



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

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## Green Valley Commercial Hearing - March 19th at 2:00 PM

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Ken Giberson &lt;kgiberson@msce.com&gt;

Fri, Mar 15, 2013 at 11:57 AM

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

March 6, 2013

Board of Supervisors

County of El Dorado

330 Fair Lane

Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Board Members:

I support the rezone at the corner of Green Valley and Francisco Drive, across from the Safeway center. This site, which has sat vacant for years, is an excellent site for commercial uses. All of the other corners at this intersection are commercial. The County should have rezoned the property years ago.

I drive by this site daily on my commute to and from work in Roseville. This site is on my right as I return from work each day to my home in El Dorado Hills. A commercial development on this site would be convenient for me to patronize.

There is a lack of adequate commercial services in this portion of our community. The lack of adequate commercial sites in our community force us to have to drive down to Folsom or to the businesses at Highway 50 and El Dorado Hills Boulevard for shopping opportunities. These extra vehicle trips cause additional traffic congestion along Green Valley Road and El Dorado Hills Boulevard.

I understand that a few neighbors have suggested that this site should stay zoned for residential use, with the hope that homes will be built there. I have been in the civil engineering business for more than 35 years and have an expertise in land use planning and the residential development business. This corner is not a good location for homes. The topographic relief on this site would result in home sites that would be located about 12 to 15

Public Comment

feet lower than the intersection of Green Valley Road and Francisco Drive. Future residents of homes on this site would have to endure the constant noise of the intersection located above their homes. Additionally, the views from their backyards would be looking up at the 15,000 to 20,000 cars that drive by each day. Not only would it be extremely difficult, if not impossible, to design a desirable layout for homes here, this site is not conducive to the creation of a liveable and enjoyable neighborhood.

I urge you to rezone this site so that we can get lure some more businesses to our County.

Sincerely,

Ken Giberson

El Dorado Hills Resident



*Still Finding Gold In El Dorado County*

March 15, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Green Valley Commercial Center**

Dear Honorable Supervisors:

On behalf of the El Dorado County Chamber of Commerce, we would like to express our support for the Green Valley Commercial Center. Our Chamber is devoted to preserving the quality of life in El Dorado County by advocating and promoting a strong, healthy and diverse business community. The Chamber helps to ensure that business opportunities and quality of life may be sustained through future generations. It is with this mission that we whole-heartedly give our support to the rezone for the Green Valley Commercial Center.

This project meets General Plan policy 10.1.5.5 to promote the need to create greater opportunities for residents to satisfy retail-shopping demands in El Dorado County. We are continuing to lose our sales tax dollars to other jurisdictions, simply because we are not offering enough commercial opportunities in our County. This project could generate nearly \$200,000 annually directly to the County general fund and could create more than 60 permanent jobs.

While most counties struggle with high jobs to housing imbalance, we struggle with just the opposite. We need more jobs and we need to preserve our sales tax dollars in El Dorado County. Projects such as this would be a step in the right direction.

The developer has committed to working with the community to determine compatible tenants and we applaud this effort. This corner is not compatible for a housing project and should have been designated as commercial long ago.

We ask that you support your staff recommendation and planning commission is approving the rezone for this site.

Thank you.

Laurel Brent-Bumb  
Chief Executive Officer

***EL DORADO COUNTY CHAMBER OF COMMERCE***

542 Main Street, Placerville, California 95667

Public Comment (530) 621-5885 (800) 457-6279 Fax (530) 642-1624 13-0118 2A 3 of 29



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## Green Valley Rd Commercial Rezone

1 message

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**Norm Brown** <ncbrown2000@comcast.net>

Fri, Mar 15, 2013 at 5:21 PM

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

Chairman Ron Briggs

And Honorable Members of the Board of Supervisors

El Dorado County

330 Fair Lane

Placerville, CA 95667

**Re: Commercial Development at Green Valley and Francisco Drive**

Dear Chairman Briggs and Honorable Supervisors:

I testified at the Planning Commission hearing on this project and listened to the testimony of many of the neighbors. This application before you is not a surprise. The commercial use of this property was properly disclosed and is the best use of the property.

My company was the master developer of the Francisco Oaks project. We secured approval of Francisco Oaks from the County and built all of the backbone infrastructure. We ultimately sold all of the lots to custom home builders and individuals. In every single contract for sale of the lots within Francisco Oaks, we included a document titled "DISCLOSURES FRANCISCO OAKS." A copy of the relevant pages of the disclosure is attached to this email.

