



El Dorado County, California

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**Fwd: Wilson Estates Rezone Request - Hearing Oct. 9, 2850 Fairland Bldg C**

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Planning Unknown <planning@edcgov.us>

Tue, Sep 9, 2014 at 9:19 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Dave Spiegelberg <dave.spiegelberg@edcgov.us>

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

From: **Larry Keenan** <lobbythis@comcast.net>

Date: Mon, Sep 8, 2014 at 8:04 PM

Subject: Wilson Estates Rezone Request - Hearing Oct. 9, 2850 Fairland Bldg C

To: planning@edcgov.us

Cc: Supervisor 1 <bosone@edcgov.us>

Please add to documents regarding this hearing.

Thank you,

Larry Keenan

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Date: 9/8/2014

Dear El Dorado County Planning Commission Members,

I am in receipt of a notice of a hearing regarding the Wilson Estates project. Specifically a request to reclassify and rezone this project .

In the notice it gives all the categories that the commission reviews. In no place in this notice is there a reference to safety. Specifically traffic safety. It only mentions traffic circulation.

My concern is that with traffic coming onto Green Valley Road from this project and adding to the already heavy traffic that now exists it will just exacerbate an already difficult traffic situation, particularly at commute time, both in the AM and PM. Add to that the children who are driven to and from school from Sterlingshire, Highland View, and Highland Hills. In all this represents more than 150 homes at least twice a day. That's a lot of cars and children and at the present time it is not safe and we need answers.

In addition we are concerned that the traffic heading west on Green Valley Rd., which comes down the hill at high speed, will add to the already existing difficulty of vehicles turning into the Sterlingshire development on Loch Way. In fact, all the communication about traffic on Green Valley Rd. refers to Silva Valley Rd. with no mention of our Loch Way entrance.

For example, when we try to exit Loch Way onto Green Valley Rd. in the morning it is difficult to enter as there is a continual long line of commuters coming down the hill. Additionally, when travelling west on Green Valley Rd. it is so stressful to slow and turn onto Loch Way as vehicles in the rear, are pressing down on us and are willing to move to the right, drive onto the shoulder, just to get by rather than to slow down to let us make a left turn into our development. It should not be that way. It is dangerous and stressful and it needs to be fixed. There have been several rear end collisions at or near our entrance. Several of our neighbors are so upset by this that they forego turning onto Loch Way heading west and continue to Silva Valley Rd. make a left there and go around and come into our development from the back.

All of this can and should be handled by the DOT by installing a turn lane at our entrance. In fact, with the projected Dixon Ranch development it cries out for a middle turn lane to go from Deer Valley Rd. to Silva Valley Rd. or Francisco Dr.

And speaking of Deer Valley Rd, they now have a turn lane that meets what future development there will be in that area and they have less than half the homes that are in our development.

We are 84 homes with only two exits and entrances to use to go in and out of our development, the main one being Green Valley Rd.

Our position is that no development should be approved unless and until Green Valley Rd. is fixed to accommodate the additional traffic which will certainly come. It should be fixed before any projects are approved. Safety is our issue and right now it is not safe.

Respectfully,

Larry Keenan

On behalf of the Residents of the Sterlingshire HOA

3391 Tartan Trail

El Dorado Hills, CA 95762

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lobbythis@comcast.net

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## Fwd: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

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Roger Trout <roger.trout@edcgov.us>

Tue, Sep 9, 2014 at 4:06 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

Char: for the official file record.

Thanks,

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

From: <slowryde@aol.com>

Date: Tue, Sep 9, 2014 at 4:03 PM

Subject: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

To: edc.cob@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, rich.stewart@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, roger.trout@edcgov.us

To The Planning Commission: County of El Dorado Planning Services:

Below are some concerns with the current map proposed 8/26/2014 :

- The current map provides ONLY 2, one acre parcels in an area zoned R1a. ALL of the parcels should be 1 acre or close to one acre (as Ron Briggs said "whether it is on .80 or .70 that's ok.")
- This project still asks the board for a rezone which the community was strongly opposed to. Rezoning to R1A PD with R 20,000 listed as a district could result in 32 ½ acre lots requiring no further BOS approval.
- This project is still being proposed as a gated community with a HOA of which the community was opposed to.
- This project gives up 30% of the land to open space. This open space is not accessible to the public. A Planned Development is not the best use of this land and is not consistent with surrounding land uses.
- This project allows for the potential 280 daily vehicle trips onto Malcolm Dixon Road's historic bridges. The neighbors were and are adamant about no vehicular access to Malcolm Dixon Road as many of the existing parcels are conditioned this way. If the developer/owner had stuck with the R1A zoning, a secondary exit per title 14 would not have been required.
- And of most importance, this project is still inconsistent with the surrounding neighborhoods which is why the board voted against the project 10/2013 4-0.

