



**Generations at Green Valley, public comment (PA17-0002) BOS 10/24/17**

1 message

vandyke.5@sbcglobal.net <vandyke.5@sbcglobal.net>

Sat, Oct 21, 2017 at 8:31 AM

To: Brian Veerkamp <bosthree@edcgov.us>, John Hidahl <bosone@edcgov.us>, Sue Novasel <bosfive@edcgov.us>, Michael Ranalli <bosfour@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Jim Mitrisin <edc.cob@edcgov.us>

Cc: GreenValleyAlliance <gvralliance@gmail.com>, Ali Bailey <a.a.bailey@me.com>

Generations at Green Valley, E Van Dyke public comment (PA17-0002) BOS 10/24/17

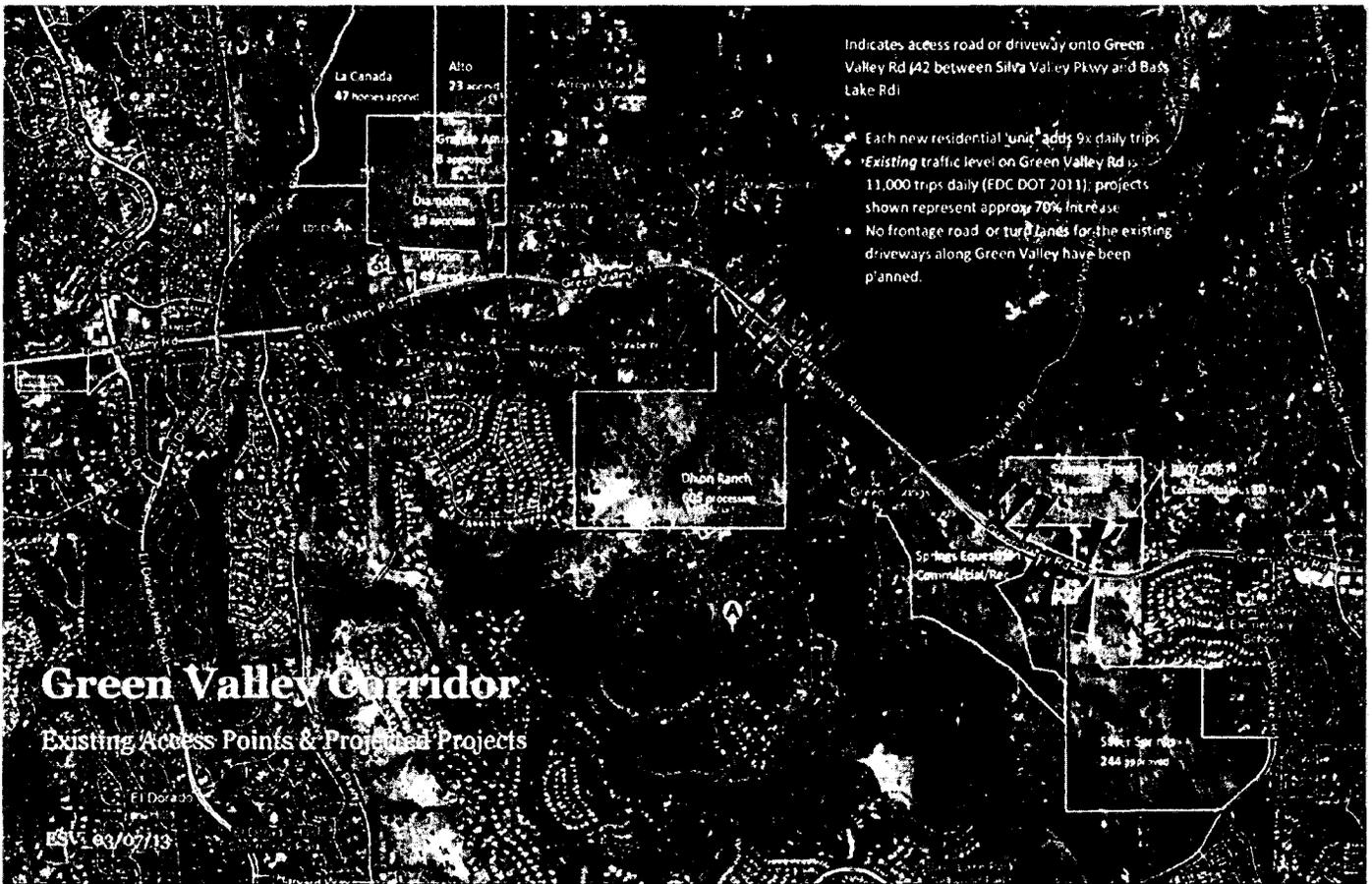
Dear Supervisors-

This project is located on a Green Valley Rd property that has an inappropriate land use overlay designation of 'Community Region'. Citizens have been trying to get their supervisors to address this issue for YEARS, to no avail, and here we are again with yet another proposal that will waste both County resources and resident's time. It is unfair to the developer, and *really* unfair to county residents, to keep this low density land within the Community Region boundary (CRB), where the highest intensity of development in the County is allowed. **THIS SITE IS NOT APPROPRIATE FOR HIGH DENSITY DEVELOPMENT.**