In this disclosure document, my company made two disclosures to prospective buyers regarding adjacent land uses. We made a general disclosure regarding potential "Changes in Land Uses" of properties around the Francisco Oaks subdivision. We also made a very specific disclosure regarding this property. In one sentence we say, "The land immediately to the north of the project is zoned high density single family residential; however the parcel at the intersection of Cambria Way and Francisco Drive is proposed for commercial zoning." Everyone who bought a lot knew that this site was planning to convert to a commercial use.

Sincerely,

Norm Brown

NC Brown Development, Inc.



8601 RANCHOWOOD COURT ♦ FAIR OAK, CALIFORNIA 95628  
TELEPHONE (916) 966-3456 ♦ FAX (916) 966-3458

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 **Land Use Disclosure.pdf**  
885K

## LAND USE DISCLOSURE

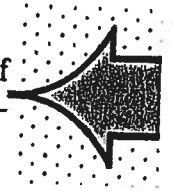
### General Discussion

Francisco Oaks consists of 67 custom homesites. The subdivision is bounded on the east by Francisco Drive and will be accessed at the north end by Cambria Way and Brittany Way (on the south). Brittany Way will eventually be connected to the future alignment of El Dorado Hills Boulevard on the east and the Promontory project on the west.

Francisco Oaks will be a gated community. Interior streets will be owned and maintained by the Francisco Oaks Homeowners' Association ("Association"). The northern gate will be on Cambria Way and southern gate will be located on Coronado Drive at Brittany Way.

One of the significant features of Francisco Oaks is an open space area consisting of approximately 7 1/2+/- acres which roughly bisects the project running along the north/south axis. The open space will be owned and maintained by the Association and may be accessed by homeowners. Some homesites are immediately adjacent to the open space, which contains a seasonal creek.

Francisco Oaks is adjacent to Wild Oaks Park, immediately to the south. Low density residential is the current zoning for land east of Francisco Drive and the adjacent land of the project. The land immediately to the north of the project is zoned high density single-family residential; however the parcel at the intersection of Cambria Way and Francisco Drive is proposed for commercial zoning.



### Schools

Francisco Oaks will be served by two school districts. Rescue School District will provide classes from K through 8<sup>th</sup> grades. Secondary education (9<sup>th</sup> through 12<sup>th</sup> grades) will be provided by El Dorado Union High School.

Enrollment boundaries may change in the future. Therefore, you should carefully investigate enrollment boundaries and policies of each school district.

For further information regarding schools, please contact the applicable school district at:

Rescue: (916) 933-0129  
El Dorado Union: (530) 622-5081 OR (916) 933-5165.

### Access: Circulation

As discussed above, the primary access to Francisco Oaks will be from Francisco Drive. The County of El Dorado intends to eventually connect El Dorado Hills Boulevard with Francisco Drive at a new signalized intersection located at the terminus of Brittany Way. To mitigate sound from Francisco Drive, a sound wall will be constructed the entire length of Francisco Drive where it is adjacent to the subdivision.

Buyer Initials: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

The public will have access to Francisco Drive and Brittany Way. However, the general public will not be able to enter the subdivision without passing through the privacy gates on Cambria Way and Coronado Drive.

### Community Association; Master Declaration

The Francisco Oaks Homeowners' Association (the "Association") has been formed pursuant to a Declaration of Covenants, Conditions and Restrictions ("Declarant"). The Association will maintain the common areas within the subdivision and provide enforcement of the Declaration. The Declaration imposes architectural, site design and landscaping plan review, and provides for assessments levied against the homesites for common area improvements and maintenance, including the interior roads, signage, entry, landscaping and open space.

We strongly encourage you to review the Declaration, Association documents, and Final Public Subdivision Report to understand your rights and responsibilities.

### Views

Future development both within and outside Francisco Oaks, will likely affect the views without notice. In addition, rules and regulations applicable to tree removal may impact potential view corridors. Therefore, it is important for you to read the Francisco Oaks Design Guidelines, the Declaration, consult County ordinances and regulations, and investigate future development in areas adjacent to Francisco Oaks. Francisco Oaks, LLC cannot and does not make any representations or warranties, either express or implied that views will be preserved nor provide any assurances that views will not be impaired or altered by the construction of other structures or improvements within Francisco Oaks or on property outside of the boundaries of Francisco Oaks or because of local land use controls.

### Changes in Land Use

Because of the fluid and dynamic nature of land use and development, properties around Francisco Oaks will be subject to land use changes in the future. Francisco Oaks does not represent, warrant or guarantee that any of the zoning or land use designations, either existing or proposed, for properties around Francisco Oaks will be developed as presently envisioned.

### ADJOINING AREA USES

As discussed above, the areas immediately adjacent to the Francisco Oaks subdivision consist mainly of residential zoning. There are office and commercial areas within a two-mile radius of the subdivision.

