervisor Brian Veercamp
Board of Supervisor Lori Parlin
Board of Supervisor Sue Novasel

RE: The Vineyards at El Dorado Hills

El Dorado County Supervisors:

I, along with many other residents in the Malcom Dixon Road area, oppose the higher density planned development of The Vineyards at El Dorado Hills due to the negative impact it will have on our area. It will adversely affect the rural setting that we moved to this area to live in, be a part of and dearly love. It will create too much additional traffic for our quiet country road that is heavily used by the local residents, walkers and bicyclists that come to the area to enjoy the beautiful rolling hills and country atmosphere. In addition, it will put additional strain on the county's aging water system that will not be able to adequately support high density projects in the county. The use of private wells in the proposed development would be disastrous to the existing property owners that depend on their wells for *all* of their water needs. If approved, this development would ignore and totally disregard the desires of the residents of Malcom Dixon to not have high density projects approved by our Board of Supervisors that "represent" us. In addition, the red school house should be preserved and saved for our enjoyment and for future generations as a piece of our history of the area so that others will be able to see what a one-room school house was like and know that Malcolm Dixon was actually a person and not just the name of a country road.

I urge you to please oppose the high density The Vineyards at El Dorado Hills project.

Respectfully submitted,

Lori Cima
40+ year Malcolm Dixon Road area resident

#33



Public Comment

EDC COB <edc.cob@edcgov.us>

Flawed Traffic Study

1 message

K&J Garcia <bugginu@sbcglobal.net>

Mon, Feb 24, 2020 at 7:42 PM

To: BOS Clerk <edc.cob@edcgov.us>, BOS Two <bostwo@edcgov.us>, BOS Four <bosfour@edcgov.us>

Cc: Paul Sayegh <paul@sayegh.me>

Please submit this into public comment for the Vineyards.

The proposed mitigation that the updated traffic study (Nov 2019) is suggesting has been completed100% HAS NOT BEEN COMPLETED AS CONFIRMED BY Rafael Martinez DOT! This improvement was mitigation for Wilson Estates that was passed in 2015 and has still not been completed.

Additionally they redirected traffic down Malcolm Dixon Road so that they could by-pass that intersection. Keep the turn restrictions keeping traffic off of Malcolm Dixon Rd.

Let me be clear the cumulative effects of the 4 developments (Alto, La Canada, They Vineyards and Chartraw) need to be evaluated together and ALL traffic on Malcolm Dixon RD needs to be minimized.

This is smoke and mirrors. Don't be fooled!!

Kelley & John Garcia

----- Forwarded Message -----

From: Rafael Martinez <rafael.martinez@edcgov.us>

To: K&J Garcia <bugginu@sbcglobal.net>

Sent: Tuesday, January 21, 2020, 11:46:05 AM PST

Subject: Re: Green Valley Road at Salmon Falls and Silva Valley

Dear Mrs Garcia,

It was a pleasure speaking with you last week. After communicating with my staff you are correct that the infrastructure is installed but not plugged in.....yet.
Hope this answers your question.

Sincerely,

Rafael Martinez

Director

County of El Dorado

Department of Transportation

2850 Fairlane Court

Placerville, CA 95667

(530) 621-7533

rafael.martinez@edcgov.us

Kimley»Horn

Table 2 – Near-Term (2025) Intersection Levels of Service with Project Trip Redistribution

