



Re: flw up to planning commission meeting last week

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Mon, Oct 29, 2012 at 10:40 AM

To: Claire LaBeaux <claire_labeaux@yahoo.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Claire:

Thanks for including me in the email. I'll forward this to the Planning Commission clerk for the record.

On Mon, Oct 29, 2012 at 10:32 AM, Claire LaBeaux <claire_labeaux@yahoo.com> wrote:

Mr. Pratt,

I'm writing as a follow-up to the Planning Commission meeting last week, specifically the topic of the Winn application for rezone at Francisco/Green Valley. I would like to thank you for all the time you devoted to hearing the concerns of the neighbors. It took a lot longer than any of us expected! We are so worried about the traffic situation, particularly when the initial study didn't even evaluate the most dangerous (and the most affected) intersection. Thank you for pushing any decisions out until more thorough analysis could be completed.

Best Regards,
Claire LaBeaux

— On Tue, 10/16/12, Claire LaBeaux <claire_labeaux@yahoo.com> wrote:

From: Claire LaBeaux <claire_labeaux@yahoo.com>

Subject: Comments regarding proposed Winn Properties rezone in EDH; PC meeting Oct 25

To: dave.pratt@edcgov.us, walter.mathews@edcgov.us, tom.heffin@edcgov.us, lou.rain@edcgov.us, brian.shinault@edcgov.us

Cc: "Mel Pabalinas" <rommel.pabalinas@edcgov.us>, "Alex LaBeaux" <alabeaux@yahoo.com>

Date: Tuesday, October 16, 2012, 5:20 PM

I am writing to voice my strong opposition to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills. The text of the message follows, and I have also attached a document with the same text that includes a photo of the most dangerous intersection. Photos don't always come through email in the text, which is why I sent the attachment. Please open and review it. Here are my comments:

I am writing to voice my strong opposition to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills. Like you, I have reviewed more than 400 pages of analysis and commentary on the proposed rezone and commercial planned development. As a resident of the neighboring subdivision Francisco Oaks, I feel the arguments presented in favor of the rezone in these documents overlook the most important factor: the *real, actual, daily impact* to the people who live nearby. The reports present a dizzying array of facts, figures, and statistics that tell why the development should be allowed to proceed. However, the residents of the surrounding community are uniformly opposed to the project for legitimate reasons: our concerns for the health and safety of our families, and our desire to maintain the bucolic community atmosphere which led us to choose El Dorado County for our homes and families. The El Dorado Hills APAC has voted repeatedly and unanimously against the project. More than 400 local residents have signed petitions against it. Please hear our voices and not just those of the developer. This is a lengthy email (but nowhere near the volume of information you'll be reviewing that supports the developer); I hope you'll take the time to read closely and hear my concerns.

1. Traffic safety (or lack thereof): the corner in question was initially approved with plans for 34 residences to be built, with

an estimated 325 trips daily to and from the homes. Cambria Way and its intersection with Francisco Drive were constructed with the ability to (barely) handle that traffic in combination with the traffic exiting the Francisco Oaks neighborhood. The Cambria/Francisco intersection has traffic flowing at least 40 mph. Cars to south on Francisco are barely visible as they crest the hill and the curve to the right. I felt the Google Earth photos included in the Negative Mitigation Document did not do justice to the reality of the crossing there because the angle they present is from the center of the road. I took a picture in my car from the vantage point of the stop sign, which gives a more accurate view of the intersection; it's in the attached doc view of this email. Please take a moment to open that doc and see the picture.

While you're looking right to see if anyone is cresting the hill, you have to also watch the very busy intersection to the left (Francisco and Green Valley). You can't see the sidewalk in this photo, but it lies behind the line for the stop sign, about 8' back. Residents who are used to driving this corner know to watch for pedestrians, but the crossing is at an illogical and

ATTACHMENT C

STAFF MEMO 11-07-12/ATTACHMENT C 13-0118 J 1 of 177

COMMENT LETTERS

unsafe point. Also, this is a popular access road for boaters headed to Folsom Lake in the summer, and it's very difficult to see if an approaching truck is towing a boat while coming over the hill. Just from a logic standpoint, all these factors add up to a very dangerous intersection. From a legal standpoint it's even worse.

The intersection does not meet the Caltrans Safety Guidelines for corner sight distance. According to the traffic study done by Kimley Horn, actual stopping sight distance on Francisco moving north toward Cambria is 325' while the minimum SSD for a car going 40 mph is 300' according to AASHTO guidelines. Kimley Horn said the design speed there is 45 mph (that is generally the reality). **The minimum SSD for that speed is 375', well above the measured distance of 325'. BUT – since only Cambria/Embarcadero have stop signs and Francisco is a through road, the correct metric to use for a car pulling out of Cambria Way going NB on Francisco is corner sight distance. The minimum corner sight distance for a 40 mph zone is 440'. It is 495' for a car going 45 mph. However the corner sight distance at this corner as measured by Kimley Horn was only 375'!** Bear in mind that Cambria Road was designed to funnel 325 trips a day from that corner, and the proposed commercial use will funnel 1,000-2,000 trips daily (based on a total of 3,388 trips for the project, with two entries/exits). As I said before, this is more than just a question of logic. If the county allows this development to proceed, it is putting itself in a position of liability when accidents occur.

I understand that developers have a right to build on their land. But the citizens rely on the Planning Commission and the County Staff to conduct impartial analysis and promote development that truly is in the best interests of the community. Setting people up for a nightmare intersection rife with traffic and pedestrian hazards is not in our best interests.

2. Safety issues associated with having a drive-through pharmacy literally over the back fence of our neighbors.

Crime against pharmacies is widespread, violent, and growing. Read this story, Addicts Putting Pharmacies Under Siege, at CNN, for an example of the crime that we'll be facing: <http://www.cnn.com/2011/HEALTH/06/03/drugstore.robberies/index.html>. Additionally, the DEA says that armed robberies of pharmacies increased 124% over a four-year period (2006-2010). In fact, the El Dorado Hills Chamber of Commerce met earlier this year. A representative from Mercy Hospital spoke, and the topic of increased violent crime around pharmacies was brought up, with the potential to build this particular pharmacy as an example of inviting danger right into our neighborhoods.

3. Noise and Air Pollution: There is no buffer between the houses in Francisco Oaks and the proposed commercial development which incorporates not one but TWO drive-throughs. I am concerned with the line of cars sitting in drive-through lanes at both the pharmacy and fast food restaurant with regards to both noise and air pollution. According to the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP), "If a project requires a change in the existing land use designation (a general plan amendment or rezone), then the projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation." I find it ludicrous that the study by URS for the proposed Winn development says that "Although the Center would have higher vehicle trip emissions as compared to the 34-unit zoning, the 34-unit zoning would have higher emissions from area sources, primarily from wood stoves and fireplaces." Would a developer really build a community with actual wood burning stoves or fireplaces in every home?! Today, that just isn't realistic. Again, the citizens are relying on the Planning Commission and County staff to make an unbiased analysis of the facts presented and decide in the best interests of the community. Allowing bogus arguments like this one is simply not acceptable.

4. Destroying acres of oak trees and the feel of the community: As noted in the Staff Report, the development as it is currently planned does not meet General Plan policies. The General Plan requires maintaining 2.73 of 3.42 acres of the existing oaks; the proposed development calls to chop down most of the trees and leave only 1.14 acres. The policy requiring maintaining tree coverage rather than paying mitigation fees was upheld in court because we all love and benefit from living among the oaks. Also, the sound studies that were completed said the new development won't create more noise than the existing ambient noise. However, the development will funnel a significantly higher level of noise and pollution from Green Valley Road to residents once they *remove nearly 3 acres of oaks!*

5. Community opposition: The Staff Report says that the design of the center fits well with the community. However, it will feature the only drive-through along Green Valley Road in El Dorado Hills, and add not one but two of those. That hardly fits well with the community feel. The community (not just adjacent Francisco Oaks) opposes the project. More than 400 people have signed petitions expressing opposition. Also, local independent review of plans, as well as subsequent response letters from the County and DOT, was conducted by the EDH APAC. APAC voted unanimously against the project when it was proposed in 2011 and **reaffirmed their opposition** at a meeting Oct. 10, 2012.

I respectfully ask that you consider my comments carefully and weigh the community input and sentiment with *equal value* to that placed on the developer's viewpoint. I am available if you have questions about any of my comments, and I will miss a day of work to attend the Planning Commission meeting on October 25 (a challenge for many people who are unable to miss work or cancel business travel plans to attend, despite their strong opinions about the matter).

Please submit this letter as part of the public record regarding this development. Thank you for your time.

Claire LaBeaux
214 Asuncion Court
El Dorado Hills, CA 95762
916-939-3976

Please submit this letter as part of the public record regarding this development. Thank you for your time.

Claire LaBeaux

214 Asuncion Court

El Dorado Hills, CA 95762

916-939-3976

October 22, 2012

Mr. Rommel Pabalinas, Senior Planner
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Mr. Pabalinas and Members of the Planning Commission:

I support retail building at the Southwest corner of Green Valley and Francisco Drive. The property is continually covered with signs and is a bit of an eyesore.

It is a busy intersection with a traffic signal and stores on every other corner. It is not an appropriate location for houses and I doubt that people would choose to live in that location.

Additional shopping and dining options would be good for the neighborhood. I think all of the stores and restaurants recently built around the Town Center have been great for the area, helped support values and kept our sales tax dollars close to home. I do not see any problem with retail development at that corner and would like to see the intersection cleaned up.

Please feel free to contact us with any questions at the address below.

Sincerely,



Peter & Laura Crone
Homeowners

Peter & Laura Crone
2516 Highland Hills Drive
El Dorado Hills, CA 95762

(Submitted by
Shannon Haft
during hearing)

PC 10/25/12
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IN RE PETITION TO OPPOSE
GENERAL PLAN AMENDMENT AND
REZONING APPLICATION,

Parcel number
#124-140-33

The HOA Board has been informed that a Rezone has been proposed to El Dorado County on the property outside the Cambria gate. The attached document shows what is being proposed.

Highlights:

- * An amendment to the General Plan to change zoning from High Density Residential to Commercial and rezone from One-Family Residential-Planned Development to Commercial Planned development.
- * The property parcel number is #124-140-33 and consists of 6.85 acres, and is located on the Southwest corner of Green Valley Road and Francisco.
- * An Initial Consultation and Environment Impact Report may be prepared.
- * The proposal is for a three separate buildings (Total 28,614 sq ft on the property a 16,500 sq ft, 24-hr Drugstore; a 3915 sq ft fast food (ex: McDonalds), and 7000 sq ft office
- * The development would have an entrance off of Green Valley **and Cambria**

PETITIONER NAME ADDRESS SIGNATURE

- 1 Barbara Yeadon 1083 Cambria Way Barbara Yeadon
- 2 Debbie Heise 1080 Cambria Way (Debbie Heise)
- 3 BOBETT YEADON 1083 CAMBRIA WAY Bobett Yeadon
- 4 Paul Gantt 221 Asuncion Ct Paul Gantt
- 5 BOB PARMAR 5002 Coronado Dr Bob Parmer
- 6 SUSAN Johnson 1071 Cambria way Susan Johnson
- 7 Michelle Parmar 5002 Coronado Dr Michelle Parmer
- 8 Cheryl Kilby 1104 Cambria Way Cheryl Kilby
- 9 Roger Kilby 1104 Cambria Way Roger Kilby
- 10 MICHAEL HOSKER 1119 CAMBRIA WAY Michael Hosker
- 11 John Hitchcock 1063 Cambria way John Hitchcock
- 12 Anna Korzeniewski 307 Bodega Ct Anna Korzeniewski
- 13 Chuck Piercy 1060 CAMBRIA WAY Chuck Piercy
- 14 William Wild 5012 Coronado Dr. William Wild
- 15 David Watts 314 Bodega Ct. David Watts
- 16 Mike Mawson 608 Wicks Ct Mike Mawson
- 17 Alex LaBeaux 214 Asuncion Dr Alex LaBeaux
- 18 LISA TOMAINO 2593 Aberdeen Ln Lisa Tomaino
- 19 Jim Tomaino 2593 Aberdeen Ln Jim Tomaino
- 20 John Rimmerfield 1313 Downville Dr John Rimmerfield
- 21 Karen Hayward 2064 Francisco Dr Karen Hayward
- 22 Vicki Hunt 3384 Kensington Dr Vicki Hunt
- 23 DeAnna Majernik 704 Spumant Ct DeAnna Majernik
- 24 LISA CROUCH 3119 Lennox DR. EDH Lisa Crouch
- 25 Francesca Anderson 2159 Cordiff Cr. EDH Francesca Anderson

PETITIONER NAME ADDRESS SIGNATURE

- 1 Kelly Mosher 1106 Dianthus Lane EDH *[Signature]*
- 2 Sean Martins 1413 Alford Court Folsom *[Signature]*
- 3 Peter Cipy 3578 Stonewall way EDH *[Signature]*
- 4 ~~John Williams 2081 Buckhorn Way Rescue~~
- 5 ~~Charles & Linda 4099 Potrero St Hayward~~
- 6 Ann Bign 1703 Hebelut Circle Annie Bign *[Signature]*
- 7 Adrian Medina 753 Green way EDH *[Signature]*
- 8 EVA PERSILY 2039 TREVIL EDH *[Signature]*
- 9 Martha Allison 4191 Kille Cir. M Allison *[Signature]*
- 10 Jennifer White 3912 Eschopi J White *[Signature]*
- 11 ~~Wendy 5060 Thalia Dr EDH~~ Wendy Klakker *[Signature]*
- 12 Stacey Zeller P.O. Box 447 Folsom, Ca 95763 *[Signature]*
- 13 DAVID TANNER 9513 Preston Way CA 95762 *[Signature]*
- 14 Lynda Pfeifer 2098 Brentwood 95762 *[Signature]*
- 15 Kim Lewis 2464 Summer EDH 95762 Kim *[Signature]*
- 16 RADHIKA SRIRAM 4266 Rimini Way EDH 95762 *[Signature]*
- 17 Kamal Chana 3004 Melina Dr EDH 95762 *[Signature]*
- 18 Julie Ridgeway 4329 Suffolk EDH 95762 *[Signature]*
- 19 Khaled Jaber 711 Kank Valley Rd Rescue, CA 95672 *[Signature]*
- 20 TASHA ARMSTRONG 2051 Kit Fox Ct. COVIL CA 95614 *[Signature]*
- 21 Laura Obrochta 3008 Bridlewood Dr. ^{EDH} *[Signature]*
- 22 Terrel Krider 3197 Kensington Dr EDH *[Signature]*
- 23 Jami Wadsworth 4310 Suffolk Wy EDH *[Signature]*
- 24 Candace Brendt 404 Spectrum Wy ^{Shingle 95688} *[Signature]*
- 25 Jimm Sanders 3789 Brittany Wy EDH 95762 *[Signature]*

PETITIONER NAME ADDRESS SIGNATURE

- 1 Anne Marie Nielsen 4404 Gresham Dr EDH *Anne Marie Nielsen*
- 2 Diana English 2141 Madrone Rd Diana English
- 3 TINA DURHAM 2129 EDINGTON PLACE EDH *Tina Durham*
- 4 CRAIG IDEN 4048 Harlington Cir EDH *Craig Iden*
- 5 Megan Bray 4048 Harlington Circle EDH *Megan Bray*
- 6 ~~Tina Iden~~ 4048 Harlington Cir IDA *Craig Iden*
- 7 Brenda Phillips 4130 Marza Ct EDH *Brenda Phillips*
- 8 Ann-Marie Soldadini 273 Amherst Way *Ann-Marie Soldadini*
- 9 Theresa Franklin-Pelcy 1866 Canara Way *Theresa Franklin-Pelcy*
- 10 ~~Bonnie Alonzo~~ 2020 ~~Miami~~ ~~Blvd~~ *[Signature]*
- 11 Katie Blomquist 1640 Dunning Dr *Katie Blomquist*
- 12 Carol Baum 2014 Stonebr. and Dr *Carol Baum*
- 13 Karen Janson 2997 Crown Dr. *Karen Janson*
- 14 Jeanie Rattenburg 2741 Giorno Way EDH *Jeanie Rattenburg*
- 15 Angela Nicholson 1384 Promontory Pt Dr EDH *Angela Nicholson*
- 16 Ladan Ehsani 3290 Bordeaux Dr. EDH *Ladan Ehsani*
- 17 Ding Fischer 711 Karara Valley Rd. Rescue, *Ding Fischer*
- 18 Heidi Maunders 2830 Alsdan Ln. EDH *Heidi Maunders*
- 19 Susan Miller 10845 507 EDH *Susan Miller*
- 20 Elaine Segal 4196 Kettler EDH *Elaine Segal*
- 21 Gina Kassis 4191 Kilt Cir EDH *Gina Kassis*
- 22 Jill Sears 5149 Piazza Pl. EDH *Jill Sears*
- 23 Holly Anwar 1444 Terracina Dr. *Holly Anwar*
- 24 Jan Tenorio 7017 Cinnamon Teal Wy *Jan Tenorio*
- 25 Karen McKee 2211 Beacon Hill Pl. *Karen McKee*

LABOUR

PETITIONER NAME

ADDRESS

SIGNATURE

1	DAVE COZIER	400 Coronado Cir	[Signature]
2	VICKI COZIER	400 Coronado Cir	[Signature]
3	Claudette Greene	415 Coronado Cir	[Signature]
4	Tracy Daily	4276 Safford Way	[Signature]
5	Stephanie Christman	2350 Bordeaux Dr	[Signature]
6	CARMEN REED	3342 BORDEAUX	[Signature]
7	DOVE SANDERS	7489 BRITANNY WAY	[Signature]
8	Noreen Garber	7013 Fresco Loop	[Signature]
9	Chet Kaur	425 Andri Court	[Signature]
10	ANDE FREEMILL	1531 LOMITAWA EDR	[Signature]
11	DAWN DAVENPORT	2600 KING EDWARDS DR. EDR	[Signature]
12	Janice Giovanetti	2021 HICKOK RD EDR	[Signature]
13	Shawn Harper	3436 BRITANNY WAY EDR	[Signature]
14	SCOTT KRAEGER	7016 BRITANNY PL. EDR	[Signature]
15	LEAH BERNARD	3425 BRITANNY WAY EDR	[Signature]
16	William Strunk	3607 Brittany Way	[Signature]
17	Claire LaBeau	214 Assunsa A. EDR	[Signature]
18	Roy Kim	5026 Coronado Dr.	[Signature]
19	Darin Stafford	1094 Cambria Way	[Signature]
20	Mana Gray	1130 Cambria Wy.	[Signature]
21	Tim M'Cornick	1125 Cambria Way	[Signature]
22	Ken M'Cornick	1125 Cambria Way	[Signature]
23	Shirley M'Cornick	1125 Cambria Way	[Signature]
24	Pick M'Cornick	1125 Cambria Way	[Signature]
25	Shannon Holt	5019 Coronado Drive EDR	[Signature]

	PETITIONER NAME	ADDRESS	SIGNATURE
1	Vasanthi Murgu	171 Promontory Pl Ct	[Signature]
2	XXXXXXXXXX	5926 Oak Hill Rd Pleasanton CA	
3	LISA CARDWELL	5006 Prestwick Dr.	Lisa Cardwell
4	LINDA JANCE	2672 Francati Dr. EDH CA 95672	
5	Lon Husky	1700 Arroyo Vista Edh	[Signature]
6	Tim Young	2030 Medicine Way Edh	[Signature]
7	Maria Young	2030 Medicine Way Edh	[Signature]
8	Dave Carter	601 Lida Ct. EDH	[Signature]
9	Galina Polonessa	601 Lida Ct EDH	Polonessa
10	Inessa Carter	601 Lida Ct EDH	[Signature]
11	Ravel Afonseca	601 Lida Ct. EDH	[Signature]
12	Eric Konz	604 Lida Ct. EDH	[Signature]
13	Rachel Konz	604 Lida Ct.	[Signature]
14	Kim Jallee	3080 Brackenwood	[Signature]
15	Kimberly Mann	31811 Laguna Vista Dr Edh	[Signature]
16	Amy Garcia	3559 Arroyo Ct 95762	[Signature]
17	Simon Walker	3687 Falken Way, EDH 95762	[Signature]
18	Amy Schiller	5089 Nawal Dr EDH 95762	[Signature]
19	Carrie Perina	3674 Aberdeen Dr EDH 95762	[Signature]
20	Kim Cooper	1016 Westwood Ct EDH 95762	[Signature]
21	Stephanie Touhy	2525 Sonoma Ct Edh	[Signature]
22	Christina Carroll	3016 Brackenwood Pl EDH	[Signature]
23	Shirley Marshall	5579 Stockwood Way EDH	[Signature]
24	Lori Littleford	4248 Suffolk Way EDH	[Signature]
25	Brenda Myself	10001 W. Shasta Rd EDH	[Signature]

PETITIONER NAME

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1 David McCray 1887 Sapphire *David McCray*
 2 Cindy Melia " " *Cindy Melia*
 3 Cheryl Gardner 5006 Gartenda Dr *Cheryl Gardner*
 4 Jennifer Cox 5078 Gartenda Dr *Jennifer Cox*
 5 Tracy Fong 5333 Gartenda Dr *Tracy Fong*
 6 Barbara Yeadon 1083 Cambria Wy *Barbara Yeadon*
 7 Bill Arrol 2375 Telegraph Hill Dr *Bill Arrol*
 8 Bob Williams 2361 Telegraph Hill *Bob Williams*
 9 Angie Williams 2361 Telegraph Hill *Angie Williams*
 10 Gary Charles 2335 Telegraph Hill *Gary Charles*
 11 Linda West 1200 Forbes Place *Linda West*

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- 1 Kirk Howard 5765 Canyon Oak Dr [Signature]
- 2 Peter Fortum 5517 E Sitapur [Signature]
- 3 Sara Murphree 300 Knollwood [Signature]
- 4 Cindy Reimer 3263 Amethyst [Signature]
- 5 [Signature] 3209 RIDEWAY [Signature]
- 6 Gabriel J. Mcintosh 2336 Knollwood Dr [Signature]
- 7 DARIO A. TRIER 2089 MEDICAL WAY [Signature]
- 8 John Rusk 2110 Medical Way [Signature]
- 9 Pat deCosta 5472 SW Mon [Signature]
- 10 Abraham Fechter 2268 Wintertown Dr [Signature]
- 11 KRISTOFFER FUCHS 9003 ORCHID SHADE [Signature]
- 12 Ahmad ALKhasawneh 2209 7096 HEARST DR [Signature]
- 13 DANIEL CHU 109 TRIFF CT, FOLSOM 95630 [Signature]
- 14 Bill JAHAL 3132 LENNICE DR, EDH 95630 [Signature]
- 15 Brian Kuhlman 801 Auburn Woods Ct CP 95642 [Signature]
- 16 Keith Warmerdam 2976 Springbarn Way EDH 95762 [Signature]
- 17 Desi Menendez 1037 Crestline Circle EDH 95762 [Signature]
- 18 Ron Bader 1180 Elduberry Cir Folsom 95630 [Signature]
- 19 Laura Gratt 221 Asuncion Ct. EDH [Signature]
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PETITIONER NAME ADDRESS SIGNATURE

- 1 STEVE MILLER 1368 ROCKWELL DRIVE
- 2 Janita Anderson 4140 Monte Verde dr. Santa Clara
- 3 Michelle Stafford 1566 Daunting DR. EDH 95762
- 4 Sandra Ramirez 424 Fresno Way EDH 95762
- 5 Jessa Boeck 4707 Fresno Way EDH 95762
- 6 Ana Pagala 1094 Manning Dr EDH 95762
- 7 Anne M. Mobius-Bedwai 230 Tattinger Pt. EDH 95762
- 8 Susan Kakava 490 Talon West Ln
- 9 Wendy Ruben 306 Bodega Ct. EDH
- 10 Warren Ruben "
- 11 Carmen Richards 5020 Coronado Dr. EDH
- 12 ~~Alvin Richards~~
- 13 Eileen Conigliano 205 Asuncion Ct.
- 14 VINCENT CONIGLIANO 205 ASUNCION CT
- 15 RICK BOCK 1047 CAMBRIA WY
- 16 ISS WHITE 211 ASUNCION CT, ELH
- 17 MAGGIE WHITE 211 ASUNCION CT. ELH Maggie White
- 18 ROB GROBE 415 CORONADO CT. EDH
- 19 Wendy Hunt, 5031 Coronado Drive EDH
- 20 Richard Kluber 5031 Coronado Drive
- 21 Dave Anderson 217 Asuncion Ct EDH 95762
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PETITIONER NAME ADDRESS SIGNATURE

- 1 GREG CLARK 1057 Cambria Way, EDH 95762 *Greg Clark*
- 2 Tracy Fong 5333 Gravelenda D EDH 95762 *Tracy Fong*
- 3 ALEX JONES 2601 MORMON ISLAND EDH *Alex Jones*
- 4 Michelle Chewning 2602 Applegrove Cir EDH *Michelle Chewning*
- 5 Brigitte Cornelius 95762 *Brigitte Cornelius*
- 6 VICTORIA JOSEPH 400 ARCHES AVE EDH *Victoria Joseph*
- 7 Sandy Kasnowicz 305 ARCHES AVE EDH *Sandy Kasnowicz*
- 8 Alex Shearn 2687 Canyon Ln *Alex Shearn*
- 9 Amy Jones 3000 Springbush Way *Amy Jones*
- 10 Joann Smith 1089 Cambria Way EDH *Joann Smith*
- 11 ~~Andrew Miller~~ 35 Folsom *Andrew Miller*
- 12 Susan Temple 3328 Adam Ct. EDH *Susan Temple*
- 13 DAVID STACERT 3255 Ridgeview Dr *David Stacert*
- 14 Rachael Cain 1126 Bowinger Dr *Rachael Cain*
- 15 ~~Jeff Johnson~~ 100 Stevens Ct *Jeff Johnson*
- 16 Jacquelin Ullrich 5011 Coronado Dr *Jacquelin Ullrich*
- 17 ~~Jeff~~ ANNIE WAY/088 Cambria Way *Jeff*
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PETITIONER NAME

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- 1 Monica Belcher 2313 Beckett Dr EDH M Belcher
- 2 Kim Mattoch 3028 Hammond Wy. EDH Kim Mattoch
- 3 Stephanie Morris 1124 Venezia Dr. EDH Stephanie Morris
- 4 Irish Hardy 104 Miramont Ct. Irish Hardy
- 5 Kelly Walsh 5733 Guilston Wy. EDH K Walsh
- 6 Cathy Murphy 1040 Manning Dr. EDH C Murphy
- 7 Lisa Peene 2693 Giorgio Way EDH Lisa Peene
- 8 Nikki Littlepage 2024 Frascati Dr EDH Nikki Littlepage
- 9 Nancy Abregano 3735 Waldwick Cir Nancy Abregano
- 10 Michele Tarkett 3102 Oriskany Michele Tarkett
- 11 Elaine Bate 8128 Danvers Dr. EDH Elaine Bate
- 12 Michelle Thorncison 1010 Westwood Ct. EDH Michelle Thorncison
- 13 Ramee Ray 314 Esatto Place EDH Ramee Ray
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ipetitions

YOUR VOICE COUNTS

This petition has collected

271 signatures

using the online tools at iPetitions.com

over 400 - stopped collecting 1 yr. ago.

Printed on 10-23-2012

El Dorado Hills--No rezone of SW corner of Green Valley and Francisco

About the petition

There is currently a proposal to rezone the southwest corner of Green Valley Rd. and Francisco Dr. in El Dorado Hills. The current zoning is for single family residential or R-1. The proposal is to change that zoning to commercial with the plan to build a 24 HR pharmacy, a fast food restaurant and an office building. That would bring the total number of pharmacies in EDH to 6 including Safeway, Raleys, Walgreens (being built), CVS, and Target. Not to mention that the other 3 commercial centers on that corner currently have 18 vacancies between them, yet this developer feels the need to build more office space and a fast food business. Many homeowners in the local neighborhoods bought their homes based on the idea that the vacant lot would eventually be developed to include residential lots. If you would like to see this piece of land continue to stay zoned residential and EDH continue to be a rural community without the overdevelopment of commercial properties, please sign this petition as it will be presented to the county planning commission.

Signatures

1. Name: Paul Gratt on Jul 11, 2011
Comments:

2. Name: Laura Gratt on Jul 12, 2011
Comments:

3. Name: Michael Lim on Jul 13, 2011
Comments:

4. Name: Brian Miller on Jul 13, 2011
Comments:

5. Name: Rachel Miller on Jul 13, 2011
Comments:

6. Name: Annie Wong on Jul 13, 2011
Comments: Traffic, public safety, additional empty buildings, noise, pollution, environmental factors, property values -- all real concerns that cannot be overlooked.

7. Name: Ann Steele on Jul 13, 2011
Comments: The Safeway corner was originally intended to be residential as well - please, we don't need yet ANOTHER pharmacy or more office buildings!

8. Name: Kim Sanders on Jul 13, 2011
Comments: We have enough commercial property in EDH that is vacant.

9. Name: Richard Steele on Jul 13, 2011
Comments: We have more than enough pharmacies in ED Hills. We certainly don't need any more fast food businesses in this corner. We do not need to increase the already dangerous level of traffic at the Green Valley Road / Francisco area.

Best regards
Rick Steele
2157 Bates Cir.
ED Hills, CA 96762

10. Name: DAVID M. LEVINE on Jul 13, 2011
Comments: I live maybe one mile from the intersection and travel through it regularly, and am adamantly opposed to development of that parcel other than in accordance with current zoning. I see no need for yet another drug store, fast food restaurant or office building in EDH, let alone at that intersection.

Enough is enough.

11. Name: Claire LaBeaux on Jul 13, 2011
Comments:

12. Name: Mike Mawson on Jul 13, 2011
Comments: I live in the Francisco Oaks subdivision and oppose this project and the use of Cambria Drive as a means of ingress and egress.

13. Name: Rosetta Li on Jul 13, 2011
Comments: We moved to the Francisco Oaks neighborhood last August. Although that was not part of the plan for our family, as we are very rooted in the Sacramento area with families and work. We couldn't help but fell in love with this beautiful neighborhood when we helped our best friends move to this area. We are willing to tolerate the long commute to and from work every day because we are looking forward to the serene surroundings of the Francisco Oaks Village. We definitely wouldn't have chosen this house or

El Dorado Hill, if there was a commercial complex in the corner that is currently being proposed for re-zoning and redevelopment!
Please keep our neighborhood simple, quiet and safe, by objecting to this re-zoning proposal! Thank you!

14. Name: Deborah Thompson on Jul 14, 2011
Comments:

15. Name: Donna Kasabian on Jul 14, 2011
Comments:

16. Name: Janet G. Mawson on Jul 14, 2011
Comments: We are against the rezoning efforts to change this parcel to a commercial project. This will impact the neighborhoods in the area and the local commercial centers already have a high vacancy rate. In addition, this is already a high traffic intersection.

17. Name: Susan Johnson on Jul 14, 2011
Comments: As a 5 yr. resident of Francisco Oaks with absolutely no plans of relocating, I am in unison with my neighbors re proposed commercial plans that will most definitely affect our community in a very negative way. The last thing we need is another pharmacy or a fast food restaurant so close to our small community of homes. We take pride in looking out for one another and our children come and go on bikes and foot, so we certainly don't need more traffic.
I think the problems with a pharmacy and drug needs no further comment. This proposed development will have an incredibly negative affect on many. Please remember the mission statement of protecting our rural way of life.

18. Name: Kristen Nelson on Jul 14, 2011
Comments:

19. Name: Carmen Reed on Jul 14, 2011
Comments:

20. Name: Anonymous on Jul 14, 2011
Comments:

21. Name: Karen Hellickson on Jul 14, 2011
Comments: This area is not well constructed for huge amounts of traffic. The businesses should continue to be single small businesses. Too congested with cars coming in and going will make this area dangerous.

22. Name: Elaine Siegel on Jul 14, 2011
Comments:

23. Name: Judy Chavez on Jul 14, 2011
Comments: I am against the rezoning of the southwest corner of Green Valley and Francisco Drive to commercial. leave it residential. thank you

24. Name: Troy Siegel on Jul 14, 2011
Comments: We do not need another pharmacy, grocery store, or fast food. Use the empty buildings that are already built. We need something similar to the Folsom Sports Complex.

25. Name: Kristin Charles on Jul 14, 2011
Comments:

26. Name: Maria Thornton on Jul 14, 2011
Comments:

27. Name: Veronica Higgins on Jul 14, 2011
Comments:

28. Name: Alfie Charles on Jul 14, 2011
Comments: Please do not rezone the southwest corner of Francisco and Green Valley for commercial development.

If all four corner of that intersection are developed with commercial properties, the traffic congestion would be worse than it already is

and the aesthetics of the neighborhood will be adversely affected.

Many of us moved to El Dorado Hills to avoid the proliferation and sprawl of strip malls we've seen in other communities. Please don't let that happen here.