A major highway, U.S. Highway 50, is within 3 1/2 miles of the closest point of the subdivision.

Buyer Initials \_\_\_\_\_

Buyer Initials: \_\_\_\_\_



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

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## In support for rezone of Green Valley/Francisco

1 message

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**nick galyean** <nick.galyean@sbcglobal.net>

Sat, Mar 16, 2013 at 8:21 AM

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

Dear County Board ,

Back in October I attended the Planning Commission meeting regarding the proposed commercial project at the corner of Green Valley and Francisco in El Dorado Hills. I support the rezone. We need to get something built there.

I drive by that intersection regularly and that corner is a mess, especially right before the elections.

A few stores there would be good. It's hard to imagine anything else there, like housing. There is a mini storage on one-side and every other corner of the intersection has commercial buildings. The rezone makes sense to me and it is good planning. It is not a good housing site. People will not want to live there.

It is not hard to imagine how a couple of clean new stores would be a big improvement over what is there now.

Sincerely,

Nick Gaylean

El Dorado Hills





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

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## Green Valley Commercial Center, El Dorado Hills

1 message

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**Morgan, Mark S** <Mark.S.Morgan@morganstanley.com>

Sat, Mar 16, 2013 at 8:21 AM

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

Board of Supervisors

County of El Dorado

330 Fair Lane

Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Supervisors:

My wife and I live in El Dorado Hills. We support the Green Valley Commercial Center because it will shorten the drive time for many people in the neighborhood. We need more businesses to support the existing residents' needs. The intersection of Green Valley Road and Francisco Drive is the most intense commercial intersection in northern El Dorado Hills. All four corners should be commercial.

I understand that the site is currently zoned for residential. That means 34 more houses could be built on this site. With all of the other housing being proposed along Green Valley Road, we do not need another subdivision right there at the corner of Green Valley and Francisco. With the current traffic congestion, we do not need any more houses in our part of El Dorado Hills. Keeping this property residential means more traffic from new people coming to our community. Approving this site as commercial will generate some traffic, but it is not new traffic. It is traffic that is already in the area. And it will cut down on the traffic going down El Dorado Hills Boulevard to Highway 50 for services.

It is time for the County to make smart planning decisions. Don't let the whims of a few neighbors who do not like change dictate what you should do. Follow smart planning principles and put the commercial businesses at the busy intersections.

Thank you,

Mark Morgan Comment

13-0118 2A 9 of 29

***“There is no exercise better for the heart than reaching down and lifting people up.”***

**–John Andrew Holmes**

Mark S. Morgan, CIMA®, CRPS®  
**Morgan Stanley Wealth Management**  
Executive Director  
Corporate Client Group Director  
Family Wealth Director  
  
Financial Advisor

Phone: 916-984-3305/800-626-7019  
Fax: 916-984-3388  
Email: [mark.s.morgan@morganstanley.com](mailto:mark.s.morgan@morganstanley.com)

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## Green Valley Rd and Francisco Drive

1 message

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Jeff Frey <jfrey@envirotrolwater.com>

Sat, Mar 16, 2013 at 9:52 AM

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

Honorable Board of Supervisors

County of El Dorado

330 Fair Lane

Placerville, CA 95667

Re: Commercial Center at Green Valley Road and Francisco Drive

Dear Board of Supervisors:

I am a 15-year resident of El Dorado Hills, having lived near the intersection of Green Valley Road and Francisco Drive. I have watched as the area has built up over the years. When we first moved to El Dorado Hills, only two of the four corners were built up. And much of the housing that is there now was not yet built. As the area builds out, there are now enough people living in the community to support a full array of businesses. Three of the four corners have commercial businesses operating on them. It makes sense for the fourth corner to build out as a retail/commercial site.

There have been concerns about traffic. I have driven up and down Green Valley Road and Francisco Drive. I can tell you first hand that it is not unsafe. I could be one of the people visiting shops and businesses at the Green Valley Center and I would feel perfectly comfortable driving in and out of the site from Francisco and Cambria.

I urge you to approve the rezone of this site so that we can get more services near the homes where people live.

Sincerely,

Jeff Frey

(916) 939-7924



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

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## Support for Commercial Center at Green Valley Road and Francisco Drive

1 message

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**Pat McClain** <pat.mcclain@yahoo.com>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Sat, Mar 16, 2013 at 3:44 PM

Honorable Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Dear Board Members:

I was at the Planning Commission meeting and spoke in support of this project. The situation and much of the testimony reminded me of the Safeway Center controversy a few years back. Lots of people opposed that project but it turned out to be great for the neighborhood. My family used to have to drive to Folsom to shop. And now we stay in the neighborhood. This proposal, like Safeway, is good for the neighborhood.