ID	Intersection	Control	Peak Hour	Near-Term (2025)		Near-Term (2025) plus Project	
				Delay (sec)	LOS	Delay (sec)	LOS
1	Green Valley Rd @ Francisco Dr	Signal	AM	35.4	D	34.9	C
			PM	59.1	E	53.8	D
2	Green Valley Rd @ El Dorado Hills Blvd/Salmon Falls Rd	Signal	AM	98.7	F	101.2	F
			PM	98.9	F	103.3	F
3	Green Valley Rd @ Silva Valley Pkwy/Allegheny Rd	Signal	AM	32.3	C	33.7	C
			PM	31.4	C	32.3	C
4	Green Valley Rd @ Loch Way	SSSC*	AM	1.5 (43.6 NB)	E	1.6 (44.0 NB)	E
			PM	1.0 (50.4 NB)	F	1.0 (51.0 NB)	F
5	Green Valley Rd @ Chartraw Rd	SSSC*	AM	2.8 (48.3 SB)	E	3.0 (49.3 SB)	E
			PM	1.5 (71.2 SB)	F	1.6 (73.7 SB)	F
6	Green Valley Rd @ Malcolm Dixon Rd	SSSC*	AM	0.4 (22.7 SB)	C	0.5 (24.5 SB)	C
			PM	0.1 (12.4 SB)	B	0.2 (18.9 SB)	C
7	Malcolm Dixon Rd (N) @ Chartraw Rd	SSSC*	AM	2.0 (7.3 WB)	A	5.8 (8.9 SB)	A
			PM	1.2 (7.4 WB)	A	2.8 (9.0 SB)	A
8	Malcolm Dixon Rd (S) @ Chartraw Rd	SSSC*	AM	3.5 (8.9 EB)	A	3.6 (9.0 EB)	A
			PM	2.9 (8.7 EB)	A	2.9 (8.7 EB)	A
9	Malcolm Dixon Rd @ Allegheny Rd	SSSC*	AM	6.2 (9.5 NB)	A	6.1 (9.7 NB)	A
			PM	6.1 (9.2 NB)	A	5.8 (9.4 NB)	A
10	Salmon Falls Rd @ Malcolm Dixon Rd	SSSC*	AM	1.5 (10.4 WB)	B	1.6 (10.6 WB)	B
			PM	1.2 (11.6 WB)	B	1.3 (11.8 WB)	B
11	Silva Valley Pkwy @ Appian Way	AWSC	AM	22.8	C	23.3	C
			PM	24.3	C	25.0	C
12	Silva Valley Pkwy @ Harvard Way	Signal	AM	57.4	E	59.5	E
			PM	54.2	D	54.3	D
13	Silva Valley Pkwy @ Golden Eagle Ln/Walker Park Dr	AWSC	AM	48.4	E	48.6	E
			PM	24.3	C	24.6	C
14	Malcolm Dixon Rd @ Project Dwy/Wilson Dwy	SSSC*	AM	3.0 (8.5 NB)	A	4.5 (8.7 SB)	A
			PM	3.3 (8.4 NB)	A	4.8 (8.7 SB)	A

Notes:

Bold represents unacceptable operations. Shaded represents significant impact.

*Side Street Stop Controlled (SSSC) intersections are reported with the intersection delay followed by the worst movement's delay. The reported LOS corresponds to the worst movement.

As shown in **Table 2**, the redistribution of project trips results in a significant impact at Intersection #2 (Green Valley Road @ El Dorado Hills Boulevard/Salmon Falls Road). **This impact can be mitigated through the methods described in the originally completed traffic study which consist of a now-completed County Capital Improvement Program (CIP) project that improved the efficiency of the traffic signal operations at this intersection.** Though Intersection #4 and Intersection #5 operate unacceptably at LOS F for AM and PM peak-hour conditions, these intersections are not considered to be significantly impacted as the project does not contribute ten or more trips to the intersections during peak-hours. Analysis worksheets for these intersections are provided in **Appendix B**. Furthermore, as shown in **Table 2**, when vehicles originating from or destined for the proposed project are no longer restricted from traveling along Malcolm Dixon Road west of the site, the localized redistribution of trips results in the elimination of the previously documented significant impacts at the Green Valley Road intersections with Loch Way (Intersection #4) and with Chartraw Road (Intersection #5) under Near-Term (2025) plus Proposed Project Conditions.

