



Winn

2-26-13

Cindy Johnson <cynthia.johnson@edcgov.us>

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

1 message

The BOSFOUR <bosfour@edcgov.us>
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Fri, Feb 1, 2013 at 8:42 AM

Cindy,

Please keep on file for the 2/26/13 Board meeting.

Thank you,
Brenda Bailey
Assistant to Supervisor Briggs

2013 FEB 1 AM 11:00
CLERK OF COUNTY
EL DORADO COUNTY

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

From: Lim, Michael <LimM@fca.gov>
Date: Wed, Jan 30, 2013 at 2:47 PM
Subject: rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by WINN COMMUNITIES
To: "bosfour@edcgov.us" <bosfour@edcgov.us>

Supervisor Briggs:

I am writing to express my opposition to the subject rezoning proposal. My family moved to the Francisco Oaks subdivision three years ago to improve our quality of life, mainly security and safety. The proposed development threatens the safety and security of my family in several ways. The additional traffic from the proposed development will increase the likelihood of traffic accidents in two ways. First, the proposed entrance to the development off of Cambria Way is right outside (35 to 40 feet) from the gated entrance to my subdivision. The volume of traffic entering and exiting the proposed development will cause additional accidents at the entrance to my subdivision. In addition, the increase in traffic will make Cambria Way outside of my subdivision unsafe for pedestrians (including my children) to walk outside of the subdivision. Second, the intersection of Cambria Way and Francisco Road is already a dangerous intersection to negotiate. The low visibility caused by road elevation combined with high speeds and short stopping distances have already result in several near accidents for myself under current conditions. I can't imagine how much more dangerous this intersection would be with additional traffic. Staff's recommendation to not permit left turns out of Cambria Way by installing a concrete median is ludicrous. I currently turn left out of Cambria Way to take my kids to school, patronize local businesses, take my daughter to dance lessons, and drive my children's friends home. I would like staff to explain to me how making U turns at the intersect of Francisco Road five to six times a day is a viable solution. Staff also said that Francisco Road would be would be widen in as early as nine years if funds are available. If this is the case, maybe the proposed projects could wait until Francisco Road is widen to partially mitigate the traffic safety issues that I have raised.

On the subject of security, the proposed development includes a pharmacy and fast food establishment. The increase in pharmacy robberies are well documented in the media. In addition, the proposed development will bring hundreds of strangers to within 35 to 40 feet of my small secluded subdivision of 75 homes. A few of the proposed development's patrons will surely make their way into our subdivision. I am sure many of them are fine upstanding citizens, but there will undoubtedly be a few that will engage in criminal acts and cause harm to my property or family.

Lastly, these types of development belong next to the highway 50 corridor and not in our neighborhoods.

I respectfully request that you **vote against** approval of the proposed development.

Michael Lim

1028 Cambria Way

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

2-26-13
1-31-13 email

Mr Nutting,

Please see that this letter is entered into record and presented at the The Board of Supervisor's for the Agenda item concerning the Green Valley Center on February 5th. 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. This will be on the BOS agenda on February 5th. 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. Also, and more importantly, the Planning Commission also voted not to approve the current plan due to the major traffic issues associated with that plan. The PC voted 4-1 to allow the rezone, however, Lou Rain, the planning commissioner from EDH and the one with the most knowledge of that area and the resulting impact voted against the rezone. He also stated that this is the only project he voted against during his term on the commission. With that in mind, I would contend that the rezone of this property cannot be approved without knowing what is planned for that property. To rezone without this knowledge would be negligent and irresponsible. I base that contention on my points that are outlined below and I have added additional points since the last time I wrote to each of the supervisors. Those additional points are highlighted at the end of each topic.

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 liability with all of the safety issues that the public has brought up in opposition to this project?

Addendum--the proposal to make the Cambria/Francisco intersection a Rt turn only out of Cambria is completely unacceptable. This would make the traffic issue worse on Green Valley Rd. as many people would exit on Green Valley now and make U turns if needed. Additionally, it would change the landscape of the entire community just to appease one property owner. Is it appropriate to hold an entire community hostage just to help one property owner? This application needs to be denied until there is a viable traffic solution, which may mean waiting until Francisco is widened and straightened and then re-evaluating.