It is logical for the fourth corner to be built out for commercial use as the other three corners are built out as commercial businesses. I support the drug store and other business proposed at this vacant corner. I'm in favor mostly because it is good planning. I was surprised when I learned that it is not zoned for commercial use, as I've always assumed that it was. In addition, this vacant site is a nuisance in its existing state. It tends to be filled with all kinds of signs during the election season.

I support this rezone and expect that many of us will shop there once it is built. Let's not miss this opportunity.

Sincerely,

Pat McClain  
El Dorado Hills



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

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## Green Valley Commercial Rezone

1 message

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**Joshua Wood** <joshua@regionbuilders.com>

Sat, Mar 16, 2013 at 9:11 PM

To: bosone@edcgov.us, The BOSTWO &lt;bostwo@edcgov.us&gt;, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Board of Supervisors,

Attached is our letter of support for the Green Valley Commercial Rezone &amp; General Plan Amendment.

-

Sincerely,

**Joshua Wood**

Executive Director

Region Builders, Inc.

1331 T Street | Sacramento, CA 95811

P: (916) 397-4776 | regionbuilders.com

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 **green-valley-project.pdf**  
409K



March 16, 2013

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**RE: Green Valley Commercial Center**

Dear Supervisors:

Region Builders is a commercial building industry trade association and a coalition of 13 local trade and professional associations. On behalf of Region Builders, I would like to share with you our **support for the Green Valley Commercial Center rezone and General Plan amendment.**

As an economic development focused organization, we believe that rezoning this nearly 7-acre property to commercial, with the future intent to develop, will help create opportunities for short- and long-term jobs. Our organization represents hundreds of professional members within the business community. We focus on ensuring that our members have ample opportunity to work in the communities in which they reside. Our members, specifically those in El Dorado County, struggle to find enough work in this current recession.

Winn Communities has been working on projects in El Dorado County for the past 30 years, creating jobs, housing and economic development. Undoubtedly many of your constituents live and recreate in places that were produced by Tom Winn. He is committed to this community and would like to continue working with your Board and the residents to ensure the best product is delivered.

A rezone and general plan amendment should be granted for this project. The corner of Green Valley and Francisco is a prime location for a commercial center. The corner is surrounded by commercial and has a high traffic volume – making this a sought-after sight for commercial tenants. This corner is not compatible for a housing project and has been given support by your staff and your appointed planning commissioners.

We respectfully ask for your approval on the Green Valley Commercial Center's request for a rezone and general plan amendment which they are seeking. This is a project that has used smart planning principles and lies within the long established community region boundary.

Thank you for your time and consideration. If you have any questions, please contact me at (916) 397-4776.

Sincerely,

Joshua Wood  
Executive Director  
Region Builders, Inc.

- We Build Jobs -



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

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## Green Valley Center at Francisco Drive

1 message

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**Mark Conley** <mconley@odonnell.com>

Sun, Mar 17, 2013 at 12:26 PM

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

Chairman Ron Briggs and Members of the Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Re: Green Valley Center at Francisco Drive

Dear Chairman Briggs and Board Members:

I'm writing to support the rezone of the property located at Francisco Drive and Green Valley Road. It's a natural commercial comer. We have an abundance of homes in the western part of El Dorado Hills but we are under-served by retail services. I can't think of a better location for businesses.

I've lived in the area for over 25 years on Uplands Drive. I understand there are claims that the intersection of Cambria and Francisco is substandard and unsafe. That is not my experience. I've gone in and out of the Village shopping center via Embarcadero (which is directly across from Cambria on Francisco) hundreds of times. We used to go to the Cellar Café in the early 1990s and later my family used to have pizza every Friday night in this center. Based on my experience, this intersection is not dangerous.

I travel a great deal for work. I'm often in San Jose and other major cities throughout the county. In my experience, the traffic flows well in El Dorado Hills. The best solution for improving traffic is to locate services central to the neighborhood. That's what this proposal does and this why I support it.

Thank you,

Mark Conley





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## rezone at Green Valley

1 message

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**emoris@comcast.net** <emoris@comcast.net>

Sun, Mar 17, 2013 at 6:11 PM

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

bosone@edcgov.us

bostwo@edcgov.us

bosthree@edcgov.us

bosfour@edcgov.us

bosfive@edcgov.us

edc.cob@edcgov.us

El Dorado County

Board of Supervisors

330 Fair Lane

Placerville, CA 95667

Dear Supervisors:

I live in the Four Seasons retirement community off of White Rock Road in El Dorado Hills. I have been following the proposed rezone at Green Valley Road across from Safeway. That would be a great use for the property. Shopping is getting better but we are still lacking services and stores in El Dorado Hills, especially on that side of town. I used to live off of Green Valley as did my children and grandchildren. For years, we all shopped in Folsom. The Safeway Center is a big improvement, and this new site will be as well.