I ask once again for your vote to be **against** this project. Thank you very much in advance.

Sincerely,

Kenneth Reynolds  
3804 Amer Court  
El Dorado Hills, CA 95762

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**Roger Trout**  
Development Services Division Director

**County of El Dorado**

Community Development Agency  
Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5369 / FAX (530) 642-0508  
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14-1331 Public Comment

## Fwd: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

Tom Dougherty <tom.dougherty@edcgov.us>  
To: Charlene M Tim <charlene.tim@edcgov.us>

Thu, Sep 11, 2014 at 8:01 AM

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

From: <dcrosariol@ctaes.net>

Date: Wed, Sep 10, 2014 at 4:12 PM

Subject: RE: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

To: tom.dougherty@edcgov.us

Cc: slowryde@aol.com

Good Afternoon Tom:

A response; for the record. Please forward this to the PC members FYI and keep me on the CC list.

- The current map provides ONLY 2, one acre parcels in an area zoned R1a. ALL of the parcels should be 1 acre or close to one acre (as Ron Briggs said "whether it is on .80 or .70 that's ok.")

The BOS minute order: DIRECT STAFF TO CONSULT WITH THE APPLICANTS TO BRING BACK AN ALTERNATE MAP REFLECTING 28 PARCELS. We complied specifically.

- This project still asks the board for a rezone which the community was strongly opposed to. Rezoning to R1A PD with R 20,000 listed as a district could result in 32 ½ acre lots requiring no further BOS approval. I made it clear in my testimony to the BOS and which was echoed by staff that a PD was the only mechanism available to comply the with BOS minute order. A rezone to R1A PD will not and cannot result in a map the contains 32-1/2 acre lots; the commenters assertion is untrue.
- This project is still being proposed as a gated community with a HOA of which the community was opposed to. Some neighbors may be opposed but a statement cannot be made that the community as a whole is opposed. Moreover the Wilson Estates is in the same area as ALTO (gated) and La Canada (gated). Moreover the use of an HOA is required in order to properly fund the maintenance of on-site improvements.
- This project gives up 30% of the land to open space. This open space is not accessible to the public. The open space is not proposed to be gated off from the public. A Planned Development is not the best use of this land and is not consistent with surrounding land uses. Sterlingshire across street is a PD, Highland View is a PD, ALTO is a PD, La Canada is a PD; what are we talking about here?
- This project allows for the potential 280 daily vehicle trips onto Malcolm Dixon Road's historic bridges. The neighbors were and are adamant about no vehicular access to Malcolm Dixon Road as many of the existing parcels are conditioned this way. If the developer/owner had stuck with the R1A zoning, a secondary exit per title 14 would not have been required. The proposed access to MD Road is a **Right Out Only** access. 280 trips would have to make a u-turn in MD Road to go West. The project entrance is to the new connection that is a planned connection to GV Road (already approved per previously approved maps)
- And of most importance, this project is still inconsistent with the surrounding neighborhoods which is why the board voted against the project 10/2013 4-0. This project is consistent with Sterlingshire (R1A-PD), Highland View (R20K-PD), and arguably Highland Hills and Alta Vista Court.

I am willing to meet with Kenneth Reynolds to provide answers to any questions that he has specific to the proposed project.

Sincerely,

**David R. Crosariol, P.E.**

**CTA Engineering & Surveying**

**From:** Tom Dougherty [mailto:tom.dougherty@edcgov.us]

**Sent:** Tuesday, September 09, 2014 4:12 PM

**To:** Dave Crosariol

**Cc:** Connie Peach

**Subject:** Fwd: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

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**Tom Dougherty**

Associate Planner

**County of El Dorado**

Community Development Agency

Development Services Division

Planning Services Permit Center

2850 Fairlane Court

Placerville, CA 95667

Phone: (530) 621-5875; Fax: (530) 642-0508

tom.dougherty@edcgov.us

9/15/2014

Edcgov.us Mail - Fwd: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

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**Tom Dougherty**  
Associate Planner

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