-
29. Name: Anonymous on Jul 14, 2011
Comments:
-
30. Name: Cindy Gillingham on Jul 14, 2011
Comments:
-
31. Name: Shelby Willitts on Jul 14, 2011
Comments:
-
32. Name: Anonymous on Jul 14, 2011
Comments:
-
33. Name: Anonymous on Jul 14, 2011
Comments:
-
34. Name: Denise Hountalas on Jul 14, 2011
Comments: This is a residential area with openings in two already existing malls near Safeway and Jordons closets. Those strip malls not full so why build more.
-
35. Name: Mike Hountalas on Jul 14, 2011
Comments:
-
36. Name: Carolyn McKenzie on Jul 14, 2011
Comments:
-
37. Name: Denise on Jul 14, 2011
Comments:
-
38. Name: Greg Heise on Jul 14, 2011
Comments:
-
39. Name: John Hitchcock on Jul 14, 2011
Comments: No building needed on the corner of Francisco and Green Valley tons of empty space across the street use that!
-
40. Name: Casey Vestito on Jul 14, 2011
Comments: I do not want this land rezoned commercial.
-
41. Name: John Goodin on Jul 14, 2011
Comments:
-
42. Name: Shannon Clark on Jul 14, 2011
Comments:
-
43. Name: Stephanie Christensen on Jul 14, 2011
Comments:
-
44. Name: Anonymous on Jul 14, 2011
Comments:
-
45. Name: Greg Heise on Jul 14, 2011
Comments:

-
46. Name: Alma Versoza on Jul 14, 2011
Comments:
-
47. Name: Sheri Birkmaier on Jul 14, 2011
Comments: Please don't rezone this precious El Dorado Hills land for commercial use. Let's be sensible and support the current businesses and fill the current vacancies.
-
48. Name: Carmen Amezcua on Jul 14, 2011
Comments: No rezoning!
-
49. Name: Martin Amezcua on Jul 14, 2011
Comments: No rezoning!
-
50. Name: Cheryl Rouse on Jul 14, 2011
Comments: in addition to the above concerns;
1. The junior high school exists too close to the proposed fast food restaurants. This will become a hang-out for these children at an extremely dangerous crossing.
2. As a consumer, I don't want fast food anywhere near my home.
-
51. Name: Anonymous on Jul 14, 2011
Comments: Use the space in the centers that are already built!
-
52. Name: Anonymous on Jul 14, 2011
Comments:
-
53. Name: Daniel Chin on Jul 14, 2011
Comments: It will create traffic accident more frequent and cost life.
-
54. Name: Dave Anderson on Jul 14, 2011
Comments:
-
55. Name: Jennifer Puckett on Jul 14, 2011
Comments: There are enough empty buildings in El Dorado Hills, let's fill those before we build more!
-
56. Name: Kathi Sturgeon on Jul 14, 2011
Comments: Please do not rezone the SW corner of Green Valley and Francisco.

Thank you.
-
57. Name: John Hitchcock on Jul 14, 2011
Comments: There is no reason to build on the SW corner of Green Valley Road!

There are two other Green Valley Road commercial plazas that are decrepit, vacant and an aesthetic embarrassment to our EDH community! THESE plazas should be refurbished, remodeled and have commercial occupancy before further construction is needed at yet another corner of the Green Valley - Francisco intersection!
-
58. Name: Vince Coniglione on Jul 14, 2011
Comments:
-
59. Name: Eileen Coniglione on Jul 14, 2011
Comments:
-
60. Name: Susan Weiss on Jul 14, 2011
Comments:
-
61. Name: Lisa Shebl on Jul 14, 2011

Comments:

-
62. Name: Jeanette Buell (Cook) on Jul 14, 2011
Comments: Clean up the other horribly aged and vacant plazas before building anything else at this intersection! Reface and reuse the existing commercial property first so it is aesthetically appealing and architecturally blends with the new Safeway Plaza.
- There are enough fast food restaurants in the area, why do we continually contribute to dilemma of adolescent and adult obesity we face!
- We all chose to live in the Francisco Oaks community for the seclusion and panoramic views of the lake from many of our homes.
- I ask of those in discussions for commercial re-zoning, if you lived in our peaceful Francisco Oaks community, while sitting on your patio to enjoy the sunset, a view of the lake, and the fresh country air, to then be overcome by the pungent smell of grease and repulsive dumpsters. How would you feel about that? There are many people who chose to retire in this community. It is very sad to think of them and how anyone could even consider such a re-zoning plan!!
-
63. Name: Herb Weiss on Jul 14, 2011
Comments:
-
64. Name: Debbie Heise on Jul 14, 2011
Comments: I completely agree. Please DO NOT rezone this land to commercial
-
65. Name: Angie Lee on Jul 14, 2011
Comments: Additional retail space is not needed. Please do not approve!
-
66. Name: Toby Wong on Jul 14, 2011
Comments: Commercial - NO; Residential - YES
-
67. Name: Jared Gagnon on Jul 14, 2011
Comments:
-
68. Name: Anonymous on Jul 14, 2011
Comments:
-
69. Name: Julie Perez on Jul 14, 2011
Comments: I am opposed to this change in the zoning.
-
70. Name: John Rusk on Jul 14, 2011
Comments:
-
71. Name: Brian Kuhlman on Jul 14, 2011
Comments:
-
72. Name: Karen Lienert on Jul 14, 2011
Comments:
-
73. Name: Wendy Jones on Jul 14, 2011
Comments:
-
74. Name: Elizabeth Stafford on Jul 14, 2011
Comments: do not build on this corner. There is too much retail space sitting empty on the two adjacent corners. It is unnecessary to build this is a residential neighborhood corner.
-
75. Name: Cynthia Muniz on Jul 14, 2011
Comments:
-
76. Name: Karen Kuznetzow on Jul 14, 2011
Comments: No more development on green valley and francisco

77. Name: Martin Kuznetzow on Jul 14, 2011
Comments: No more development

78. Name: Damin Stafford on Jul 14, 2011
Comments:

79. Name: Gref & Jana Myers on Jul 15, 2011
Comments: As a local and long time home owner I feel that this is an obvious mistake.

NO! NO more wasteful commercial development. The proposed eyesore on this end of El Dorado Hills Blvd. is unacceptable. Just like WALGREENS (El Dorado Hills Blvd.) we don't need it; it's unsightly and clashes heavily with our upscale rural suburban lifestyle. I get disgusted every time I drive by it. Seven pharmacies in EDH REALLY!

When you cross the county line from Sacramento into El Dorado you know it, don't you? The air changes, the scenery changes and becomes more rural and picturesque, it's clean and distinct...exceptional! Pleasant on the eyes. It's why you moved here. OUR unique town exudes the very best. Why destroy that? How many projects has this developer done in Folsom?

Be the Board we voted in trust for and maintain the integrity of our entire town.

80. Name: Laura Bardini on Jul 15, 2011
Comments:

81. Name: Alfie Charles on Jul 15, 2011
Comments: Please do not rezone the southwest corner of Francisco and Green Valley for commercial development.

If all four corner of that intersection are developed with commercial properties, the traffic congestion would be worse than it already is and the aesthetics of the neighborhood will be adversely affected.

Many of us moved to El Dorado Hills to avoid the proliferation and sprawl of strip malls we've seen in other communities. Please don't let that happen here.

82. Name: Dannette Neithinger on Jul 15, 2011
Comments:

83. Name: Juergen Kuhmann on Jul 15, 2011
Comments:

84. Name: Christy Lillie on Jul 16, 2011
Comments:

85. Name: Desi Menendez on Jul 16, 2011
Comments:

86. Name: Bob Parmar on Jul 17, 2011
Comments: Against this idea all together.

87. Name: Andrea Henderson on Jul 18, 2011
Comments:

88. Name: Michelle Parmar on Jul 18, 2011
Comments: I am against this rezoning proposal for several reasons. I am worried about the increase in traffic on Cambria, this will cause a back log of cars both on Francisco coming into Cambria and out of Cambria. I believe that clients of this proposed commercial area will utilize the Green Valley road access as a short cut and go through the center and come out on Cambria. This could be very hazardous to other drivers and our children who walk to school. Even with the proposed sidewalk possibly being built on Francisco, this will not help those who walk on Cambria. We will loose a lot of the beautiful oak trees in this lot. When we bought our home we were told that property was only zoned for residential, so the value of our home will suffer if this is rezoned commercial as well. Lots of good reasons to stop this.

89. Name: Jay Chopp on Jul 18, 2011
Comments: Dear Supervisors,

Since current retail and business space in the Green Valley Road and Francisco intersection is not currently utilized to maximum capacity, adding another office and retail space is pure folly.

Please DO NOT rezone the SW corner of this intersection. Please keep it residential.
-
90. Name: Cathaleen Hansen on Jul 18, 2011
Comments: No to the rezone of the SW corner of Green Valley and Francisco. There are enough pharmacies and empty office spaces to chose from within a 1/2 block to 1mile of this area.
-
91. Name: Susie Graybill on Jul 18, 2011
Comments:
-
92. Name: Theresa Stephanopoulos on Jul 18, 2011
Comments:
-
93. Name: Darria Deatherage on Jul 19, 2011
Comments: This is ridiculous as they already re-zoned the adjacent property for commercial use allowing the developer to put in a storage facility. Prime real estate with beautiful streams, trails all removed for this purpose. :(We are completely against such development!!!
-
94. Name: SETH SANDERS on Jul 19, 2011
Comments:
-
95. Name: Stephanie Wengel on Jul 19, 2011
Comments:
-
96. Name: Erin Sanders on Jul 19, 2011
Comments:
-
97. Name: Pennie Sanders on Jul 19, 2011
Comments:
-
98. Name: Mark Sanders on Jul 19, 2011
Comments:
-
99. Name: Sue Watkins on Jul 19, 2011
Comments: I am opposed to development on this parcel of land
-
100. Name: Mike Wengel on Jul 20, 2011
Comments:
-
101. Name: Kirsten Lewis on Jul 20, 2011
Comments: Please do not rezone this property. There are already plenty of unoccupied business spaces close to this intersection.
-
102. Name: Dan Zeltner on Jul 20, 2011
Comments: We need to preserve at least some of the physical natural beauty of El Dorado Hills.
-
103. Name: Vaughn Fleischbein on Jul 21, 2011
Comments:
-
104. Name: David Watts on Jul 21, 2011
Comments: EDH does NOT need commercial real estate at the expense of home owner's neighbourhoods and safety!
-
105. Name: Richard Smith on Jul 23, 2011

Comments: We agree that the land continue to stay zones residential.

-
106. Name: Catherine Kastner on Jul 28, 2011
Comments: This project is NOT a smart use of the land. We do not need more vacant retail/commercial space and we do not need another pharmacy! Ridiculous! This land should retain the current zoning.
-
107. Name: Michelle Derr on Jul 28, 2011
Comments: this piece of property should remain residential-we have plenty of designated commercial property in this area.
-
108. Name: Jeanie Van Voris on Jul 28, 2011
Comments:
-
109. Name: Heidi Napier on Jul 28, 2011
Comments:
-
110. Name: Anonymous on Jul 28, 2011
Comments: Keep this land zoned for Residential - NOT commercial
-
111. Name: Kristine Bertram on Jul 28, 2011
Comments:
-
112. Name: Deborah A. Stricker on Jul 28, 2011
Comments: I am not in support of the rezoning. The commercial development across the street from this area has many vacant spaces. In addition we do not need additional traffic in the location.
-
113. Name: Maria on Jul 28, 2011
Comments: I vote against re-zoning of corner of Green Valley Road and Francisco Dr in El Dorado Hills, CA.
-
114. Name: Marc Vermette on Jul 28, 2011
Comments: This is a ridiculous proposal. There are numerous vacancies very nearby, along with a pharmacy! Leave this area alone, that is what people want.
-
115. Name: Janine Camaroli on Jul 28, 2011
Comments:
-
116. Name: Sarah Greule on Jul 28, 2011
Comments: I strongly oppose rezoning this lot to allow commercial development. The 3 other strip malls on this corner are already struggling and empty retail space is the last thing EDH needs.
-
117. Name: Brandy Bounds on Jul 28, 2011
Comments:
-
118. Name: Patricia A. Carbone on Jul 28, 2011
Comments: No rezoning at SW corner of Green Valley and Francisco
-
119. Name: Anonymous on Jul 28, 2011
Comments:
-
120. Name: Anonymous on Jul 28, 2011
Comments:
-
121. Name: Dalisa Sanford on Jul 28, 2011
Comments:
-
122. Name: Dan Sanford on Jul 28, 2011
Comments:

-
123. Name: Kali Rhoades on Jul 29, 2011
Comments:
-
124. Name: Jason Rhoades on Jul 29, 2011
Comments:
-
125. Name: Carmen on Jul 29, 2011
Comments:
-
126. Name: Deborah Alaywan on Jul 29, 2011
Comments:
-
127. Name: Valerie Condie on Jul 29, 2011
Comments:
-
128. Name: Dominic Fortino on Jul 29, 2011
Comments:
-
129. Name: Fimy Sahaida on Jul 29, 2011
Comments:
-
130. Name: Scott Sahaida on Jul 29, 2011
Comments: we have enough empty commerical space in EDH and dont need another pharmacy!
-
131. Name: Kelli Vitale-Carson on Jul 29, 2011
Comments: This intersectionis congested enough - with plenty of vacant space readiily available for leasing.
-
132. Name: Lori Molitor on Jul 29, 2011
Comments:
-
133. Name: Anne Wright on Jul 29, 2011
Comments:
-
134. Name: Rob Camaroli on Jul 29, 2011
Comments:
-
135. Name: Lori Ramirez on Jul 29, 2011
Comments: This is a ridiculous proposal. EDH is ful of vacant commercial space. We have more pharmacies, fast food and office buildings than our community can support as is.
- This will just create another "EMPTY" commercial site which will look like an eye sore (similar to the old Ralphs building in Folsom).
- The intersection of Green Valley and Francisco Drive is probably the most congested intersection in the entire town - and having additional commercial sites on this corner will only cause to worsen the situation.
- I am VERY much against this proposal!
- Lori Ramirez
-
136. Name: Anonymous on Jul 29, 2011
Comments: This is a ridiculous proposal. EDH is ful of vacant commercial space. We have more pharmacies, fast food and office buildings than our community can support as is.
- This will just create another "EMPTY" commercial site which will look like an eye sore (similar to the old Ralphs building in Folsom).
- The intersection of Green Valley and Francisco Drive is probably the most congested intersection in the entire town - and having

additional commercial sites on this corner will only cause to worsen the situation.

I am VERY much against this proposal!

Lori Ramirez

-
137. Name: Chad Guest on Jul 29, 2011
Comments: I feel that another commercial property at this location will only depress the existing commercial properties on the adjacent corners. I would rather see those properties be more fully utilized before approving something like this.
-
138. Name: Anonymous on Jul 29, 2011
Comments: Definitely don't need any more pharmacies in EDH and it would be nice to see some of the existing vacancy be filled before we add more buildings
-
139. Name: Kimberly Cooper on Jul 29, 2011
Comments:
-
140. Name: Lisa Bellinoff on Jul 29, 2011
Comments:
-
141. Name: Bruce T. Ramirez on Jul 29, 2011
Comments: I am a 19 year resident of El Dorado Hills and I am adamantly opposed to commercial development of the greenbelt at the south-west corner of Green Valley Road and Francisco Drive. The last thing we need here is another crappy fast food chain along with another drug store. Late night activity among the transients that it will bring, is not conducive to raising the living standard of this area. If this area is developed, I will do my part to boycott any commercial sites that are built.
-
142. Name: Bari Gaymon on Jul 29, 2011
Comments:
-
143. Name: Andrew Enriques on Jul 29, 2011
Comments: With all of the retail and commercial vacancies in a town the size of El Dorado Hills I am amazed that the town council is seriously considering this proposal. I urge the council to oppose this proposal strenuously.
-
144. Name: Kevin Gotro on Jul 30, 2011
Comments: We definitely do not need another commercial zoned area in EDH. We need to keep in mind why we moved here to begin with.
-
145. Name: Kevin Gotro on Jul 30, 2011
Comments: We definitely do not need another commercial zoned area in EDH. We need to keep in mind why we moved here to begin with.
-
146. Name: Jill COdy on Jul 30, 2011
Comments:
-
147. Name: Scott A. Collins on Jul 30, 2011
Comments: We do not want this property developed. This will bring no benefit to the Lake Forest community. It will hurt property values in Francisco Oaks and the other adjacent neighborhoods. Furthermore, fast food in your community is a sign of poverty and we already have many pharmacy choices in EDH. Please assist in building up our property values not tearing them down. The nature trail through this area serves as a nice reminder as to why we choose to live in EDH. Thank You.
-
148. Name: Inga Buckendorf on Jul 30, 2011
Comments: I am against the rezoning of the area on the SW corner of Green Valley Road and Francisco Drive.
-
149. Name: Todd Buckendorf on Jul 30, 2011
Comments: I say "no" to rezoning the southwest corner of Green Vally and Francisco.
-
150. Name: Jon Sweet on Jul 30, 2011
Comments:
-

151. Name: Paul Maxwell on Jul 30, 2011
Comments: The existing complex with multiple vacancies should be redeveloped first!
-
152. Name: Vickey Maxwell on Jul 30, 2011
Comments: No on Commercial Zoning Green valley and Francisco El Dorado hills ca
-
153. Name: Tami L Welch on Jul 30, 2011
Comments: Vote a no on rezoning to commercial!!
-
154. Name: Mary Petersen on Jul 30, 2011
Comments:
-
155. Name: Catherine Kunkel on Jul 30, 2011
Comments: This is ridiculous that this is even a consideration.
-
156. Name: Bob Kula on Jul 30, 2011
Comments:
-
157. Name: Kathy Hurd on Jul 30, 2011
Comments: Everyone I know, which is a TON of people having lived here 11 years in a neighborhood of 83 homes with a homeowners association, and being an active volunteer with schools and kids sports, in a book club, on an all female cycling team of 60 women, moved to EDH (and not Folsom or Granite Bay) to be away from as much development as possible while still getting good schools. NO ONE I know wants this latest development on the corner of Francisco and Green Valley. Please listen to the EDH community. I am forwarding this to everyone I know and expect MANY petitions for you to see.
-
158. Name: Carolyn Newcomer on Jul 30, 2011
Comments: I am petitioning against the rezoning the southwest corner of Green Valley Rd and Franisco Dr. in EDH. Enough of the over building of commercial properties. We have plenty of empty spaces and absolutely do not need another pharmacy or fast food restaurant. We are losing our rural qualities, and I am hopping mad about it!
-
159. Name: Susan Young on Jul 30, 2011
Comments: The above letter says it all! Don't need it; don't want it!
-
160. Name: Carolyn Jorge Johnson on Jul 30, 2011
Comments: I agree with the above statement
-
161. Name: Margie Keshishian on Jul 30, 2011
Comments: Please no more office space (that I can guarantee will be empty!!!!), or fast food (really? do we really need one of those here???) not to mention we do not need to make that corner any more congested!!!! Keep our area the way it was meant to be - sparsely developed and rural!!!
-
162. Name: Matt Newcomer on Jul 30, 2011
Comments:
-
163. Name: Christopher Eaves on Jul 30, 2011
Comments:
-
164. Name: Megan Shanahan on Jul 31, 2011
Comments:
-
165. Name: Anonymous on Jul 31, 2011
Comments:
-
166. Name: Sheri Hoffman on Jul 31, 2011
Comments:
-
167. Name: Anca Green on Jul 31, 2011

Comments:

168. Name: Leslie Baxley on Jul 31, 2011
Comments:

169. Name: Kimberly Putman on Jul 31, 2011
Comments:

170. Name: Selena Howard on Jul 31, 2011
Comments:

171. Name: Kathi Sturgeon on Jul 31, 2011
Comments: I live in the area which this rezoning is being considered. This is a busy area already and the rezoning will only increase the traffic.

I would like to ask you to please sign this petition.

Thank you for your consideration, Kath

172. Name: Anne Hewitt on Jul 31, 2011
Comments:

173. Name: Jennifer Whitney Tucker on Jul 31, 2011
Comments: Come on. Don't change what's left of El Dorado Hills -- and the reason we all wanted to live here. Enough already!

174. Name: Mechelle Kammermeier on Jul 31, 2011
Comments:

175. Name: Bre Jones on Aug 01, 2011
Comments: I am against the rezoning of the southwest corner of Green Valley and Francisco.

176. Name: Stephanie Redhair on Aug 01, 2011
Comments:

177. Name: Brian Tucker on Aug 01, 2011
Comments: I do not support the rezoning. We have enough commercial property in EDH...don't need more.

178. Name: Kathi Lucke on Aug 01, 2011
Comments: Approval of this rezoning from residential to commercial would severely impact the public safety of this increasingly busy intersection in EDH and is not needed for increasing retail services for the community due to the current large amount of retail real estate vacancies.

179. Name: Ann-Marie Soldavini on Aug 01, 2011
Comments:

180. Name: Dawn Fortino on Aug 01, 2011
Comments:

181. Name: Kristin Culcasi on Aug 01, 2011
Comments:

182. Name: Patricia Bellomartinez on Aug 01, 2011
Comments: No rezoning. We have more than enough empty commercial sites in EDH

183. Name: Alberto Martinez on Aug 01, 2011
Comments:

-
184. Name: Lisa Zuber on Aug 01, 2011
Comments:
-
185. Name: Molly Oser on Aug 01, 2011
Comments: I am completely against the rezone of this property. We are already inundated with vacant retail, non walkable areas, and large storage facilities. This is not smart growth.
-
186. Name: Victoria Summers on Aug 01, 2011
Comments:
-
187. Name: Donna Walgenbach on Aug 01, 2011
Comments:
-
188. Name: Tracy Sundby on Aug 01, 2011
Comments:
-
189. Name: Mike Sundby on Aug 01, 2011
Comments:
-
190. Name: Lydia Brown on Aug 01, 2011
Comments:
-
191. Name: Jan Newton on Aug 01, 2011
Comments:
-
192. Name: Janice Albert on Aug 01, 2011
Comments:
-
193. Name: Andrew Janicki on Aug 01, 2011
Comments:
-
194. Name: Pamela Mills Smit on Aug 01, 2011
Comments:
-
195. Name: Pamela Mills Smit on Aug 01, 2011
Comments:
-
196. Name: Vivian Kane on Aug 01, 2011
Comments: NO rezone of the SW corner of Green Valley, traffic is bad enough and results in frequent traffic accidents and it is already hazardous just to try to cross the street there.
-
197. Name: Jane Gand on Aug 01, 2011
Comments: I am a 15 year resident of el dorado hills and strongly oppose this proposal.
-
198. Name: Julie Martelli on Aug 01, 2011
Comments:
-
199. Name: Elena Tucker on Aug 01, 2011
Comments: With all of the vacancies in the immediate area, the neighborhood already has a depressed/depressing feel. We do not need more retail. We don't need to turn EDH into an extension of Rancho Cordova. We are rapidly losing the rural feel that EDH once had and are becoming just another suburb.
-
200. Name: Karen Jenkins on Aug 01, 2011
Comments:

-
201. Name: Cheryl Russell on Aug 01, 2011
Comments:
-
202. Name: Anonymous on Aug 02, 2011
Comments: rural is good.
-
203. Name: Sandra Zagyi on Aug 02, 2011
Comments:
-
204. Name: Debbie King on Aug 02, 2011
Comments: Please do not rezone the southwest corner of GVR and Francisco Dr in EDH. We have a more than adequate # of pharmacies with a new Walgreens on the way next to hwy 50 @ EDH Blvd. I have lived in the area for 6 years and know from personal experience that this intersection cannot tolerate additional commercial growth. We have plenty of commercial vacancies throughout EDH right now - use existing buildings.
Do the right thing and vote no.
-
205. Name: Corrine Taylor on Aug 02, 2011
Comments: This is just wrong!! And we clearly don't need another pharmacy, and a drive through restaurant here is really wrong!!!!
-
206. Name: Anonymous on Aug 02, 2011
Comments:
-
207. Name: Kimball Holt on Aug 02, 2011
Comments:
-
208. Name: Sara Kermani on Aug 02, 2011
Comments: No Rezoning!!
-
209. Name: Linda Taylor on Aug 02, 2011
Comments:
-
210. Name: Charles Feerick on Aug 02, 2011
Comments: The Green Valley/Francisco intersection is already too dangerous for more foot traffic that another center would generate. Other than the Safeway commercial center, the other two have never been successful in keeping tenants for any length of time in the 18 years we have lived here. Another center will be just as unsuccessful.
-
211. Name: Joni Lashley on Aug 02, 2011
Comments:
-
212. Name: Kimberly Legge on Aug 02, 2011
Comments: NO...NO...NO!!!
-
213. Name: Kimberly Hayes on Aug 02, 2011
Comments: No rezoning!
-
214. Name: Colleen Newton And Ed Newton on Aug 02, 2011
Comments:
-
215. Name: Joshua Janicki on Aug 02, 2011
Comments:
-
216. Name: Jacqj Feerick on Aug 02, 2011
Comments: Check the empty retail spaces on the corners of Green Valley and Francisco. Many are empty. We don't need another empty strip mall, let alone a pharmacy and fast food restaurant.
-

217. Name: Kelli Maxson on Aug 02, 2011
Comments:
-
218. Name: John R. Maxson on Aug 02, 2011
Comments:
-
219. Name: David Kane on Aug 03, 2011
Comments:
-
220. Name: Sharyl Eichhorn on Aug 03, 2011
Comments:
-
221. Name: Alan Smit on Aug 03, 2011
Comments:
-
222. Name: Steven Randall on Aug 03, 2011
Comments: No to rezone
-
223. Name: Ronda Callaway on Aug 03, 2011
Comments:
-
224. Name: Julie Shelnuttt on Aug 03, 2011
Comments: The families that have chosen to make the neighborhoods surrounding this area their home will be unfairly impacted through increased traffic and lower property values. EDH has a glut of vacant commercial properties. Our family strongly feels that rezoning this property is not in the best interest, long term, for the EDH.
-
225. Name: Jill Spooner on Aug 03, 2011
Comments: The three corners adjacent to that corner are empty with plenty of space available. We are a county tell the developer to find another city to build in. We have plenty of office space off Latrobe road. It sounds like the developer misses the Bay area and needs to go back to having mini marts and strip malls on every corner.
-
226. Name: Lauren Odell on Aug 03, 2011
Comments:
-
227. Name: Maya Francisco on Aug 03, 2011
Comments: NO to the rezone! There are already enough available retail spaces in EDH and this intersection is already too busy. There are accidents there all the time. Do we really need more fast food?
-
228. Name: Renee Devine on Aug 03, 2011
Comments:
-
229. Name: Marjorie Vaught on Aug 03, 2011
Comments: A fast food restaurant and a pharmacy are not appropriate for the location.
-
230. Name: Jeff Pudewell on Aug 03, 2011
Comments: Resident of Marina Village since 1991; why would anyone want to develop another commercial center with so many vacancies in the existing centers??; we don't need another commercial ghost town!
-
231. Name: Peggy Glazier on Aug 04, 2011
Comments: We do not need any more retail in this area. This land should stay zoned for it's previously intended use. Not only are there too many pharmacies in El Dorado Hills, you only have to go a few miles to Cameron Park to see how many more there are.
-
232. Name: Julie Samrick on Aug 04, 2011
Comments:
-
233. Name: Jennifer Michlig on Aug 04, 2011
Comments:

-
234. Name: Dawn Semjenow on Aug 04, 2011
Comments:
-
235. Name: Gordon MacLachlan on Aug 04, 2011
Comments:
-
236. Name: Jeff Gibboney on Aug 04, 2011
Comments: We don't want it!
-
237. Name: Christy Magdaleno on Aug 04, 2011
Comments:
-
238. Name: Eloy Magdaleno on Aug 04, 2011
Comments:
-
239. Name: Paul J Walgenbach on Aug 04, 2011
Comments:
-
240. Name: Paul Meyer on Aug 05, 2011
Comments: No more construction. Use what is already available.
-
241. Name: Deborah Alaywan on Aug 05, 2011
Comments:
-
242. Name: Patricia Ebert on Aug 05, 2011
Comments:
-
243. Name: Robert Callaway on Aug 06, 2011
Comments:
-
244. Name: Paul Kuzmich, Jr. on Aug 10, 2011
Comments:
-
245. Name: Barbara Yeadon on Aug 11, 2011
Comments:
-
246. Name: Cara Strausbaugh on Aug 11, 2011
Comments: Hell NO!!! We do not need another pharmacy OR fast food!!! Plus there are enough EMPTY office buildings in this town!! We don't need more!!!!!!
-
247. Name: Sharan Moore-Porter on Aug 11, 2011
Comments: I continue to be amazed that these strip malls continue to be built, with the amount of commercial vacancies in the area. Where is the money coming from?
-
248. Name: Yolanda Gutierrez on Aug 11, 2011
Comments:
-
249. Name: Dimitra Moestopo on Aug 11, 2011
Comments: Why would you want to mirror this little town. There already is a CVS/McDonalds on the other side of town. Lets not make the human race fatter. One Mc.D's is plenty and walking across town would do you some good!! :) This is supposed to be a quiet little town not a big city!!!!
-
250. Name: Vanessa Moestopo on Aug 11, 2011
Comments: Ridiculous!!!
-

251. Name: Doug Johnson on Aug 11, 2011
Comments:
-
252. Name: Patti Spaulding on Aug 12, 2011
Comments:
-
253. Name: Anonymous on Aug 12, 2011
Comments: Please don't rezone it.
-
254. Name: Cheryl Gardner on Aug 15, 2011
Comments: Keep the corner of Green valley and Francisco a residentia area.
-
255. Name: Natascha Verandes on Aug 15, 2011
Comments:
-
256. Name: Taylor Yeadon on Aug 17, 2011
Comments: This is our neighborhood... There will be kids running around throughout the night.
-
257. Name: Charmaine Vardas on Aug 18, 2011
Comments:
-
258. Name: Anonymous on Aug 25, 2011
Comments: No more commercial - we have vacancies in EDH already.
-
259. Name: Pam Nill on Aug 25, 2011
Comments:
-
260. Name: Richard De Caro on Sep 13, 2011
Comments:
-
261. Name: Karlyn Oberg on Sep 19, 2011
Comments: Do not rezone the southwest corner of Green Valley Rd. and Francisco Drive in El Dorado Hills.
-
262. Name: MaryAnn Holtel on Nov 08, 2011
Comments: The local residents do not want another pharmacy and fast food restaurant. The land is designated R1-PD and should stay that way. There are too many existing commercial vacancies on that corner.
-
263. Name: Ian Price on Nov 08, 2011
Comments:
-
264. Name: Vince Tarry on Nov 08, 2011
Comments: I'm very opposed to the additional traffic this unnecessary commercial development will bring to our main entrance to our community.
-
265. Name: Bob Parmar on Nov 08, 2011
Comments: I think Rezoning this property would severely impact the AllReady Bad Traffic Situation currently in place. The Safety of all our citizens should be considered and overall I feel this would do more bad than good in the community.
-
266. Name: Ernest Vestito on Nov 08, 2011
Comments:
-
267. Name: Matthew Frazzetta on Nov 14, 2011
Comments:
-
268. Name: Lisa Frazzetta on Nov 14, 2011
Comments:

269. Name: Wendy Kreutz on Nov 17, 2011
Comments: Please update and use all the empty commercial space on the Francisco/Geen Valley comers. There is too much congestion on this corner to add another commercial site!

270. Name: Richard Kreutz on Nov 17, 2011
Comments:

271. Name: Jill Gambetta on Nov 17, 2011
Comments: why with so many vacancies around the corner would anyone feel that this is a smart decision not to mention ripping up the beautiful trees that are left standing.



PC 10/25/12
#11

Charlene Tim <charlene.tim@edcgov.us>

Re: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 24, 2012 at 10:07 AM

To: Aimee White <aimee.white@gmail.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Mr. and Mrs. White:

I am writing to confirm receipt of your comment below, which will be forwarded to the Planning Commission clerk. If you have any question, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Wed, Oct 24, 2012 at 6:13 AM, Aimee White <aimee.white@gmail.com> wrote:

A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

PLease do not chop down all the beautiful Francisco Oaks/Green Valley trees. Do not let this area be re-zoned to put in more businesses we don't need. Nobody who lives here wants this. If you don't stop this process, you will find picketing, human shields protecting the area, and news teams at your house. I guarantee it. Do the right thing. What is being proposed isn't even legal.

Aimee & Brian White

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/12
#11

Re: Rezoning and planned development A11-003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Ronnie Christensen <ronnie.christensen@oracle.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Wed, Oct 24, 2012 at 10:09 AM

Hello, Mr. Christensen:

I am writing to confirm receipt of your comment below, which will be forwarded to the Planning Commission clerk. If you have any question, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Wed, Oct 24, 2012 at 7:27 AM, Ronnie Christensen <ronnie.christensen@oracle.com> wrote:

I am writing to oppose the above referenced rezoning and development proposal for the following reasons:

1. EDH does not need a 3rd drive through pharmacy, let alone another pharmacy e.g., CVS, Walgreens, Target, Raleys.
2. I oppose another fast food business in EDH, we need more healthy stores or restaurants.
3. I travel to and from work through that intersection every day, the traffic is already very heavy.
4. Those planned buildings would be an eyesore, trees and greenery are some of the EDH appeal.

Please include this email in the record. Ronnie

Sent from my iPad

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
#11
(2 pages)

Re: Another Letter

George Carpenter <georgemcarpenter@comcast.net>

Wed, Oct 24, 2012 at 1:23 PM

To: Char Tim <charlene.tim@edcgov.us>, Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Here is the attachment that I sent to Mel. It may not have carried over when he responded to me.

George

From: Char Tim [mailto:charlene.tim@edcgov.us]

Sent: Wednesday, October 24, 2012 1:13 PM

To: Rommel Pabalinas

Cc: George Carpenter

Subject: Re: Another Letter

[Quoted text hidden]

 **Green Valley Letter.pdf**
228K

PC 10/25/12
#11
(2 pages)

Attachment to
G. Carpenter email -
10/24/12; 1²³pm

October 23, 2012

Chairman Dave Pratt
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667


**Re: Corner of Francisco and Green Valley Commercial Center, El
Dorado Hills**

Dear Chairman Pratt and Members of the Planning Commission:

I support the commercial rezone at the southwest corner of the Green Valley and Francisco intersection. I've been travelling through that intersection twice daily for the past 13 years. The site is on the right which is my-going-home-side, so it would provide very convenient shopping for me and many others traveling up Green Valley. Having additional choices for retail shopping and dining in El Dorado County is beneficial to me and many other residents of the County.