New stores in that location will be great for people who live nearby. It will mean less shopping traffic on my side of town and in Folsom.

Sincerely,

Mrs. Ellen Morissette

7016 Rushwood Drive  
Public Comment

13-0118 2A 17 of 29

3/18/13

Edcgov.us Mail - rezone at Green Valley

El Dorado Hills, California 95762



**Fwd: WINN Commercial Public Comment**

1 message

**Char Tim** <charlene.tim@edcgov.us> Mon, Mar 18, 2013 at 8:11 AM  
To: EDC COB <edc.cob@edcgov.us>  
Cc: Ellen Van Dyke <vandyke.5@sbcglobal.net>, Roger Trout <roger.trout@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Clerk of the Board,

Please include the attached public comment to the Green Valley Center item being considered by the Board on March 19th. Thank you.

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

From: **Rommel Pabalinas** <rommel.pabalinas@edcgov.us>  
Date: Mon, Mar 18, 2013 at 7:04 AM  
Subject: Fwd: WINN Commercial Public Comment  
To: Charlene Tim <charlene.tim@edcgov.us>  
Cc: George Carpenter <georgemcarpenter@comcast.net>

fyi

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

From: **Ellen Van Dyke** <vandyke.5@sbcglobal.net>  
Date: Mon, Mar 18, 2013 at 6:48 AM  
Subject: WINN Commercial Public Comment  
To:  
Cc: roger.trout@edcgov.us, rommel.pabalinas@edcgov.us

Please read and include our letter (attached) in the public comment for the Winn Commercial project, item 13-0118 on the March 19 BOS Agenda. -Ellen Van Dyke

-----  
**Rommel (Mel) Pabalinas, Senior Planner**  
**El Dorado County Development Services Department**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**

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Thank you.

Char Tim  
Clerk of the Planning Commission  
County of El Dorado  
Development Services

3/18/13

Edcgov.us Mail - Fwd: WINN Commercial Public Comment

(530) 621-5351

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Thank you.

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 **BOS letter\_WINN\_ 3.18.13.pdf**  
86K

March 18, 2013

El Dorado County Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

**RE: Winn Commercial (Z11-0004) &  
Green Valley Corridor Development Traffic**

Dear Members of the Board:

The Winn property is a wooded oak parcel with a small portion of wetland on the perimeter. It is immediately adjacent to a housing development, and is intended to be developed for a residential use per the current zoning and General Plan designation. It's location between residences and businesses would make it a perfect place for a couple of picnic tables and short walking path, and perhaps a modest community sign on the corner to be viewed by the 26,000 drivers who pass through that intersection.

The Planning Commission denied approval of the proposed project for good reason, yet here it sits before the Board of Supervisors. The traffic issues have not been resolved. The environmental impacts cannot actually be mitigated. The community does not actually need another pharmacy and more retail space right there. And why exactly, considering these things, would we randomly rezone the property to commercial use without a specific project in mind?

We urge you not to cave in to the pressures of development interests. The planning process will be there and waiting for the proponents to try again when they have a more appropriate proposal. The adjacent residents have been pleading for their representatives to listen. Do NOT approve a rezone of this parcel without a specific development plan. Our resources are precious to us, and our safety in regard to the traffic issues even more so.

***We support your denial of this project, and emphatically urge you to initiate a study of the cumulative effect of a higher density Green Valley Corridor which includes the already impacted intersections at Francisco Dr and El Dorado Hills Blvd.***

Sincerely,

Ellen & Don Van Dyke  
Green Springs Ranch residents

cc: Mel Pabalinas, Planner, Development Services (rommel.pabalinas@edcgov.us )  
Roger Trout, Division Manager, Development Services (roger.trout@edcgov.us)  
EDC Board of Supervisors:  
(bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us; bosfive@edcgov.us)  
Jim Mitrisin, Clerk of the Board (edc.cob@edcgov.us)




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**Fwd: Proposed rezone at Green Valley and Francisco Drive**

1 message

**The BOSFOUR** <bosfour@edcgov.us>

Mon, Mar 18, 2013 at 8:28 AM

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

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 Forwarded message
From: **Bob Yeadon** <rjyeadon54@aol.com>

Date: Sun, Mar 17, 2013 at 8:26 PM

Subject: Proposed rezone at Green Valley and Francisco Drive

To: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bosthree@edcgov.us" &lt;bosthree@edcgov.us&gt;, "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;

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 Good Afternoon

This email is to express our continued opposition to the proposed rezone at the subject corner in El Dorado Hills. You have heard the many arguments against the rezone and we will not belabor those here. There are some points we would like to stress, however.