Kelley & John



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

The Vineyards of El Dorado Hills

1 message

Alli Ward <allisa.paige@gmail.com>

Mon, Feb 24, 2020 at 7:14 PM

To: edc.cob@edcgov.us

- > Good evening,
- >
- > My family just bought a home off Arroyo Vista Way, we are in love with this community and the rural atmosphere.
- >
- > I was notified today of The Vineyard Project and floored that this is actually a possibility. Malcom Dixon is already one of the scariest roads to drive in the area between bikers, multiple blind turns, wildlife and the amount of cars taking an illegal left out of the housing development. The idea someone thinks it's a good idea to add 50 homes to this area is crazy to me. I have seen the \$1 million dollar infrastructure, which sounds like they will be fighting to recoup that money. It doesn't sound like any of it will fix any problems to Malcom Dixon road.
- >
- > I strongly oppose the increase of homes to this project .
- >
- > From,
- > Allisa Ward
- > 1920 Arroyo Vista Way
- > El Dorado Hills
- > 760-579-8913



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

Rezone of the Vineyards/ 19-1768 #33

1 message

James C Miller <cosmomiller@earthlink.net>

Mon, Feb 24, 2020 at 6:26 PM

To: edc.cob@edcgov.us

James Miller
Robin Davis
1681 Winding Oak Ln
El Dorado Hills, CA 95762

Dear John Hidahl, Shiva Frentzen, Brian Veerkamp, Lori Parlin, and Sue Novasel,

My name is James Miller and my wife is Robin Davis. We reside in the Arroyo Vista CSD off Malcom Dixon just to the north of the proposed Vineyard development. We built our home 25 years ago and have believed we were in a slice of heaven in this rural setting. That is about to change forever if this rezone is approved.

I am unable to attend the BOS meeting tomorrow, the 25th of February, when you will consider the rezone (Z16-0002) of the so called Vineyards project at El Dorado Hills. Please consider my comments in this communication before you make any rezoning decisions.

I urge you in the strongest possible way to refuse to rezone this ill-advised project.

"To provide clarity on the proposed Vineyard project, the following are some simple facts related to the project:"

This project is billed as 42 lots for homes but you see on the development map this will be the first part of three stages consisting of a total of 110 lots/homes. This total number of homes must be the primary consideration for the request to rezone. This proposed development rezone and the associated environmental impact report only considers 42 lots. This is a deception. The desire is to get the "nose of the camel under the tent" if you will. This tactic, along with the tactics from years past (a lawsuit was filed and won on this issue) that aimed at hoodwinking the public's comments will only result in the degradation of the quality of life for local residents. If this rezone is approved, so will the rest of the development of 110 homes follow.

The idea and comment that Malcom Dixon will receive "improvements" to the road are farcical at best, devious and false at worst. Malcom Dixon is not used just as a road for local traffic but a road heavily used for recreation. A plethora of bicyclists and long boarders are a constant sight on Malcom Dixon all week long. I know, I live here. Parallel Green Valley Road is not suitable for recreation and so Malcom Dixon is by far the preferred road. The addition of 110 homes, the elimination of the smooth "S" turn (adding 2 stop signs) and the resulting traffic will put an end to safe, fun, and enjoyable recreation activities that are particularly suited to the rural character of our neighborhood.

Recreation aside, the smooth flowing Malcom Dixon will become multiple stop and go traffic. If any development is to be approved, all traffic should be routed to Salmon Falls.

I have attached a small table from Mike Spack, PE, PTOE concerning traffic planning. Each home will generate 10 trips per day, 1 per peak hour. At completion, this development will bring 1100 trips per day on Malcom Dixon and Green Valley Road. 110 trips during peak hours. This exceeds the maximum of 1000 trips per day based on livability. Don't forget, this does NOT include all the other local traffic from Hickock and Arroyo Vista CSDs as well as other residences off Malcom Dixon.