Retail development at that location would allow us to keep our sales tax dollars like mine here in the County instead of Folsom. I've been a resident for over 19 years and support this development at that location.

Sincerely,


Don Barnett
Placerville, CA



PC 10/25/12
#11

County of El Dorado, California

Re: Proposed development at Francisco & Green Valley Roads, EDH

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 24, 2012 at 1:39 PM

To: Kathleen van den Akker <tarheelmom2012@att.net>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Mr. and Mrs. van den Akker:

I am writing to confirm receipt of your comments below which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 should you have any questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Wed, Oct 24, 2012 at 12:27 PM, Kathleen van den Akker <tarheelmom2012@att.net> wrote:

Allowing this kind of development on this property is not in accordance with the look and feel of our great neighborhood. We have lived in EDH since 1992, in Waterford when it was still in development; Sterlingshire; Serrano and for the past 10 years have lived at Allegheny and Malcolm Dixon Road. We have stayed in EDH because of the town feel, the trees and lack of development on the north side. I've known for years that Tom Winn owned that property and had developed most of this side of Green Valley Road. When Safeway was going in, I had hoped that was the end of his development.

Trees and wildlife are a major part of this particular area and so many were tom down and displaced by the Safeway center and by the new park behind Waterford. This destruction of nature has to stop so please don't allow this development to go in here.

Don't we have enough fast-food restaurant and pharmacies along the highway 50 corridor, and doesn't Safeway have a pharmacy? I don't believe one EDH citizen will go along with this proposal. Tom Winn doesn't care, he moved to East Sac.

Please, please don't allow this to happen.

Kathleen & Arie van den Akker
Ariana & Nick van den Akker
2104 Allegheny Road, EDH

RECEIVED
OCT 25 2012
PLANNING DIVISION
COUNTY OF EL DORADO

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court

Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/12
#11



El Dorado County Planning Services Department

Re: Rezone/Planned Development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 24, 2012 at 10:05 AM

To: Nina <nina@daily.org>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Ms. Daily:

I am writing to confirm receipt of your comment below, which will be forwarded to the Planning Commission clerk. If you have any question, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Tue, Oct 23, 2012 at 6:18 PM, Nina <nina@daily.org> wrote:

Dear Sirs,

I am writing to communicate that I OPPOSE the proposed development plans for Green Valley Center. We are residents in within the adjacent community (Promontory) and commute students to Marina Village Middle School every day. Our opposition is based on the following:

1. The intersection at Cambria and Francisco already poses an issue under it's existing set-up. As it exists, it lacks adequate "corner site distance" as mandated by county standards. The proposed development will funnel more than 3,300 vehicles through the proposed parking lot on daily basis. Even if only 1/3 of those cars use the Cambria exit, that is more than 1,000 additional cars using Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.
2. The zoning that was originally approved for that corner assumed 34 residential units and 325 trips per day. The intersection of Francisco and Cambria was approved and built based upon the original traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The 2 lane road was not designed to accommodate this increased volume of traffic.
3. There are safety issues associated with pharmacies, specifically robberies for medications, etc.
4. Noise and air pollution from adding 2 drive-through businesses at the corner of Francisco/Green Valley and Francisco/Cambria.
5. Loss of more than half the oak trees on the lot removes the natural buffer between Green Valley and the adjacent neighborhood. Additionally, current law (the General Plan) does NOT permit cutting down so many oaks. The proposed design would result in the chopping down of more than 2 acres of the beautiful oaks on the lot. THIS IS NOT LEGAL!
6. Having a drive-through pharmacy and drive-through fast food does not fit with the community design. El Dorado Hills has attempted to keep drive-through commercial business closer to Highway 50, where it makes sense.
7. The community does not need another pharmacy in El Dorado Hills? Nor do we need more commercial real estate, specifically on this corner. We already have many unsightly, vacant office space, on the corner across from the proposed development site.
8. THE COMMUNITY (Francisco Oaks, Promontory, Crown Village, Lake Forest, etc.) OPPOSES THIS PROJECT.

Please add my email to public record. Thank you.

Sincerely,
Nina Daily
4276 Suffolk Way
EDH, CA 95762

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division

PC 10/25/12
#11



Re: El Dorado County Planning Commission Meeting - Thursday, October 25th - GREEN VALLEY CENTER

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: L Ferini <lferini@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Wed, Oct 24, 2012 at 9:52 AM

Hello, Laura:

I am writing to confirm receipt of your comment below, which will be forwarded to the Planning Commission clerk. If you have any question, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Tue, Oct 23, 2012 at 3:44 PM, L Ferini <lferini@sbcglobal.net> wrote:
To Whom it may Concern:

I have been made aware of this meeting and am unable to attend in person. Please let my voice be heard that I DO NOT want this land re-zoned for commercial development for the following reasons:

1. 3 corners of this intersection already have that have commercial businesses
2. there are still vacant stores in each one of these properties
3. increased traffic , including increased noise pollution and trash
4. this intersection is already very dangerous
5. Would prefer to enjoy the beauty of the trees

Sincerely,

Laura Ferini
El Dorado Hills Resident

PC 10/25/12
#11

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
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Thank you.



PC 10/25/12
#11
(2 pages)

Re: Development at Cambria/Francisco

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 24, 2012 at 9:46 AM

To: Jason High <Jason@thepurp.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Pierre Rivas <pierre.rivas@edcgov.us>

Hello, Mr. High:

I am writing to confirm receipt of your comment below, which will be forwarded to the Planning Commission clerk. If you have any question, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Tue, Oct 23, 2012 at 11:56 AM, Jason High <Jason@thepurp.com> wrote:

Subject: Development at Cambria/Francisco

To local members and residents of the EDH community,

This is a topic I have just become aware of and am quite concerned of. I feel this project will diminish the appeal of the town we have all invested so much in and take away from the cozy small town atmosphere that is the backbone of our community. **I am appealing to all of you to please not allow the business growth at the intersection at Cambria/Francisco.** The area already has many vacancies and this particular corner backs to so many homes. It's the biggest issue. It's already dangerous.

As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is **sub-standard**. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.

The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.

Safety issues associated with pharmacies, robberies for medications, etc.

Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood

Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot.

Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)

The community (not just adjacent Francisco Oaks) opposes the project. Reference rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES.

I plead to you to please not pass this and think of our community with families and children.

Thanks, Jason High

(916)294-5178

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
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2850 Fairlane Court
Placerville, CA 95667
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Fax 530-642-0508

[Quoted text hidden]

PC 10/25/12
#11
(2 pages)



Re: Support Letter

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: George Carpenter <georgemcarpenter@comcast.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 11:27 AM

Thanks. I never received this previously. I'll forward it the PC clerk.

On Tue, Oct 23, 2012 at 10:57 AM, George Carpenter <georgemcarpenter@comcast.net> wrote:

Mel,

This lady forwarded me a copy of a letter she sent in. I don't know that I ever saw a copy of it coming from you so I wanted to make sure you have it.

George

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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Thank you.

Support Letter.pdf
212K

Attachment to
G. Carpenter email-
10/23/12; 10^{am}

September 28, 2012

El Dorado County Planning Board
2850 Fairlane Court
Placerville, CA 95667

Dear Sirs:

I live in the Four Seasons retirement community off of White Rock Road in El Dorado Hills. I have read about the drug store proposed at Green Valley Road across from Safeway. That would be a great use for the property.

We just had a new CVS drug store built near us. It is very convenient especially because there is a drive thru. I'm 80 years old and in good health, so I have no problem getting around. However, many of my neighbors are not so fortunate. Even so, I use the drive thru regularly as do many of my neighbors. We all go there regularly for immediate needs and prescription medication because it is so easy to get in and out of.

A new drug store in that location will be great for people who live nearby.

Sincerely,



Mrs. Ellen Morissette
7016 Rushwood Drive
El Dorado Hills, California 95762

PC 10/25/12
11



Re: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: "Reed, Bill (TVC)" <BReed@maxcell.us>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:55 AM

Dear Mr. Reed:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Tue, Oct 23, 2012 at 8:37 AM, Reed, Bill (TVC) <BReed@maxcell.us> wrote:

Gentlemen, I do not agree with this proposal to rezone the area next to Francisco Oaks.

The intersection at Cambria/Francisco is the biggest issue. It's already dangerous. As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.

The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.

Safety issues associated with pharmacies, robberies for medications, etc.

Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood

Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot. That is not even legal!

Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)

Sincerely, Bill Reed 3342 Bordeaux Dr Eld Hills CA 95762 916-939-3642. Please add this email to the public record.

PLANNING COMMISSION
OCT 23 2012 10:31

PC 10/25/12
#11



Re: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES - Enough Already

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: peter stern <pstern1@gmail.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:54 AM

Dear Mr. and Mrs. Stern:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Tue, Oct 23, 2012 at 6:20 AM, peter stern <pstern1@gmail.com> wrote:
Please add this email to the public record.

There is no need for, nor benefit to be gained from further commercialization of the Green Valley corridor in El Dorado Hills.

The intersection where the proposed project is to take place already has a cluttered appearance and a heavy traffic flow. Adding more retail (particularly drive-through) retail and office space will only add to that.

In addition the added traffic flow will increase the likelihood of accidents in an already precarious intersection. Cars coming down Francisco to cross Green Valley typically do so with a full head of steam from the decline. Many drivers come through the intersection on a yellow light at well above the speed limit.

Increased traffic flow on the southwest corner will only serve to increase the potential for disaster. Lives have already been lost in the intersection. Let's not increase the possibility of it happening again.

Lastly, if El Dorado Hills residents wanted to live in the land of drive through restaurants and pharmacy's they'd likely move back to the Bay Area. El Dorado Hills' semi-rural atmosphere is a large part of it's appeal. Let's keep things that way.

If I need a drive through meal or pharmacy, both are available right down the road. Where they belong.

Peter and Lorie Stem

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
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PLACER COUNTY DEPARTMENT
OCT 23 4:10:31

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Thank you.

PC 10/25/12
#11



Re: rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Pennie Sanders <markandpennies@gmail.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:51 AM

Dear Mr. and Mrs. Sanders:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 9:25 PM, Pennie Sanders <markandpennies@gmail.com> wrote:

As residents in the area that will be greatly affected by this planned development we would like to express our disapproval and ask that this email be added to the public record. Please do not allow the rezoning and development of this land for this purpose. We would like to keep the integrity of our community as it is.

Thank you,
Mark and Pennie Sanders
2210 Hill View Drive
El Dorado Hills, Ca 95762

RECEIVED
OCT 23 10 31 AM '12

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/12
#11



Re: Development at Cambria/Francisco

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:49 AM

To: Denise Hountalas <denise@thepurp.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear, Ms. Hountalas:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 9:08 PM, Denise Hountalas <denise@thepurp.com> wrote:

To whom this may concern,

I am appealing to all of you to please not allow the business growth at the intersection at Cambria/Francisco. The area already has many vacancies and this particular corner backs to so many homes. It's the biggest issue. It's already dangerous.

As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.

The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.

Safety issues associated with pharmacies, robberies for medications, etc.

Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood

Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot.

Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)

The community (not just adjacent Francisco Oaks) opposes the project. Reference rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES.

I plead to you to please not pass this and think of our community with families and children.

Thanks Denise Hountalas
(916)425-9697

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

10/23/12 10:51 AM
DENISE HOUNTALAS

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Thank you.

PC 10/25/12
11
(2 pages)



Re: rezoning of parcel 124-140-33-100

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Nicki Alexander <nalexander@buckeyeusd.org>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:47 AM

Dear Ms. Alexander:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 5:35 PM, Nicki Alexander <nalexander@buckeyeusd.org> wrote:

Dear Commissioners,

I hope that you will take this concerns into consideration.

10/23/12 8:47 AM
PC 10/25/12
11
(2 pages)

This letter is in reference to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in EDH. As you are well aware, the local residents in El Dorado Hills have serious concerns over the health, safety and welfare of our families as it pertains to this project. With that being said, this letter is in opposition to the rezoning of that property. In addition, the local APAC committee voted unanimously not to support the project due to the same concerns. My points are outlined below. 1. Safety The current proposal shows an entry to the property on both Green Valley Rd and Cambria Way. Currently the traffic at the intersection of Francisco and Green Valley is extremely busy and a retail center at this corner will make it worse. In particular, the corner of Cambria and Francisco Dr. is a very dangerous corner as it stands with just the residents of the Francisco Oaks subdivision coming out of there. As it stands currently, if you are coming out of Cambria trying to turn north on Francisco, there is a dangerous blind spot looking over the hill at Francisco to the south. During busy times it is not uncommon to wait several minutes to cross Francisco. If a retail center was to go in with an entry on Cambria, this buildup of cars waiting to turn from Cambria onto Francisco will grow and as drivers become impatient, they will inevitably rush to cross Francisco, making it exponentially more dangerous than it is currently. Specifically the proposed center is expected to add 3,388 daily trips into the retail center. If just 1/3 of those people use the exit on Cambria, that would mean over 1000 cars will now need to come into this dangerous intersection. One other point to keep in mind, this intersection is a common crossing spot for kids walking to and from Marina Middle School which is just under a mile to the north on Francisco. In the traffic study done by Kimley Horn, they measured stopping sight distance on Francisco moving north toward Cambria at 325 feet with the minimum SSD for a car going 40mph being 300' according to AASHTO guidelines. However, how many people drive over the speed limit? What about the car going 45mph? The minimum SSD for that is 375', well above the measured distance of 325'. Also, what about corner sight distance for a car pulling out of Cambria Way going NB on Francisco? The minimum corner sight distance for a 40mph zone is 440'. It is 495' for a car going 45mph according to AASHTO guidelines. However the corner sight distance at this corner as measured by Kimley Horn was only 375'! This is already dangerous and adding over 3300 daily trips is going to make it exponentially worse. The safety issue with this corner is by far the biggest issue with this property being developed commercially. This issue will have an impact on not only the residents of Francisco Oaks, but all EDH motorists that travel along Francisco Dr. If this is built, how do you plan to get people out of Cambria safely, whether walking across the street or driving? If you are not concerned with the health, safety, and welfare of the citizens of El Dorado Hills, then I at least hope you are concerned with the liability this will put on the county's shoulders if this is approved. Can El Dorado County afford that kind of risk with all of the safety issues that the public has brought up in opposition to this project? 2. Crime Pharmacy burglary and robbery are two of the fastest growing types of crimes in the United States. According to Rx Patrol, one of only two national pharmacy crime databases, pharmacy robberies have increased by 32% over the last year alone. And according to the DEA, armed robberies of pharmacies rose 124% between 2006 and 2010 (from 306 to 686). With children walking to Marina Middle school on Cambria and Francisco, and with Francisco Oaks homes less than 100 yards away, is this the type of crime we want in our community? As was stated in the APAC report, there is no buffer between this parcel and

the homes in Francisco Oaks and therefore, the stated parcel should remain a residential zoning. 3. Noise and Air pollution The houses in Francisco Oaks have no buffer between them and the property being discussed. Not only the buildup of traffic on Cambria, but the constant line of cars sitting in drive through lanes at both the pharmacy and fast food restaurant are a concern with regards to both noise and air pollution. According to the Sacramento Regional Ozone Air Quality Attainment Plan(AQAP), "If a project requires a change in the existing land use designation(a general plan amendment or rezone), then the projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation. In the study by URS for the proposed project, URS states that "Although the Center would have higher vehicle trip emissions as compared to the 34- unit zoning, the 34 unit zoning would have higher emissions from area sources, primarily from wood stoves and fireplaces". Now, I would ask, how many new homes are being built with woodstoves or wood burning fireplaces? I would guess fewer than 10%, so to make that assumption is a reach. Also of note, the nitrous oxide emissions of the proposed site is over three times that of the 34 unit zoning, and that is with no mention of what the impact of cars sitting in a drive through will add. Currently there are many large oak trees on this parcel that mitigate the traffic noise, but many of these will come down to create more noise and

There are many large oak trees on this parcel that mitigate the traffic noise, but many of those will come down to create more noise and air pollution from idling vehicles. Regarding the noise, the houses that currently back to Cambria are very close to the road and the constant noise of delivery trucks at early morning hours will undoubtedly be a disturbance to those residents as well. 4. Commercial Vacancies On the corner of Green Valley and Francisco, there are 3 other commercial parcels and within those parcels, there are currently over 20 vacant units. Why would we want to build more at the expense of not only the local residents due to further declining property values, but also the current local commercial property owners? 5. Another Pharmacy There are currently 5 pharmacies in EDH and 2 more just east on Green Valley Rd in Cameron Park. Do we really need another pharmacy on a piece of land that is currently zoned residential. If another pharmacy is needed, why not go 2 miles west on Green Valley Road, where there are already 2 large commercial parcels available. Why would we want to rezone a parcel at the safety, privacy, and expense of the local residents? Please ask yourself, "Does any of this truly make sense for the needs of the community"?

I would like this letter to be submitted as an exhibit with the planning commission.

Thank you for your time and consideration.

Nicki Alexander
797 Mast Court
El Dorado Hills, California 95762

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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PC 10/25/12
#11



Re: Please add my email to the public record. A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Kimberley Book <4books@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:44 AM

Dear Ms. Book:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 4:59 PM, Kimberley Book <4books@sbcglobal.net> wrote:

Hello,

I live at 1047 Cambria Way with my husband and two sons. Our house is two houses in from the gate nearest the proposed rezoning property. Please consider how this rezoning will significantly affect our quality of life as well as the safety of those of us who reside here.

My eldest son just turned 16 in September and is now a licensed California driver. The intersection of Cambria and Francisco Drive is already extremely dangerous. Even an experienced driver encounters safety issues pulling out onto Francisco with the "normal" amount of daily traffic using this road. The rezoning will increase traffic to an even more dangerous level. This presents a HUGE SAFETY RISK for all drivers but imagine how an inexperienced driver might handle this intersection? I would think that this would be a liability for the county as well with the significant increase in traffic.

It is my understanding that the zoning was originally designed for residential units and that our gated community was built using that assumption. An already substandard intersection with inadequate corner site distance simply cannot handle the volume that a retail project will generate. PLEASE, PLEASE reconsider this proposal for the safety of our community.

Lastly, does EDH really need another pharmacy when there are already SEVERAL in EDH, including one that is less than 1/2 mile away located in the Safeway Store? The reason we love EDH so much is for its quaintness and beauty. While I recognize that the town is growing, I do not believe it is in the best interest of the county to develop this corner with retail establishments.

Thank you for taking the time to consider my viewpoint,

Kimberley Book

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
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PLANNING DIVISION
OCT 23 2012 10:31

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PC 10/25/12
#11
(3 pages)

Fwd: Letters

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Oct 23, 2012 at 9:33 AM

fyi

----- Forwarded message -----
From: **George Carpenter** <georgemcarpenter@comcast.net>
Date: Mon, Oct 22, 2012 at 4:35 PM
Subject: RE: Letters
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Here is another letter that just got copied to us.

George

From: Rommel Pabalinas [mailto:rommel.pabalinas@edcgov.us]
Sent: Monday, October 22, 2012 2:19 PM
To: George Carpenter
Subject: Re: Letters

Hi George: Here are the letters you mentioned.

On Mon, Oct 22, 2012 at 9:24 AM, George Carpenter <georgemcarpenter@comcast.net> wrote:

Mel,

I have had a couple of people email me saying they mailed (regular mail) letters to you in support of our project. Some went out over a week ago. Can you double check your mail room to make sure these things are getting to you and not hung up somewhere in your system.

Thanks.

George

Rommel (Mel) Pabalinas, Senior Planner

**El Dorado County Development Services Department
Planning Division**

2850 Fairlane Court

Placerville, CA 95667

Main Line 530-621-5355

Direct line 530-621-5363

Fax 530-642-0508

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Thank you.


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=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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 **FAX_20121022_1350946232_7.pdf**
27K

Attachment to
G. Carpenter email-
10/22/12; 4³⁵ pm

October 22, 2012

Chairman Dave Pratt
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Mr. Pratt and Members of the Planning Commission:

I'm writing this letter to support the commercial rezone at the Green Valley Commercial Center. We have a great variety of shopping and entertainment on the other side of the freeway around the Town Center. It seems like the west side of El Dorado Hills is a bit lacking in that regard. Some of the centers are quite old and seem to be turning into office or service uses.

I understand there is some neighbor opposition, which is not surprising in El Dorado Hills. Frankly, I can't imagine any other uses that would be appropriate for that site and location.

I believe this a smaller site and a few up to date stores over there would be nice.

Sincerely,



Mark S. Morgan

PC 10/25/12
#11



Re: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:42 AM

To: AChinnCRS@aol.com

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear Mr. and Mrs. Chinn:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 4:09 PM, <AChinnCRS@aol.com> wrote:

Dear Commissioners and staff,

We live in the Promotory subdivision, a nearby neighborhood of the proposed parcel being considered for re-zoning to commercial.

We object to this rezoning and do not believe it is in the best interest of the community. The plaza to the west of that parcel has a more than 50% vacancy rate. The Safeway Plaza and the plaza to the west of it also has vacant space. We do not need any more commercial buildings at this location. We certainly do not need the additional traffic if would generate either.

The parcel in question is beautifully wooded and hilly. The construction of a commercial land use would require excessive clearing of old growth oak trees and also would probably need substantial regrading which would damage the environment and the livability of the residents in the vicinity. We think the parcel would be better off zoned as something lower density - as it is now.

It would also harm existing residents as they would lose property values due to additional noise and light pollution, increased traffic, and would take away their views. It isn't fair to change the land use after people have made substantial investments in purchasing those homes.

Not only would it harm homes located directly adjacent to the property in question, but would also harm other homes in the higher elevations that would have their view marred by ugly commercial structures and parking lots. It impacts too many homeowners and their property values adversely to allow this to benefit one individual land owner who simply wants to turn a quick profit.

We ask that you please do not change the land use of this parcel and respect the current General Plan and the will of the citizens (your constituents) of the area.

Thank you,

Annette & Joe Chinn
3051 Corsica Drive
El Dorado Hills CA 95762
phone: (916) 939-7901
fax: (916) 939-7801

RECEIVED
OCT 23 2012
PLANNING DIVISION

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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7C 10/25/12
#11
(4 pages)

Fwd: Proposed development at Green Valley/Francisco Drive

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Cc: George Carpenter <georgemcarpenter@comcast.net>

Tue, Oct 23, 2012 at 8:38 AM

fyi

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

From: **Nicole Harrison** <nicole@builtbylandmark.com>
Date: Mon, Oct 22, 2012 at 3:43 PM
Subject: Proposed development at Green Valley/Francisco Drive
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: John Caulfield <john@builtbylandmark.com>

Mr. Pabalinas,

Please find attached a letter in support of the proposed commercial project.

If you have any questions or would like to discuss this letter, please do not hesitate to contact John directly at (916) 257-4780.

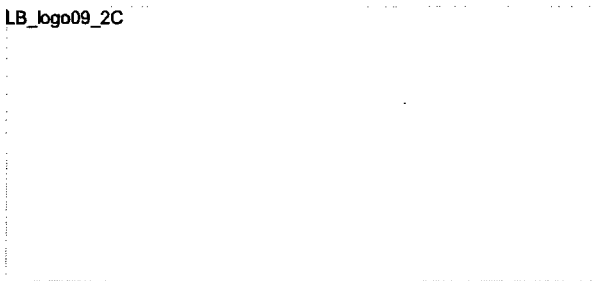
Nicole Harrison

Ph: 916-783-0356

Fx: 916-783-1837

www.BuiltByLandmark.com

LB_logo09_2C



=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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Thank you.

5 attachments



image001.jpg
10K

LANDMARK
BUILDERS
Trusted Since 1997



image002.jpg
2K



image003.jpg
2K



image004.jpg
5K

 **Green Valley.pdf.pdf**
533K

Attachment to
N. Harrison email -
10/22/12 ; 3⁴³
pm



LANDMARK
BUILDERS
Trusted Since 1997

October 22, 2012

Mr. Mel Pabalinas
Planning Commission
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Mr. Pabalinas and Planning Commissioners:

I support the commercial project proposed at the corner of Green Valley Road and Francisco Drive, but not for the reasons you might expect. I bring a different perspective. I spent a considerable amount of time working on development plans for the 6.85-acre site on the southwest corner of Green Valley Road and Francisco Drive in El Dorado Hills. During 2006 and 2007, I worked with architects, engineers, planners, environmental consultants and various agencies attempting to come up with a development plan suitable for the market, location, and terrain of the site.

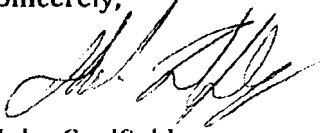
I have considerable experience in the building industry. I have been a custom home builder for the past 15 years. My company, Landmark Builders, has built numerous homes in the Granite Bay, Folsom and El Dorado Hills area, including a couple of homes in the Francisco Oaks neighborhood. We are proud to have won many awards for our projects from the Building Industry Association (MAME - Major Achievement in Marketing Excellence) and National Association of the Remodeling Industry (CotY - Contractor of the Year) over the years, including 3 new awards this year alone.

I intended to develop the site with single-family homes. My application to develop this site with 21 homes went almost all the way through the entire planning process and was scheduled for the planning commission. We spent over \$150,000 on various studies related to this development. But in the end, I abandoned the project after learning through the various studies that the site would not be suitable for homes. The terrain is difficult and for the most part sits above Green Valley Road. We concluded that because it is surrounded by public streets on three sides with heavy traffic on two of those roads, and 13 of the 21 homes would back up to these public streets, the homes would be highly undesirable because of road noise, air quality, major road visibility, and lack of backyard

privacy. This was simply not the housing product type that would appeal to people buying homes in the El Dorado Hills area.

The commercial project proposed is, in my opinion, a great option.

Sincerely,

A handwritten signature in black ink, appearing to read "John Caulfield", written in a cursive style.

John Caulfield
Landmark Builders



PC 10/25/12
#11
(6 pages)

Re: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Annie Wong <annie.wong@ucdmc.ucdavis.edu>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:34 AM

Hello, Ms. Wong:

I am writing to confirm receipt of all of your comments, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 3:32 PM, Annie Wong <annie.wong@ucdmc.ucdavis.edu> wrote:

Dear Mr. Pratt,

I respectfully submit the attached letter for your consideration as you review planning commission staff report and vote on the above project. I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you in advance for your thoughtful consideration of this important matter.

Sincerely,
Annie Wong

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Cc: George Carpenter <georgemcarpenter@comcast.net>

Tue, Oct 23, 2012 at 8:36 AM


fyi

----- Forwarded message -----
From: **Annie Wong** <annie.wong@ucdmc.ucdavis.edu>
Date: Mon, Oct 22, 2012 at 3:35 PM
Subject: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES
To: walter.mathews@edcgov.us
Cc: rommel.pabalinas@edcgov.us

Dear Mr. Mathews,

I respectfully submit the attached letter for your consideration as you review planning commission staff report and vote on the above project. I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you in advance for your thoughtful consideration of this important matter.

Sincerely,
Annie Wong
[Quoted text hidden]

 **SCX-5635_20121022_15224904.pdf**
340K

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Cc: George Carpenter <georgemcarpenter@comcast.net>

Tue, Oct 23, 2012 at 8:36 AM


fyi

—— Forwarded message ——
From: **Annie Wong** <annie.wong@ucdmc.ucdavis.edu>
Date: Mon, Oct 22, 2012 at 3:37 PM
Subject: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES
To: tom.heflin@edcgov.us
Cc: rommel.pabalinas@edcgov.us

Dear Mr. Heflin,

I respectfully submit the attached letter for your consideration as you review planning commission staff report and vote on the above project. I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you in advance for your thoughtful consideration of this important matter.

Sincerely,
Annie Wong
[Quoted text hidden]

 **SCX-5635_20121022_15232800.pdf**
340K

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Cc: George Carpenter <georgemcarpenter@comcast.net>

Tue, Oct 23, 2012 at 8:37 AM


fyi

—— Forwarded message ——
From: **Annie Wong** <annie.wong@ucdmc.ucdavis.edu>
Date: Mon, Oct 22, 2012 at 3:38 PM
Subject: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES
To: lou.rain@edcgov.us
Cc: rommel.pabalinas@edcgov.us

Dear Mr. Rain,

I respectfully submit the attached letter for your consideration as you review planning commission staff report and vote on the above project. I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you in advance for your thoughtful consideration of this important matter.

Sincerely,
Annie Wong
[Quoted text hidden]

 **SCX-5635_20121022_15241209.pdf**
338K

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Cc: George Carpenter <georgemcarpenter@comcast.net>

Tue, Oct 23, 2012 at 8:37 AM

fyi


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

From: **Annie Wong** <annie.wong@ucdmc.ucdavis.edu>
Date: Mon, Oct 22, 2012 at 3:40 PM
Subject: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES
To: brian.shinault@edcgov.us
Cc: rommel.pabalinas@edcgov.us

Dear Mr. Shinault,

I respectfully submit the attached letter for your consideration as you review planning commission staff report and vote on the above project. I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you in advance for your thoughtful consideration of this important matter.

Sincerely,
Annie Wong
[Quoted text hidden]

 **SCX-5635_20121022_15244404.pdf**
339K

Annie Wong <annie.wong@ucdmc.ucdavis.edu>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 9:16 AM

Thank you Mr. Pabalinas for confirming receipt and forward to the Planning Commission clerk.
Best,
Annie

From: Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Annie Wong <annie.wong@ucdmc.ucdavis.edu>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>
Date: 10/23/2012 08:34 AM
Subject: Re: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

[Quoted text hidden]

October 22, 2012

Tom Heflin
Second Vice-Chair, District 3
El Dorado Planning Commission

Dear Mr. Heflin,

I am writing to express my strong opposition against the rezoning and development of parcel # 124-140-33-100, located on the SW corner of Green Valley Road and Francisco Drive as submitted by Winn Communities, LLC.

The proposed project requires a general plan amendment to change the land use from high density residential to commercial, and a rezone from single family residential planned development to commercial planned development to accommodate development of three commercial pads as follows: office space, fast food restaurant and retail pharmacy. Those familiar with the area, and more specifically the Green Valley / Francisco Drive intersection, will know that additional commercial space is not needed given the existing high levels of vacancies in the three (3) corners opposite the proposed project. I personally counted in excess of twenty (20) vacant units.

The County of El Dorado Development Services Planning Commission Staff Report clearly overlooks the lack of infrastructure, significant impact and increased danger that will result if the project is approved, including, but not limited to the following:

- Increased traffic at an already busy intersection: Green Valley & Francisco Drive. Cars are typically traveling in excess of 50+ miles per hour on Francisco Drive as they approach the crest of the hill and bend heading towards Green Valley Road, many attempting to clear the traffic light at the Francisco Drive / Green Valley intersection.
- Increased traffic on Cambria Way, a feeder street intended for residential use only. More specifically, Cambria Way was designed for approximately 325 car trips per day. The proposed center is expected to add close to 3,400 daily trips. If just 1/3 of those entering & exiting the proposed center use the ingree/egress on Cambria, that would result in over one thousand (1000) additional car trips that will need to use this small residential street. Ingress and egress on Cambria Way is not a viable option.
- Traffic back up on Cambria (see above bullet) will increase exponentially resulting in increased accidents at an already dangerous intersection due to increased driver impatience. Traffic congestion and significantly longer wait times at the intersection will naturally occur from the increased traffic causing drivers to inevitably rush to cross Francisco Drive -- making it exponentially more dangerous than it is currently. Emphasis added.

- Topography. Dangerous blind spot at the crest of hill approaching Cambria Way from El Dorado Hills Blvd and Francisco Drive. It is already proving difficult for the limited Francisco Oaks Development residents that exit at the Cambria Way gate of the subdivision attempting to head north bound on Francisco Drive. I personally have had four near misses in the past two years because of the limited visibility to my right, compounded by the excessive speed of oncoming traffic.
- As a resident in Francisco Oaks, my children and their friends frequently walk or bike to Safeway, Mountain Mike's, Rockin' Frog Yogurt, Subways, neighborhoods near Marina Middle school, and the neighborhoods directly across the way near Telegraph Hill via Cambria and Francisco. As a society, and as parents, we endeavor to have and create a safe environment near our home for our children that encourages them to get out of the house and enjoy the outdoors, one of the primary reasons for our decision to reside in El Dorado Hills. The option to explore freely near home will no longer be an option for my children and their visiting friends if the rezone and development is approved to move forward. Diminished options for outdoor activities in the neighborhood, along with walking access to a fast-food establishment, would no doubt contribute to an already troubling national obesity epidemic.

The proposed project includes two (2) drive-thru's associated with the three commercial pads, resulting in the loss of over 70% of the existing protected oak trees. The same oak trees that currently mitigate traffic noise and air pollution from the heavily travelled Green Valley Road and Francisco Drive. The additional noise and air pollution from the proposed development, along with the removal of the naturally protective oak trees, will adversely impact the health and quality of life for all residents in the surrounding neighborhoods. With Francisco Oaks homes less than 100 yards away, there is no buffer between this parcel and the homes located in the Francisco Oaks subdivision. As intended and approved in the general plan, I implore you to uphold the intent to keep fast food establishments along the immediate US-50 corridor. I strive to encourage my children to adopt and live a healthy lifestyle, thus I openly welcome your support in keeping a fast food establishment and retail pharmacy out of my neighborhood.