The traffic proposals associated with a rezone at this location have been a bubble gum and bailing wire patch on a bad idea. The proposal for a drive-in and drive-through and other commercial plans simply do not work at this location. To force this idea to fit here simply takes the quality of life from the many residents in this area and gives to a single person.

Also, we are not sure that this is a good plan economically for the County. Since there is nothing unique being proposed, these commercial entities will simply pull sales tax revenues from nearby businesses rather than bring in additional sales tax revenue from Sacramento County or keep sales tax revenue here. There will be a negative impact to property tax revenue, that we are sure of. We would not have bought here in Francisco Oaks with commercial proposed businesses sitting at the community's entrance.

The County Board of Supervisors also need to weigh the potential for incurring liability if this proposal is approved. The parents of the first child going to school struck by a car at this crazy intersection will certainly look towards the County – especially if safety (e.g., sight distances) is put off to some uncertain date in the future.

We also believe that the CEQA process may be inappropriate for this rezone project. The CEQA document is for a specific project yet the Board's action will be on a rezoning of this parcel only. We believe that this is piece-mealing and may not be legal.

We ask one thing of the Board of Supervisors – Please consider planning for a Great Future for this County. Rather than react to a proposal – please make your decisions with a long-term vision – and then stick by the plan. And – ask yourself “Does El Dorado County want accept short-term gains on tax revenue (and end up as the Ranch Cordova of the future) at the expense of long term sustainable growth of a County that people want to live and thrive in?”

Bob & Barb Yeadon

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3/18/13

Edcgov.us Mail - Fwd: Proposed rezone at Green Valley and Francisco Drive

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Thank you.



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

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## Agenda Item 13-0118

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**Richard Shepard** <richshepard@yahoo.com>

Mon, Mar 18, 2013 at 11:00 AM

Reply-To: Richard Shepard <richshepard@yahoo.com>

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

Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, Claire LaBeaux <claire\_labeaux@yahoo.com>, Eileen Crawford <eileen.crawford@edcgov.us>, Leah Shepard <leah1home@yahoo.com>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>

Honorable Board Members,

I hope this email finds you all in good health and spirits. Please find attached, a letter in opposition of the proposed agenda item to rezone an existing residential parcel to a commercial parcel.

I am now a proud resident of El Dorado County after moving into the Francisco Oaks Subdivision from my house in Folsom two months ago. Because of my short tenure I have not yet been able to fully review all the applicant's work regarding this rezone and general plan amendment in front of you tomorrow. However, what I have reviewed has caused me great concerns that you are being asked to approve something that will not only significantly compromise the safety of the public but will also cause significant impacts that are not being properly mitigated.

Though I do not yet know if I will be able to make tomorrow's board meeting but I would like you all to understand some of the concerns that I have in approving this agenda item as currently recommended.

Should you have any questions please feel free to contact me directly.

Richard Shepard, PE  
916-802-3333

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**Winn Development Opposition Letter.pdf**  
141K



March 17, 2013

El Dorado County  
Board of Supervisors  
330 Fair Lane  
Placerville, CA 95667

RE: Z 11 0004 - WINN GP & REZONE Project

Honorable Board Members,

I am writing this letter to express my opposition of the above referenced project. This project proposes a General Plan Amendment and a Rezone of an existing residential parcel into a commercial parcel. There are numerous issues and concerns that make it impossible to understand the full impacts of approving this action. Even though the approval of this application is a discretionary one, the CEQA analysis and environmental document you are depending on to make such decision, is seriously flawed and if it doesn't directly violate CEQA it certainly disregards the spirit and intent of CEQA. The final determination of these concerns will likely rest with the court system. You must not approve this application.

Until the applicant can propose a specific project, the impacts of changing the Zoning cannot be assessed. Noise, traffic, and air quality are just a few of the environmental concerns that cannot be adequately addressed without knowing the specific type of commercial project that would be built. To approve the General Plan Amendment and Rezone by deferring the determination of these impacts until such application is received violates CEQA.

Though no specific development is proposed at this time, the parcel's existing zoning is residential so it is important that this rezone proposal be evaluated as a residential project for purpose of determining compliance with General Plan policy TC-Xf. The applicant's traffic report indicates that there are significant impacts that must be mitigated. Therefore, a commercial development on this parcel cannot be allowed to move forward unless those mitigations are programmed in the 10 year CIP, and all of the required mitigations, as stated in the traffic report, are not in the 10 year CIP so the development must be conditioned to implement the required mitigations.

