

March 10, 2013

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

RE: **Green Valley Corridor Development Traffic**  
**Wilson Estates (Z11-0007)**  
**Winn Commercial (Z11-0004)**

Dear Members of the Board:

We strongly agree with the well thought out position of the Green Springs Ranch Subcommittee that a Master Plan for the Green Valley corridor should be developed **BEFORE** any additional zone changes are approved that will increase traffic on Green Valley Road.

Green Valley Road, as a major connector between Cameron Park, El Dorado Hills and Folsom, is very heavily used by many of the residents in the Bass Lake, Rescue area as well as those who live beyond in Cameron Park. Frequently, we have encountered traffic at a complete stand still when the Pleasant Grove Middle School is either beginning or ending their day (or holding a school event when the parents park on Green Valley Road!). The addition of the many high density developments along the Green Valley Road corridor without plans to handle the additional traffic will bring the road to gridlock.

The rezoning of the Wilson Estates property from R1A to R1, will increase the possible residential units from 28 to as many as 200, on this one parcel alone. Please **deny approval** of this project, and invite public comment on a Master Plan that reviews the cumulative effect of a higher density Green Valley Corridor on the rural connector roads and the already impacted intersections at Francisco Drive, El Dorado Hills Blvd, and Silva Valley Road.

Sincerely,

Kathy and Herb Prevost,  
WoodRidge,  
Bass Lake Road resident

cc: Tom Dougherty, Planner, Development Services ([tom.dougherty@edcgov.us](mailto:tom.dougherty@edcgov.us))  
Roger Trout, Division Manager, Development Services ([roger.trout@edcgov.us](mailto:roger.trout@edcgov.us))  
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([bosone@edcgov.us](mailto:bosone@edcgov.us); [bostwo@edcgov.us](mailto:bostwo@edcgov.us); [bosthree@edcgov.us](mailto:bosthree@edcgov.us); [bosfour@edcgov.us](mailto:bosfour@edcgov.us); [bosfive@edcgov.us](mailto:bosfive@edcgov.us))  
Terri Daly, Clerk of the Board ([edc.cob@edcgov.us](mailto:edc.cob@edcgov.us))

March 9, 2013

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Sincerely,

Catherine Keil  
1741 Carl Road  
Rescue, CA 95672

cc: Tom Dougherty, Planner, Development Services ([tom.dougherty@edcgov.us](mailto:tom.dougherty@edcgov.us))  
Roger Trout, Division Manager, Development Services ([roger.trout@edcgov.us](mailto:roger.trout@edcgov.us))  
EDC Board of Supervisors:  
([bosone@edcgov.us](mailto:bosone@edcgov.us); [bostwo@edcgov.us](mailto:bostwo@edcgov.us); [bosthree@edcgov.us](mailto:bosthree@edcgov.us); [bosfour@edcgov.us](mailto:bosfour@edcgov.us); [bosfive@edcgov.us](mailto:bosfive@edcgov.us))  
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March 11, 2013

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330 Fair Lane  
Placerville, CA 95667

**RE: Wilson Estates (Z11-0007) & Green Valley Corridor Development Traffic**

Dear Members of the Board:

The Wilson Estates parcel is currently zoned R1A, and the rezoning to R1 will allow as many as 203 residential units (6,000sf parcels on 28 acres). There is no cap proposed.

We have traffic safety problems on Green Valley Road and the Board of Supervisors is the last line of defense for citizens who feel they are not being listened to by county officials. When a project proposal first comes to Planning services, they may have the responsibility of seeing that the proponent is heard, but they also have the responsibility to say "No" when necessary in order to protect county citizens. Our process is flawed when EVERY project receives a recommendation for approval, and problems like this are forwarded to the Board of Supervisors before being adequately addressed.

Please review the attached map (*Green Valley Road Access Points*), and do NOT approve further zoning changes that will increase traffic on Green Valley Road before a comprehensive study has been done.

Sincerely,

Ellen & Don Van Dyke  
Green Springs Ranch residents

attachment: Green Valley Corridor Access Points (Map)

cc: **Tom Dougherty**, Planner, Development Services ([tom.dougherty@edcgov.us](mailto:tom.dougherty@edcgov.us))  
**Roger Trout**, Division Manager, Development Services ([roger.trout@edcgov.us](mailto:roger.trout@edcgov.us))  
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**Terri Daly**, Clerk of the Board ([edc.cob@edcgov.us](mailto:edc.cob@edcgov.us))



Indicates access road or driveway onto Green Valley Rd (42 between Silva Valley Pkwy and Bass Lake Rd)

- Each new residential 'unit' adds 9x daily trips
- **Existing** traffic level on Green Valley Rd is 11,000 trips daily (EDC DOT 2011); projects shown represent approx. 70% increase
- No frontage road or turn lanes for the existing driveways along Green Valley have been planned.

La Canada  
47 homes apprvd

Alto  
23 apprvd

Grande Amis  
8 approved

Diamonte  
19 approved

Wilson  
49 pending

Dixon Ranch  
605 processing

Summer Brook  
29 apprvd

PA07-0067  
Commercial plus 10 Res.

Silver Springs  
244 approved

# Green Valley Corridor

## Existing Access Points & Projected Projects

ESV\_03/07/13



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**Fwd: proposed Wilson Estates z11 007 and tm11 1504**

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**Tom Dougherty** <tom.dougherty@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>

Mon, Mar 11, 2013 at 2:51 PM

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

From: **Ray Peterson** <hogback1@sbcglobal.net>  
Date: Mon, Mar 11, 2013 at 2:34 PM  
Subject: proposed Wilson Estates z11 007 and tm11 1504  
To: bosone@edcgov.us  
Cc: bostwo@edcgov.us, Bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tom.dougherty@edcgov.us

Dear Supervisors

The proposed Wilson Estates project is yet another impact on Green Valley Rd traffic. This proposed project, along with already approved and other proposed zoning changes decreasing minimum lot sizes will just add to traffic. We agree with the contention of Green Springs Ranch Subcommittee that a Master Plan for the Green Valley corridor should be developed before any more zoning changes are approved that will increase traffic on Green Valley Rd. If this project and the other approved and proposed projects are built out, traffic would increase (using DOT trips per day) by nearly 7500vehicle trips per day. This is unacceptable.

The El Dorado Hills Blvd and Green Valley Rd intersection already operates at the worst level of Service (F) and bringing it to (E) is still unacceptable. If signal modification will help why has it not already been done? What about all the other driveways and streets along Green Valley Rd.? Entering and exiting these intersections is hazardous enough already without the increase in traffic. Green Valley Rd. is a rural connector road and we personally as well as many others would like to see it to remain so. Develop a plan for the current usage plus the already approved. Do not approve this or other proposed zoning changes that would just lead to more traffic.

Thank you

Ray and Betty Peterson  
Green Springs Ranch residents

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Thank you.