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Wilson Estates 14-1331 - November 13th at 2:00 - New Information Green Valley Road Corridor Analysis

1 message

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Tue, Nov 11, 2014 at 3:22 PM

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Dear Board of Supervisors,

We are planning to attend the meeting on November 13th, 2014 at 2:00 to hear the deliberation on Wilson Estates. Please submit the following new information into the public record.

We noticed that you will be hearing about the Green Valley Road Corridor Analysis in the morning. This presentation is new information that should weigh heavily on your decision about Wilson Estates and the impact that this development will have on an already taxed area. Keep in mind that many of these traffic concerns were brought to light by the community vigilance of Green Valley Alliance and Wilson Estates original submittal with their severely flawed traffic report currently included in their faulty MND. The Green Valley Road Corridor Analysis refutes the agents traffic study submitted in the MND and validates the communities observations and concerns. Our community chose to work with the county to fix these issues, not the developer.

If the CIP improvements outlined in the MND are not certain, then the County cannot rely on them to make a finding of no significant impact.

Also, there is no analysis of how those three CIP projects identified in the MND will mitigate the project's impacts specifically.

Finally, if the improvements are not scheduled for several years, the County must make the finding that the project will have a significant impact for some period of time.

We just wanted to remind you of a few observations

- The Wilson Family can build 20+ one acre parcels under the current zoning of R1a.
- 39 people submitted letters into public comment opposing rezoning of any kind. There was not one letter supporting a change. NOT ONE letter supporting the agents request.
- Measure Y still applies. Highway 50 is still at LOS F
- The Green Valley Corridor traffic study shows LOS F at Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road intersection (Table 11 page 140, attached), excessive speeds at Silva Valley Parkway to Malcolm Dixon Road, and excessive cut through traffic at Allegheny.
- We showed all of our cards at the last meeting. The developer now has an unfair advantage and has had a week to create a new strategy and argument. We would ask that his rebuttal be limited and/or the public should be granted the same courtesy.

TABLE 4.1. Summary of Roadway Inventory for 2014, 2020, 2030, and 2040

Year	Category	Length (Miles)	Width (Feet)	Surface Type	Notes
2014	Interstate	1.0	120	Asphalt	
2014	State Route	1.0	60	Asphalt	
2014	County Road	1.0	40	Asphalt	
2014	Local Road	1.0	30	Asphalt	
2020	Interstate	1.0	120	Asphalt	
2020	State Route	1.0	60	Asphalt	
2020	County Road	1.0	40	Asphalt	
2020	Local Road	1.0	30	Asphalt	
2030	Interstate	1.0	120	Asphalt	
2030	State Route	1.0	60	Asphalt	
2030	County Road	1.0	40	Asphalt	
2030	Local Road	1.0	30	Asphalt	
2040	Interstate	1.0	120	Asphalt	
2040	State Route	1.0	60	Asphalt	
2040	County Road	1.0	40	Asphalt	
2040	Local Road	1.0	30	Asphalt	

<http://www.edcgov.us/uploadedFiles/Government/LongRangePlanning/Transportation/GreenValleyRoadCorridorAnalysis/Final%20Draft%20Green%20Valley%20Road%20Corridor%20Analysis.pdf>

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