2. More Safety- 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.

Addendum--Not sure if this was ever addressed in detail at the planning commission meeting? It is completely inappropriate to assume wood burning stoves or fireplaces would be used on new residential construction. i would be curious of the percentage of homes built in EDH over the past 7-10 years that have wood burning stoves or fireplaces. Almost all are built with gas. With that being said, the bottom line is that you cannot rezone this property and not raise the levels of ROG and NOx with the addition of 10 times the amount of traffic and cars idling in drive throughs. If this were rezoned, there needs to be limitations on the type of commercial tenants that are permitted here based on the proximity to local homes. For example, fast food and and business with a drive through are completely inappropriate. Hours of operation should be limited to 7am-9pm and delivery times must be sensitive to the local residents.

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 rd, 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 Board of Supervisors meeting. Thank you for your time and consideration. I look forward to hearing your response at the BOS meeting.

Sincerely,
Paul Gratt
221 Asuncion Ct.
El Dorado Hills, CA 95762

2013 FEB 11 AM 11:10

EL DORADO COUNTY
BOARD OF SUPERVISORS



RECEIVED
BOARD OF SUPERVISORS
EL DORADO COUNTY

The BOSFOUR <bosfour@edcgov.us>

2013 FEB 11 AM 11:10
Rezoning and commercial development on the corner of Green Valley and Francisco in El Dorado Hills

Kreutz <kreutz9@gmail.com>

Mon, Jan 28, 2013 at 4:18 PM

To: "bosfour@edcgov.us" <bosfour@edcgov.us>

Dear Ron Briggs,

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. I am also writing about the proposed commercial development by Winn Communities on that same corner. My husband and I are current homeowners in the lovely subdivision of Francisco Oaks. Our 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. The proposed median with the right turn only off Cambria would make it extremely time consuming to travel to Marina Middle School , the Safeway Shopping Center, or Blue Ravine to Folsom. It will also make an exit from the shopping center off Embarcadero very inconvenient as well, which could hurt businesses there. The mediocre solution of the right turn only median onto Francisco to solve the traffic nightmare that this proposed commercial center would bring is a terrible idea. It is already very dangerous to exit onto Francisco from Cambria without this commercial project! As one of the Planning Commissioners said at the December meeting when they voted against this project, and he was speaking to Winn concerning this project, " you can get the people in to this center, but you cannot get them out."

We already have many business vacancies on the other three corners of Francisco and Green Valley!!

As a cancer survivor, I worry about all the extra emissions from all the additional cars this commercial development would bring!! Additional noise is another concern!

Please do not approve a fast food restaurant so close to our beautiful neighborhood!!! Please keep them near the Highway 50.

How many pharmacies does El Dorado Hills need? We already have a new Walgreens and a new CVS just down El Dorado Hills Blvd! My husband and I go to the Target in El Dorado Hills for most of our pharmaceutical needs.

Traffic is already a nightmare on Francisco and Green Valley! The increase in traffic on this corner which this commercial development would bring is of utmost

13-0118 06 of 12

concern to residents! Please consider the safety, health and welfare of our community .

We would also ask that the Board vote against the rezone from residential to commercial until there is a viable traffic solution. Lou Rain the planning commissioner from our area and who was the most familiar with the impact of commercial development on this corner, voted against the rezone.

Thank you for your consideration on these most important issues!

Sincerely,

Dick and Wendy Kreutz

5031 Coronado Drive

El Dorado Hills

Sent from my iPad

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

From: **Annie Wong** <annie.wong@ucdmc.ucdavis.edu>

Date: Tue, Feb 19, 2013 at 5:34 PM

Subject: Rezone and planned development A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center submitted by Winn Communities, LLC

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

County of El Dorado Board of Supervisors:

District I - Ron Mikulaco

District II - Ray Nutting

District III - Brian Veerkamp

District IV - Ron Briggs

District V - Norma Santiago

Dear Members of the Board of Supervisors:

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, A11-0003/Z11-0004/PD11-0002/P11-0003/Green Valley Center 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.

While I applaud The County of El Dorado Development Services Planning Commission's unanimous decision to oppose the planned development submitted by Winn Communities, I am disappointed that it would then turn around and recommend a General Plan amendment and rezone of the subject parcel from residential to commercial without any knowledge nor consideration of a well thought out planned development that meets all safety and regulatory requirements.