In addition to the danger presented by the additional traffic, there is also the safety and security concerns associated with the type tenants of the proposed development. Pharmacy burglary and robbery are two of the fastest growing types of crimes in the United States. According to Rx Patrol, one of only two national pharmacy crime databases, pharmacy robberies have increased by 32% over the last year alone. And according to the Drug Enforcement Agency, armed robberies of pharmacies rose 124% between 2006 and 2010. Following is a link to one of many reports discussing pharmacy crime: <http://www.phmic.com/phmc/services/HotTopics/Pages/Crime-InterviewBillBell.aspx>. It is clear in the literature, pharmacy crimes are increasing rapidly; pharmacy thieves are getting more sophisticated; pharmacies are highly sought after targets for robbery. It would be too easy for near-by residents to become victims to

a crime in process or worse yet, held hostage in their homes by thieves seeking refuge from law enforcement pursuit.

As a matter of fact, I do not see a shortage of pharmacies servicing the residents of El Dorado Hills. There are currently five pharmacies in El Dorado Hills, with two more just east on Green Valley Road in Cameron Park. Do we really need another pharmacy retailer on a piece of property that is currently zoned for residential purposes. Is it really worth the safety and security risks to surrounding residents? With Francisco Oaks homes less than 100 yards away, is this the type of crime we want to invite into our neighborhood? As stated in the APAC recommendation report, the stated parcel should remain as zoned: residential.

In summary, I am adamantly opposed to development of parcel # 124-140-33-100 other than in accordance with current zoning. I see no need for yet another drug store, fast food restaurant or office building in El Dorado Hills. Enough is enough. Please support the voice of the people living in the community.

I request that this letter added to the public record and be submitted as an exhibit with the planning commission. Thank you for your thoughtful consideration of this important matter.

Respectfully yours,



Annie Wong
1088 Cambria Way
El Dorado Hills, CA 95762

Cc: Planner Mel Pabalinas



PC 10/25/12
#11

Re: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:30 AM

To: Stephanie Christensen <nurse24@comcast.net>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Ms. Christensen:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 3:10 PM, Stephanie Christensen <nurse24@comcast.net> wrote:

To Whom it may concern:

I oppose the planned development listed above for the following reasons listed below. Please add my email to the public record.

- The intersection at Cambria/Francisco is the biggest issue. It's already dangerous. As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.
- The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.
- Safety issues associated with pharmacies, robberies for medications, etc.
- Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood
- Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot. That is not even legal!
- Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)
- Another pharmacy in El Dorado Hills?! More office space on that corner?!
- The community (not just adjacent Francisco Oaks) opposes the project.

Stephanie Christensen
3356 Bordeaux Drive
EDH, CA 95762



PC 10/25/12
#11
(3 pages)

Re:

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Darria Deatherage <dariideatherage@yahoo.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 9:39 AM

Dear Ms. Deatherage:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 2:34 PM, Darria Deatherage <dariideatherage@yahoo.com> wrote:

Darria Deatherage
CLOSET GALLERY
<http://www.aclosetgallery.com>
916-826-7016 Cell
916-933-0001 Office/Fax

From: Darria Deatherage <dariideatherage@yahoo.com>
To: "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>; "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>; "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>; "lou.rain@edcgov.us" <lou.rain@edcgov.us>; "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>
Cc: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Sent: Monday, October 22, 2012 2:13 PM
Subject:

Please see letter attached about proposed development on Cambria and Greenvalley Rd.

Darria Deatherage
CLOSET GALLERY
<http://www.aclosetgallery.com>
916-826-7016 Cell
916-933-0001 Office/Fax

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-621-0500

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Thank you.

 **PlanningCommissionLetter.docx**
13K

Attachment to
D. Deatherage email
10/22/12; 2³⁴pm

October 22, 2012

Planning Commission

El Dorado County

Reference: Rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES

Dear Planning Commission,

We are residents in the Hidden Acres community off Greenvalley and Miller intersection and have some major concerns with a proposed plan submitted to the commission recently. We would like your support in turning down this plan for various reasons listed below. We would also like to be added to the public record concerning this proposal. Our concerns are as follows:

- The intersection at Cambria/Francisco is the biggest issue. It's already dangerous. As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.
- The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.
- Safety issues associated with pharmacies, robberies for medications, etc.
- Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood
- Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot. That is not even legal!
- Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)
- Another pharmacy in El Dorado Hills?! More office space on that corner?!
- **The community (not just adjacent Francisco Oaks) opposes the project.**

Sincerely,

Darria Deatherage
916-826-7016



PC 10/25/12
#11
(2 pages)

Re: Planned development at corner of Francisco and Green Valley

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Elizabeth Nale <lbmalibu@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 23, 2012 at 8:26 AM

Hello. Ms. Nale:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 2:17 PM, Elizabeth Nale <lbmalibu@sbcglobal.net> wrote:

Dear Mr. Pabalinas:

I am deeply concerned and disappointed that a fast food restaurant and drive-through pharmacy are being considered for development on the corner of Francisco Drive and Green Valley Road . I live in the Francisco Oaks area and know that development of any kind on that corner is foremost a safety issue and also would detract from the beauty of our neighborhood and of the entire El Dorado Hills community

I know first hand about safety issues on Green Valley Road . I was involved in **two car accidents at other Green Valley Road intersections**. I suffered a neck injury because a driver stepped on the accelerator instead of the brake as I waited at a red light. It's been two and half years since that car accident and I still suffer from neck and shoulder pain. Prior to that, I was hit by a SUV on the side of my car that was making an improper lane change also at a Green Valley intersection. I had only lived in this area less than six years when these car accidents occurred. There have been numerous near misses that my husband and I have experienced over the years. I have heard many sirens while sitting in my living room knowing that meant another car accident on the corner of Francisco Drive and Green Valley Road . I've seen the mangled car parts and broken glass to know that car accidents occur at that intersection with a frequency that should not be acceptable.

This proposed development would only add to the congestion that I already experience daily and increase the risk that I will be involved in another car accident close to my home.

I am also concerned about the noise in this area. We already have businesses that have late night hours and I can assure you on any given weekend night I will hear cars screeching and loud voices as those patrons leave those businesses, Having a fast food restaurant in this area will definitely add to the noise not only on the weekend but also during the work week.

Even more troubling is having a drive through with cars idling at all times of the day and night adding to the already poor air quality that we experience living in a valley. This proposed development will add two drive throughs making it even more dangerous to our air quality.

It just doesn't make sense to add more businesses when there are so many empty commercial rental properties. Not only don't we want another fast food restaurant (don't we already have an obesity issue in this country) or another pharmacy—we don't need them. Our needs are being met with the close vicinity of restaurants and pharmacies near by. More importantly, this does nothing to add to our

community. I love the rural feel of my neighborhood. Not every parcel of land needs to be developed. **I am opposed to the rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center by Winn Communities.**

I vote for keeping our natural beauty, to protect our wildlife (I've seen deer and turkeys in that area), our trees, especially our oak trees. I hate to think of the future when El Dorado Hills looks like every other congested and monotonous suburban sprawl.

Please add my email to the public record. Thank you.

Sincerely,

Elizabeth Nale
Francisco Oaks resident

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
#11
(5 pages)

Re: Comments from Caltrans: Green Valley Center, El Dorado County

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:11 AM

To: Susan Wilson <susan_wilson@dot.ca.gov>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Steve Kooyman <steve.kooyman@edcgov.us>, Eileen Crawford <eileen.crawford@edcgov.us>

Susan-

Just wanted to let you know that your comment will be forwarded to the Planning Commission. As I mentioned in my email yesterday, Steve Kooyman or Eileen Crawford will contact you via phone or email with our response to your comments.

Thank you.

On Mon, Oct 22, 2012 at 12:22 PM, Susan Wilson <susan_wilson@dot.ca.gov> wrote:

Hi Mel,

Attached below are comments from Caltrans District 3 regarding the Green Valley Center.

(See attached file: Caltrans.10.22.12.pdf)

Please let me know if you have any questions regarding our comments.

Susan Wilson
(916) 274-0639

Caltrans District 3
Division of Planning & Local Assistance
Office of Transportation Planning - South
2379 Gateway Oaks Dr., Suite 150, MS-19
Sacramento, CA 95833

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

Caltrans.10.22.12.pdf
587K

Susan Wilson <susan_wilson@dot.ca.gov>
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:12 AM

Cc: Charlene Tim <charlene.tim@edcgov.us>, Eileen Crawford <eileen.crawford@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Steve Kooyman <steve.kooyman@edcgov.us>, Eric Fredericks <eric_fredericks@dot.ca.gov>

Thank you Mel.

Susan Wilson
(916) 274-0639

Caltrans District 3
Division of Planning & Local Assistance
Office of Transportation Planning - South
2379 Gateway Oaks Dr., Suite 150, MS-19
Sacramento, CA 95833

Rommel Pabalinas
<rommel.pabalinas
@edcgov.us>

To

Susan Wilson
10/23/2012 08:11 AM <susan_wilson@dot.ca.gov>
cc

Charlene Tim
<charlene.tim@edcgov.us>, Peter
Maurer <peter.maurer@edcgov.us>,
Steve Kooyman
<steve.kooyman@edcgov.us>, Eileen
Crawford
<eileen.crawford@edcgov.us>

Subject

Re: Comments from Caltrans: Green
Valley Center, El Dorado County

[Quoted text hidden]

[attachment "Caltrans.10.22.12.pdf" deleted by Susan
Wilson/D03/Caltrans/CAGov]

DEPARTMENT OF TRANSPORTATION
 DISTRICT 3—SACRAMENTO AREA OFFICE
 2379 GATEWAY OAKS DRIVE, SUITE 150
 SACRAMENTO, CA 95833
 PHONE (916) 274-0635
 FAX (916) 274-0602
 TTY 711
 www.dot.ca.gov



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October 22, 2012

032012ELD0012
 03-ELD-50/PM 0.86
 SCH#2012092046

Mr. Rommel Pabalinas
 Senior Planner
 County of El Dorado
 2850 Fairlane Court
 Placerville, CA 95667

Green Valley Center – General Plan Amendment, Rezone, Tentative Parcel Map – Mitigated Negative Declaration

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the notice of intent to adopt the mitigated negative declaration for the project referenced above. The proposed project is located in El Dorado Hills, approximately 4 miles north of Highway 50 (US 50), on the southwest corner of Green Valley Road and Francisco Drive, near El Dorado Hills Boulevard. The proposed site access is off of Green Valley Road. The project consists of three commercial buildings for office, retail and service uses on a total of 6.85 acres, served with on-site parking, landscaping, lighting and signs. The project requires a General Plan Amendment amending the land use designation from High Density Residential to Commercial; Rezone from One-Family Residential to Commercial-Planned Development; Preliminary Planned Development Permit for a total of 28,615 sq ft commercial building space; and Tentative Parcel Map creating a total of three commercial parcels ranging from 1.53 to 3.04 acres in size. The following comments are based on the Mitigated Negative Declaration package prepared for this project.

Vehicle Trip Generation and Distribution Changes Resulting from Project

During construction or starting on “opening day”, this proposed project may impact the US 50 mainline and nearby US 50 Interchanges. As identified by the Mitigated Negative Declaration, this project would generate approximately 176 trips for the morning (a.m.) peak period and 180 trips for the evening (p.m.) peak period. It is anticipated that a portion of these trips would add to the congestion on the US 50 Corridor; however, the traffic analysis provided within the Mitigated Negative Declaration did not address or analyze such impacts.

“Caltrans improves mobility across California”

Mr. Rommel Pabalinas/County of El Dorado
October 22, 2012
Page 2

Traffic Impact Analysis

It may be necessary to amend the Traffic Impact Analysis (TIA) to analyze impacts the project will have on US 50. The following criteria are among those that may be used to determine whether a TIA revision is warranted:

1. The project will generate over 100 peak hour trips assigned to a State highway facility.
2. The project will generate between 50 and 100 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing noticeable delay; approaching unstable traffic flow conditions.
3. The project will generate between one to 49 peak hour trips assigned to a State highway facility, and the affected highway facilities are experiencing significant delay; unstable or forced traffic flow conditions.

We recommend using the Department's *Guide for the Preparation of Traffic Impact Studies (TIS Guide)* for determining which scenarios and methodologies to use in the analysis. It is available at the following website address:

http://dot.ca.gov/hq/tpp/offices/ocp/igr_ccqa_files/tisguide.pdf

Please contact us to coordinate the scope of the study with our office. If the proposed project will not generate the amount of trips needed to meet the trip generation thresholds listed above, an explanation of how this conclusion was reached should be provided.

Transportation Permit

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by the Department. To apply, a completed transportation permit application with the determined specific route(s) for the shipper to follow from origin to destination must be submitted to: Caltrans Transportation Permits Office, 1823 14th Street, Sacramento, CA 95811-7119. See the following website for more information: <http://www.dot.ca.gov/hq/traffops/permits/>

Please provide our office with copies of any further actions regarding this proposed development.

If you have any questions regarding this letter, please contact Susan Wilson of my staff at (916) 274-0639 or by email: susan_wilson@dot.ca.gov

"Caltrans improves mobility across California"

Mr. Rommel Pabalinas/County of El Dorado
October 22, 2012
Page 3

Sincerely,



ERIC FREDERICKS, Chief
Office of Transportation Planning – South

c: Scott Morgan, State Clearinghouse
Susan Wilson, Caltrans District 3

"Caltrans improves mobility across California"



PC 10/25/12
#11
(2 pages)

Re: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:13 AM

To: Wendy Jones <awjones@sbcglobal.net>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Ms. Jones:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 11:16 AM, Wendy Jones <awjones@sbcglobal.net> wrote:

I oppose the proposed rezoning of the corner of Francisco/Green Valley for commercial development: fast food, drive through pharmacy, and office space for the following reasons.

- The intersection at Cambria/Francisco is the biggest issue. It's already dangerous. As it exists, there is not adequate "Corner site distance" as mandated by county standards. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.
- The zoning that was originally approved for that corner assumed 34 residential units and 325 trips a day. The intersection of Francisco/Cambria was approved and built using that traffic assumption. As noted above, the new retail project will move at least 1,000 cars through that intersection, probably more. The roads weren't designed to handle that volume of traffic.
- Safety issues associated with pharmacies, robberies for medications, etc.
- Noise and air pollution from adding 2 drive throughs into the corner, loss of more than half the oak trees on the lot removes a lot of the natural buffer between Green Valley and the neighborhood
- Current law (the General Plan) doesn't permit cutting down so many oaks. The proposed design would mean chopping down more than 2 acres of the beautiful oaks on the lot. That is not even legal!
- Having a drive-through pharmacy and drive-through fast food don't fit with the community design and feel (EDH has attempted to keep drive throughs at hwy 50)

Another pharmacy in El Dorado Hills? More office space on that corner?

- Another pharmacy in El Dorado this: more office space on that corner:

- The community (not just adjacent Francisco Oaks) opposes the project.

Please add my email to the public record as opposing this development.

Thank you.

Wendy Jones

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
#11

Re: pharmacy

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 23, 2012 at 8:20 AM

To: annmday@comcast.net

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Ms. Day:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 9:51 AM, <annmday@comcast.net> wrote:

Dear Mel,

I am a resident in Marina Village off of Francisco Blvd. My family and friends are very unhappy about the plans for a new pharmacy on the corner of Francisco and Green Valley. Please work for our community and help stop this project!! It is a shame to have all of those oak trees cut down (not legal) for another pharmacy and building we don't need. We have a CVS and Walgreens in our small town of EDH, we don't need another one!

Please add my request to the public records.

Thank you,

Ann Day

Vertical stamp or text on the right side of the page, partially illegible.

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363

Fax 530-642-0508

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PC 10/25/12
#11

Re: Opposition to rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: "Almeida, Keoni" <KAlmeida@caiso.com>
Cc: Peter Maurer <peter.maurer@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

Tue, Oct 23, 2012 at 8:18 AM

Hello, Keoni:

I am writing to confirm receipt of your comments below, which will be forwarded to the Planning Commission clerk. I can be reached at 530-621-5363 if you have any further questions. I appreciate you taking the time to comment.

Mel Pabalinas

On Mon, Oct 22, 2012 at 9:10 AM, Almeida, Keoni <KAlmeida@caiso.com> wrote:

I am writing in opposition to the above-referenced rezoning request that has been submitted by WINN COMMUNITIES for the purpose of building a drive through fast food, drive through pharmacy, and office space. The property is located at the corner of Green Valley and Francisco in El Dorado Hills. The rezoning of this property to commercial would not serve El Dorado Hills in a manner best for the community as there are vacant commercial properties in the area. There is vacant large commercial buildings just four miles down the road at Green Valley and Natomas. In addition, other commercial spaces at the same intersection continue to be vacant on a regular basis. This is one area of El Dorado Hills that does not need a drive through fast food and pharmacy.

Mel, please add me to the public record.

Thank you.

Keoni Almeida

OCT 23 11:10:30
PLANNING DEPARTMENT

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=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division

2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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#11

10/25/12 11:11:20
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PLANNING DEPARTMENT

October 22, 2012

Chairman Dave Pratt
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Mr. Pratt and Members of the Planning Commission:

I'm writing this letter to support the commercial rezone at the Green Valley Commercial Center. We have a great variety of shopping and entertainment on the other side of the freeway around the Town Center. It seems like the west side of El Dorado Hills is a bit lacking in that regard. Some of the centers are quite old and seem to be turning into office or service uses.

I understand there is some neighbor opposition, which is not surprising in El Dorado Hills. Frankly, I can't imagine any other uses that would be appropriate for that site and location.

I believe this a smaller site and a few up to date stores over there would be nice.

Sincerely,



Mark S. Morgan



PC 10/25/12
#11

Re: Opposition to planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Sue Watkins <skwatkins@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Mon, Oct 22, 2012 at 8:39 AM

Hello, Ms. Watkins:

I am writing to confirm receipt of your comment below which will be forwarded to the Planning Commission clerk. Should you have any questions, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

Mel Pabalinas

On Sun, Oct 21, 2012 at 10:24 PM, Sue Watkins <skwatkins@sbcglobal.net> wrote:

This communication is to voice my official protest against this planned development, and to opposed any rezoning of this parcel from High Density Residential to Commercial. The Property, identified by **Assessor's Parcel Number 124-140-33**, consisting of 6.85 acres, is located at the southwest corner of Green Valley Road and Francisco Drive in the El Dorado Hills area.

As members of the planning commission, I request that you place the desires of existing community members, those of us that already live in this area of El Dorado Hills, above and beyond the wants of any commercial real estate developer.

Any new retail project put on this parcel will create significant traffic and safety issues, noise and air pollution, as well as cause the removal of several acres of protected and historical oak trees. Many of our children have to maneuver the intersection of Green Valley and Francisco Drive, as well as the Cambria/Francisco intersection, which is already dangerous because there is not enough visibility to see oncoming traffic very well.

Existing community residents do not want more commercial development, when the three existing commercial/retail developments already in place have vacancies. We do not need or not want any fast food establishment, pharmacy, or other retail offering in this area. The traffic problems are already too much, and the roadway infrastructure is not there to support the increase in traffic this development would bring.

Our community OPPOSES this project, and therefore so should you! Please make my opposition part of the public record as this rezoning decision is considered during the 10/25 planning session.

Thank you for your consideration,

Sue Watkins

skwatkins@sbcglobal.net

916-952-4343

=====
Rommel (Mel) Pabalinas, Senior Planner

PC 10/25/12
#11

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PLANNING DEPARTMENT
OCT 22 11:30

October 19, 2012

Chairman Dave Pratt
Planning Commissioners
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Chairman Pratt and Planning Commissioners:

I support the rezone to commercial development at Green Valley and Francisco Drive.

I lived and raised my family in the Waterford neighborhood of El Dorado Hills for 16 years. We recently moved to Sacramento to be near Jesuit High School for our son's junior and senior year and we are planning on moving back.

I'd like to see the community completed particularly that corner which has remained vacant for so many years. The other three corners are commercial and this one should be too. Homes would not be appropriate at that location. This opinion comes from personal experience. In fact, the home I'm renting backs up to a similarly busy Fair Oaks Boulevard. It's noisy, the air quality is bad and we rarely go out to our back yard because of this. The same thing would be true along Green Valley Road with residential property, and anyone who bought a home there would be making a big mistake (if they were foolish enough to buy there).

It seems to me that some commercial buildings would shield the Green Valley automobile noise from the existing homes behind the site and make it quieter and better for everyone. It's time to finish the community.

Thank you,

Jeff Frey 

Previous home owner in EDH, Waterford



PC 10/25/12
#11

Proposed Green Valley Center

France, Jim <jim.france@roche.com>

Thu, Oct 18, 2012 at 10:37 PM

To: charlene.tim@edcgov.us, u.rain@edcgov.us, dave.pratt@edcgov.us, tom.hefin@edcgov.us, walter.mathews@edcgov.us, alan.tolhurst@edcgov.us

Cc: kristin@kfrancelearning.com

Dear Commission,

I am writing in regards to the proposed rezoning of the corner of Francisco and Green Valley. As a resident of Francisco Oaks I bought into the subdivision knowing that additional housing could be in the future, but never imagined a shopping center and fast food restaurant. Yes I am not happy about the loss in my property value but that is a small part of my concern.

My biggest concern is with the dangerous intersection at Cambria/Francisco. It's already dangerous. And that's not considering teen drivers dropping by to get fries after school. The proposed development will be funneling more than 3300 car trips through the parking lot daily. Even if only 1/3 of those cars use the Cambria exit, that's more than 1,000 additional cars coming out onto Francisco from Cambria, driving through an intersection that is sub-standard. This presents a huge safety risk for drivers, and a huge liability for the county if it approves a massive increase in traffic volumes.

I am also concerned with the failing retail already struggling to stay afloat. Additional retail space could be a death blow and then 2 centers would further fall apart. I have also never heard anyone complain of not having a close pharmacy. We have plenty in EDH already.

My community (not just adjacent Francisco Oaks) opposes the project. More than 400 people have signed petitions expressing opposition. No one wants this in their neighborhood. Why not build on the commercial property a mile down the road? I can see if it was already zoned commercial but that's not the case. We are rezoning for a project opposed by the majority of the community. I hope common sense prevails.

Regards,

Jim France, MT
Regional Business Manager
Roche Diagnostics
916-213-4554 mobile

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OCT 19 AM 9:11



PC 10/25/12
#11

El Dorado Hills Planning Commission

Regarding: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Chad <Chad@escapetech.com>

Thu, Oct 18, 2012 at 4:31 PM

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "lou.rain@edcgov.us" <lou.rain@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "alan.tolhurst@edcgov.us" <alan.tolhurst@edcgov.us>

Dear Planning Commission Members,

We would like to endorse the El Dorado Hills APAC committee's recommendations in a letter sent to Robert Trout dated October 15th, 2012. We already have more than enough commercial properties located in this area for the amount of people we have living here. Please do not let our land meant for housing be converted to unnecessary and unwanted commercial space. We are certain a neighbor pharmacy could be opened in any of the existing open commercial space that is available already (I am sure Safeway would love some competition). There is also more than enough room for restaurants like Baja fresh, Dos Coyotes, Chipotle, or other similar style establishments to be opened in this existing space too.

We do not desire or want to see any kind of national fast food chain restaurant in our neighborhood (such as McDonalds, Taco Bell, Burger King, Jack in the Box, Carl's Jr., etc.). Both El Dorado Hills Town Center and Folsom have more than enough choices when it comes to fast food restaurants.

Please feel free to ask us any questions you might have in regards to our comments.

Sincerely,

Chad & Gabriele Guest
2528 Belmont Way
EDH, CA 95762

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OCT 19 AM 9:11



PC 10/25/12
#11

Re-Zoning of Green Valley and Francisco parcel

Tim Worrell <acestimmy@gmail.com>
To: charlene.tim@edcgov.us

Thu, Oct 18, 2012 at 4:06 PM

Dear Commissioner Tim,

My husband and I are residents of El Dorado Hills in the Waterford area. We consider the area at Green Valley and Francisco to be an integral part of our neighborhood. We are dismayed at the idea of developing that parcel of land for commercial use at this point in time. We feel having a fast food franchise and a pharmacy there would be detrimental to the overall quality and feel of our neighborhood.

We hope you will support our request to deny the re-zoning efforts for that land.

Thank you,

Wendy and Tim Worrell
2639 Carnelian Circle
El Dorado Hills, CA

OCT 19 AM 9:11
PLANNING DEPARTMENT

PC 10/25/12
#11
(2 pages)



General Plan Amendment A11-003/Rezone Z11-0004/Planned Development PD-0002 Parcel Map P11-0003/Green Valley Center

bcamper@essgrp.com <bcamper@essgrp.com> Thu, Oct 18, 2012 at 3:34 PM
To: "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "lou.rain@edcgov.us" <lou.rain@edcgov.us>,
"tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>,
"alan.tolhurst@edcgov.us" <alan.tolhurst@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

To the Planning Commission Members,

This is to inform you of my **non-support** of the measure to rezone the southwest corner of the intersection at Green Valley Road and Francisco boulevard. I am in full agreement with the non-support recommendations made by the El Dorado Hills Area Planning Advisory Committee on October 15th, 2012.

I am emailing my comments because I am unable to take time off work to attend your meeting in Placerville.

This corner is heavily traveled by local parents and students traveling to and from the four elementary, middle and high schools which are attended by our neighborhood children. Francisco is also the major street for traffic between El Dorado Hills, Folsom and Roseville. Every time I drive through this intersection I hold my breath that someone doesn't speed through the traffic lights or make a right hand turn onto Francisco from Green Valley, blind to traffic coming from the north across the intersection. And then there is the cross traffic immediately beyond that intersection, between Telegraph (coming from the neighborhood and the businesses) and Cambria to the west. The Department of Transportation doesn't seem to be able to handle the traffic load on Francisco as it is. Their recent extensive patch job is an embarrassment to our community.

Why are we considering adding more commercial parcels to this corner? We can't even support the other 3 that are already here. We have lost a gas station, convenience store, Round Table Pizza, Blockbuster Video, other restaurants, beauty salons, a martial arts studio, a florist,I can go on and on. There are so many empty store fronts too numerous to count. Even the newest of them, the Safeway Center, can't manage to keep their storefronts occupied.

Have you visited this corner? Have you considered the oak trees that would be removed to hold another shopping center that we do not need and cannot support? Do you think anyone in the Francisco Oaks neighborhood would have purchased their homes if they thought you would consider changing the rules on them? What do you think is going to happen to our already depressed housing market? **Please do not approve this re-zoning measure.** If the day ever comes again that we are thriving and are able to fill our current inventory and maintain our roads, then feel free to ask us to rezone. But for now, **it should be out of the question!**

Becky Camper

2148 Amherst Way

El Dorado Hills, CA 95762

916-939-7212



PC 10/25/12
#11
(2 pages)

FW: APAC Recommends Against Re-Zoning - Lake Forest Waterford eMail Bulletin - Agree with your recommendation against rezoning!

Heather Hansen <heatheryhansen@hotmail.com>
To: charlene.tim@edcgov.us

Thu, Oct 18, 2012 at 2:38 PM

Just a brief note supporting your recommendation against rezoning, mostly because there are already vacant spots across the street and because of a concern over the environment and traffic safety. I personally would go to Safeway over a standalone drugstore, and I am glad we do not have fast food in our immediate area.

Heather Hansen,
Lake Forest Resident

From: tbroglio@kocal.com
To: heatheryhansen@hotmail.com
Date: Thu, 18 Oct 2012 17:11:05 -0400
Subject: APAC Recommends Against Re-Zoning - Lake Forest Waterford eMail Bulletin

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OCT 19 AM 9:11

APAC Recommends Against Re-Zoning
Date: 10/18/2012

For those of you are unaware, the El Dorado Planning Commission has a hearing on the 25th to consider **rezoning** the Southwest corner of Green Valley and EDH Blvd. [Across the street from the Saloon] **from residential to commercial** as a drug store is interested in building there. That would be in lieu of 40+ homes [I think that is the correct number?]. **TODAY IS THE LAST DAY TO EMAIL COMMENTS TO THE COMMISSION!** The Area Planning Committee recommended **against** it [[click here to read their letter](#)] but they can only make recommendations. Please review and comment today if you so chose or attend the hearing on the 25th.

Listed below is the contact information for the Commission.

Contact: Char Tim, Planning Services (530) 621-5351 charlene.tim@edcgov.us				Planning	
Commission Members					
COMMISSIONER	CONTACT INFORMATION	APPOINTED	ORIGINAL	EXPIRATION	
Lou Rain District I	530-621-7400, Ext. 2150 lou.rain@edcgov.us	01/06/2009	01/06/2009	01/01/2013	
Dave Pratt District II	dave.pratt@edcgov.us	03/17/2009	03/17/2009	01/01/2013	

Tom Heflin District III	530-621-7400, Ext. 2156 tom.heflin@edcgov.us	01/06/2009	01/06/2009	01/01/2013
Walter Mathews District IV	530-621-7400, Ext. 2157 walter.mathews@edcgov.us	01/09/2007	01/09/2007	01/01/2015
Alan Tolhurst District V	530-621-7400, Ext. 2154 alan.tolhurst@edcgov.us	01/09/2007	02/04/1997	01/01/2015

Please click [HERE](#) to visit the Lake Forest Waterford web site.



PC 10/25/12
#11

No to commercial drug store s/e corner edh blvd and green valley!

ashoffman@sbcglobal.net <ashoffman@sbcglobal.net>

Thu, Oct 18, 2012 at 2:34 PM

Reply-To: ashoffman@sbcglobal.net

To: charlene.tim@edcgov.us

No rezone! Please!

Kyle Hoffman
1928 Sheffield Dr.
Edh. Ca. 95762
Sent via BlackBerry by AT&T

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PC 10/25/12
#11
(4 pages)

Re: Proposed ezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Debbie Heise <debbieheise@me.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Thu, Oct 18, 2012 at 1:13 PM

Hello, Ms. Heise:

I am emailing to confirm receipt of your comment below which will be forwarded to the Planning Commissioner clerk. Should you have any questions, I can be reached at 530-621-5363.

I appreciate you taking the time to comment.

Thank you.

On Thu, Oct 18, 2012 at 12:55 PM, Debbie Heise <debbieheise@me.com> wrote:

Please read the attached document and please consider the community, we are but people who have a vested interest in our future. Please do not hesitate to contact me if you have any questions.

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

STOP the Winn proposed rezone.pdf
65K

Attachment to
D. Heise email -
10/18/12; 1:13 pm

To: El Dorado County Planning Department
Dave Pratt, Chair, District 2 vineyard@dkcellars.com
Walter Mathews, First Vice-Chair, District 4 walter.mathews@edcgov.us
Tom Heflin, Second Vice-Chair, District 3 tom.heflin@edcgov.us
Lou Rain, District 1 lou.rain@edcgov.us
Brian Shinault, District 5 brian.shinault@edcgov.us
CC: Mel Pabalinas rommel.pabalinas@edcgov.us

FROM: Debbie Heise
1080 Cambria Way, El Dorado Hills, CA 95762

RE: Reference rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES

DATE: October 18, 2012

I am writing this letter to each of you to express my concern regarding the Winn proposed rezone. I believe this plan presents itself as irresponsible planning and a detriment to the community. Our initial groundwork of collective opposition rests with over 400 signatures of the El Dorado Hills Community who are opposed to the Winn proposal and rezone.

Please also take consideration of the local independent review of plans which was conducted by the EDH APAC. They voted unanimously against the project when it was proposed in 2011 and **reaffirmed their opposition** at a meeting Oct. 10, 2012.

The community has 5 existing, underused pharmacy's nearby in the El Dorado Hills region. Why would the County approve one next to a residential neighborhood is beyond my comprehension. The traffic already is unsafe at Cambria Way and Francisco Drive. To add more traffic will only cause more unnecessary accidents.

The added crime factor is another reason this proposal is irresponsible. As stated in studies, the increase in crime is directly related to pharmacy's. If the county allows the addition of another pharmacy to our community it will not benefit the community.

There are drug addicts who need a fix. They will do anything for a fix. I have had phone calls to my unlisted house number, telling me if my former husband did not have their RX written, that they would come to our home and skin our children alive. This is exactly the type of people that will affiliate with any pharmacy, it's called the prescription drug addict. They will rob the pharmacy and do damage to nearby areas as already has happened. An addict will only think of their fix. I live

only a couple houses away from where this proposed pharmacy will be. It terrifies me. We should be preventing crime, not adding it to neighborhoods as this type of business would do.

I am also opposed to the proposal of a drive thru restaurant next to residential homes. The increase in air and noise pollution, in addition to traffic and disturbance and crime should be enough alone to speak to you in rejecting this proposal.

How many existing drive thru's are next to residential in El Dorado County? This is not part of the General Plan. Drive thru's are meant to be near freeways for a reason. It's horrible to think our County would vote on a development that would hinder and impact it's own community. Adding two drive thru's in one development adjacent to residential is simply irresponsible from every facet.

School age children will be impacted along with the recreational enthusiasts who walk, bike and run all due the increase in traffic. It's hard enough to exit Cambria Way to Francisco with a vehicle, but add in more traffic & children's safety is grossly impacted.

We built our homes with the understanding that the adjoining land would not be this type of commercial. The existing oak trees on that property are a natural buffer to the traffic on Green Valley. Please do not take that away and add concrete buildings in it's place. Our lives are invested in this community more ways than just financially.