1) Addressing traffic safety issues should be the top priority for a project on this site (GP policy 5.1.3.2). Prior projects have only truly attempted to address capacity issues.

The map below, with the red triangles indicating direct access driveways onto Green Valley Rd, was submitted to the County in 2013. Through efforts of the Green Valley Alliance, EDH-APAC, and many citizens, a traffic study of the corridor was launched, resulting in a report that showed indeed there are line of sight issues due to road curvature and topography, creating unsafe conditions for trailing motorists.

*Citizen submitted map, 2013, showing problematic direct access private drives:*



*Findings from the Green Valley Road Final Report 11-13-14 file no. 13-0889 attachment 5B, pg 12 of 158 (pages 107/108 detail the insufficiencies):*

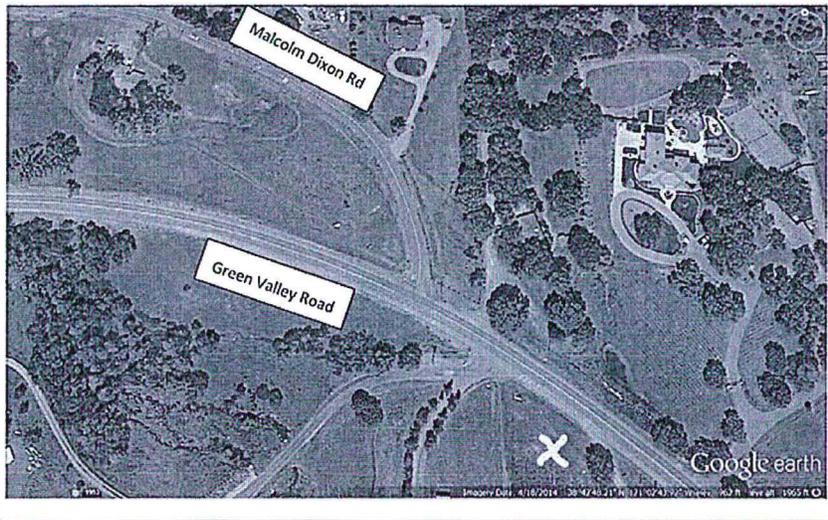
**FINDINGS: PRIVATE DRIVEWAYS**

A number of privately owned driveways exhibited insufficient intersection sight distance (ISD)<sup>1</sup> and stopping sight distance<sup>2</sup> (SSD) based on the California *Highway Design Manual*. It should be noted that the County does not improve private driveways. Any improvements, such as trimming vegetation, providing delineators to define turning radius are the responsibility of the private property owner. County could consider constructing dedicated left-turn lanes at the higher volume driveways and roadways to increase the stopping sight distance. In addition, installing an 8-foot wide shoulders or bicycle lanes (as described above) could improve the motorist's ability to avoid a crash.

2) To add significant traffic at this site (...anything that intensifies current zoning), project access roads must be coordinated to rework the MalcomDixon/Green Valley Rd intersection and create safe entry and exit conditions.

From page 90 of 158 of the corridor traffic study, with yellow 'X' added at the proposed project site:

Exhibit 28. Green Valley Road and Malcolm Dixon Road Intersection



3) The project site in NO WAY belongs within the Community Region.

- the small portion of the site that shares a boundary with the Community Region, is being required to have visual screening from existing oaks, and even Fire Access is required to be emergency only via EVA's; **THERE IS NO CONNECTION TO THE COMMUNITY REGION**
- access can only happen via the Rural Region on Green Valley Rd.
- Any project on this site should be reviewed for compatibility with the RURAL Region, and the Community Region land use overlay *should be removed*.

