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Subject: Wilson REzone Request Agenda Comments for Oct 22, 2013 2pm

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AGENDA ITEM # 36 Wilson Estates Rezoning #13-0024 Public Comments

- The comments to the original Mitigated Negative Declaration have not been adequately responded to.
- The project fails to analyze significant impacts to offsite traffic safety on Green Valley Road.
- The MND fails to adequately evaluate the impact to circulation and its impact on congestion between the project and Hwy 50 corridor through impacted local streets and roads.
- The MND prepared minimizes the significant impacts of the project stating areas of impact are not included that lie outside of the property frontage. The CEQA definition of areas of impact does not limit the requirement to mitigate significant impacts to those occurring only at the property boundary limits.
- Inadequate consideration of traffic safety impacts on the intersection at Loch Way/ Green Valley Road just west of the project where unsafe conditions already exist and a number of significant dangerous rear ends occur and are documented.
- The project setback from Green Valley Road is not adequate to provide for future widening of the Green Valley Corridor. The project must provide greater setback for future widening.
- General Plan policy TC-Xa-2 (Measure Y) states: "Traffic from single-family residential subdivision projects of five or more parcels shall not result in or worsen Level of Service (LOS) F traffic during weekday, peak hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county."
- Project fails to prove that changing signal light timing and paying RIF fees will mitigate significant impacts to two of the worst segments on Green Valley Road between Silva Valley and Francisco. The DOT 2011 numbers show 25,000 vehicle trips per day for this single lane road segment compare that to El Dorado Hills at Saratoga 4 lane segment of 31,000 vehicle trips per day. The numbers show congestion and public traffic safety are considerable issues.
- The MND does not provide accountability economically for the benefit of the County, taxpayers, or stakeholders.
- The view shed along Green Valley will be destroyed with a sound wall and landscaping so close to Green Valley Road. Landscaping between the sound wall and GreenValley Road will be too close to allow for safe maintenance and could require lane closures of GreenValley to access.

- The MND fails to provide any reasonable justification why General Plan Policy and Zoning protections should be disregarded. The project fails to prove the justification for the precedence of not meeting buffer requirement of General Plan between High Density and Rural region, not being able to support needed traffic infrastructure at occupancy and why the project is not required to mitigate significant impacts to less than significant according to CEQA law. A precedence of this nature would be costly for the County in law suits and County staff time.

In summary the level of significant impacts from this project require an EIR to be prepared.

Tara Mccann,
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