This development spells the end of a beautiful, usable, rural setting ideal for living and recreation. We have seen what happens when other developments such as *The Overlook* land in our neighborhood. We see new residents routinely violate traffic flow and have a large unsightly wooden fence obscuring the vista when driving on the road.

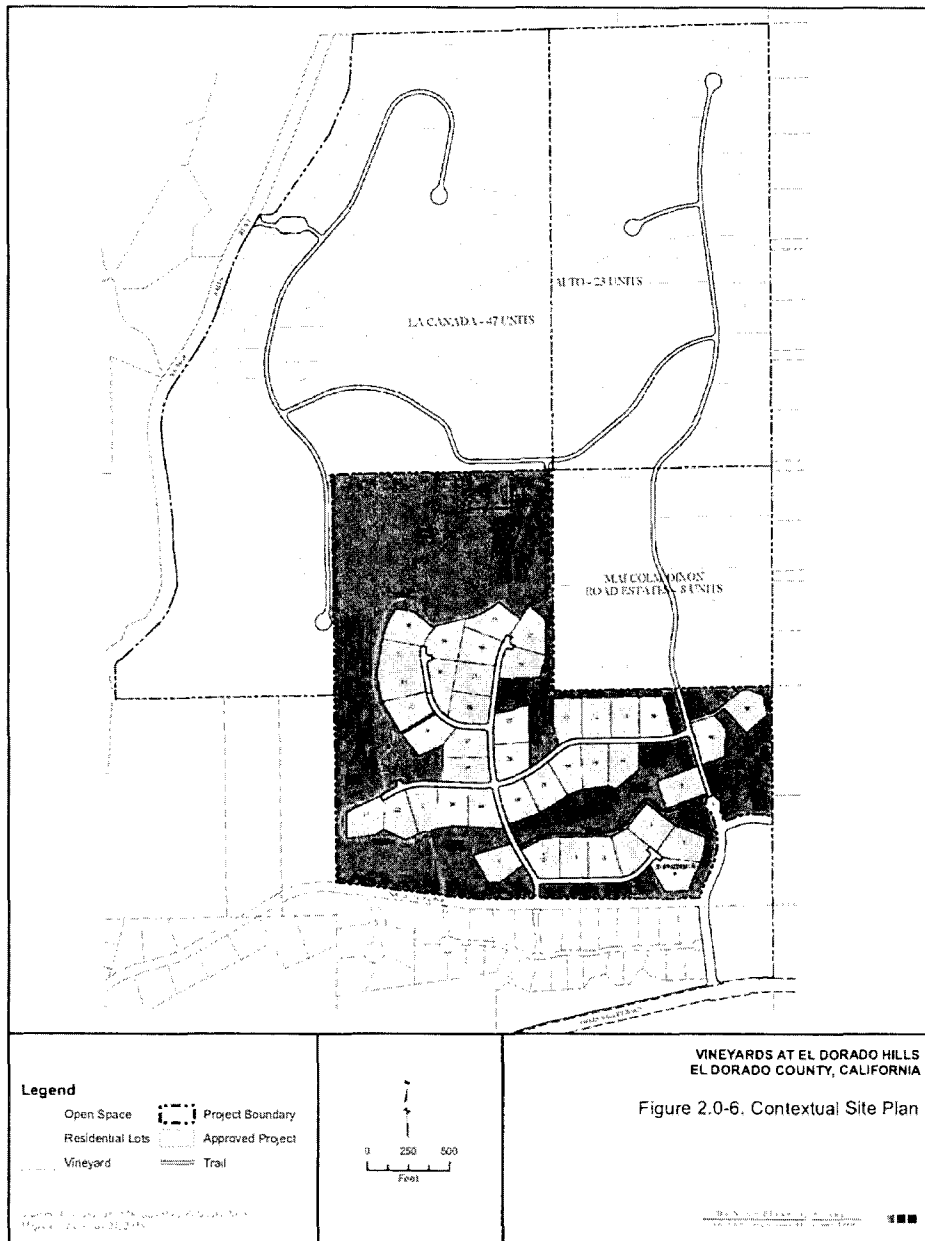
I know others have made comments concerning septic tank use, water runoff, eyesore issues, noise, known asbestos in the soil which will land downwind on our properties, and other inevitable degradations to our quality of life that we locals will suffer. I will let them speak for me.