As active taxpayers who support prudent and sound business development, I ask that you reject the Winn proposal on all counts. If you approve this proposal, you do so at many homeowners peril. We lose immense value in our homes and the taxes the County may receive from approving this poorly planned development will be erased by the loss in our home values. I have already met with a real estate agent and am making plans to sell my home if you approve the Winn proposal. I do not want to move, but I am a single Mother with small children. I had hoped to let them grow up in a safe community.

With a proposed entrance only 40 feet away from the entrance to residential homes, this will increase the traffic immensely. This road and exit/entrance was not designed to add 1000 more vehicles on a daily basis. I even envision some will crash the gate to our neighborhood as they turn incorrectly to exit. Others will lurk as a new source for crime as the statistics show that pharmacies do increase the area crime rate. There is the problem of corner sight which does not meet County standards. As quoted by a Winn representative, "we do not fix what is already an existing issue." That is unsafe, and adding to the traffic makes no sense to me at all.

If this proposal is approved, my neighborhood and the area within the region will be less safe and have added air pollution, noise pollution and crime and devaluation of our property and homes.

The natural beauty of the oaks and terrain of the existing vacant land will be diminished if not destroyed by a concrete and hardscape shopping center. No mitigation will ever replace the beauty of the animals and their home. We will never see deer and natural wildlife come down our street in the future if this proposal is approved.

I've lived here for 39 years. This is not the El Dorado County it once was. We as a collective County can do better than this.

Please include this letter for public record.

Sincerely,
Debbie Heise
1080 Cambria Way,
El Dorado Hills, CA 95762
DebbieHeise@me.com



PC 10/25/12
#11
(6 pages)

Building Plans for Francisco and Green Valley

Ray Myers <rmroads@gmail.com>

Thu, Oct 18, 2012 at 12:59 PM

To: planning@edcgov.us, peter.maurer@edcgov.us, pierre.rivas@edcgov.us, charlene.tim@edcgov.us, lou.rain@edcgov.us, dave.pratt@edcgov.us, tom.heffin@edcgov.us, walter.mathews@edcgov.us, alan.tolhurst@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfive@edcgov.us

Please be advise that we concur with the findings of APAC and strongly oppose approval of rezoning the SW corner of Green Valley road to commercial.

Respectfully,
Kim & Ray Myers

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OCT 19 AM 9:11

Planning Services, (530) 621-5355, FAX (530) 642-0508, planning@edcgov.us

Peter Maurer, Principal Planner, Long Range Planning, (530) 621-5331, peter.maurer@edcgov.us

Pierre Rivas, Principal Planner, Discretionary Projects, (530) 621-5841, pierre.rivas@edcgov.us

Char Tim, Clerk of the Planning Commission, (530) 621-5351, charlene.tim@edcgov.us

Contact: Char Tim, Planning Services (530) 621-5351 charlene.tim@edcgov.us				Planning
Commission Members				
COMMISSIONER	CONTACT INFORMATION	APPOINTED	ORIGINAL	EXPIRATION
Lou Rain District I	530-621-7400, Ext. 2150 lou.rain@edcgov.us	01/06/2009	01/06/2009	01/01/2013
Dave Pratt District II	dave.pratt@edcgov.us	03/17/2009	03/17/2009	01/01/2013

Tom Heflin District III	530-621-7400, Ext. 2156 tom.heflin@edcgov.us	01/06/2009	01/06/2009	01/01/2013
Walter Mathews District IV	530-621-7400, Ext. 2157 walter.mathews@edcgov.us	01/09/2007	01/09/2007	01/01/2015
Alan Tolhurst District V	530-621-7400, Ext. 2154 alan.tolhurst@edcgov.us	01/09/2007	02/04/1997	01/01/2015

Board Of Supervisors

- District 1 - Supervisor John Knight
phone: (530) 621-5650
email: bosone@edcgov.us
- District 2 - Supervisor Ray Nutting
phone: (530) 621-5651
email: bostwo@edcgov.us
- District 3 – Supervisor Jack Sweeney
phone: (530) 621-5652
email: bosthree@edcgov.us
- District 4 - Supervisor Ron Briggs
phone: (530) 621-6513
email: bosfour@edcgov.us
- District 5 - Supervisor Norma Santiago
phone: (530) 621-6577
email: bosfive@edcgov.us-

In a message dated 10/17/2012 6:41:38 P.M. Pacific Daylight Time, rmroads@gmail.com writes:

John, Can you add anything to this. The emails are listed for the planning commission members but are not complete

—— Forwarded message ——

From: **Robert Hoffman** <rehoffman@comcast.net>
Date: Wed, Oct 17, 2012 at 2:38 PM
Subject: Fw: Building Plans for Francisco and Green Valley
To: rmroads@gmail.com, iamgg@att.net

This is from a neighbor on my neighborhood watch group. Are you familiar with plans to build commercial on Francisco south of Green Valley and the upcoming meeting? I have not seen the two local newspapers yet for this week so don't know if it is public knowledge.

Should we forward this email to Andrea and/or Tara to send out to our email list? Maybe too late for us to become involved as an HOA.

 **wingreenvalleycenter10-15-2012.doc**
368K



El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

Attachment to R. Myers
email - 10/18/12; 12⁵⁹pm
2012 Board
Chair
John Hidahl
Vice-chairman
Jeff Haberman
Secretary/Treasurer
Alice Klinger
Kathy Prevost

October 15, 2012

Roger Trout
Development Services Director
2850 Fairlane Court
Placerville, CA 95667

Subject: General Plan Amendment A11-003/Rezone Z11-0004/Planned Development PD-0002 Parcel Map P11-0003/Green Valley Center

Reference: APAC letters submitted on July 13, 2011, February 20, 2012 and March 16, 2012
Subject: Winn Commercial project at Green Valley road and Francisco Dr.

The full El Dorado Hills Area Planning Advisory Committee (APAC) on Wednesday October 10, 2012 reviewed the request for a **General Plan Amendment** and a **Negative Declaration** for the rezone from One Family Residential (R1 PD) to Commercial with the Planned Development (C-PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 124-140-339, consists of 6.85 acres, and is located at southeast corner of Green Valley road and Francisco Dr. in the El Dorado Hills area.

The members voted unanimously (8 to 0) on a motion for Non-Support for the General Plan Amendment and that the Negative Declaration is not adequate for the impacts that a commercial project at this location will cause to the environment. APAC formally requests that a full EIR be prepared before the General Plan Amendment is considered and all of the impacts are fully evaluated.

The APAC committee recommended non-support for this project for the following reasons:

1. The project requires a full EIR to address any impacts to the environment. (This request for land use changes was not cover under the EIR for the 2004 General Plan.
2. The Neg Dec does not address all of the significant impacts the proposed zoning change will cause including Aesthetics, Cultural Resources, Hydrology and Water Quality, Land Use Planning, Noise, and Population and Housing.
3. The commercial zoning would have a major negative impact on the residents located at the south end of the parcel.
4. The corner of Cambria and Francisco Dr. is a very dangerous corner as it stands with just the residents of the Francisco Oaks subdivision using it and will become a safety issue.
5. The corner of Green Valley and Francisco, there are already 3 other commercial parcels and within those parcels, there are currently over 20 vacant units. There is limited demand for a commercial project at this location.
6. GP Policy 7.3.3.5 **States:** Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

limited. Accordingly, the wetland setbacks reduction from 50ft to 25ft **should not be granted.**

APAC comments are repeated here from our July 13th 2011 letter with concerns and recommendations if the project is approved:

A. Resident Opposition. During both of the APAC meetings at which the application was discussed, a significant number of residents expressed their views and most in attendance were strongly opposed. Residents of Francisco Oaks Village have circulated a petition to express opposition. Of the more than 130 people contacted, only one did not sign.

B. Property Values. Without an appropriate buffer between the commercial activity and residences, the adverse impact upon the property value of the latter is certain to be substantial.

C. Traffic. Vehicular traffic, already at level F at the intersection of Green Valley Road and Francisco Drive at peak hours, will be yet more congested and traffic patterns more hazardous. Of particular concern is the increased hazard for children walking and cycling to Marina Village School.

D. Air Quality. The impact of fast food cooking odors and exhaust from cars idling at two drive-through sales points will have a significant negative impact upon air quality in the neighborhood.

E. Tree Preservation and Grading. In contrast to the extensive grading and consequent tree removal that would result from a rezone and commercial development, residential development would entail substantially less grading, save more significant trees and preserve more of the existing suburban atmosphere.

F. Deed Restrictions. CC&R's specify that the property be developed for residential use.

G. Fast Food Location. APAC has regularly opposed development of fast food outlets outside the Highway 50 corridor.

If the APAC position on this application does not prevail and the application is granted, APAC recommends strongly that the following conditions be placed upon eventual development:

A. Architectural Style. The style should be consistent for all three buildings, and no significant alteration should be permitted to meet the demands of a fast food style franchise.

B. Visual Pollution. Free standing signs should be low-profile, non-lighted monument style. Signs on building faces should be back lighted, low intensity and without animation. No signs at all should be permitted on south facing building elevations. Architectural controls should prohibit installation of banner signs outside or inside facing outward. Area lighting fixtures must face downward and be of a design that prevents seepage from the property. Mechanical equipment on roofs must be screened.

C. Sound Pollution. Drive through speakers must be shielded and directed so as to prevent seepage to the adjacent residential areas.

D. Water Pollution. Water sediment collection ponds shall be maintained and landscaped to fit natural landscape or proposed constructed landscape.

E. Traffic Mitigation. Applicant must be made responsible for extending 4 lanes paving on Green Valley Road from Safeway to El Dorado Hills Boulevard.

F. Tree Preservation. Precautions shall be made to preserve native oaks to the extent possible with particular concerns for those on the northeast, east and southern edges of the property.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,

John Hidahl
APAC Chairman

cc: El Dorado County Planning Department
APAC Read File

PC 10/25/12
#11



Re: Rezoning on corner of Green Valley and Francisco Blvd.

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Thu, Oct 18, 2012 at 10:42 AM

To: Cheri Kilby <cherikilby@gmail.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Mr. Kilby:

I am writing to confirm receipt of your project comment below which will be forwarded to the Planning Commission clerk. Should you have any questions, I can be reached at 530-621-5363.

I appreciate you taking the time to comment.

Thank you.

Mel Pabalinas

On Thu, Oct 18, 2012 at 10:24 AM, Cheri Kilby <cherikilby@gmail.com> wrote:

Thank you for taking the time to read about our concerns regarding the change in zoning and commercial development proposed on the corner of Francisco oaks and Cambria way. As a resident of Francisco Oaks, I ask why would the county make such drastic changes in policy and approve such development while there is major opposition?

Certainly we are in favor of development for proper growth and economics. There are many areas that make sense. This one has multiple reasons why it doesn't make sense. The project proposed to El Dorado county not only asks for a change in zoning, but requires exceptions to almost every aspect of their project. This includes ignoring the preservation of oaks and wetlands.

Who is actually going to benefit from such development located on the corner of Francisco Oaks and Cambria? It certainly appears that the local residents think a CVS pharmacy and fast food restaurant will be a detriment to the area for many reasons. In the end, the citizens of El Dorado county count on elected officials to protect the health and safety of the citizens.

The cost of building the homes in Francisco Oak is 750k to a million dollars. We chose to build and invest in that location based on the current zoning in the area. The county has collected some of the highest property taxes in all of El Dorado county. As a owner/builder living on Cambria Way we also certainly respected environmental concerns during the process. Now we are faced with concerns for our health and safety. Please consider other locations for this type of commercial devopement where there is a need and benefit rather than a major negative impact.

For the board to change the zoning now for such an undesirable and unsafe project would cause quite an upset. I challenge each and every person who is considering approving this project to drive out of Cambria onto Franciso Blvd. and tell the local residents in good conscious that "yes, it would be a great idea to add a commercial project on the corner." At the same time trying to find a safe time to drive onto Fransico Blvd thru the speeding cars and traffic. Meanwhile, cyclists are also utilizing the bike lanes at the corner. Exactly how many lives would it take before there was a regret in decision to approve the rezoning.

Thank you for your consideration.

Cheri Kilby
1104 Cambria Way
(916) 296-4953

Sent from my iPad

OCT 19 AM 9:11
PLANNING DEPARTMENT

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530 621 5363



PC10/25/12
#11
(2 pages)

Re: Opposition to new fast food restaurant & drive-through pharmacy

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Susan & Marcel Marcale <marcalefamily@gmail.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Thu, Oct 18, 2012 at 9:32 AM

Hello, Mr. and Mrs. Marcale:

I just wanted confirm receipt of your comment below which will be forwarded to the Planning Commission clerk. Should you have further questions, I can be reached at 531-621-5363.

I appreciate you taking the time to comment.

Thank you.

On Thu, Oct 18, 2012 at 6:57 AM, Susan & Marcel Marcale <marcalefamily@gmail.com> wrote:

Begin forwarded message:

From: Susan & Marcel Marcale <marcalefamily@gmail.com>
Date: October 18, 2012 6:53:22 AM PDT
To: tom.heflin@edcgov.us
Subject: Opposition to new fast food restaurant & drive-through pharmacy

To: Dave Pratt, Walter Mathews, Tom Heflin, Lou Rain, Brian Shinault and Mel Pabalinas (please add this e-mail to the public record) ,

Subject: Objection to new fast food restaurant and drive-through pharmacy at the corner of Francisco and Green Valley

My husband and I moved to El Dorado Hills one year ago to escape the poor city planning of Elk Grove. I was a 33 year

resident of Elk Grove and grew up there. I watched Elk Grove grow from a small farm town to a large city of 150K. We left my home town because of overpopulation, bad traffic and increasing crime. We do not need a Wal-Greens or Rite Aid or any other kind of pharmacy on every corner of our

PLANNING DEPARTMENT
OCT 19 AM 9:11

kind of pharmacy on every corner of our town. PLEASE don't make the same mistakes here in EDH! We love it here and have MORE than enough services to accommodate our 35,000 residents. We oppose this new fast food restaurant and drive through pharmacy for the following reasons...

It will increase traffic and make the intersection even more dangerous at Cambria/Francisco.

Crime concerns with a pharmacy.... robberies for cash and medications.

Additional noise and air pollution.

Please help to keep this a small town.

Sincerely,

Residents - Susan and Marcel Marcale

Sutter Creek Drive, EDH

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667

PC 10/25/12
#11

October 18, 2012

Chairman Dave Pratt
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Dear El Dorado County,

I support the rezone to commercial development at the corner of Francisco Drive and Green Valley Road. I drive by that intersection regularly and that site is a mess. Right now, it's filled with a bunch of political signs and that is what happens every election season.

This is what it looks like right now:



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OCT 22 AM 11:21

A few stores there would be good. It's hard to imagine anything else since there is a mini storage on one side and every other corner of the intersection is commercial. The rezone makes sense to me and it good planning. It is not a good housing site.

It is not hard to imagine how a couple of clean new stores would be a big improvement over what is there now.

Sincerely,

Nick Galyean
P.O. Box 4801
El Dorado Hills, CA 95762

Jason K. Gallelli
Executive Vice President
Roseville

 Estate Services
Gallelli Team Retail Specialists
2237 Douglas Blvd., Suite 100
Roseville, CA 95661

MAIN +1 916 772-1700
FAX +1 916 784-2098

Voit
REAL ESTATE SERVICES



PC 10/25/12
11
(2 pages)

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OCT 22 AM 11:24

October 18, 2012

Mr. Rommel Pabalinas, Senior Planner
and Members of the Planning Commission
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

Re: Green Valley Commercial Center, El Dorado Hills

Dear Mr. Pabalinas and Members of the Planning Commission:

This letter is in regards to the commercial viability of the planned Green Valley Commercial Center at the southwest corner of Green Valley and Francisco Drive.


I am the real estate broker for the property. I have been in discussions with potential tenants for this site. There are businesses which are seriously interested in locating on this property.

I am also the leasing agent for the Safeway Center which is across the street from this site. I am very familiar with the immediate submarket for retail lease space in this area. The Safeway Center has performed well in a difficult retail environment over the last four to five years. It is over 90 percent occupied and enjoys strong shopping support from the surrounding community.

Retail businesses change with neighborhood changes such as demographics, aging population, shopping habits, disposable income levels, population growth and technological changes. For these reasons, the Green Valley Commercial Center is ideal for commercial development. It has excellent access to major roadways in this part of the County and can be developed in a manner that commercial tenants now require in order to keep pace with changes in shopping patterns. In particular, this site offers prominent, stand-alone building opportunities that retailers cannot find at the other corners of this intersection.

With the high traffic volumes at the intersection of Green Valley and Francisco Drive, there is no question in my mind that the Green Valley Center will be fully occupied and quite successful. In summary, it is great real estate for retail development

particularly because it can be designed to accommodate today's shopping patterns.
Sincerely,

A handwritten signature in black ink, appearing to read 'Jason Gallelli', with a long horizontal line extending to the right.

Jason Gallelli
Executive Vice President
Voit Real Estate Services



PC 10/25/12
#11
(7 pages)

Re: Comments regarding proposed Winn Properties rezone in EDH Z11-0004

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Thu, Oct 18, 2012 at 9:29 AM

To: Alex LaBeaux <alabeaux@yahoo.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Mr. LaBeaux:

I just wanted confirm receipt of your comment below which will be forwarded to the Planning Commission clerk. Should you have further questions, I can be reached at 531-621-5363.

I appreciate you taking the time to comment.

Thank you.

On Thu, Oct 18, 2012 at 1:16 AM, Alex LaBeaux <alabeaux@yahoo.com> wrote:

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OCT 19 AM 9:11

10/17/2012

To: El Dorado Planning Commission Members

From: Alex LaBeaux- Resident of Francisco Oaks and El Dorado County

RE: General Plan Amendment A11-0003/Rezone Z11-0004/Planned Development PD11-0002 : Winn proposed rezoning of parcel # 124-140-33-100

I am writing this letter in strong opposition to the proposed General Plan Amendment, and rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills.

As 10 year resident in El Dorado Hills and active member of the community I have seen many projects appropriately developed and consistent with the immediate environment and surroundings. As a resident and homeowner adjacent to this parcel there are some very concerning ramifications of this project to the surrounding community that need to be considered more seriously.

I have been involved in understanding this project and its course over the past two years including meeting with the developer and also attending local APAC meetings regarding the project here in El Dorado Hills. The surrounding community provided over 400 signatures in opposition to this stated project. Residents from Crown Village, Promontory, and Franciscan Village, Francisco Oaks, Fairchild Village and others are included in these 400. The residents of the surrounding community are uniformly opposed to the project for reasons which include safety, environmental, crime associated with pharmacies and a consistency in the appealing surrounding of the community we live in.

We as a community hope the Planning Commission Members as well as County Supervisors take action and exercise due diligence in considering the ramifications of this projects. A fast food establishment and pharmacy will bring considerable congestion to an already severely dangerous intersection (LOS F) spanning Francisco Blvd, Cambria and Green Valley. It is also inconsistent with the plan of the villages which has made the community appealing.

While this letter is lengthy I believe it vitally important to vocalize these concerns as a resident and homeowner. The project has been unanimously opposed by a majority of the surrounding community as well as a unanimous vote against by APAC.

1. Traffic and Safety of citizens: In February this year the local Area Planning Committee (APAC) sent a letter of concern to the county and Department of transportation some of these major concerns include:

- Traffic Study conducted by KHA had inconsistencies in arithmetic error in the study and it is not inclusive of the potential other new developments in the area. The traffic study also had a 2% growth rate which completely ignores the influx of new housing communities such as promontory etc. during the period high growth in the area between 2004-2007. The DOT said in their response letter on October 1, 2012 from Fileen Crawford that the TIS

BETWEEN 2007-2007. THE DOT IN THEIR RESPONSE LETTER ON OCTOBER 2, 2012 FROM ERIC STUBBS, THAT THE TIS required at time of submittal of application by developer may be dated. I quote the DOT "It is not uncommon for the TIS to be two to three years old by the time the application is put before the Planning Commission or Board of Supervisors for approval". Dixon Ranch was not taken into consideration during the scope of work determined for the TIA because it wasn't a pending project at the time. So inherently this leaves this study with very inconclusive data.

- The current roadway surrounding this project is already rate at LOS F. The 2004 General Plan explicitly points to the volume to capacity ratio of roadway segments (which states, shall not exceed the ratio in specified in the GP table) I find the DOT response horrifically irresponsible to claim that "because the roadways within this TIA are not included in the table TC-2, therefore the volume to capacity ratios is not applicable to this project and the calculation is not a required analysis." Responsibility to the safety and prevention of danger to our community should be a first action and not brushed off lightly... this should be more diligently studied especially for the reason this intersection is already LOS F.
- Study fails to analyze and mitigate site distance to the south from east bound Cambria at intersections.
- The minimum corner sight distance is clearly "less than the standard value" for vehicles exiting southbound (turning left) Cambria Way onto Francisco Drive. As a resident, a less than standard value potentially endangers the lives of my family and teenage daughter who will be driving across this intersection with frequency with the increase of traffic.
- Using an analysis of Accident per million entering vehicles (MEV), the DOT concludes the stopping site distance is an allowable standard, using two year old data.

2. Crime and General Welfare of the Community

o A pharmacy sharing the same street and adjacent to residential community with no buffer zone creates some legitimate concerns of public safety and the potential to invite crime.

There is very conclusive data that crime is on the rise with pharmacies:

- o 6/25/2011 NBC News "An epidemic: Pharmacy robberies sweeping US Desperate addicts, ruthless dealers turn to violence to feed growing hunger for painkillers"
- o 2/22/2012: International Journal of Pharmacy Practice: This paper reports the second stage of a study into threatening and violent incidents in community pharmacies
- o Addicts Putting Pharmacies Under Siege, at CNN, for an example of the crime that we'll be facing: <http://www.cnn.com/2011/HEALTH/06/03/drugstore.robberies/index.html>
- o DEA says that armed robberies of pharmacies increased 124% over a four-year period (2006-2010).

3. Changes to the topography with elimination of oaks-

➤ Impacts to oak canopy are subject to consistency with standards of the General Plan Policy 7.4.4.4.

1. The project proposes to remove a total of 2.28 acres of the existing canopy, while retaining only 1.14 acres.
2. Based on this, project impacts to oak canopy do not meet the policy.
3. Is the county near approval of an offsite oak tree mitigation program?

While we understand a developers desire to see their project to success, I believe the responsibility county/planning commission need to exercise discretion on appropriateness of the project and what else should be considered.

4. Noise and Air Pollution:

1. If the project requires a change in the existing land use designation (a general plan amendment or rezone), then projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation."
2. Estimated Vehicle Trips per Day Residential (Current Zoning) = 325 Commercial (Proposed Development) = 3,388
3. Since the property is currently zoned as high density residential and this project would be a full rezone to a dense commercial rezone with only a street separating the development and a residential community, how will the effect of added noise, smell, lights etc. be minimized and mitigated. This project if approved would have two drive through for fast food and the pharmacy, this will be added noise from car and truck engines as well as.
4. We hope the Planning Commission and County staff compare both sides of the argument to make an unbiased

analysis of the facts presented and decide in the best interest of the community.

5. The staff report to the planning commission for Oct 25 meeting states the identified project effects have been analyzed and would be minimized to less than significant impact with implementation of mitigation measures. As a resident living next to the project I respectfully disagree, my impact will be significant as well for my neighbors and family.

Additional Assumptions made in project:

County Findings:

- The project will "strengthen" existing shopping locations?? There are numerous vacancies in three of the centers in proximity to this property not to mention seven pharmacies within 5-10 miles of this location, one right across the street.
- The study also notes that the site is physically suited for proposed usage; however there will be removal of nearly 3 acres of trees along with significant grading requirements.

It is concerning that the mitigated negative declaration in the Planning Commission staff report appears to not do enough to account for added traffic, noise, air pollution and potentially public safety with this project.

I respectfully ask that you consider my comments carefully. Please submit this letter as part of the public record regarding this development. Thank you for your time.

Sincerely,

Alex LaBeaux
214 Asuncion Court
El Dorado Hills, CA 95762
916-939-3976


Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

 **Letter of opposition to Rezone Z11-0004.docx**
68K

10/17/2012

To: El Dorado Planning Commission Members
From: Alex LaBeaux- Resident of Francisco Oaks and El Dorado County
RE: General Plan Amendment A11-0003/Rezone Z11-0004/Planned Development PD11-0002 : Winn proposed rezoning of parcel # 124-140-33-100

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I have been involved in understanding this project and its course over the past two years including meeting with the developer and also attending local APAC meetings regarding the project here in El Dorado Hills. The surrounding community provided over 400 signatures in opposition to this stated project. Residents from Crown Village, Promontory, and Franciscan Village, Francisco Oaks, Fairchild Village and others are included in these 400. The residents of the surrounding community are uniformly opposed to the project for reasons which include safety, environmental, crime associated with pharmacies and a consistency in the appealing surrounding of the community we live in.

We as a community hope the Planning Commission Members as well as County Supervisors take action and exercise due diligence in considering the ramifications of this projects. A fast food establishment and pharmacy will bring considerable congestion to an already severely dangerous intersection (LOS F) spanning Francisco Blvd, Cambria and Green Valley. It is also inconsistent with the plan of the villages which has made the community appealing.

While this letter is lengthy I believe it vitally important to vocalize these concerns as a resident and homeowner. The project has been unanimously opposed by a majority of the surrounding community as well as a unanimous vote against by APAC.

1. **Traffic and Safety of citizens:** In February this year the local Area Planning Committee (APAC) sent a letter of concern to the county and Department of transportation some of these major concerns include:
 - Traffic Study conducted by KHA had inconsistencies in arithmetic error in the study and it is not inclusive of the potential other new developments in the area. The traffic study also had a 2% growth rate which completely ignores the influx of new housing communities such as promontory etc. during the period high growth in the area between 2004-2007. The DOT said in their response letter on October 1, 2012 from Eileen Crawford, that the TIS required at time of submittal of application by developer may be dated. I quote the DOT "It is not uncommon for the TIS to be two to three years old by the time the application is put before the Planning Commission or Board of Supervisors for approval". Dixon Ranch was not taken into consideration during the scope of work determined for the TIA because it wasn't a pending project at the time. So inherently this leaves this study with very inconclusive data.

- The current roadway surrounding this project is already rate at LOS F. The 2004 General Plan explicitly points to the volume to capacity ratio of roadway segments (which states, shall not exceed the ratio in specified in the GP table) I find the DOT response horrifically irresponsible to claim that “because the roadways within this TIA are not included in the table TC-2, therefore the volume to capacity ratios is not applicable to this project and the calculation is not a required analysis. “ Responsibility to the safety and prevention of danger to our community should be a first action and not brushed off lightly... this should be more diligently studied especially for the reason this intersection is already LOS F.
- Study fails to analyze and mitigate site distance to the south from east bound Cambria at intersections.

	<u>Distance at 40 Miles/Hour</u>	<u>Distance at 45 Miles/Hour</u>	<u>Actual Distance</u>
Minimum Corner Sight Distance (CSD)	440 Feet	495 Feet	375 Feet
Minimum Stopping Sight Distance (SSD)	300 Feet	375 Feet	325 Feet

- **The minimum corner sight distance is clearly “less than the standard value” for vehicles exiting southbound (turning left) Cambria Way onto Francisco Drive. As a resident, a less than standard value potentially endangers the lives of my family and teenage daughter who will be driving across this intersection with frequency with the increase of traffic.**
- **Using an analysis of Accident per million entering vehicles (MEV), the DOT concludes the stopping site distance is an allowable standard, using two year old data.**

2. Crime and General Welfare of the Community

- *A pharmacy sharing the same street and adjacent to residential community with no buffer zone creates some legitimate concerns of public safety and the potential to invite crime.*

There is very conclusive data that crime is on the rise with pharmacies:

- 6/25/2011 NBC News “ ‘An epidemic’: Pharmacy robberies sweeping US Desperate addicts, ruthless dealers turn to violence to feed growing hunger for painkillers”
- 2/22/2012: International Journal of Pharmacy Practice: This paper reports the second stage of a study into threatening and violent incidents in community pharmacies
- Addicts Putting Pharmacies Under Siege, at CNN, for an example of the crime that we’ll be facing: <http://www.cnn.com/2011/HEALTH/06/03/drugstore.robberies/index.html>.
- DEA says that armed robberies of pharmacies increased 124% over a four-year period (2006-2010).

3. Changes to the topography with elimination of oaks-

➤ Impacts to oak canopy are subject to consistency with standards of the General Plan Policy 7.4.4.4.

1. The project proposes to remove a total of 2.28 acres of the existing canopy, while retaining only 1.14 acres.
2. Based on this, project impacts to oak canopy do not meet the policy.
3. Is the county near approval of an offsite oak tree mitigation program?

While we understand a developers desire to see their project to success, I believe the responsibility county/planning commission need to exercise discretion on appropriateness of the project and what else should be considered.

4. Noise and Air Pollution:

1. If the project requires a change in the existing land use designation (a general plan amendment or rezone), then projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation.”
2. Estimated Vehicle Trips per Day Residential (Current Zoning) = 325 Commercial (Proposed Development) = 3,388
3. Since the property is currently zoned as high density residential and this project would be a full rezone to a dense commercial rezone with only a street separating the development and a residential community, how will the effect of added noise, smell, lights etc. be minimized and mitigated. This project if approved would have two drive through for fast food and the pharmacy, this will be added noise from car and truck engines as well as.
4. We hope the Planning Commission and County staff compare both sides of the argument to make an unbiased analysis of the facts presented and decide in the best interest of the community.
5. The staff report to the planning commission for Oct 25 meeting states the identified project effects have been analyzed and would be minimized to less than significant impact with implementation of mitigation measures. As a resident living next to the project I respectfully disagree, my impact will be significant as well for my neighbors and family.

Additional Assumptions made in project:

County Findings:

- The project will “strengthen” existing shopping locations?? There are numerous vacancies in three of the centers in proximity to this property not to mention seven pharmacies within 5-10 miles of this location, one right across the street.
- The study also notes that the site is physically suited for proposed usage; however there will be removal of nearly 3 acres of trees along with significant grading requirements.

It is concerning that the mitigated negative declaration in the Planning Commission staff report does not do enough to account for added traffic, noise, air pollution and potentially public safety with this project.

I respectfully ask that you consider my comments carefully. Please submit this letter as part of the public record regarding this development. Thank you for your time.

Sincerely,

Alex LaBeaux
214 Asuncion Court
El Dorado Hills, CA 95762
916-939-3976

PC 10/25/12
#11
3 pages



Re: rezoning Green Valley & Francisco, EDH OPPOSITION

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Barb Yeadon <yeawalk@aol.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Thu, Oct 18, 2012 at 9:24 AM

Hello, Ms. Yeadon:

I just wanted confirm receipt of your comment below which will be forwarded to the Planning Commission clerk. Should you have further questions, I can be reached at 531-621-5363.

I appreciate you taking the time to comment.

Thank you.

On Wed, Oct 17, 2012 at 7:05 PM, Barb Yeadon <yeawalk@aol.com> wrote:

Please add to public record.

RECEIVED
PLANNING DEPARTMENT
OCT 19 AM 9:11

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

ELDcounty planning commission oct 2012.docx
35K

Attachment to B. Yeaton
email - 10/17/12; 7⁰⁵ pm

October 17, 2012

To El Dorado County Planning Commissioners,

This letter is in reference to the proposed rezoning of parcel #124-140-33-100, which is the SW corner of Green Valley Rd and Francisco Dr in EDH. This letter is in OPPOSITION to the rezoning of said property.

I have lived throughout El Dorado County for 30 years. I was an Elementary School Teacher in Placerville for 9 years. We have lived in Camino, Placerville, Cameron Park, and for the last 20 years in El Dorado Hills. We currently live in the Francisco Oaks Neighborhood. We chose this neighborhood in 2008 because it is small, gated, quiet, safe, yet close to all the schools and shopping needs one could have. We have an empty 6+ acres near our front entry into the neighborhood zoned for residential. (Presented in our sales papers) We took this into consideration when we chose this home; had it been zoned for commercial property, we would have not purchased this home.

Although a small community of only 67 or so lots, there is a significant amount of danger each time we leave the community at Cambria Way and Francisco Oaks, and turn towards Green Valley. The traffic on Francisco going towards Green Valley is not visible until the cars reach the "hill" area, which is not far from Cambria Way. This makes that turn to the shopping areas on Green Valley Rd. a nail biter each time. And, for our less experienced, (teenage and young adult drivers), it's worrisome every time they leave the home. I can't imagine what it would be like if it had the additional traffic from the proposed rezoning for a Pharmacy, Fast Food Drive-Thru Restaurant and office buildings. Not only would there be more traffic coming towards Green Valley Rd., much more of that traffic would now be turning ON to Cambria, increasing the level of danger and difficulty of that intersection. Also, much more traffic would be LEAVING CAMBRIA. And, how many cars leaving this proposed shopping center will want to turn right to avoid that long wait of cars at the Cambria and Francisco stop sign, thinking it's a short cut? A right turn and 4 car lengths is the key pad to our Gated entrance. Once that far, and if the gate is closed a car would have to make a 3 point turn to exit back into the Cambria-Francisco line. If the gate is open, that's a whole new story! That would bring unwanted extra traffic that our neighborhood now has to deal with. All of this is extra congestion was never part of the envisioned plan for the Francisco Oaks neighborhood.

Along with the dangers on the road near this proposed shopping center, there are dangers of bringing in a 24 hr pharmacy and drive-thru restaurant that borders a neighborhood. Pharmacy robberies have become increasingly popular. A 24 hr. pharmacy is even more dangerous. It's a fact that 24 hr. pharmacies have much less of a staff working graveyard shift so as to cut *their* costs. (Profit over concern for safety of clients) It's a fact that pharmacies on busy roads are robbed more, because they can get back onto the main road quickly. What if they decide to turn into our neighborhood?