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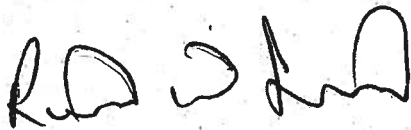
BOS Letter re: Z 11 0004 - WINN GP & REZONE Project

March 17, 2013

Also, there are existing sight distance concerns for the EBnd Cambria Way traffic making left turns onto Francisco Drive. The existing sight distance is marginal at best and will only meet minimum standards as long as the roadside vegetation is maintained. Adding any additional traffic to this already marginal condition will severely impact public safety; and to rely on maintenance actions to keep the sight distance marginal is irresponsible. This compromised sight distance is a significant safety issue that will certainly increase the frequency and severity of accidents if not mitigated. The development cannot be allowed to move forward without a condition of approval to fix the sight distance problem. Future lives depend on this.

Because of the numerous issues associated with this rezone and general plan amendment, you cannot approve it. You should require the applicant to define the proposed commercial development before you can consider a rezone or general plan amendment. Lastly, as part of your discretionary decisions, I encourage you to require any commercial development to be treated as a residential development for the purpose of determining compliance with General Plan policy TC-Xf, if the development is relying on a rezone from residential to commercial like this one.

Sincerely,



Richard W. Shepard

Former Director

El Dorado County Transportation Department

CC: Roger Trout  
Eileen Crawford



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fw: EDH/Winn Communities rezone to commercial

1 message

Claire LaBeaux <claire\_labeaux@yahoo.com>

Mon, Mar 18, 2013 at 4:58 PM

Reply-To: Claire LaBeaux <claire\_labeaux@yahoo.com>

To: "cynthia.johnson@edcgov.us" <cynthia.johnson@edcgov.us>

Hello Ms. Johnson - several weeks ago I submitted comments to each member of the Board of Supervisors. I was just reviewing tomorrow's agenda and I notice that most of the public comments that are available online were copied to you. Just in case, I'm copying you on this email as well. Can you please ensure that my comments (below) are included in the public record? Thank you.

Claire LaBeaux

— Forwarded Message —

From: Claire LaBeaux <claire\_labeaux@yahoo.com>

To: "bosone@edcgov.us" <bosone@edcgov.us>

Sent: Friday, February 22, 2013 5:56 PM

Subject: EDH/Winn Communities rezone to commercial

Hello Supervisor Mikulaco:

I'm writing as a resident of El Dorado Hills that is concerned about the potential development in El Dorado Hills, the Green Valley Center at the corner of Green Valley and Francisco. (A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES) I live in the adjacent neighborhood, and I have serious concerns about the project. I appreciate that you and your assistant Michelle Elliston have taken time to meet with me in person to discuss the plans, the area, and potential alternatives. I am more than willing to meet with you again for further discussions along these lines, as well as other community issues. In this email, I would like to outline my key concerns for the existing proposal:

The Planning Commission has heard testimony about this project twice, and both times they agreed that traffic safety was such an issue that they voted against the development on that corner. Their vote after the second meeting was to approve the rezone to commercial but to deny the plans for fast food, pharmacy, and office space. With the traffic issues, it doesn't make sense to blindly rezone to commercial without knowing the volume of traffic that will be generated. Cambria is a small road, and its intersection with Francisco is hazardous. The County's most recent Mitigated Negative Declaration (posted Feb 5) shows in the Environmental Checklist on page 28 that rezoning to commercial is expected to have "potentially significant" traffic impacts. The Developer has been working on this project for years, and I'm certain that he has invested tens of thousands of dollars into studies and research. I was joined by a few neighbors in meeting with Mr. Winn twice to try to brainstorm ways to enable him to successfully develop his property without making our main access road a vehicular nightmare. The Planning Commission has reviewed the plans twice, focusing specifically on the traffic issues both times. Through all of that work, a workable traffic situation has not yet been presented. I believe that **if it were indeed possible to mitigate the hazardous**

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**traffic impacts of this project, the solution would have been found by now. Zoning the lot to commercial in a situation like this does not make sense.**

The larger piece of property extending south from Green Valley Road to Brittany Way was owned by Mr. Winn for about 25 years. Had they drawn the lines differently, and "saved" a larger piece on the corner for commercial development, the driveway and/or access road could have been placed in a way to allow traffic flow. As I understand it, Francisco Oaks was originally drawn to end farther south than it does now, but the developers were trying to eke out more profit during the housing boom, so the community was extended to allow 4 or 5 more houses to be built. The resulting parcel on the corner is now too small and the access too difficult. If you look at the corner from an aerial view, it's easy to say, "Well, of course that fourth corner should be commercial; look at the other three. It fits right in there." The problem is that access into and out of the corner for a commercial volume of traffic is unsafe. I think Mr. Winn should have worked on this rezone and the commercial buildout before or at least in conjunction with the buildout of Francisco Oaks, rather than waiting until now.