*Excerpt from slide show by GVA/SSCA on Community Regions, file no. 13-0510 - one of MULTIPLE requests to analyze CRB's and redesignate this parcel as 'Rural Region':*

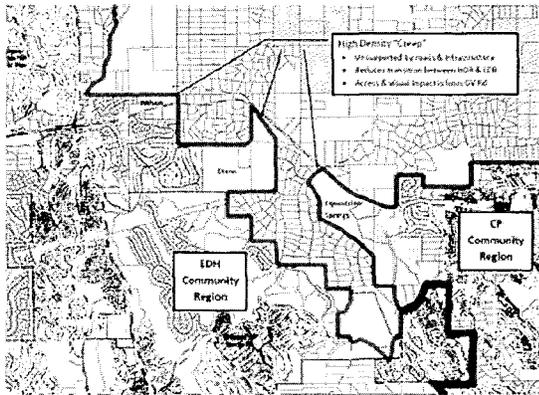


# Community Regions

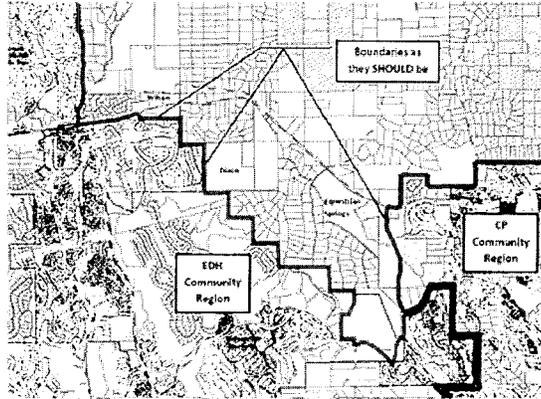
## Public Comment -BOS-2/24/15

GVA supported the **December 9, 2014** vote by the Board of Supervisors directing staff to prepare a Resolution of Intention (ROI) to contract the Community Regions & return to the Board with funding options.

*Existing CR boundaries*



*Proposed*



I urge this Board to be the body that will finally address the underlying problem, and quit kicking the Community-Region-Boundary-can down the road. Do NOT give the applicant feedback indicating this is a good location for this project. No matter how excellent the project, high density zoning does not belong where infrastructure cannot be made safe.

Ellen Van Dyke  
Placerville resident



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

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**Fwd: Generations at Green Valley - (Dixon Ranch)**

1 message

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**The BOSTHREE** <bosthree@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>

Mon, Oct 23, 2017 at 11:17 AM

and this one?

**Kathy Witherow**Assistant to Supervisor Brian K. Veerkamp  
District Three - El Dorado County  
530.621.5652

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

From: **T J Lee** <tlee105203@aol.com>  
Date: Fri, Oct 20, 2017 at 8:26 AM  
Subject: Generations at Green Valley - (Dixon Ranch)  
To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us  
Cc: tlee105203@aol.com

I am joining my neighbors in writing to urge you to make it clear to the developers of this proposed high density residential project that it does not belong on this site. It is totally out of character with the rural nature of the area and would contribute to substantial increased traffic on already crowded roads. Let's not spend any more taxpayer money on this matter. Make it clear to the developers that this project is not in the interest of the residents of El Dorado County.

Thank you,

**T J Lee**  
312 Rialto Court  
El Dorado Hills, California 95762  
916.358.8910 El Dorado Hills Office Contact Number  
559.280.9358 Secondary Contact Number



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

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## Generations at Green Valley

1 message

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**Betty** <hogback1@sbcglobal.net>

Mon, Oct 23, 2017 at 1:57 PM

To: bosone@edcgov.us, Frentzen <bostwo@edcgov.us>, Ranalli <bosfour@edcgov.us>, Novasel <bosfive@edcgov.us>, Veerkamp <bosthree@edcgov.us>, Clerk Of Board <edc.cob@edcgov.us>

I'm writing regarding the preliminary review meeting for the above proposed project. Although the number of units for this project has been reduced somewhat, this project is inappropriate for this region. There are still the same issues. Among those are:

- Traffic
- Public safety
- Noise
- School impact
- Visual impact
- Inappropriate land use
- Pending litigation on the General Plan

This little pocket of land that somehow was put into a Community Region is surrounded on three sides by a Rural Region. The high density housing proposed for this site is not consistent with the neighbors. In addition to the increased traffic we all would experience those properties adjacent to the project would have to look at it, hear the noise, and live with other disruptions of the rural community lifestyle, that would come along with a subdivision on this size.

Also all traffic entering and exiting the project is on to Green Valley Rd in a RURAL REGION. According to Aiden the roads in and out are unchanged from the old Dixon Ranch proposal. The eastern access does not even border Green Valley Rd. A road would be built through a Rural Region adjacent to rural properties.

There are numerous driveways and streets that enter onto Green Valley Rd and would be affected by the increase in traffic. Public health and safety are to be emphasized or capacity in Rural Regions. Will this be the case?

I realize there is no vote to approve or deny this project at this time however I ask that you do not encourage it. It is a waste of the developers time and money as well as that of the local residents. This project does not belong at this location.

Betty