It's a known fact that the youth hang out in the Safeway parking lot at night. It's also a known fact that Safeway has to deal with a lot of shoplifting. This new proposed shopping center, would offer a new 'hangout'. The middle of the parking lot at Safeway is one thing. But this new proposed shopping

center borders on *homes*, with families who want their privacy, who have children that need to be on a schedule and in bed, and animals that need to go out to do their business at bedtime without the distractions of shopping center activity behind their homes. These home owners should not have to contend with the lights and sounds that this proposed shopping center would bring. They shouldn't have to contend with their animals barking at the cars, the voices of strangers behind their homes, or the sound of the drive-thru attendant screaming, "Can I take your order?" at all hours of the day and night. They shouldn't have to awaken to the sounds and noises of late night/early morning delivery trucks and garbage trucks banging the large metal containers against their trucks to empty the contents. This was never the vision of Francisco Oaks Neighborhood.

As you are the Planning and Development people for our County, I ask you to think about such things as you make your decision as to what's *best* for the corner of Green Valley and Francisco Dr. What's best for the community and people you represent? What are those people saying? What's the vision for the community? And, why has the vision changed to even consider such a rezoning?

We all know our economic situation in the Country has taken a hard hit of late. But, please don't make that your reason to rezone an area from residential to commercial development. Because, by putting a pharmacy and a fast food restaurant in my back yard does not mean that I will be spending my money there. My life is never that crazy that I NEED to be at the pharmacy in under 2 minutes. And, I am not that lazy that I can't continue to take my business elsewhere. I currently have 13 pharmacy choices within .3mi – 7mi. to purchase my prescriptions. Another pharmacy is obviously not something I need.

I appreciate your time and effort in reading my concerns,

Barbara Yeadon

1083 Cambria Way

El Dorado Hills, CA 95762



PC 10/25/12
#11

Re: Development at SW corner of Francisco and Green Valley

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Mack Hardwick <mhhardwick@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Thu, Oct 18, 2012 at 9:19 AM

Hello, Mr. Hardwick:

I just wanted confirm receipt of your comment below which has been forwarded to the Planning Commission clerk. Should you have further questions, I can be reached at 531-621-5363.

I appreciate you taking the time to comment.

Thank you.

On Wed, Oct 17, 2012 at 6:25 PM, Mack Hardwick <mhhardwick@sbcglobal.net> wrote:
Planner Pabalinas: Please add my email to the public record for the hearing for A11-0003/A11-0004/PD11-0002/P11-0003/Green Valley Center.

We recently received notice of this planning change. As residents of Oak Tree Village II, we protest this GENERAL PLAN AMENDMENT/REZONE/PLANNED DEVELOPMENT/ PARCEL MAP of AP#124-140-33.

The intersection of Cambria and Francisco will be negatively affected by commercial development of this parcel. There are only three entrances to our subdivision, Oak Tree Village II: Downieville Court off of El Dorado Hills Blvd., Telegraph Hill off of El Dorado Hills Blvd., and Embarcadero Dr. off of Francisco Dr. The latter is the most commonly used entrance for those of us who live on Sutter Creek Dr., Sutter Creek Ct. and Oak Tree Cir.

There is a very short block on Francisco Dr. between Green Valley Rd. and the Embarcadero/Cambria intersection. There are left turn lanes in both directions on Francisco at this intersection. The intersection is already dangerous because of the speed of vehicles continuing south on Francisco and the misuse of the northbound turn lane by drivers planning to make a left turn onto Green Valley Road. In addition to these problems this intersection feeds the only entrance to the commercial "Village" shopping center on the southeast corner of Francisco/Green Valley.

The additional traffic generated by this proposed change will make this an extremely hazardous intersection for those of us who turn left from Francisco onto Embarcadero to reach our homes. Therefore, we would like to register our protest against this proposed change.

We would also like to draw the commission's attention to the large number of vacant commercial spaces in the three existing commercial developments at the intersection of Green Valley Rd. and Francisco Dr.

Why were the residents of Oak Tree Village II not notified of this change which dramatically affects the ingress and egress to/from our subdivision? Aren't we within the 'sphere of influence' of this change?

Sincerely,

Mack & Helen Hardwick
1487 Sutter Creek Dr.
El Dorado Hills, CA 95762
916-933-1616

OCT 19 AM 9:11
RECEIVED
PLANNING DEPARTMENT

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530 621 5366

PC 10/25/12
#11



Re: Opposition to rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: catherine blakemore <catherine.blakemore@gmail.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Wed, Oct 17, 2012 at 2:57 PM

Hello, Ms. Blakemore:

I writing to confirm receipt of your comment below which will be forwarded to the Planning Commission clerk. I can be contacted directly at 530-621-5363 if you have any questions.

I appreciate you taking the time to comment.

Thank you.

Mel Pabalinas

On Wed, Oct 17, 2012 at 2:53 PM, catherine blakemore <catherine.blakemore@gmail.com> wrote:
Dear Chairman Pratt and Planning Commission Members:

I am writing to oppose the proposed rezone and planned development identified above. My husband, Bill Wild, and I have lived in Francisco Oaks for the past 9 years. I am opposed to the planned rezone because of the significant safety issues and the loss of oak trees and the natural beauty they provide which is what distinguishes El Dorado Hills from other communities. I am requesting that this letter to be submitted as an exhibit with the Planning Commission.

I frequently walk, and my walks very often require me to cross the intersection at Cambria and Francisco. The simple activity is often quite dangerous with cars exceeding the speed limit, failing to stop for pedestrians crossing the street and quickly coming over the hill to make the light at Green Valley. Too many times I have waited in the middle of the street until i could safely cross and on more than one occasion have nearly been hit. It is my understanding that the corner currently does not meet county standards for "corner site distance" and that the zoning for this corner assumed 34 residential units and 325 trips a day. The proposed rezoning will at least triple the number of cars each day, increasing the likelihood of a serious accident. Simply stated, the road and the corner were not designed to handle the increased volume of traffic and the rezone should be denied or delayed until the traffic impact can be resolved.

El Dorado Hills is a community whih has promoted a high quality of life, nestled in valleys with oak trees. The proposed rezone would negatively impact the quality of life. El Dorado Hills does not need another pharmacy, and a better planning outcome would be have drive through restaurants located at Highway 50.

As you are well aware, the local residents in El Dorado Hills have serious concerns about the project and for those reasons the local APAC committee voted unanimously to not support the project.

For these reasons, I urge you to oppose the orioised rezone and planned development identified above.

Thank You,

Catherine Blakemore
5012 Coronado Drive
El Dorado Hills, CA 95762

OCT 19 AM 9:11
RECEIVED
PLANNING DEPARTMENT

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
FAX 530 621 0500

PC 10/25/12
#11

RECEIVED
PLANNING DEPARTMENT
19 OCT 22 AM 11:28

Mark Conley
1052 Uplands Drive
El Dorado Hills, CA 95762

October 16, 2012

Mr. Mel Pabalinas, Senior Planner
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Dear Mr. Pabalinas:

I moved to El Dorado Hills in 1985 to a home on Uplands Drive just off Green Valley Road. For over two decades, I've driven up and down Green Valley Road and, while experiencing delays during major construction projects, I have been reasonably pleased with the County's continued improvements to the section of Green Valley from the Folsom city limit to Salmon Falls Road.

I support commercial uses at the southwest corner of Green Valley and Francisco Road. This is now a four-lane intersection that can handle large volumes of traffic and is the appropriate location for stores and businesses. It appears to me that the other three corners of this intersection are already built out as commercial development, so the proposal before you seems like a logical use.

Sincerely,



Mark Conley



PC 10/25/12
#11
(2 pages)

Response to Proposed Zoning Change; Sheffield

Betty Sutton <bjsutton@sbcglobal.net>
To: charlene.tim@edcgov.us
Cc: Tara Broglio <TBroglio@kocal.com>

Sun, Oct 21, 2012 at 7:21 PM

While I am aware that this message is coming after the proposed deadline for response, the time allotted to us to respond was exceedingly short. My husband and I purchased our home in the Waterford Village in March 1994. We chose our home after more than 18 months of searching for property from Davis to Shingle Springs and Roseville to Elk Grove. We chose it for the relative peace and quiet of the countryside yet it was close enough to Hwy 50 for an easy commute to our jobs in Sacramento (at that time). Since then we have seen the population of El Dorado Hills more than double. We have lost much of the reason we moved here. In our opinion, the planning commission has done a poor job of controlling and "planning" growth to maintain the quality of life that was once the hallmark of life in EDH. My husband and I have done our civic duty to uphold the standards of the EDH community. My husband served for 12 years on the Waterford Board of Directors and I served on the Waterford Architectural Review Committee.

We had been told at one time that the SW corner of Green Valley Road and Francisco was zoned to be a park. When did this change? EDH has less land in parks than the average community and certainly less than most upscale communities. Thus we are in support of the APAC's vote of non-support for rezoning to commercial property. We are also against the proposal to build 40 new homes on that parcel. As pointed out, this is a residential area, and there are already many empty store properties in the commercial area on the other three corners of that intersection. The intersection itself is dangerously overcrowded. I believe a young woman was killed in a traffic accident there about two years ago. Adding traffic to the 4th corner can only increase the risk to drivers. We think this land should be used as a park, not for more population density by adding 40 more homes. We agree that it should not be rezoned commercial. The Safeway strip mall was already a mistake.

We are also appalled by the amount of fast traffic and commercial vehicles that use Sheffield through the heart of Waterford to link between Lake Hills Road and Francisco. Recently we were informed that school buses would now be using that route for easier parking at the schools. We object to that use of this residential street for the following reasons:

1. This street was not designed for through traffic; it is designed to serve the needs of the neighborhood.
2. The street is not wide enough to be a thoroughfare. It is not even wide enough to have bike lanes.
3. Fast truck and bus traffic present a danger to the residents, particularly the children. Waterford does not have sidewalks and with no bike lanes, the only place the children have to play is in the street.
4. Speeding has long been a problem on Sheffield. For awhile, off-duty CHP officers patrolled the streets of Waterford and gave many tickets for speeding and for failing to stop at stop signs. This most violated stop sign even now is the one on Sheffield at the intersection with Carmelian. Mothers often race through the village taking their children to school.
5. The street was not built to the specifications for the type of traffic now using it. We have lived here nearly 19

years, and the street has not been repaved during that time. Nearly all the manhole covers are above street level. The one at the intersection of Sheffield and Cardiff has been repaired many times, but still floods when it rains. Nothing has been done to correct the problem; only more asphalt poured on the problem.

There is a solution. There are three other possible routes between East and West all of which have either been totally blocked off or partially blocked:

1. Loma Verde Drive and Loma Verde Court at Bonita Drive in Lake Hills Estates
2. Village Center Drive in Green Valley Hills which looks as if it was designed to handle through traffic has been partially blocked off and the street artificially narrowed to prevent or slow through traffic. This should be opened and East West traffic encouraged to use this route rather than Sheffield.

The traffic flow north of Green Valley Road is indeed poor planning since all residents north of Green Valley who go between Lake Hills and Francisco must use Sheffield, a street designed to be a residential street. Guadalupe near Folsom Lake which appears to be a thoroughfare is a windy, hilly road unlikely to be used by moms in a hurry to get their children to school on time. Please save a life and maintain the quality of our neighborhood by finding or developing a new route between Francisco and Lake Hills/Salmon Falls other than Sheffield.

Thank you,

Betty Sutton, Ph.D.

2267 Cardiff Circle

PC 10/25/12
#11



El Dorado County Planning Commission

Re: Opposition To: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Craig Connors <c.connors@sbcglobal.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Fri, Oct 19, 2012 at 4:40 PM

Mr. and Mrs. Connors:

I am writing to confirm receipt of your comment which will be forwarded to the Planning Commission. I appreciate you taking the time to comment.

On Fri, Oct 19, 2012 at 10:50 AM, Craig Connors <c.connors@sbcglobal.net> wrote:
To the El Dorado County Planning Commission

Dear Sirs,

We are writing to voice our opposition to the proposed Green Valley Center development at Francisco Dr and Green Valley Rd. This second effort to re-zone this land for commercial use should continue to be denied. The many reasons are clear and compelling and include:

- 1) CC&R's restrict the property development for residential use. There is no need for further commercial development in this part of EDH. A huge amount of retail and office space remains vacant in each of the 3 commercial centers on adjoining corners.
- 2) A drive-thru fast food restaurant does not belong in this predominantly residential area. Introducing fast food and drive thru services in this part of EDH is inconsistent with the design an atmosphere of our community . With such close proximity to Marina Village Middle School and Jackson Elementary, a fast food restaurant would also provide easier access to less desirable food choices.
- 3) Increasing the noise, traffic flow and light pollution around an already busy intersection will further reduce the peaceful enjoyment of the homeowners in surrounding neighborhoods. Since the widening of Green Valley Rd., and the development of the Safeway Center, the noise and light pollution has more than doubled.
- 4) There are currently 4 pharmacies in EDH, including across the street at Safeway. The presence of another pharmacy is not going to keep additional retail dollars in El Dorado County. Adding another store that duplicates products and services available across the street, or nearby on EDH Blvd, will not keep shoppers from driving to Folsom.
- 5) Rezoning this property to a commercial use would cause the removal of over half the oak trees property and violate current county ordinances regarding allowable removal. The environmental impact on plant and wildlife on this land would be much less if developed as a residential area instead.
- 6) Commercial activity adjoining a residential neighborhood (Francisco Oaks) will have significant negative impact on property values. The negative effect will extend beyond Francisco Oaks to include Oak Tree Village and other surrounding neighborhoods.

We urge you to deny the application for this planned development.

Respectfully,

Craig & Liz Connors

1262 Downieville Drive
El Dorado Hills, CA 95762
916-933-1331

SUBMITTED TO PLANNING COMMISSION
11-09-12 10:35

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667

PC 10/25/12
#11



Fwd: Corner of Green Valley and Francisco

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: john@poimiroo.com
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Fri, Oct 19, 2012 at 4:37 PM

Mr. Poimiroo:

I just wanted to confirm receipt of your comment on the project which will be forwarded to the Planning Commission clerk. If you have further questions, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

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

From: **Planning Unknown** <planning@edcgov.us>
Date: Fri, Oct 19, 2012 at 9:29 AM
Subject: Fwd: Corner of Green Valley and Francisco
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

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

From: **John Poimiroo | P&P** <john@poimiroo.com>
Date: Thu, Oct 18, 2012 at 3:54 PM
Subject: Corner of Green Valley and Francisco
To: planning@edcgov.us

I support the placement of a drugstore at the corner of Green Valley and Francisco

—
Regards,
John Poimiroo
1448 Crocker Dr
El Dorado Hills, CA 95762

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Thank you.

=====
Rommel (Mel) Pabalinas, Senior Planner

**El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508**

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PC 10/25/12
#11
(3 pages)

Re: Francisco - Green Valley

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: George Carpenter <georgemcarpenter@comcast.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Fri, Oct 19, 2012 at 4:23 PM

Thanks, George.

I am out on vacation today but checking on any urgent emails from home. I'll cc our PC clerk on this response.

On Fri, Oct 19, 2012 at 1:44 PM, George Carpenter <georgemcarpenter@comcast.net> wrote:

Mel,

Attached is a letter I referenced in my voicemail. Last year, there were a number of questions about the commercial viability of our property. We talked to Donahue Schriber, which owns the Safeway Center across the street. Attached is the letter they wrote with their opinion regarding our proposed use.

Can you please make sure this gets to the Planning Commission.

Thanks.

George

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Fri, Oct 19, 2012 at 4:24 PM

forgot the attachment.
[Quoted text hidden]

Attachment to
G. Carpenter's email
10/19/12; 1:44 pm


**DONAHUE
SCHRIBER**

January 10, 2012

Winn Communities
3001 I Street, Suite 300
Sacramento, California 95816

Re: Southwest Corner of Green Valley Road and Francisco Drive, El Dorado Hills

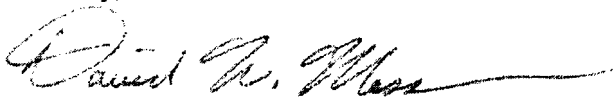
Dear Tom:

This is written in reference to your property located at the southwest corner of Green Valley Road and Francisco Drive in El Dorado Hills. We continue to maintain a strong interest in developing this site. As you know, we are the largest owner/developer of neighborhood retail centers in the Sacramento region, including the Safeway center across the street from your property at Green Valley and Francisco.

Despite the location of existing and under construction pharmacies in the El Dorado Hills area, your property would be an ideal location for a drive-thru pharmacy because this type of use is highly neighborhood oriented.

We have had numerous discussions with drug store operators over many years and are aware of the continued strong interest in this site. We would welcome the opportunity to discuss the possibility of developing this site when you feel the time is appropriate.

Sincerely,



Dave Mossman
Executive Vice President Chief Investment Officer
DONAHUE SCHRIBER

201 E. Sully Street
Suite 300
Sacramento, CA 95816
916.441.1400
916.441.4100
<http://www.donahuescriber.com>



PC 10/25/12
#11

Re: Oppose Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fri, Oct 19, 2012 at 4:35 PM

To: James and Jen Sommercamp <sommercamp@sbcglobal.net>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Mr. and Mrs. Sommercamp:

I just wanted to confirm receipt of your comment on the project which will be forwarded to the Planning Commission clerk. If you have further questions, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

On Fri, Oct 19, 2012 at 8:43 AM, James and Jen Sommercamp <sommercamp@sbcglobal.net> wrote:

This email is to state our concerns and opposition to the proposed drive through pharmacy and drive through fast food restaurant at the corner of Francisco and Green Valley Rd. in El Dorado Hills. We already have enough pharmacies in El Dorado Hills, we don't need a fast food restaurant in this area (we are trying to promote healthy lifestyles), this will create a lot more traffic in an already congested area/intersection and will cause the removal of several indigenous oak trees that are illegal to cut down. This might also have a negative effect to the housing values in the area.

Please consider opposing the building of this center.

Thank you,

James and Jen Sommercamp

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
#11

Re: Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Barbara Garcia <barbara8626@att.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Fri, Oct 19, 2012 at 4:34 PM

Ms. Garcia:

I just wanted to confirm receipt of your comment on the project which will be forwarded to the Planning Commission clerk. If you have further questions, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

On Thu, Oct 18, 2012 at 5:27 PM, Barbara Garcia <barbara8626@att.net> wrote:

I oppose the idea of building a pharmacy and fast food restaurant on the corner of Francisco & Cambria in El Dorado Hills.

- * Lost of Oak Trees
- * Increased traffic in an area already congested
- * Too much noise already, this would add to it.
- * We have plenty of pharmacies in El Dorado Hills
- * A fast food restaurant lowers the quality of residential property. Are you going to lower our property taxes to account for our loss in property value?? Who in their right mind would want a fast food restaurant in their neighborhood.
- * We have plenty of empty space in the El Dorado Hills Town Center. Why can't you send whomever wants to open these businesses to the Town Center??

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
#11
(2 pages)

Re: Opposing Faast Food Restaurant and Drive-Through Pharmacy - Francisco and Green Valley

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fri, Oct 19, 2012 at 4:32 PM

To: dcsharkey@comcast.net

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Mr. and Mrs. Sharkey:

I just wanted to confirm receipt of your comment on the project which will be forwarded to the Planning Commission clerk. If you have further questions, I can be reached at 530-621-5363. I appreciate you taking the time to comment.

On Thu, Oct 18, 2012 at 4:07 PM, <dcsharkey@comcast.net> wrote:

We would like to go on record as opposing the building of a fast food restaurant and drive-through pharmacy on the corner of Francisco Drive and Green Valley Road. We also request that this e-mail be added to the public record.

We cite several reasons for our opposition: Among them is the extra traffic that will be imposed on this intersection, which is already quite dangerous. It will also be a tragic loss to remove so many beautiful oak trees, which are supposed to be 'protected' and are the cornerstones of the beautiful El Dorado Hills area. In addition, we do not need another pharmacy in this vicinity when there are already several in the area; nor do we need a fast food restaurant that will bring in much more traffic, along with noise and pollution.

We have been in El Dorado Hills for 16 years and we were promised that the area in question would remain a greenbelt; however, that has already been compromised with the building of several homes and the creation of Cambria Drive. Now to take the remaining property and turn it into a business area is detrimental to its aesthetics. One of the beautiful aspects of the El Dorado Hills area is the natural and rural countryside. Adding more and more businesses, such as the ones being proposed, is rapidly turning this area into a sprawling suburb encumbered by commercial enterprise. The area is losing its natural habitat to big business interests and destroying the charm of El Dorado Hills.

We reference Rezone and Planned Development: A11-0003/Z1111-004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNIIES.

We strongly urge you to defeat this plan and return our area to the quiet and peaceful setting that is El Dorado Hills.

DAVID AND CAROLE SHARKEY

1440 Sutter Creek Drive

El Dorado Hills, CA

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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Thank you.



PC 10/25/12
11
(6 pages)

Re: Comments regarding proposed Winn Properties rezone in EDH; PC meeting Oct 25

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 17, 2012 at 11:11 AM

To: Claire LaBeaux <claire_labeaux@yahoo.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Steve Kooyman <steve.kooyman@edcgov.us>, Eileen Crawford <eileen.crawford@edcgov.us>

Hi Claire:

I just wanted to confirm receipt of your email comment on this project which will be forwarded to the Planning Commission clerk. Should you have any questions, you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

Mel Pabalinas.

On Tue, Oct 16, 2012 at 5:20 PM, Claire LaBeaux <claire_labeaux@yahoo.com> wrote:

I am writing to voice my strong opposition to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills. The text of the message follows, and I have also attached a document with the same text that includes a photo of the most dangerous intersection. Photos don't always come through email in the text, which is why I sent the attachment. Please open and review it. Here are my comments:

I am writing to voice my strong opposition to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills. Like you, I have reviewed more than 400 pages of analysis and commentary on the proposed rezone and commercial planned development. As a resident of the neighboring subdivision Francisco Oaks, I feel the arguments presented in favor of the rezone in these documents overlook the most important factor: the *real, actual, daily impact* to the people who live nearby. The reports present a dizzying array of facts, figures, and statistics that tell why the development should be allowed to proceed. However, the residents of the surrounding community are uniformly opposed to the project for legitimate reasons: our concerns for the health and safety of our families, and our desire to maintain the bucolic community atmosphere which led us to choose El Dorado County for our homes and families. The El Dorado Hills APAC has voted repeatedly and unanimously against the project. More than 400 local residents have signed petitions against it. Please hear our voices and not just those of the developer. This is a lengthy email (but nowhere near the volume of information you'll be reviewing that supports the developer); I hope you'll take the time to read closely and hear my concerns.

1. Traffic safety (or lack thereof): the corner in question was initially approved with plans for 34 residences to be built, with an estimated 325 trips daily to and from the homes. Cambria Way and its intersection with Francisco Drive were constructed with the ability to (barely) handle that traffic in combination with the traffic exiting the Francisco Oaks neighborhood. The Cambria/Francisco intersection has traffic flowing at least 40 mph. Cars to south on Francisco are barely visible as they crest the hill and the curve to the right. I felt the Google Earth photos included in the Negative Mitigation Document did not do justice to the reality of the crossing there because the angle they present is from the center of the road. I took a picture in my car from the vantage point of the stop sign, which gives a more accurate view of the intersection; it's in the attached doc view of this email. Please take a moment to open that doc and see the picture.

While you're looking right to see if anyone is cresting the hill, you have to also watch the very busy intersection to the left (Francisco and Green Valley). You can't see the sidewalk in this photo, but it lies behind the line for the stop sign, about 8' back. Residents who are used to driving this corner know to watch for pedestrians, but the crossing is at an illogical and unsafe point. Also, this is a popular access road for boaters headed to Folsom Lake in the summer, and it's very difficult to see if an approaching truck is towing a boat while coming over the hill. Just from a logic standpoint, all these factors add up to a very dangerous intersection. From a legal standpoint it's even worse.

The intersection does not meet the Caltrans Safety Guidelines for corner sight distance. According to the traffic study done by Kimley Horn, actual stopping sight distance on Francisco moving north toward Cambria is 325' while the minimum SSD for a car going 40 mph is 300' according to AASHTO guidelines. Kimley Horn said the design speed there is 45 mph (that is generally the reality). The minimum SSD for that speed is 375', well above the measured distance of 325'. BUT – since only Cambria/Embarcadero have stop signs and Francisco is a through road, the correct metric to use for a car pulling out of Cambria Way going NB on Francisco is corner sight distance. The minimum corner sight distance for a 40 mph zone is 440'. It is 495' for a car going 45 mph. However the corner sight distance at this corner as measured by Kimley Horn was only 375'! Bear in mind that Cambria Road was designed to funnel 325 trips a day from that corner, and the proposed commercial use will funnel 1,000-2,000 trips daily (based on a total of 3,388 trips for the project, with two entries/exits). As I said before, this is more than just a question of logic. If the county allows this development to proceed, it is putting itself in a position of liability when accidents occur.

I understand that developers have a right to build on their land. But the citizens rely on the Planning Commission and the County Staff to conduct impartial analysis and promote development that truly is in the best interests of the community. Setting people up for a nightmare intersection rife with traffic and pedestrian hazards is not in our best interests.

2. Safety issues associated with having a drive-through pharmacy literally over the back fence of our neighbors. Crime against pharmacies is widespread, violent, and growing. Read this story, Addicts Putting Pharmacies Under Siege, at CNN, for an example of the crime that we'll be facing: <http://www.cnn.com/2011/HEALTH/06/03/drugstore.robberies/index.html>. Additionally, the DEA says that armed robberies of pharmacies increased 124% over a four-year period (2006-2010). In fact, the El Dorado Hills Chamber of Commerce met earlier this year. A representative from Mercy Hospital spoke, and the topic of increased violent crime around pharmacies was brought up, with the potential to build this particular pharmacy as an example of inviting danger right into our neighborhoods.

3. Noise and Air Pollution: There is no buffer between the houses in Francisco Oaks and the proposed commercial development which incorporates not one but TWO drive-throughs. I am concerned with the line of cars sitting in drive-through lanes at both the pharmacy and fast food restaurant with regards to both noise and air pollution. According to the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP), "If a project requires a change in the existing land use designation (a general plan amendment or rezoning), then the projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation." I find it ludicrous that the study by URS for the proposed Winn development says that "Although the Center would have higher vehicle trip emissions as compared to the 34-unit zoning, the 34-unit zoning would have higher emissions from area sources, primarily from wood stoves and fireplaces." Would a developer really build a community with actual wood burning stoves or fireplaces in every home?! Today, that just isn't realistic. Again, the citizens are relying on the Planning Commission and County staff to make an unbiased analysis of the facts presented and decide in the best interests of the community. Allowing bogus arguments like this one is simply not acceptable.

4. Destroying acres of oak trees and the feel of the community: As noted in the Staff Report, the development as it is currently planned does not meet General Plan policies. The General Plan requires maintaining 2.73 of 3.42 acres of the existing oaks; the proposed development calls to chop down most of the trees and leave only 1.14 acres. The policy requiring maintaining tree coverage rather than paying mitigation fees was upheld in court because we all love and benefit from living among the oaks. Also, the sound studies that were completed said the new development won't create more noise than the existing ambient noise. However, the development will funnel a significantly higher level of noise and pollution from Green Valley Road to residents once they *remove nearly 3 acres of oaks!*

5. Community opposition: The Staff Report says that the design of the center fits well with the community. However, it will feature the only drive-through along Green Valley Road in El Dorado Hills, and add not one but two of those. That hardly fits well with the community feel. The community (not just adjacent Francisco Oaks) opposes the project. More than 400 people have signed petitions expressing opposition. Also, local independent review of plans, as well as subsequent response letters from the County and DOT, was conducted by the EDH APAC. APAC voted unanimously against the project when it was proposed in 2011 and **reaffirmed their opposition** at a meeting Oct. 10, 2012.

I respectfully ask that you consider my comments carefully and weigh the community input and sentiment with *equal value* to that placed on the developer's viewpoint. I am available if you have questions about any of my comments, and I will miss a day of work to attend the Planning Commission meeting on October 25 (a challenge for many people who are unable to miss work or cancel business travel plans to attend, despite their strong opinions about the matter).

Please submit this letter as part of the public record regarding this development. Thank you for your time.

Claire LaBeaux
214 Asuncion Court
El Dorado Hills, CA 95762
916-939-3976

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
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Thank you.

 **LaBeaux letter opposing Winn redevelopment.doc**
992K

I am writing to voice my strong opposition to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in El Dorado Hills. Like you, I have reviewed more than 400 pages of analysis and commentary on the proposed rezone and commercial planned development. As a resident of the neighboring subdivision Francisco Oaks, I feel the arguments presented in favor of the rezone in these documents overlook the most important factor: the *real, actual, daily impact* to the people who live nearby. The reports present a dizzying array of facts, figures, and statistics that tell why the development should be allowed to proceed. However, the residents of the surrounding community are uniformly opposed to the project for legitimate reasons: our concerns for the health and safety of our families, and our desire to maintain the bucolic community atmosphere which led us to choose El Dorado County for our homes and families. The El Dorado Hills APAC has voted repeatedly and unanimously against the project. More than 400 local residents have signed petitions against it. Please hear our voices and not just those of the developer. This is a lengthy email (but nowhere near the volume of information you'll be reviewing that supports the developer); I hope you'll take the time to read closely and hear my concerns.

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While you're looking right to see if anyone is cresting the hill, you have to also watch the very busy intersection to the left (Francisco and Green Valley). You can't see the sidewalk in this photo, but it lies behind the line for the stop sign, about 8' back. Residents who are used to driving this corner know to watch for pedestrians, but the crossing is at an illogical and unsafe point. Also, this is a popular access road for boaters headed to Folsom Lake in the summer, and it's very difficult to see if an approaching truck is towing a boat while coming over the hill. Just from a logic standpoint, all these factors add up to a very dangerous intersection. From a legal standpoint it's even worse.

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3. Noise and Air Pollution: There is no buffer between the houses in Francisco Oaks and the proposed commercial development which incorporates not one but TWO drive-throughs. I am concerned with the line of cars sitting in drive-through lanes at both the pharmacy and fast food restaurant with regards to both noise and air pollution. According to the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP), "If a project requires a change in the existing land use designation (a general plan amendment or rezone), then the projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation." I find it ludicrous that the study by URS for the proposed Winn development says that "Although the Center would have higher vehicle trip emissions as compared to the 34-unit zoning, the 34-unit zoning would have higher emissions from area sources, primarily from wood stoves and fireplaces." Would a developer really build a community with actual wood burning stoves or fireplaces in every home?! Today, that just isn't realistic. Again, the citizens are relying on the Planning Commission and County staff to make an unbiased analysis of the facts presented and decide in the best interests of the community. Allowing bogus arguments like this one is simply not acceptable.

4. Destroying acres of oak trees and the feel of the community: As noted in the Staff Report, the development as it is currently planned does not meet General Plan policies. The General Plan requires maintaining 2.73 of 3.42 acres of the existing oaks; the proposed development calls to chop down most of the trees and leave only 1.14 acres. The policy requiring maintaining tree coverage rather than paying mitigation fees was upheld in court because we all love and benefit from living among the oaks. Also, the sound studies that were completed said the new development won't create more noise than the existing ambient noise. However, the development will funnel a significantly higher level of noise and pollution from Green Valley Road to residents once they *remove nearly 3 acres of oaks!*

5. Community opposition: The Staff Report says that the design of the center fits well with the community. However, it will feature the only drive-through along Green Valley Road in El Dorado Hills, and add not one but two of those. That hardly fits well with the community feel. The community (not just adjacent Francisco Oaks) opposes the project. More than 400 people have signed petitions expressing opposition. Also, local independent review of plans, as well as subsequent response letters from the County and DOT, was conducted by the EDH APAC. APAC voted unanimously against the project when it was proposed in 2011 and **reaffirmed their opposition** at a meeting Oct. 10, 2012.

I respectfully ask that you consider my comments carefully and weigh the community input and sentiment with *equal value* to that placed on the developer's viewpoint. I am available if you have questions about any of my comments, and I will miss a day of work to attend the Planning Commission meeting on October 25 (a challenge for many people who are unable to miss work or cancel business travel plans to attend, despite their strong opinions about the matter).

Please submit this letter as part of the public record regarding this development. Thank you for your time.

Claire LaBeaux
214 Asuncion Court
El Dorado Hills, CA 95762
916-939-3976



PC 10/25/12
11
(2 pages)

Re: Rezoning of corner Francisco and Green Valley Roads in EDH

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Kreutz <kreutz9@gmail.com>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Wed, Oct 17, 2012 at 11:09 AM

Hello, Mr. and Mrs. Kreutz:

I just wanted to confirm receipt of your email comment on this project which will be forwarded to the Planning Commission clerk. Should you have any questions, you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

Mel Pabalinas.

On Wed, Oct 17, 2012 at 10:27 AM, Kreutz <kreutz9@gmail.com> wrote:

RECEIVED
PLANNING DEPARTMENT
OCT 17 2012 12:24

Dear Rommel Pabalinas,

Once again I am writing in regards to the proposed Rezoning of parcel # 124-140-33-100 which is the corner of Francisco and Green Valley Roads in EDH.