I apologize for the lengthy email, but I have researched many angles of this project, and I would like to convey several of the issues that I have found to exist. I will bullet them to try and be briefer. With regards to zoning commercial:

\* With the Planning Commission's recognition that traffic was so much an issue, it is negligent to rezone the corner to commercial with no idea of what will be proposed there in the future. The intersection of Francisco and Cambria/Embarcadero is a hazard. Without knowing actual sight distances and stopping distances, it's not possible to know if planned road improvements on Francisco will solve the problem (as has been suggested).

\* It's negligent to allow commercial without knowing what will go there. Once the type of business is known, a true analysis of impact can be performed. The Planning Office demands this for new applications (as they did of Mr. Winn when he originally filed for a rezone). The Board needs to vote against the rezone unless and until a different development plan is put forth and evaluated. I would suggest that the recent "Negative Mitigated Declaration" prepared by the Planning Office in February should instead just be a "Negative Declaration," as no mitigations are proposed. It's not right to guess at the fact that impacts can be mitigated without concrete methods suggested. The public is relying on the county to analyze and recommend appropriate measures.

\* I am not a traffic engineer, but I have read the studies completed for this project carefully, and I have learned a lot about AASHTO guidelines and done some comparisons. The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The PD with fast food, pharmacy, and office buildings projects 3388 trips a day. In the traffic study done by Kimley Horn, stopping sight distance on Francisco moving north toward Cambria was measured at 325', with the minimum SSD for a car going 40mph being 300' according to AASHTO guidelines. However, many people go 45mph or more on that stretch of road. The minimum SSD for that is 375', well above the measured distance of 325'. Also, the corner sight distance for a car pulling out of Cambria Way to go NB on Francisco is set at 440', and is 495' for a car going 45mph according to AASHTO guidelines. However the corner sight distance at this corner as measured by Kimley Horn was only 375'! This is already dangerous and adding thousands of daily trips is going to make it exponentially worse.

\* County is recommending making a change to allow U-turns at Green Valley/Francisco for people to head west toward Sophia Pkwy. I've been told by a local traffic engineer that the intersection is too small to allow this. Even if there is enough room at the corner to accommodate a U-turn, this means that drivers will have

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to cross 3 lanes of traffic going up the road at 50+ MPH. Is this safe?

\* For a rezone to be approved, emissions must be the same or lower than the current zoned use. The developer says that 34 homes are allowed to be built there, and the emissions from 34 new homes simultaneously burning fires in wood-burning fireplaces is so great that the commercial use would be less. Common sense says that new construction of 34 homes would not include fireplaces that burn wood, and if it did, they wouldn't all be burning at the same time.

If the current Planned Development is still considered despite the Planning Commission's recommendation, please evaluate:

- \* Safety issues associated with pharmacies, robberies for medications, etc.
- \* Noise and air pollution from adding 2 drive throughs into the corner.
- \* Loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood (and is currently not allowed as off-site mitigation is not permitted at this time)
- \* Drive-through pharmacy and fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)
- \* Another pharmacy in El Dorado Hills?!
- \* The community (not just adjacent Francisco Oaks) opposes the project. More than 400 people have signed petitions expressing opposition. Also, local independent review of plans was conducted by the EDH APAC, which voted unanimously against the project when it was proposed in 2011 and reaffirmed their opposition three times since then.

If the zoning is changed to commercial, the buildings should be restricted with regard to use to minimize impact to the residents:

- \* Limit types of businesses so that no more than 350 trips per day are generated (what was assumed at that corner when Cambria was designed and built)
- \* No fast food
- \* No drive-through's
- \* Limit hours of operation, for example not open after 9 pm or before 6 am
- \* Prohibit delivery trucks on Cambria and limit times of delivery
- \* Limit times of garbage pick-up (not at 5 am like in the other commercial centers)
- \* Position dumpsters, drive throughs (if permitted) to minimize noise to neighbors

I respectfully request that you vote against the current application for both the rezone to commercial and the suggested planned development. Please enter my email into the public record for this project.

Sincerely,  
Claire LaBeaux  
214 Asuncion Ct.  
El Dorado Hills  
cell 925-337-0244