I hope that in your roles as County Supervisors, you will not just consider monetary gain but actual resident satisfaction and quality of life.

Thank you for your consideration of our comments.

Sincerely,

James Miller
Robin Davis



Mike on Traffic

Mike Spack, PE, PTOE

I originally posted this article several years ago. I attend a lot of meetings where I'm seen as the expert on traffic issues and I get asked questions related to basic standards and general practice. You can always respond that you don't know the answer and you need to look it up, but you look better if you're able to rattle off the numbers from memory. To that end, I have updated the list of questions and answers that every traffic engineer should consider memorizing.

About how much traffic will my development generate? (round numbers based on ITE Trip Generation Report, 10th Edition) (Corrections were made to these numbers as of as of Jan 25, 2018 at 10:00 pm)

- Single Family Houses (per unit): 10 trips per day, 1 per peak hour

- Apartments/Condos/Townhouses (per unit): 7 trips per day, 0.7 per peak hour
- Office (per 1000 sq ft): 10 trips per day, 1.5 per peak hour
- Retail (per 1000 sq ft): 38 trips per day, 4.2 per peak hour
- Industrial (per 1000 sq ft): 5 trips per day, 0.9 per peak hour

Planning level daily capacity of a road *(Round numbers based on Level of Service D/E thresholds in HCM 6th Edition)*

- 2 lane local street: 1,000 vehicles per day based on livability
- 2 lane (w/ left turn lanes): 18,300 vehicles per day
- 4 lane (w/ left turn lanes): 36,800 vehicles per day
- 6 lane (w/ left turn lanes): 55,300 vehicles per day

Peak hour capacity of an intersection *(Based on Level of Service D/E thresholds in HCM 6th Edition)*

- Stop sign controlled: 35 seconds/vehicle
- Roundabout controlled: 35 seconds/vehicle
- Traffic Signal controlled: 55 seconds/vehicle

Theoretical maximum saturation flow rate per lane *(this will allow you to do quick calculations in your head to check reasonableness at big events)*

- 1,900 vehicles per hour per lane

Threshold for when you need to add a second (dual) left turn lane at a signalized intersection?

- 300 left turning vehicles from that leg of the intersection in the peak hour



Mike Spack, PE, PTOE

Mike is the founder of Spack Enterprise and creative force and principal writer behind *DriveOn Traffic*.

He is the recognized industry leader of traffic studies and traffic data collection. He is also the author of numerous industry leading guides used by transportation professionals around the world and presenter for Traffic Corner Tuesday webinars.



Public Comment

#33

EDC COB <edc.cob@edcgov.us>

Opposition to Vineyards Development

1 message

MICHAEL MERRICK <mmerrick@mpmconsgp.com>

Tue, Feb 25, 2020 at 8:24 AM

To: edc.cob@edcgov.us

I am a resident of Sterlingshire HOA and I vehemently oppose the plans for the vineyards development. I believe the left hand turn offered is indicative of what is not being addressed; the introduction the larger number of new homes will only lead to more congestion and decreased safety. John Hidahl and a rep from the developer presented to the Sterlingshire HOA board of which I was a member at that time. Development in isolation of other needed resources is bad for everyone and will only lead to decreased public safety. The bottleneck that occurs on Green Valley Road is simply being pushed beyond Francisco Road and will eventually lead to significant backups east of the Silva Valley - Green Valley intersection. It already backs up to Sterlingshire. Increase development will simply push the backup further up green valley.