My husband and I are current homeowners in the lovely subdivision of Francisco Oaks. When we moved to Northern California eight years ago, we chose El Dorado Hills over Folsom and Roseville because of the rolling hills and the fact that there were more green buffer areas instead of development on every corner!! Now our current neighborhood is facing a commercial project that would cut down many large oak trees and increase traffic significantly on an already busy and dangerous intersection. It is already difficult to exit off of Cambria Drive onto Francisco Drive due to heavy traffic and a blind spot to the south on Francisco, and this proposed commercial center would make an already dangerous intersection a nightmare to exit!! We have many children in our development and some attend and walk to Marina Middle School. The corner of Francisco Drive and Green Valley Road is already so very busy, but commercial development on that corner would make it even more difficult and unsafe for pedestrians, most of whom are children.

Do we really need more commercial development when there are so many vacancy signs on the three remaining corners of that intersection? Do we really need another pharmacy when we have the newly constructed Walgreens and CVS just down the road? Personally my husband and I shop at the EDH Target for all our pharmacy needs.

As a cancer survivor, I worry about all the extra emissions from all the additional cars this commercial development would bring, not to mention the additional noise.

We were told that EDH only approves Fast Food Restaurants within a certain radius from Interstate

50. Please don't make our beautiful EDH into a Roseville or Folsom!!! Please don't let every corner in our beautiful city be developed!!! There is no going back. Please consider the safety, health and welfare of so many concerned residents!!!

Please submit this letter as an exhibit with the planning commission. Please carefully consider our concerns! Thank you for your consideration.

**Sincerely,
Dick and Wendy Kreutz**

**5031 Coronado Drive
El Dorado Hills**

Sent from my iPad

**Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508**

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Thank you.



PC 10/25/12
#11

Re: proposed drive-throughs Francisco/Green Vally

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Oct 17, 2012 at 11:06 AM

To: Rndrp723@aol.com

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Hello, Ms. Hargreaves:

I just wanted to confirm receipt of your email comment on this project which will be forwarded to the Planning Commission clerk. Should you have any questions, you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

Mel Pabalinas.

On Wed, Oct 17, 2012 at 10:35 AM, <Rndrp723@aol.com> wrote:

Gentlemen:

My address is 1222 Downieville Drive which is in the Oak Tree Village south/east of the proposed corner for a drive-through fast food restaurant and drive-through pharmacy.

We already have commercial businesses on both corners north of Green Valley. There is a pharmacy within the Safeway store.

On the corner opposite this proposed site, we have a collection of offices that include lawyers, dentists, eye doctors, hair/nail salons to mention a few as well as a restaurant on the corner.

This is an extremely busy corner during the day and the rush hours bump the traffic up considerably.

I strongly oppose any drive-through businesses on the open corner. We do not need the additional traffic nor noise that these businesses would bring to our residential area.

Please add my email to the public record.

Thank you.

Lorraine Hargreaves

RECEIVED
OCT 17 PM 12:23
PLANNING DEPARTMENT

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/12
#11
(2 pages)

Re: re Parcel # 124-140-33-100

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Susan Johnson <susan@lkjconsulting.net>
Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Tue, Oct 16, 2012 at 3:04 PM

Hello, Ms. Johnson:

I am responding to confirm receipt of your project comment below, which will be forwarded to the Planning Commission Clerk. Should you have any questions, you may reach me at 530-621-5363.

I appreciate you taking the time to comment on the project.

On Tue, Oct 16, 2012 at 2:47 PM, Susan Johnson <susan@lkjconsulting.net> wrote:

Dear Sirs,

Your mission statement clearly states that you are dedicated to maintaining the County's unique quality of life as well as protecting public safety and protecting the environment for current and future generations. The proposed rezoning of parcel #124-140-33-100 is in direct opposition to the ideals set forth in your mission statement. As a resident of Francisco Oaks I am asking you to carefully consider your decisions which will have a negative impact on so many. It should be noted that our local APAC committee voted unanimously NOT to support the Green Valley Project.

My concerns are noted below.

Safety concerns should be a red flag for everyone. With the current proposal, there will be a dramatic increase in traffic at Cambria and Francisco. We are all aware of the blind spot on Francisco and cars and trailers racing to make the light at Green Valley. Do we really want the influx of traffic and potential accidents? The path along Francisco is used by walkers and cyclists and our children and we certainly don't need more cars and people in a hurry to launch out into traffic. What about our children who ride their bikes or walk to Marina Middle School?

Another safety factor is concerned with the proposed pharmacy which will stock drugs and that can potentially lead to robberies which have increased in the last year. It should be noted that we already have a pharmacy at the local Safeway just yards away from this proposed project.

On the corners of Francisco and Green Valley there are many vacant commercial spaces. Why would you vote to erect yet another pharmacy and a fast food restaurant? I was under the assumption that fast food places were to be located by Hwy. 50.

The pollution and noise is certainly a negative for our community. There is absolutely no buffer between our homes and the proposed project as the beautiful oak trees will be felled to clear the land for the proposed project. How many idling cars will have to be dealt with as well as commercial vehicles making deliveries at all hours.

I ask you to carefully consider this proposed project. Does it really make sense for this particular plot of land to be rezoned for the proposed project which is so close to a community of families who are very concerned about safety and quality of life?

Does this proposed project really reflect the ideals set forth in your mission statement?

Sincerely,

Susan L. Johnson

Susan L. Johnson
1071 Cambria Way
El Dorado Hills, CA 95762-3988
(916) 939-7144
susan@lkjconsulting.net

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
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Thank you.



Re: Potential Commercial Build on Parcel #124-140-33-100

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 16, 2012 at 9:05 AM

To: Scott Kraeger <kraegers@sbcglobal.net>

Cc: dave.pratt@edcgov.us, walter.mathews@edcgov.us, tom.heflin@edcgov.us, lou.rain@edcgov.us, brian.shinault@edcgov.us, Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear Mr. Kraeger:

I just wanted to confirm receipt of your project comments below, which will be forwarded to our Planning Commission clerk. Should you have any other questions you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

On Mon, Oct 15, 2012 at 2:52 PM, Scott Kraeger <kraegers@sbcglobal.net> wrote:
El Dorado Planning Commission;

I would like to express my concerns about the potential "commercial" build on the corner of **Green Valley and Francisco Drive**. I am a resident in the adjacent neighborhood **Crown Valley**. I have reviewed and gone over purposed plans for the above property. I've lived in this neighborhood from nearly its inception dating back to early 2001. I can tell you with firsthand experience that traffic through the Crown Valley residential area would be impacted greatly and **our safety would be at risk**. With our current volume, we already experience a level of risk when trying to navigate out of this neighborhood and onto El Dorado Hills BLVD. More specifically, when sitting on Brittany Way and pulling out to make a right or left turn onto El Dorado Hills BLVD; you have traffic coming on El Dorado Hills Blvd at freeway speeds. I CANNOT imagine adding additional traffic from EL Dorado Hills, Folsom or Rescue areas for the potential businesses to this ALREADY busy area! I feel strongly that the risk of car accidents will be inevitable. Not to mention The loss of property value we will all experience do to another commercial shopping center being built in a residential neighborhood. Furthermore, concerns with loitering (that will most likely occur with the potential restaurant and/or stores), as Safeway and the other establishments in that strip mall have continually experienced theft, drugs and vandalism. I can only surmise that this neighborhood would be exposed - if not - targeted for such behavior. By adding a Pharmacy and fast food - both have an inherent risk of burglaries and vandalism that would spill over into our neighborhood....Again adding risk of our safety. And with Pharmacy burglaries on the rise, it's not a matter of - if it will happen - **but when!!!!** Not to mention, do not need another pharmacy; with Safeway & Raley's, the new CVS and Walgreen's in such close proximity? We already have one corner of floundering business- why would we add to the potential mix of another unused strip mall? **Adding yet another area of crime to manage by the already shorthanded Sheriff's Department**

I would like my concerns entered into exhibit before any of the final decisions have been made. I would have to believe that someone who has experienced the above for the last 10 years could give you a more accurate representation of how this community will be effected, then a person who sits in a car there for a few hours could ever understand!!! Thank you!

Scott and Heather Kraeger

4016 Brittany Place

916-933-363



PC 10/25/12
#11
(2 pages)

Re: Opposition to Reference rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 16, 2012 at 9:04 AM

To: Vicki Crozier <vcrozier@doradosoftware.com>

Cc: David Crozier <dcrozier@sbcglobal.net>, Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear Ms. Crozier:

I just wanted to confirm receipt of your project comments below, which will be forwarded to our Planning Commission clerk. Should you have any other questions you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

On Mon, Oct 15, 2012 at 2:20 PM, Vicki Crozier <vcrozier@doradosoftware.com> wrote:

Mel,

Below is an email that I sent to each member of the planning committee. Can you please add it to the public record?

Thank you, Vicki Crozier

This letter is once again in reference to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in EDH. As you are well aware, the local residents in El Dorado Hills have serious concerns over the health, safety and welfare of our families as it pertains to this project. With that being said, this letter is in opposition to the rezoning of that property. In addition, the local APAC committee voted unanimously **not to support the project** due to the same concerns.

My points are outlined below.

1. Safety

The current proposal shows an entry to the property on both Green Valley Rd and Cambria Way. Currently the traffic at the intersection of Francisco and Green Valley is extremely busy and a retail center at this corner will make it worse. In particular, the corner of Cambria and Francisco Dr. is a very dangerous corner as it stands with just the residents of the Francisco Oaks subdivision coming out of there. As it stands currently, if you are coming out of Cambria trying to turn north on Francisco, there is a dangerous blind spot looking over the hill at Francisco to the south. During busy times it is not uncommon to wait several minutes to cross Francisco. If a retail center was to go in with an entry on Cambria, this buildup of cars waiting to turn from Cambria onto Francisco will grow and as drivers become impatient, they will inevitably rush to cross Francisco, making it exponentially more dangerous than it is currently. Specifically the proposed center is expected to add 3,388 daily trips into the retail center. If just 1/3 of those people use the exit on Cambria, that would mean over 1000 cars will now need to come into this dangerous intersection. One other point to keep in mind, this intersection is a common crossing spot for kids walking to and from Marina Middle School which is just under a mile to the north on Francisco. **In the traffic study done by Kimley Horn, they measured stopping sight distance on Francisco moving north toward Cambria at 325 feet with the minimum SSD for a car going 40mph being 300' according to AASHTO guidelines. However, how many people drive over the speed limit? What about the car going 45mph? The minimum SSD for that is 375', well above the measured distance of 325'. Also, what about corner sight distance for a car pulling out of Cambria Way going NB on Francisco? The minimum corner sight distance for a 40mph zone is 440'. It is 495' for a car going 45mph according to AASHTO guidelines. However the corner sight distance at this corner as measured by Kimley Horn was only 375'! This is already dangerous and adding over 3300 daily trips is going to make it exponentially worse. The safety issue with this corner is by far the biggest issue with this property being developed commercially. This issue will have an impact on not only the residents of Francisco Oaks, but all EDH motorists that travel along Francisco Dr. If this is built, how do you plan to get people out of Cambria safely, whether walking across the street or driving? If you are not concerned with the health, safety, and welfare of the citizens of El Dorado Hills, then I at least hope you are concerned with the liability this will put on the county's shoulders if this is approved. Can El Dorado County**

afford that kind of risk with all of the safety issues that the public has brought up in opposition to this project?

2. Crime

Pharmacy burglary and robbery are two of the fastest growing types of crimes in the United States. According to Rx Patrol, one of only two national pharmacy crime databases, pharmacy robberies have increased by 32% over the last year alone. And according to the DEA, armed robberies of pharmacies rose 124% between 2006 and 2010 (from 306 to 686). With children walking to Marina Middle school on Cambria and Francisco, and with Francisco Oaks homes less than 100 yards away, is this the type of crime we want in our community? As was stated in the APAC report, there is no buffer between this parcel and the homes in Francisco Oaks and therefore, the stated parcel should remain a residential zoning.

3. Noise and Air pollution

The houses in Francisco Oaks have no buffer between them and the property being discussed. Not only the buildup of traffic on Cambria, but the constant line of cars sitting in drive through lanes at both the pharmacy and fast food restaurant are a concern with regards to both noise and air pollution. According to the Sacramento Regional Ozone Air Quality Attainment Plan(AQAP), "If a project requires a change in the existing land use designation(a general plan amendment or rezone), then the projected emissions of ROG and NOx from the proposed project must be equal to or less than the ROG and NOx emissions anticipated for the site if developed under the existing land use designation. In the study by URS for the proposed project, URS states that "Although the Center would have higher vehicle trip emissions as compared to the 34- unit zoning, the 34 unit zoning would have higher emissions from area sources, primarily from wood stoves and fireplaces". Now, I would ask, how many new homes are being built with woodstoves or wood burning fireplaces? I would guess fewer than 10%, so to make that assumption is a reach. Also of note, the nitrous oxide emissions of the proposed site is over three times that of the 34 unit zoning, and that is with no mention of what the impact of cars sitting in a drive through will add. Currently there are many large oak trees on this parcel that mitigate the traffic noise, but many of those will come down to create more noise and air pollution from idling vehicles.

Regarding the noise, the houses that currently back to Cambria are very close to the road and the constant noise of delivery trucks at early morning hours will undoubtedly be a disturbance to those residents as well.

4. Commercial Vacancies

On the corner of Green Valley and Francisco, there are 3 other commercial parcels and within those parcels, there are currently over 20 vacant units. Why would we want to build more at the expense of not only the local residents due to further declining property values, but also the current local commercial property owners?

5. Another Pharmacy

There are currently 5 pharmacies in EDH and 2 more just east on Green Valley Rd in Cameron Park. Do we really need another pharmacy on a piece of land that is currently zoned residential. If another pharmacy is needed, why not go 2 miles west on Green Valley Road, where there are already 2 large commercial parcels available. Why would we want to rezone a parcel at the safety, privacy, and expense of the local residents?

Please ask yourself, "Does any of this truly make sense for the needs of the community"?

I would like this letter to be submitted as an exhibit with the planning commission. Thank you for your time and consideration. I look forward to meeting all of you at the planning commission meeting.

Sincerely,

Vicki & David Crozier

400 Coronado Court

El Dorado Hills, CA 95762



PC 10/25/12
#11
(2 pages)

Re: Parcel #124-140-33-100

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 16, 2012 at 9:02 AM

To: "Hitchcock, John" <John.Hitchcock@lfg.com>

Cc: dave.pratt@edcgov.us, walter.mathews@edcgov.us, tom.heflin@edcgov.us, lou.rain@edcgov.us, brian.shinault@edcgov.us, Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear Mr. Hitchcock:

I just wanted to confirm receipt of your project comments below, which will be forwarded to our Planning Commission clerk. Should you have any other questions you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

On Mon, Oct 15, 2012 at 1:29 PM, Hitchcock, John <John.Hitchcock@lfg.com> wrote:

This letter is once again in reference to the proposed rezoning of parcel # 124-140-33-100, which is the SW corner of Green Valley Rd and Francisco in EDH. As you are well aware, the local residents in El Dorado Hills have serious concerns over the health, safety and welfare of our families as it pertains to this project. With that being said, this letter is in opposition to the rezoning of that property. In addition the local APAC committee voted unanimously not to support the project

I could go on and on but the bottom line is this project is not needed. At the corner of Green Valley and Francisco you have many vacant offices and store fronts. There is a pharmacy at Safeway and fast food at Subway. Our efforts should be cleaning up this intersection and filling

up all the empty businesses at this corner. Additional traffic at Cambria and Francisco will only make a dangerous intersection worse.

I am not against growth if fact in the right situation and times it makes great since. This is not the time to waste energy building things we already have in place. The efforts spent of this could be better served filling up all the empty space we already have and cleaning up the area. As you pass the Purple Place and head up Green Valley towards and even past Francisco it looks like crap. In these times we should fix what is broken not build new stuff to pollute, add crime and further jeopardize our children's safety. None of you would want this in your backyard, help us

keep our neighborhood safe and let's fix what is broken before building new.

Thank you:

John B. Hitchcock

Regional Sales Director

Lincoln Financial Network

1063 Cambria Way

El Dorado Hills, CA 95763

Phone: 916.790.0798

Fax: 916.294.7467

Email: john.hitchcock@lfg.com

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PC 10/25/12
11
(2 pages)

Re: Potential Commercial Build on Parcel #124-140-33-100

Shannon <sgclark01@comcast.net>

Tue, Oct 16, 2012 at 10:58 AM

To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Cc: dave.pratt@edcgov.us, walter.mathews@edcgov.us, tom.heflin@edcgov.us, lou.rain@edcgov.us, brian.shinault@edcgov.us, Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

I would also like to add to my concerns (below) - I think we cannot forget that the County once before let a parcel be rezoned from residential to commercial use (next to the parcel #124-140-33-100) a few years back and let a Storage company build a facility that is now **VACANT**..... At least if homes were developed in this area, you would not run the risk of yet another empty/unused strip mall.

From: Rommel Pabalinas [mailto:rommel.pabalinas@edcgov.us]

Sent: Tuesday, October 16, 2012 9:01 AM

To: Shannon

Cc: dave.pratt@edcgov.us; walter.mathews@edcgov.us; tom.heflin@edcgov.us; lou.rain@edcgov.us; brian.shinault@edcgov.us; Charlene Tim; Peter Maurer

Subject: Re: Potential Commercial Build on Parcel #124-140-33-100

Dear Ms. Clark:

I just wanted to confirm receipt of your project comments below, which will be forwarded to our Planning Commission clerk. Should you have any other questions you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

On Mon, Oct 15, 2012 at 12:54 PM, Shannon <sgclark01@comcast.net> wrote:

El Dorado Planning Commission;

I would like to express my concerns about the potential "commercial" build on the corner of **Green Valley and Francisco Drive**. I am a resident in the adjacent neighborhood **Francisco Oaks**. I have reviewed, attended meetings and gone over purposed plans for the above property. I've lived in this neighborhood for nearly its inception dating back to early 2004. I can tell you with firsthand experience and a firm understanding of how traffic from Francisco Oaks residential usage would be impacted greatly and our safety would be at risk - by adding to the existing difficulties getting in and out of this neighborhood. With our current volume, we already experience a level of risk when trying to navigate out of this neighborhood. More specifically, when sitting on Cambria and pulling out to make a left turn towards Green Valley (Safeway); you have traffic coming on Francisco from El Dorado Hills Blvd - usually speeding and there is a slight hill, so

difficult to see cars coming, weeds on the right. Then you have people across from you coming out of the Oaks neighborhood also trying to go left or right - ALSO -- you have traffic coming from the other direction (Lake Forest) on Francisco who are usually speeding trying to beat the light AND if that's not enough, you have cars turning onto Francisco Drive from Green Valley (a 55mph street) speeding..... With all that in play; you have kids who are being dropped off by the local school buses and carpools at the top of the street of Cambria & Francisco Drive! There are pedestrians who cut through Francisco Oaks from Crown Valley, Promontory or King Edwards neighborhoods to walk to Safeway or other stores (usually families or kids) -- walking on the road because there are no sidewalks until you get to the actual light at Francisco Drive and Green Valley. Also, add the clientele who frequents the two bar's on the opposite corner (El Dorado Saloon and Sauc'd) where on any given Friday, Saturday, Sunday or Happy Hour - night or day, you hear near miss accidents or drivers racing out of those establishments on bikes or fast cars -- showing off and most likely drunk!!! Also, you have cyclist who come down Cambria to use the trails in the back of this neighborhood. adding more foot traffic to again

streets with no sidewalks -- that Francisco Oaks neighbor's are accustom to sharing the road with because of our intimate familiarity of this neighborhood! Nuances potential customers from other areas or outside of this town would not know!!! I CANNOT imagine adding traffic from EL Dorado Hills, Folsom or Rescue areas for the potential businesses to this ALREADY busy corner and to a small street like Cambria Way! I feel strongly that the risk of car accidents or worst pedestrians getting hit will be inevitable. Not to mention our own risk of doing what should be a simple task - to drive home safely to our neighborhood.

Also compromising our Safety and Health - with the additional buildings and traffic - would be both the noise and pollution levels increased dramatically, for the residents who live here and for the community that uses our trails, as well as the different animal habitat that we share this neighborhood with!

As I mentioned in the first paragrah, my concerns with loitering (that will most likely occur with the potential restaurant and/or stores), as Safeway and the other establishments in that strip mall have continually experienced theft, drugs and vandalism. I can only surmise that this neighborhood would be exposed - if not - targeted for such behavior. . By adding a Pharmacy and fast food - both have an inherent risk of burglaries and vandalism that would spill over into our neighborhood....Again adding risk of our safety. And with Pharmacy burglaries on the rise, it's not a matter of - if it will happen - **but when!!!!** Not to mention, do we need another pharmacy; with Safeway & Raley's, the new CVS and Walgreen's in such close proximity? We already have one corner of floundering business' on the Francisco Oaks side and another cattycorner struggling to survive -- why would we add to the potential mix of another unused strip mall? **Adding yet another area of crime to manage by the already shorthanded Sheriff's Department**

I would like my concerns entered into exhibit before any of the final decisions have been made. I would have to believe that someone who has experienced the above for the last 8 years could give you a more accurate representation of how this community will be effected, then a person who sits in a car there for a few hours could ever understand!!! Thank you!

Greg and Shannon Clark
1057 Cambria Way
916-939-1925

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/1
11
(2 pages)

Fwd: FW: Winn Community Proposal A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Oct 16, 2012 at 9:24 AM

To: chrouse@pacbell.net

Cc: Charlene Tim <charlene.tim@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>

Dear Ms. Rouse:

I just wanted to confirm receipt of your comment on this project which will be forwarded to the Planning Commission clerk. Should you have any questions, I can be reached directly at 530-621-5363.

Thank you for taking the time to comment.

—— Forwarded message ——

From: **Walter Mathews** <walter@waltermathews.com>

Date: Tue, Oct 16, 2012 at 9:15 AM

Subject: FW: Winn Community Proposal A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

To: rommel.pabalinas@edcgov.us

Mel –

Here's another one for your pile.

Best regards,

Walter Mathews

From: Cheryl Rouse [mailto:chrouse@pacbell.net]

Sent: Sunday, October 14, 2012 4:03 PM

To: walter.mathews@edcgov.us

Subject: Winn Community Proposal A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Dear Walter Mathews,

I have been a resident of El Dorado Hills for 28 years living in Marina Village from 1984 – 2005, and I now reside on Cambria Way in Francisco Oaks. I've seen a lot of positive changes over the years starting with Raleys being moved and remodeled in the early years (*I used to shop for groceries at Corti Brothers in Birdcage Village*) to now having restaurants like my new favorite Sellands Market and entertainment within 4 miles of my home. I am writing to you today to let you know that I **STRONGLY OPPOSE** the Reference rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES for the following reasons:

#1 Safety of the children attending Marina Village Middle school

It's no secret that the middle school children hang out at Safeway after school. If you placed a fast food restaurant at the corner of Green Valley & Francisco, I can assure you that those students will hang out there. To do this, they will need to cross Green Valley road and I can also assure you that they won't wait for things like traffic signals before they cross. As much as we like to think we teach our children that safety comes first, they really don't understand that concept as it pertains to them and will more likely take the easy way across the road which means running across Green Valley. Please don't convince yourselves that it is a parent's responsibility to insure the safety of their children. I see those teenagers every time I shop at Safeway and when boys and girls get together, they are not concerned with the cars that are moving around them.

#2 Why promote drugs and fast food in our community?

I would hope the educated citizens of El Dorado Hills are moving towards health by way of exercise and nutritional eating. How many pharmacies do we need? Why don't you concentrate your time on the board towards adding and maintaining biking & hiking trails? How about encouraging healthier restaurants to re-locate to EDH? I want to live in a community where the people are healthy and active. Do your research...communities that are healthy and active are not as prone to illegal drugs and crime.

#3 Have you seen all of the vacancies at the other three intersections of Green Valley & Francisco?

Is our community really running out of commercial property to the point that it necessitates building more?

Although there are many more reasons why you should **vote NO** on this proposal from Winn Communities I want you to consider this...

If you approve this proposal, every child who dies from crossing the road at Green Valley and Francisco to get to the pharmacy or fast food restaurant will have died because YOU PERSONALLY gave it your blessing.

Thank you for your attention to this very serious matter.

Cheryl Rouse

1163 Cambria Way

El Dorado Hills, CA 95762

(916) 933-2843

chrouse@pacbell.net

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Thank you.

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
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2850 Fairlane Court
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Main Line 530-621-5355
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Fax 530-642-0508

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Thank you.

PC 10/25/12
11



Re: Parcel #124-140-33-100

Rommel Pabalinas <rommel.pabalinas@edcgov.us> Tue, Oct 16, 2012 at 8:58 AM
To: Lisa Frazzetta <mlfrazzetta@prodigy.net>
Cc: "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "lou.rain@edcgov.us" <lou.rain@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, Peter Maurer <peter.maurer@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

Dear Mr. and Mrs. Frazzetta:

I just wanted to confirm receipt of your project comments below, which will be forwarded to our Planning Commission clerk. Should you have any other questions you may contact me at 530-621-5363.

I appreciate you taking the time to comment.

On Mon, Oct 15, 2012 at 12:50 PM, Lisa Frazzetta <mlfrazzetta@prodigy.net> wrote:
To whom it may concern,

This letter is in reference to the potential rezoning of parcel #124-140-33-100 at the SW corner of Green Valley and Francisco in El Dorado Hills.

As a more recent resident to EDH, we moved "up the hill" so to speak from Folsom for several reasons. One predominant reason was to further remove ourselves from the constant bombardment of commercial and retail development on nearly every street corner and intersection in Sacramento county.

We are shocked that this county may take the same approach and allow unnecessary development on land so close to our quiet, safe community. The stated reasons below must be addressed and considered carefully!

Safety-As a parent of middle school age children, the potential of accidents at the Cambria, Francisco intersections alarms us. Also, the heavy traffic flow is currently so dangerous with many near misses waiting to happen. The potential threat to our safety and well being with a pharmacy so close and children present gives us reason to be alarmed.

Noise and air pollution-The addition of possibly 3000 more vehicles at or near this intersection on a daily basis cannot be good for the overall health and well being of the local residents.

Current vacancy rate-as we have seen throughout the region, the vacancy rate has dropped to an all time low. With so many current commercial/retail spaces already in existence and sitting empty, do we really need to add to that? Do we want to drive through the area and see another vacant strip mall waiting to be vandalized or destroyed?

We have to ask the valid question, why this possible rezoning is even being considered, when the existing road issues will not be addressed for years to come.

We please ask that you take this letter as an exhibit with the planning commission. Thank you in advance for your consideration.

Matthew and Lisa Frazzetta
Sent from my iPad

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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PC 10/25/12
11
(2 pages)

Fwd: FW: The proposed WINN project at Francisco and Green Valley sand Cambria

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Peter Maurer <peter.maurer@edcgov.us>

Mon, Oct 15, 2012 at 7:27 AM

Hi Char:

I am out sick today. I am forwarding several e-mail correspondences that I received over the weekend as comments on Green Valley Center for the 10/25 Planning Commission. Below is one of them.

Thanks.

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

From: **Don Pearson** <pearson1@surewest.net>
Date: Sun, Oct 14, 2012 at 11:40 PM
Subject: FW: The proposed WINN project at Francisco and Green Valley sand Cambria
To: rommel.pabalinas@edcgov.us

Dear Mr. Mel Pabalinas,

I am sending a copy of the email I sent to Chairman Pratt and the other commissioners. Could you please have this added to the public record?

Thanks for your consideration of mine and my wife's request for a NO vote on the Winn project.

Mr. Mel Pabalinas

From: Don Pearson [mailto:pearson1@surewest.net]
Sent: Sunday, October 14, 2012 11:24 PM
To: 'vineyard@dkcellars.com'
Subject: The proposed WINN project at Francisco and Green Valley sand Cambria

Dear Chairman Pratt,

My wife and I have only been residents in this area for a few months but we certainly moved here because of our appreciation for the neighbor, its safety and quiet clean environment.

Please consider when evaluating the Winn project the considerable damage that will be done to this environment. The noise and air pollution will be greatly increased in this area. Cambria was not designed to handle this level of traffic increase. When you start putting over 1,000/day through the intersection at Cambria and Francisco you are creating a significant safety problem. The safety of our children in this neighborhood, the increase of crime surrounding the pharmacy and the probability of robberies, all point to the conclusion that this project is far more damaging to this community than any benefit it could possibly provide.

We do not need another pharmacy in EDH and we certainly do not need two drive through facilities between the pharmacy and the fast food restaurant. There have been over 400 people in the community who have signed petitions opposing this development. They were opposed when it was first proposed in 2011 and they have reaffirmed their opposition now.

Keep the drive-throughs and pharmacies down near the freeway as it was planned to be. Cambria was planned for about 300 trips per day. It was not planned for over 1,000.

Please, I strongly urge you not to approve this project. Leave the zoning as it is and do NOT make it commercial. This project will have a very detrimental impact on this community.

Thank you for our consideration of this request for a NO vote on the Winn project at Green Valley and Francisco.

Sincerely,

Don Pearson
601 Lida Court
EDH, Ca 95763

--
=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.



PC 10/25/12
11
(3 pages)

Fwd: Proposed Commercial Development: Green Vally/Francisco, EDH

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Peter Maurer <peter.maurer@edcgov.us>

Mon, Oct 15, 2012 at 7:28 AM

2nd email.

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

From: **Jacqueline Tarry** <tarryj@me.com>
Date: Sun, Oct 14, 2012 at 8:31 PM
Subject: Proposed Commercial Development: Green Vally/Francisco, EDH
To: rommel.pabalinas@edcgov.us
Cc: Vince Tarry <vtarry1@gmail.com>

October 14, 2012

To: Mel Pabalinas

Regarding: Proposed Commercial Development at the corner of Green Valley and Francisco, El Dorado Hills

Dear Mr. Pabalinas

We are homeowners in the Francisco Oaks neighborhood of El Dorado Hills. We live in the residential neighborhood, bordering the property in question.

As homeowners, and concerned citizens, we strongly oppose the rezoning and commercial development of this land/property.

Our residential community of Francisco Oaks is tucked away in a corner property, where there are only 2 ways in and out...Francisco Drive, by way of Cambria, and Brittany Way, by way of Coronado Drive. Both streets offer their fair share of challenges, in regards to the simplicity and safety of exiting this community.

If this property is rezoned and commercially developed, these challenges will significantly increase, as well as the danger.

If we want to go to Safeway, or to drive our daughter to Marina Middle School, or to drive our daughter to her dance studio, (as examples), we need to get to Francisco Drive and travel across Green Valley. The shortest route, to Francisco Drive, is via Cambria Way. All anyone has to do, to attest to the challenges of this trip, is to drive it. This route is busy at anytime of day. However, when you are traveling this route during commute hours or during school start and dismissal hours, it makes this trip extra challenging and dangerous.

We have no traffic light at the corner of Cambria and Francisco. As drivers, we stop at the stop sign at Cambria and Francisco and wait to turn left, to cross this intersection...and wait...and wait. And then we wait some more. This intersection is extremely difficult to cross. If you look to your left, you have a constant stream of cars coming from the north on Francisco...Cars crossing Green Valley driving southbound on Francisco Drive, cars turning left off of westbound Green Valley, or cars turning right off of eastbound Green Valley. If you look to your right, you have a blind corner with cars driving 40-50+ miles per hour, northbound on Francisco Drive.

As drivers, once you see your opening to cross this intersection, and you decide to step on the gas and go...You better step on it fast! Because, just as you judge/decide that you have an opening to go...then, BAM, another car is speeding northbound on Francisco Drive, vying for the position you want on Francisco Drive. It's insanely dangerous and scary. We are very safe drivers and have clean and clear driving records. Luckily, knock on wood, we have not been involved in a car accident at this intersection. However, it is a daily concern of ours.

Adding to this concern, is the fact that we have a 16-year-old son, who we are teaching to drive. We have been focusing much of our training on the safety measures of this dangerous intersection. We also have a 68-year-old mother, who visits us on a regular basis, and is terrified of this intersection.

Okay, lets say that we decide to avoid this intersection, altogether. Instead of taking Cambria to Francisco Drive, in order to get to or cross Green Valley...We decide to take the alternate/long way out, via Brittany. Well, this way is dangerous, as well. Leaving Francisco Oaks, we exit on Coronado Drive, take a right on Brittany Drive, take a left on Brittany Way and then attempt to take a left on El Dorado Hills Blvd. I say, "attempt" because this, too, is a difficult and dangerous crossing. This intersection, also, has no traffic light and is riddled with a constant steam of traffic

driving 50+ miles per hour. You add in commute & school hours, and you could be waiting, 20 cars deep, trying to merge onto El Dorado Hills Blvd.

Needless to say, our options to leave our neighborhood, by car, are not safe or easy ones.

In addition to the car challenges, are the challenges we face as pedestrians and bicyclists. We have 2 children, ages 12 and 16. We live a short distance away from their schools, their extracurricular activities and convenient shopping. We would love to have our children walk or bike to these destinations. However, due to the heavy traffic between here and there, we are hesitant to let them go...fearing the worst.

If the property in question is rezoned and commercialized, these traffic issues will get significantly worse. How, then, will we keep my family safe from these aforementioned dangers? The simple act of leaving our neighborhood is already a dangerous one. If you add even more traffic to this area, we will be terrified of the accidents to come.

Another reason, for our disapproval of the rezoning and commercial development of the property at hand, is the crime associated with commercial venues, such as pharmacies and fast food restaurants. Crime rates associated with such venues are well documented. We do NOT want these crimes to occur in our backyards.