The Planning Commission's recommendation to approve a General Plan amendment and rezone from residential to commercial is premature and is without merit given what is known. The lack of infrastructure, significant impact and increased danger that will result if the rezone is approved for commercial use cannot be overlooked by the Board of Supervisors, these include, but is 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 and approved for approximately 325 car trips per day. The traffic study predicted that the project as proposed would produce 3,388 new auto trips daily, but a breakdown of the trips reveals that 2,730 of them, more than 80 percent, would be to the fast foot outlet. Thus, the proposed center is expected to add approximately 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. Insufficient sight distance. 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.
- □ □ □ The alternative traffic solution proposed by Winn Communities to address traffic concerns on Cambria Way by prohibiting left turns is not a solution at all -- instead it creates additional traffic hazards for neighboring residential streets and negatively impacts surrounding residents and businesses. Planning staff memo responding to concerns about the sight distance at Cambria/Francisco states that: "The vertical sight distance limitations are *anticipated to be resolved* as part of DOT's future improvement (construction starts *as early as 2021*) on Francisco Drive/El Dorado Hills (Capital Improvement Project 72332), which is currently *unfunded.*" Please note the language I have highlighted, underlined and italicized for emphasis: there is no analysis to confirm if widening Francisco Drive will in fact resolve the traffic issues, the solution, at best, is nine years out, and only if available funding is identified and approved.
- □ □ □ As a resident in Francisco Oaks, my children and their friends frequently walk or bike to Safeway, Mountain Mike's, Rockin' Frog Yogurt, Starbucks, Subways, the bakery, surrounding 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 to create, a safe environment near our home for our children that encourages them to get out of the house and enjoy the great outdoors -- one of the primary reasons for my family's decision to reside in El Dorado Hills. The option to explore freely near home will no longer be an option for my children, their friends and visiting relatives if the rezone and development is approved to move forward. Diminished options for outdoor activities, accessible by foot in the neighborhood, along with walking access to a fast-food establishment, would contribute to an already troubling national obesity epidemic. 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 daily to encourage my children to adopt and live a healthy lifestyle, thus I implore your support in keeping a fast food establishment and retail pharmacy out of my neighborhood.

In addition to the danger presented by the significant increase in traffic that a commercial project would entail, there is also the safety and security concerns associated with the type tenants of the proposed development. For example, 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. It is clear in the plethora of literature available via the internet, 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 to hide from law enforcement pursuit. 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? Please say NO.

As you are well aware, 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 and rezone, 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.

Please heed the well thought out recommendation of APAC and Planning Commissioner, Mr. Lou Rains. APAC conducted a thorough and highly critical analysis of the project's traffic impacts, before it voted unanimously against the project and recommended the parcel remain as zoned: residential. APAC has reaffirmed its opposition twice since issuance of its 2011 report. Mr. Rains, then Planning Commissioner for District 1, who is most knowledgeable about the area and resulting impact, voted against the rezone citing the 6.8-acre parcel's access constraints and impact on local residents. In Mr. Rain's four year tenure serving on the Planning Commission, this is the first denial Mr. Rain's could recall which should affirmatively demonstrate to the Board of Supervisors the many deficiencies in the proposed rezone and development. *Emphasis added.*

In summary, I am adamantly opposed to the development of parcel # 124-140-33-100 other than in accordance with current zoning. Furthermore, I adamantly oppose the premature recommendation by the Planning Commission to recommend rezone of this parcel for commercial use. Please support the

voice of the people living in the community and defer approval for a General Plan amendment to rezone for commercial use until such time it is submitted in tandem with a project that meets all safety and regulatory requirements. Only then can a comprehensive and complete traffic analysis and environmental impact report be performed to support a vote to rezone.

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

Respectfully yours,

Annie Wong
1088 Cambria Way
El Dorado Hills, CA 95762



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Possible re-zoning: Green Valley-Francisco

1 message

The BOSFOUR <bosfour@edcgov.us>
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Wed, Feb 20, 2013 at 7:33 PM

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

From: **Theodore White** <tjwhite6693@sbcglobal.net>

Date: Sun, Feb 17, 2013 at 4:05 PM

Subject: Possible re-zoning: Green Valley-Francisco

To: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "boswo@edcgov.us" <boswo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>

Dear Board of Supervisors:

We are homeowners in San Francisco Oaks.

- (1) We believe that you don't pave Paradise to put up a parking lot. There is substantial wild life in this area. We live in a house near the entrance and would lose our lake view as would many of our neighbors.
- (2) The intersection at Cambria/Francisco is extremely dangerous with all cars "flying" over the hill. It cannot handle extra traffic.
- (3) If you decide to pave paradise, you need to know that when we bought our house we were told that this area would be upscale condominiums or apartments. This would certainly add more to our revenue than a smelly fast food restaurant.
- (4) The wrong choices would lead to lowering the value of our homes a great deal.

Thank you for your consideration.

Sincerely,

Ted and Maggie White

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.