Sincerely,
Dr Michael Merrick



Public Comment

EDC COB <edc.cob@edcgov.us>

Fw: Public Comment for the Vineyards – File number 19-1768

1 message

K&J Garcia <bugginu@sbcglobal.net>
To: BOS Clerk <edc.cob@edcgov.us>

Tue, Feb 25, 2020 at 8:21 AM

Please submit this into public comment for the Vineyards

Kelley & John

----- Forwarded Message -----

From: Garcia, John M <john.garcia2@teledyne.com>
To: edccob@edcgov.us <edccob@edcgov.us>
Cc: bostwo@edcgov.us <bostwo@edcgov.us>; bosone@edcgov.us <bosone@edcgov.us>; Brian Veerkamp (bosthree@edcgov.us) <bosthree@edcgov.us>; bosfour@edcgov.us <bosfour@edcgov.us>; Norma Santiago (bosfive@edcgov.us) <bosfive@edcgov.us>; K&J Garcia <bugginu@sbcglobal.net>
Sent: Tuesday, February 25, 2020, 05:18:02 AM PST
Subject: Re: Public Comment for the Vineyards – File number 19-1768

Dear El Dorado County BOS,

We are asking that you kindly DENY the request to a Rezone (Z16-0002), a Planned Development (PD16-0001), a Phased Tentative Subdivision Map (TM16-1528), and a Design Waiver on property identified by Assessor's Parcel Number 126-100-024, consisting of 114.03 acres, in the Rural Region in the El Dorado Hills area, submitted by Omni Financial, LLC. We welcome Diamante Estates as was originally approved; 19 Equestrian parcels ranging from 5 to 12 acres in the rural region preserving the oak canopy on private lots.

Traffic and Safety

To those that say 42 homes doesn't seem like a lot: the trip generator used by traffic engineers says there are 9 daily trips on average for each added home. For Malcolm Dixon Rd that means 378 daily trips and doesn't even take into account our new "Amazon" delivery models. Now, the Vineyards project isn't the only property being considered in this quadrant. There are 260 more acres that, if allowed rezones and density bonuses, would add an additional 1200 to 1500 trips. All of these developments are tied into the Malcolm Dixon Area Of Benefit Improvements due to the volumes of traffic expected from their projects. This means that any traffic study that doesn't consider all of the developments as a whole is invalid. The cumulative effects need to be addressed and limited access to Malcolm Dixon itself must be considered.

When the old Dixon project comes about it could add 5400 additional new trips to the Green Valley Corridor. When traffic on Green Valley Road backs up at Allegany, they too will use Malcolm Dixon as a bypass.

This increased traffic on Malcolm Dixon Rd jeopardizes the safety of our recent bike route designation and the cyclists. Why would you think it is possibly ok to notify the public of a safe route to bike through our county then allow developers to add this much increased traffic on this route? There are blind corners, shaded spaces and an east west road alignment that puts the sun in your eyes in the mornings and afternoon when traffic is at its highest.

Exiting Alta Vista Court is an ever increasing challenge as traffic heading down hill frequently exceeds 50 mph.

Do what is right for the community and the developers. Let them build to the existing zoning but deny the density bonus. They are not entitled to receive the density bonus. That is an ask of the Board. We rely on you to protect our interests and safety instead of continuing to

allow this loophole in the general plan.

John M. Garcia

Program Manager, Paradise Products



916-636-7452 (Desk)

916-213-5309 (Cell)

A large banner with a black background on the left and a white background on the right. On the left, the Teledyne Defense Electronics logo is shown, featuring a stylized star icon and the text "TELEDYNE DEFENSE ELECTRONICS Everywhere you look". On the right, the "SATELLITE 2020" logo is displayed, with "SATELLITE" in a large, bold font and "2020" in a smaller font. Below the "SATELLITE 2020" logo, the text "March 9-12, 2020 | Washington, D.C." is written. At the bottom of the banner, a white text box contains the message "Use our VIP Code TEL708 for a free Expo ticket! Call us: | Code: 708".