Cambria Way, between our neighborhood gate and Francisco Drive, is a very small, narrow and short street. As it currently stands, when we exit our gate in our cars and we turn the corner, towards the stop sign, there is a blind turn. If a pedestrian is walking on the south side of Cambria, they are impossible to see, until you are upon them. In addition, when you approach the stop sign, there is a sidewalk/trail, which runs parallel to Francisco Drive. The trail crosses Cambria, several feet before the stop sign. Drivers exiting Cambria, towards Francisco, have to be extremely careful as to not hit a pedestrian walking towards Green Valley/crossing Cambria. We essentially have to stop before the stop sign, to check the blind spot, which hides this sidewalk/trail.

What happens when you add even more traffic to this intersection and corner? What happens when you add commercial vehicles and delivery semi-trucks to this small street?

We are boat owners. When we are towing our boat, we find that with the added length of the trailer/boat makes our ability to turn left off of Cambria, onto Francisco, much more challenging and dangerous than it already is, with simply our car or SUV.

What happens when you try to make this turn with a semi-truck? I will tell you what happens...An absolutely dangerous nightmare!

Waiting to turn left on Francisco Oaks, off of Cambria Way, gets backed up with cars all the time. If this rezoning and commercial development occurs, there will be cars backup up to our gate...and beyond.

If you turn our tiny residential street into a commercial hub, it will be nearly impossible to exit safely out of our community...By car, bike or foot.

Residents in Francisco Oaks are always trying to stop and slow down the non-residents using our gated community as a bypass between Francisco and Brittany. Non-residents gain access, to our neighborhood ALL the time. They either piggyback a resident who has opened the gate, they know the access codes (which are often and all-too-easily shared), or they call/disturb one of us residents, using the call box.

If this rezoning and commercial project is approved, this practice by non-residents will drastically increase. This will bring crime into our neighborhood and will increase the chances of a resident being hit by a driver trying to speed thru our neighborhood, in order to escape the dangerous mess of an intersection Francisco and Cambria will be.

3 out of the 4 corners, at Francisco and Green Valley roads, are developed and commercialized. There are a very high number of vacancies at these locations. If we can't even fill the vacancies at these locations, why then, develop even more land for commercialization?

In this letter, we have reviewed the main issues as to why we are strongly opposed to the rezoning and development of the property on the southwest corner of Francisco and Green Valley roads. Thank you for taking the time to read over these concerns.

Please add our email addresses to the public record.

Sincerely,

Vince and Jacqueline Tarry

401 Coronado Court, El Dorado Hills, CA 95762

916-933-3789

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court

Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

PC 10/25/12
#11
(2 pages)



Fwd: Winn Communities Proposal A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Peter Maurer <peter.maurer@edcgov.us>

Mon, Oct 15, 2012 at 7:28 AM

3rd email.

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

From: Cheryl Rouse <chrouse@pacbell.net>
Date: Sun, Oct 14, 2012 at 4:06 PM
Subject: Winn Communities Proposal A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center
To: rommel.pabalinas@edcgov.us

Please add my email to the public records.

I have been a resident of El Dorado Hills for 28 years living in Marina Village from 1984 – 2005, and I now reside on Cambria Way in Francisco Oaks. I've seen a lot of positive changes over the years starting with Raleys being moved and remodeled in the early years (*I used to shop for groceries at Corti Brothers in Birdcage Village*) to now having restaurants like my new favorite Sellands Market and entertainment within 4 miles of my home. I am writing to you today to let you know that I **STRONGLY OPPOSE** the Reference rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES for the following reasons:

#1 Safety of the children attending Marina Village Middle school

It's no secret that the middle school children hang out at Safeway after school. If you placed a fast food restaurant at the corner of Green Valley & Francisco, I can assure you that those students will hang out there. To do this, they will need to cross Green Valley road and I can also assure you that they won't wait for things like traffic signals before they cross. As much as we like to think we teach our children that safety comes first, they really don't understand that concept as it pertains to them and will more likely take the easy way across the road which means running across Green Valley. Please don't convince yourselves that it is a parent's responsibility to insure the safety of their children. I see those teenagers every time I shop at Safeway and when boys and girls get together, they are not concerned with the cars that are moving around them.

#2 Why promote drugs and fast food in our community?

I would hope the educated citizens of El Dorado Hills are moving towards health by way of exercise and nutritional eating. How many pharmacies do we need? Why don't you concentrate your time on the board towards adding and maintaining biking & hiking trails? How about encouraging healthier restaurants to re-locate to EDH? I want to live in a community where the people are healthy and active. Do your research...communities that are healthy and active are not as prone to illegal drugs and crime.

#3 Have you seen all of the vacancies at the other three intersections of Green Valley & Francisco?

Is our community really running out of commercial property to the point that it necessitates building more?

Although there are many more reasons why you should **vote NO** on this proposal from Winn Communities I want you to consider this...

If you approve this proposal, every child who dies from crossing the road at Green Valley and Francisco to get to the pharmacy or fast food restaurant will have died because YOU PERSONALLY gave it your blessing.

Thank you for your attention to this very serious matter.

Cheryl Rouse

1163 Cambria Way

El Dorado Hills, CA 95762

(916) 933-2843

chrouse@pacbell.net

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
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2850 Fairlane Court
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PC 10/25/12
11
(2 pages)

Fwd: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>
Cc: Peter Maurer <peter.maurer@edcgov.us>

Mon, Oct 15, 2012 at 7:30 AM

4th email and last one for now.

—— Forwarded message ——

From: **Lim, Michael** <LimM@fca.gov>
Date: Sun, Oct 14, 2012 at 1:26 PM
Subject: A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mr. Pabalinas below is a copy of my letter to Mr. Platt. I would like a copy of this letter to be on record opposing the subject rezone and planned development.

David Pratt
Chair District 2
October 14, 2012

Mr. Pratt:

I am writing to share my disappointment with planning commission staff's recommendation for the rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES. Staff chose to overlook the impact and danger of the additional traffic arising from the proposed traffic. In addition to the danger presented by the additional traffic, there is also the safety and security concern over the type tenants of the proposed development. Lastly, the noise and pollution as well as loss of approximately 75% of the oak trees raised health concerns and will destroy the quality of life on my neighborhood.

One of the entrance and exits for the proposed projects is off of Cambria Way, a residential street designed and approved for approximately 325 car trips per day. The proposed development would increase traffic by approximately 1,000 additional car trips per day on this quiet residential street. The exit from Cambria Way onto Francisco Street is already dangerous at the current level of traffic, the increase in traffic from the proposed development will increase accidents on this corner exponentially. I know that the dangers of exiting this corner does not show up on statistics, but I can't tell you the number of times I experienced near misses I experienced making a left turn onto Francisco Street. Cars are typically going 50+ miles per hour cresting the slight elevation and bend on Francisco Street toward Green Valley Road creating many potentials for serious accidents. Besides the oblivious danger that this poses to my family, the potential visitors to the proposed development would even more exposed because of their unfamiliarity with traffic flow out of Francisco Way.

The danger and security issues posed by pharmacies are well documented. To summarize: pharmacy crimes are increasing; the crooks are getting more sophisticated; pharmacies are highly sought after targets for robbery. Following is a link to one of many reports discussing pharmacy crime: <http://www.phmic.com/phmc/services/HotTopics/Pages/Crime-InterviewBillBell.aspx> Not only will my neighborhood be threaten by potential criminal elements from the proposed pharmacy, their presence in my neighborhood threatens the safety and security of my family. The existing pharmacies in community are located well away from residential areas, thus do not present a threat to residents. In addition, there are already more than am ample amount of pharmacies to serve the local community.

The proposed development is expected to add 3,300 car trips in my immediate area. The proposed project will add two drive troughs into the corner, resulting in the loss of 66% of the existing oak tree canopy in direct contravention of General Plan Policy 7.4.4.5 and 7.4.5.2. The additional noise and air pollution from the proposed development will adversely affect the health and quality of life for all residents of the immediate neighborhood.

I respect Winn Communities' rights to develop its property in accordance with the existing zoning restrictions. Winn Communities made its investment decision based on the properties current zoning and should not be allow to rezone this property without demonstrating how the public's interest would benefit from the rezone and planned development. The facts discussed above shows that this proposed rezoning and proposed planned development works against the public interest. Approval of this project is not "good government". Approval would ignore EDH APAC's unanimous recommendation against the proposed project as well as the 400 people in the neighborhood that have signed a petition against this proposed project.

Based on the forgoing, I respectfully request your vote against the rezone and planned development **A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center** submitted by WINN COMMUNITIES.

Michael Lim

Resident 1088 Cambria Way

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
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Thank you.



El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

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(3 pages)
2012 Board
Chair
John Hidahl
Vice-chairman
Jeff Haberman
Secretary/Treasurer
Alice Klinger
Kathy Prevost

October 15, 2012

Roger Trout
Development Services Director
2850 Fairlane Court
Placerville, CA 95667

Subject: General Plan Amendment A11-003/Rezone Z11-0004/Planned Development PD-0002 Parcel Map P11-0003/Green Valley Center

Reference: APAC letters submitted on July 13, 2011, February 20, 2012 and March 16, 2012
Subject: Winn Commercial project at Green Valley road and Francisco Dr.

The full El Dorado Hills Area Planning Advisory Committee (APAC) on Wednesday October 10, 2012 reviewed the request for a **General Plan Amendment** and a **Negative Declaration** for the rezone from One Family Residential (R1 PD) to Commercial with the Planned Development (C-PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 124-140-339, consists of 6.85 acres, and is located at southeast corner of Green Valley road and Francisco Dr. in the El Dorado Hills area.

The members voted unanimously (8 to 0) on a motion for Non-Support for the General Plan Amendment and that the Negative Declaration is not adequate for the impacts that a commercial project at this location will cause to the environment. APAC formally requests that a full EIR be prepared before the General Plan Amendment is considered and all of the impacts are fully evaluated.

The APAC committee recommended non-support for this project for the following reasons:

1. The project requires a full EIR to address any impacts to the environment. (This request for land use changes was not cover under the EIR for the 2004 General Plan.
2. The Neg Dec does not address all of the significant impacts the proposed zoning change will cause including Aesthetics, Cultural Resources, Hydrology and Water Quality, Land Use Planning, Noise, and Population and Housing.
3. The commercial zoning would have a major negative impact on the residents located at the south end of the parcel.
4. The corner of Cambria and Francisco Dr. is a very dangerous corner as it stands with just the residents of the Francisco Oaks subdivision using it and will become a safety issue.
5. The corner of Green Valley and Francisco, there are already 3 other commercial parcels and within those parcels, there are currently over 20 vacant units. There is limited demand for a commercial project at this location.
6. GP Policy 7.3.3.5 States: Rivers, streams, lakes and ponds, and wetlands shall be integrated into new development in such a way that they enhance the aesthetic and natural character of the site while disturbance to the resource is avoided or minimized and fragmentation is

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limited. Accordingly, the wetland setbacks reduction from 50ft to 25ft should not be granted.

APAC comments are repeated here from our July 13th 2011 letter with concerns and recommendations if the project is approved:

A. Resident Opposition. During both of the APAC meetings at which the application was discussed, a significant number of residents expressed their views and most in attendance were strongly opposed. Residents of Francisco Oaks Village have circulated a petition to express opposition. Of the more than 130 people contacted, only one did not sign.

B. Property Values. Without an appropriate buffer between the commercial activity and residences, the adverse impact upon the property value of the latter is certain to be substantial.

C. Traffic. Vehicular traffic, already at level F at the intersection of Green Valley Road and Francisco Drive at peak hours, will be yet more congested and traffic patterns more hazardous. Of particular concern is the increased hazard for children walking and cycling to Marina Village School.

D. Air Quality. The impact of fast food cooking odors and exhaust from cars idling at two drive-through sales points will have a significant negative impact upon air quality in the neighborhood.

E. Tree Preservation and Grading. In contrast to the extensive grading and consequent tree removal that would result from a rezone and commercial development, residential development would entail substantially less grading, save more significant trees and preserve more of the existing suburban atmosphere.

F. Deed Restrictions. CC&R's specify that the property be developed for residential use.

G. Fast Food Location. APAC has regularly opposed development of fast food outlets outside the Highway 50 corridor.

If the APAC position on this application does not prevail and the application is granted, APAC recommends strongly that the following conditions be placed upon eventual development:

A. Architectural Style. The style should be consistent for all three buildings, and no significant alteration should be permitted to meet the demands of a fast food style franchise.

B. Visual Pollution. Free standing signs should be low-profile, non-lighted monument style. Signs on building faces should be back lighted, low intensity and without animation. No signs at all should be permitted on south facing building elevations. Architectural controls should prohibit installation of banner signs outside or inside facing outward. Area lighting fixtures must face downward and be of a design that prevents seepage from the property. Mechanical equipment on roofs must be screened.

C. Sound Pollution. Drive through speakers must be shielded and directed so as to prevent seepage to the adjacent residential areas.

D. Water Pollution. Water sediment collection ponds shall be maintained and landscaped to fit natural landscape or proposed constructed landscape.

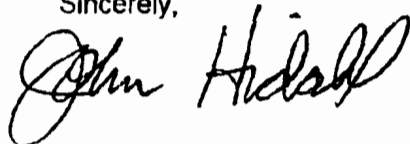
E. Traffic Mitigation. Applicant must be made responsible for extending 4 lanes paving on Green Valley Road from Safeway to El Dorado Hills Boulevard.

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F. Tree Preservation. Precautions shall be made to preserve native oaks to the extent possible with particular concerns for those on the northeast, east and southern edges of the property.

If you have any questions regarding this letter, please contact John Hidaht at 916-933-2703.

Sincerely,



John Hidaht
APAC Chairman

cc: El Dorado County Planning Department
APAC Read File

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PC 10/25/12
11
(4 pages)

Fwd: Fw: Opposition to proposed rezone parcel# 124-140-33-100 El Dorado Hills

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Fri, Oct 12, 2012 at 11:46 AM

To: Charlene Tim <charlene.tim@edcgov.us>

Cc: Peter Maurer <peter.maurer@edcgov.us>, George Carpenter <georgemcarpenter@comcast.net>, Eileen Crawford <eileen.crawford@edcgov.us>, Steve Kooyman <steve.kooyman@edcgov.us>

Char:

Public comment on Green Valley Center.

George: for your copy.

Eileen/Steve: Need your review on the traffic related comments.

Thanks.

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

From: **Brian Miller** <bkmiller76@yahoo.com>

Date: Fri, Oct 12, 2012 at 11:40 AM

Subject: Fw: Opposition to proposed rezone parcel# 124-140-33-100 El Dorado Hills

To: lou.rain@edcgov.us

Cc: rommel.pabalinas@edcgov.us

Mr. Rain,

As a follow up to my prior email regarding the rezoning and development of parcel #124-140-33-100 in El Dorado Hills, I would like to offer additional comments based on the Planning Commission Staff Report. After reviewing this report, there are several issues with the findings presented. They are as follows:

- Page 6, 2nd Paragraph states "The proposed development would be compatible and blend with the existing development in the area". While it is true there are other existing commercial developments surrounding the area, none of these commercial developments include drive-thru facilities. There are significant differences between drive-thru and non-drive thru retail facilities and the impact they have on the quality of the area, including traffic, noise and exhaust emissions from a larger number of running vehicles.
- Page 6, 2nd Paragraph "Each of the three existing commercial development at the intersection of Green Valley Road and Francisco Drive is immediately bordered by a residential development." This may be technically accurate, however, none of these developments include a primarily residential road as a primary access point to the property. There is a significant difference between Cambria Way and the other roads used to access the existing commercial developments. Changing the zoning of the property in question changes Cambria Way from a currently semi-private residential road to a highly trafficked road for a commercial development. This is a highly significant change and not consistent with the other commercial developments in the area.
- Page 6, Paragraph 4. As this paragraph states "development of the site could potentially expose residents to traffic and safety concerns along the roads, significant noise impacts from the vehicular traffic and surrounding commercial uses, and air quality effects from vehicular emissions." However, this paragraph assumes that these issues would be greater with a residential vs. commercial development. I believe the property is currently zoned as One-Family Residential Planned Development (R1-PD). It seems highly questionable that developing the property as currently zoned R1-PD with a smaller number of homes would create greater traffic, safety, and environmental concerns than a commercial development. This seems clear based on the TIA study which estimates "3,388 total new daily trips" from the proposed development. This number far exceeds any remotely possible estimate for new daily trips from a residential development as currently zoned. A commercial development would clearly increase these issues and would provide a basis against the zoning change and planned development.
- Page 7, Item 3, Traffic and Circulation - the report states that

"The department conducted site visit and speed survey at the intersection of Cambria Way and Francisco Drive and verified adequate stopping site distance in accordance with Traffic Impact Study Policy and Procedures and Caltrans Highway Design Manual (Exhibit Q-Attachment 14)." However, the minimum current safe stopping distance of 440 feet (based on 40 mph, exhibit Q) is not met for Cambria Way when turning left onto Francisco Blvd. This minimum SSD would only be met by future

CIP improvements which are not included as part of the development plan. Furthermore, the traffic impact analysis included on page 176 of the mitigating document does not include analysis of the minimum safe stopping distance for those exiting Cambria Way onto Francisco Blvd. This intersection does not meet minimum SSD and is where a significant part of the traffic increase will flow. Additionally, at Francisco and Embarcadero Drives, the project results in a LOS F. One of the mitigating efforts is a right turn flare lane addition to Francisco Drive. However, this improvement is not included in the conditions of improvement included in the staff report. Without this, and the numerous other mitigating improvements listed in the TIS study, there are a number of intersections where the LOS would be F and the lack of a minimum safe stopping distance would create dangerous conditions.

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Page 8, Item 8, Agency and Public Comments - As noted, the APAC voted 7-0 to not support this project. The staff report seems to imply that this decision was based on incomplete information. I attended this meeting as did representative of Winn. The representatives from Winn made a detailed presentation including design reviews and maps that were subsequently included in the Parcel Maps and Planned Development Permits. The vote was conducted with a good understanding of the facts and there is no evidence that I am aware of that APAC would change its votes based on the results of the traffic studies.

•
Page 6, 3rd Paragraph - This paragraph states "The residents of the subdivision would have convenient and direct access to the commercial development". This seems to imply that the local residents would receive some benefit from the commercial development. The local residents **do not** support the rezoning and commercial development. Has the planning commission received any letters of support for this project from the local community? As the local APAC vote shows, there is not support for this rezoning and commercial development. This is not a project that the community needs or desires.

Thank you for your consideration.

Please include this letter as an exhibit to be submitted to the planning commission when considering the rezoning proposal.

Sincerely,

Brian Miller

El Dorado Hills Resident

916-817-1497

— On Thu, 10/11/12, Brian Miller <bkmiller76@yahoo.com> wrote:

From: Brian Miller <bkmiller76@yahoo.com>
Subject: Opposition to proposed rezone parcel# 124-140-33-100 El Dorado Hills
To: lou.rain@edcgov.us
Date: Thursday, October 11, 2012, 1:53 PM

Mr. Rain,

I would like to officially submit this letter in opposition to the proposed rezone of parcel #124-140-33-100 by Winn Communities. The property is located at the corner of Green Valley Rd. and Francisco Drive in El Dorado Hills. The rezoning of the property in question from a residential to commercial property has significant impact to the local community and is overwhelmingly opposed by the local community.

My opposition to the proposed rezone is based on a number of factors which include:

- **Traffic and Safety.** As it states in the various traffic studies and the mitigated negative declaration report, there are significant traffic impacts from this project. While there are mitigating proposals including adding street lanes to Green Valley Rd. and Francisco Drive, there are no mitigating effects for the increased traffic on Cambria Way from the proposed commercial development. Cambria Way is currently a residential street and would remain such without the rezoning. Rezoning the property in question would dramatically alter the traffic flow on Cambria Way to the detriment of the community of Francisco Oaks. There are a number of residents who purchased properties with the understanding that the property in question is zoned residential. In addition, as the mitigating report shows (exhibit Q, attachment 14, page 62) there is not sufficient safe stopping distance for traffic exiting Cambria Way and turning left onto Francisco Drive. Anyone who has traveled on Cambria Way could attest to the problems with this intersection. While the rezoning does not change these roads, it would significantly increase traffic flow thus increasing the risk for accidents and injury at this intersection. Other than keeping Cambria Way a residential street as it is currently zoned, there are no mitigating effects listed for the increased traffic flow on Cambria and the impact it will have on residents and the community.
- **Impact to Community** - The proposal for rezoning includes a plan for a drug store and fast food restaurant with drive through. As I understand, the fast food restaurant would have operating hours well into the evening. This plan would dramatically alter the area compared to the current zoning of residential. The mitigating document compares the noise and sound generated by the proposal compared to deemed acceptable limits. However, it does not compare the proposal to current zoning. As anyone would attest to, a commercial development with late night operating hours is significantly different than a residential community. The correct comparison would be to drive through a residential community in El Dorado Hills and compare it to driving around the fast food restaurants located at El Dorado Hills Blvd and Highway 50. Changing the zoning of this property to commercial would have a significant negative impact to the community. In addition, there are several drugstores and fast food restaurants within short driving distance. The proposed development is not what the community of El Dorado Hills needs or desires. In addition, there are already several nearby commercial developments with empty space. Adding additional commercial space increases the likelihood that these properties remain vacant and cause continued negative impact to the community.
- **Air and Noise Pollution** - There are several mentions of air and noise pollution impacts based on the rezoning and plan commercial development. Some of these studies seem to have some dubious assumptions such as the inclusion of wood vs. gas burning fireplaces in new residential homes and a single truck delivery per day for the retail businesses (page 32). I would ask that the comparison of residential vs. commercial development be examined from a common sense perspective. What type of development is likely to create additional noise and air pollution? Additionally, what type of development is likely to create a problem to existing residents at early or late hours of the day. From this perspective, would you prefer that a commercial or residential development be built next to your house or neighborhood?
- **Local Environment and Aesthetics** - The property in question is a wooded, grassy area. Recognizing that any development of the parcel would require changing the property, the rezoning would have a much more significant impact. The amount of grading, soil and vegetation removal (oak trees) is significant and I would venture to say it is much more significant than would be required by residential development. The following paragraphs presented on page 19 of the mitigating document is quite revealing.

"Project impact to the existing oak woodland canopy is subject to the retention and replacement standards of General Plan Policy 7.4.4.4 Option A (Attachment 9). As required by the policy, 2.73 acres of the 3.42 acres (80%) of existing oak canopy must be retained and the canopy to be impacted is limited to 0.68 acres. The project proposes to remove a total of 2.28 acres, while retaining only 1.14 acres of canopy. Based on this analysis, project impacts to oak canopy do not meet the policy.

It is anticipated that the County will adopt a new mitigation program as an alternative to retention of on-site oaks. However, until the County adopts a new oak mitigation program there is no means to utilize such an alternative. Accordingly, recommended Mitigation Measure BIO-7 requires that a grading permit shall not be issued until such time as the County has adopted a mitigation program that is compliant with CEQA and provides for a feasible alternative to retention of on-site oaks."

- While the county may adopt a new mitigation program, it would have to be significantly different from current policy for the proposal to be approved. As described, the current proposal completely decimates the existing landscape. The amount of development by a commercial property is significantly different than what would be required by a residential development. This is clear when comparing existing commercial developments to local residential developments.

In closing, I would ask you to consider the position of the local community when assessing the rezoning proposal. Is this a change that will positively affect the community? Does the commercial development fill a need of the community? Is there support from the community for this change? I believe the answers to all these questions is no. These are all issues that were examined by the local APAC which voted unanimously to not support the project.

Please include this letter as an exhibit to be submitted to the planning commission when considering the rezoning proposal.

Thank you for your consideration.

Brian Miller
El Dorado Hills Resident
916-817-1497

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

PC 10/25/12
#11

Bill Bunce
2502 Montgomery Place
El Dorado Hills, CA 95762

September 30, 2012

Mel Pabalinas, Senior Planner
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Re: Support for Commercial Center at Green Valley Road and Francisco Drive

Dear Mr. Pabalinas:

This letter is in reference to the upcoming rezoning application at the intersection of Green Valley Road and Francisco near the Safeway and Starbucks. I support the proposed retail use of this site.

While I understand that there is opposition from nearby residents, a retail building is logical for this site and will certainly benefit the larger community.

Sincerely,



Bill Bunce

10/25/12
10:00 AM
10/25/12

PC 10/25/12
#11

Gene Tibon
3121 Hopkins Place
EL Dorado Hills, CA 95762

RECEIVED
PLANNING DEPARTMENT

September 30, 2012

Mel Pabalinas, Senior Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Re: Support for Commercial Center at Green Valley Road and Francisco Drive

Dear Mr. Pabalinas:

I am writing this letter to support the rezone application for commercial uses on the vacant property located at the southwest corner of Green Valley and Francisco Drive. Each of the other three corners of that intersection are built out commercial uses and that use is logical for the fourth corner.

I understand that a drug store use is being proposed for this site along with other commercial uses. I support the drug store use and expect it will be quite successful. I'm in favor mostly because it is good planning. In fact, I've always assumed it was zoned commercial and was surprised to learn otherwise. In addition, this vacant site is a nuisance in its existing state. It tends to be filled with all kinds of political signs during election season.

I support this rezone and expect that the support the surrounding communities will be proven out by their shopping dollars once the project is built.

Sincerely,



Gene Tibon

PC 10/25/12
#11

Sandy Malaney
3130 Hopkins Place
El Dorado Hills, CA 95762

SEP 24 11:15
RECEIVED
PLANNING DEPARTMENT

September 30, 2012

Mel Pabalinas, Senior Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Re: YES on the Commercial Center at Green Valley Road and Francisco Drive


Dear Mr. Pabalinas:

I support the drug store and other businesses proposed at the vacant corner of Green Valley and Francisco. For many of our drug store needs, we now travel all the way to Highway 50 or down to Folsom. It is time to put stores near where people live.

We don't necessarily need anymore housing along Green Valley Road. But we need some stores so we quit spending money in Sacramento County. The budget shortfalls faced by El Dorado County over the past few years have translated into reduced services for its residents. I support local spending so that tax revenue can stay within the community.

People have the right to do whatever they want with their property. A drug store makes sense at that corner. There is a stoplight there and all the other corners are developed with businesses. Let's not miss an opportunity.

Sincerely,



Sandy Malaney

PC 10/25/12
#11

Pat McClain
2518 Montgomery Place
EL Dorado Hills, CA 95762

RECEIVED
PLANNING DEPARTMENT

September 30, 2012

Mel Pabalinas, Senior Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Re: Support for Commercial Center at Green Valley Road and Francisco Drive

Dear Mr. Pabalinas:

I am writing this letter to support the application for commercial uses on the property located at the southwest corner of Green Valley and Francisco Drive. It is logical for the fourth corner to be built out for commercial use as the other three corners are built out for commercial use.

I support the drug store and other business proposed at the vacant corner. I'm in favor mostly because it is good planning. I was surprised to learn that it is not zoned for commercial use, as I've always assumed that. In addition, this vacant site is a nuisance in its existing state. It tends to be filled with all kinds of political signs during election season.

I support this rezone and expect that the support the surrounding communities will be proven out by their shopping dollars once the project is built. Let's not miss this opportunity.

Sincerely,

Pat McClain

September 28, 2012

El Dorado County Planning Board
2850 Fairlane Court
Placerville, CA 95667

Dear Sirs:

I live in the Four Seasons retirement community off of White Rock Road in El Dorado Hills. I have read about the drug store proposed at Green Valley Road across from Safeway. That would be a great use for the property.

We just had a new CVS drug store built near us. It is very convenient especially because there is a drive thru. I'm 80 years old and in good health, so I have no problem getting around. However, many of my neighbors are not so fortunate. Even so, I use the drive thru regularly as do many of my neighbors. We all go there regularly for immediate needs and prescription medication because it is so easy to get in and out of.

A new drug store in that location will be great for people who live nearby.

Sincerely,



Mrs. Ellen Morissette
7016 Rushwood Drive
El Dorado Hills, California 95762

COMMUNITY DEVELOPMENT
PLANNING
10-11-12 10:00 AM

PC 10/25/
#11
(3 pages)



September 26, 2012

Mel Pabalinas, Senior Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Re: Commercial Development at Green Valley and Francisco Drive

Dear Mr. Pabalinas:

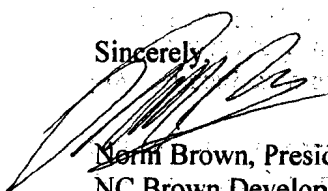
I support the development of the commercial center at the southwest corner of Green Valley Road and Francisco Drive in El Dorado Hills. The other three corners are developed with commercial uses. This is the last corner and has always been contemplated for commercial.

I understand that there have been a number of allegations from residents in the Francisco Oaks subdivision regarding disclosures about the property. Many of the current residents are saying that they bought their homes thinking that this site would be residential and a rezone to commercial will cause their property values to drop.

My company was the master developer of the Francisco Oaks project. We secured approval of Francisco Oaks from the County and built all the backbone infrastructure. We ultimately sold all of the lots either to individuals or builders. In every single Contract of Sale for the lots within Francisco Oaks, we included a document titled "DISCLOSURES FRANCISCO OAKS." A copy is attached to this letter.

In this disclosure document, my company made two disclosures to prospective buyers regarding adjacent land uses. We made a general disclosure regarding potential "Changes in Land Uses" of properties around the Francisco Oaks subdivision. We also made a very specific disclosure regarding this property. In one sentence we say, "The land immediately to the north of the project is zoned high density single family residential; however the parcel at the intersection of Cambria Way and Francisco Drive is proposed for commercial zoning." Everyone who bought a lot knew that this site was planning to convert to a commercial use.

We also put the proposed commercial use on all of our marketing information. We made it abundantly clear to our buyers that this site could become a commercial use. If you have any questions, please feel free to contact me.

Sincerely,

Norm Brown, President
NC Brown Development, Inc.

cc: Winn Communities

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PLANNING DEPARTMENT
12 SEP 27 PM 11:26

LAND USE DISCLOSURE

General Discussion

Francisco Oaks consists of 67 custom homesites. The subdivision is bounded on the east by Francisco Drive and will be accessed at the north end by Cambria Way and Brittany Way (on the south). Brittany Way will eventually be connected to the future alignment of El Dorado Hills Boulevard on the east and the Promontory project on the west.

Francisco Oaks will be a gated community. Interior streets will be owned and maintained by the Francisco Oaks Homeowners' Association ("Association"). The northern gate will be on Cambria Way and southern gate will be located on Coronado Drive at Brittany Way.

One of the significant features of Francisco Oaks is an open space area consisting of approximately 7 1/2 +/- acres which roughly bisects the project running along the north/south axis. The open space will be owned and maintained by the Association and may be accessed by homeowners. Some homesites are immediately adjacent to the open space, which contains a seasonal creek.

Francisco Oaks is adjacent to Wild Oaks Park, immediately to the south. Low density residential is the current zoning for land east of Francisco Drive and the adjacent land of the project. The land immediately to the north of the project is zoned high density single-family residential; however the parcel at the intersection of Cambria Way and Francisco Drive is proposed for commercial zoning.



Schools

Francisco Oaks will be served by two school districts. Rescue School District will provide classes from K through 8th grades. Secondary education (9th through 12th grades) will be provided by El Dorado Union High School.

Enrollment boundaries may change in the future. Therefore, you should carefully investigate enrollment boundaries and policies of each school district.

For further information regarding schools, please contact the applicable school district at:

Rescue: (916) 933-0129
El Dorado Union: (530) 622-5081 OR (916) 933-5165.

Access: Circulation

As discussed above, the primary access to Francisco Oaks will be from Francisco Drive. The County of El Dorado intends to eventually connect El Dorado Hills Boulevard with Francisco Drive at a new signalized intersection located at the terminus of Brittany Way. To mitigate sound from Francisco Drive, a sound wall will be constructed the entire length of Francisco Drive where it is adjacent to the subdivision.

Buyer Initials: _____ Buyer Initials: _____

The public will have access to Francisco Drive and Brittany Way. However, the general public will not be able to enter the subdivision without passing through the privacy gates on Cambria Way and Coronado Drive.

Community Association; Master Declaration

The Francisco Oaks Homeowners' Association (the "Association") has been formed pursuant to a Declaration of Covenants, Conditions and Restrictions ("Declarant"). The Association will maintain the common areas within the subdivision and provide enforcement of the Declaration. The Declaration imposes architectural, site design and landscaping plan review, and provides for assessments levied against the homesites for common area improvements and maintenance, including the interior roads, signage, entry, landscaping and open space.

We strongly encourage you to review the Declaration, Association documents, and Final Public Subdivision Report to understand your rights and responsibilities.

Views

Future development both within and outside Francisco Oaks, will likely affect the views without notice. In addition, rules and regulations applicable to tree removal may impact potential view corridors. Therefore, it is important for you to read the Francisco Oaks Design Guidelines, the Declaration, consult County ordinances and regulations, and investigate future development in areas adjacent to Francisco Oaks. Francisco Oaks, LLC cannot and does not make any representations or warranties, either express or implied that views will be preserved nor provide any assurances that views will not be impaired or altered by the construction of other structures or improvements within Francisco Oaks or on property outside of the boundaries of Francisco Oaks or because of local land use controls.

Changes in Land Use

Because of the fluid and dynamic nature of land use and development, properties around Francisco Oaks will be subject to land use changes in the future. Francisco Oaks does not represent, warrant or guarantee that any of the zoning or land use designations, either existing or proposed, for properties around Francisco Oaks will be developed as presently envisioned.

ADJOINING AREA USES

As discussed above, the areas immediately adjacent to the Francisco Oaks subdivision consist mainly of residential zoning. There are office and commercial areas within a two-mile radius of the subdivision.

A major highway, U.S. Highway 50, is within 3 1/2 miles of the closest point of the subdivision.

Buyer Initials _____

Buyer Initials: _____