



Oppose the Planned Arco Station at Sophia Parkway and Green Valley Road

Ranj Aulakh <ranjaulakh@hotmail.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Thu, Oct 24, 2013 at 3:35 PM

Dear El Dorado County Planning Commission,

I'm writing to you as a concerned resident and business owner in El Dorado Hills, to voice my **strong opposition** to the proposed Arco gas station planned for the corner of Sophia Parkway and Green Valley Road. I'm sure you are hearing from the numerous residents opposing this project, concerned with the unsafe and potentially deadly consequences of putting this project at this location without the proper traffic improvements, i.e. acceleration/deceleration lanes. I am in 100% agreement with my fellow community members on these issues, but what I'm writing to you is to voice my thoughts and concerns about what we want in our community.

El Dorado Hills in my opinion is the best place for my family due to the unique feel and safety that comes with it. The open space and "country feel" is one of the best characteristics of our community that makes us who we are. With this project, you are shaping the look and feel of our community for decades to come. The intersection of Sophia Parkway and Green Valley Road is our "Gateway" to El Dorado Hills, and is the first impression of what this community is about and offers to those traveling thru. Upon entering our city, is seeing a congested Arco gas station the first impression we want to make?

I am 100% for commercial development, and by no means oppose business development, done in a proper and responsible manner. But honestly ask yourself, do we need ANOTHER gas station? There is a Safeway gas station, a Chevron Station, and a Raley's gas station all within a mile of each other in this stretch of road. We don't need another gas station to serve this community. We need a more diverse mix of businesses that will improve and enhance the needs of the area.

This piece of property was originally zoned Residential and the roadways and infrastructure were developed accordingly. Somewhere along the lines, without notice received by us in the community, the rezoning to commercial use took place. The intended designation was changed from a low-impact to high-impact use, but where is the infrastructure to accommodate this change to a high impact project? This stretch of Green Valley Road has vehicles traveling at speeds of 55-65 mph. What requirements are being made by our Planning Department to allow vehicles from a dead stop, to be able to pull in and out of this Arco station **SAFELY** and merge with high speed traffic? **NONE!!**

I whole-heartily believe, if the Planning Commission DOES NOT REQUIRE acceleration/deceleration lanes for this project, you are putting the safety of the public at grave risk. My family and friends travel this road daily, and maybe yours do as well. Can you sleep well at night, knowing that an overdeveloped parcel without the proper traffic improvements, can have such a dire impact on its residents?

Sincerely,

Ranj Aulakh

10/29/13

Edcgov.us Mail - Oppose the Planned Arco Station at Sophia Parkway and Green Valley Road

To: Charlene Tim <charlene.tim@edcgov.us>

FYI

[Quoted text hidden]

-

Clerk of the Board

El Dorado County

330 Fair Lane, Placerville, CA 95667



NO to planned ARCO project on Sophia Pkwy and Green Valley!

Lucy Nisbet <lucynisbet@att.net>

Fri, Oct 25, 2013 at 8:00 AM

Reply-To: Lucy Nisbet <lucynisbet@att.net>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

To the Board of Supervisors:

As a resident of El Dorado Hills who will be negatively impacted by the project planned for Green Valley and Sophia Pkwy, I ask that you stop this project from moving forward. The proposed gas station, convenience store and fast food restaurant will have a disastrous effect on traffic as well as create a dangerous environment for pedestrians who frequently use this intersection to access Folsom Lake. Residents choose to live in El Dorado Hills for its small town feel; projects like this belong next to the interstate not next to residential neighborhoods. As elected officials, please consider the safety and values of your constituents.

Lucy Nisbet
701 Spumante Court
El Dorado Hills, Ca



Planned construction on corner of Sophia and Green Valley

Darin White, DPT, ECS <dwhite@neurocareedx.com>

Fri, Oct 25, 2013 at 11:30 AM

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

10/25/13

El Dorado County Board of Supervisors

330 Fair Lane

Placerville, CA 95667

Esteemed Supervisors,

I am writing to you in opposition of the current plans to construct an ARCO gas station and fast food restaurant on the southeast corner of Sophia Parkway and Green Valley Rd in El Dorado Hills, without mitigating the negative effects of traffic slowing to enter the facility. Currently, the El Dorado County Planning Commission has approved the project as stands and has ignored residents' and bicyclists' requests that deceleration lanes be required for all entrances into the proposed project.

All access points to this project will come from roads with 50 mph speed limits where there is significant pedestrian flow along Sophia Parkway for access to Folsom Lake and heavy bicycle use along Green Valley Rd. The exclusion of deceleration lanes increases the real danger to motorists, bicyclists and pedestrians that frequent this area daily and will be especially acute on weekends when this area is busiest.

This area is already overburdened with vehicles during the commuting hours with "stop and go" traffic stretching for half a mile or more on a one lane section of Green Valley Rd just west of this intersection. On the west side of the intersection of concern, the road widens to two lanes where cars begin significant acceleration into the outside lane with a speed limit of 50 mph. If construction is allowed to proceed as the current plans stand, this will require accelerating cars and decelerating cars to occupy the same lane creating a significant traffic hazard. Additionally, bicyclists' daily use of this area has increased exponentially over the last several years and many large cycling groups pass by this area on the weekends.

With the increasing traffic flow in the area over the years, motor vehicle and bicycle accidents along this stretch have already become more frequent. The lack of deceleration lanes will most likely increase the number of serious motor vehicle and bicycle accidents that occur in the area every year in the interest of public safety, I

10/29/13

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am asking that the Board reject this project as it currently stands until deceleration lanes for all access points are incorporated into the construction requirements for the developer.

Thank you for your attention in this matter,

Darin White

392 Esatto Place

El Dorado Hills, CA 95762

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ARCO AMPM Project - I support!

Christina Viscuso <viscuso3@yahoo.com>
Reply-To: Christina Viscuso <viscuso3@yahoo.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Oct 28, 2013 at 5:31 PM

To Whom It May Concern:

I support the Arco AMPM, and Schlotzskys project on Green Valley Road in El Dorado Hills.

Thanks,
Christina



In Support of Green Valley convenience center

Kanika Holloway <delphicapital@sbcglobal.net>

Tue, Oct 29, 2013 at 8:30 AM

To: bosone@edcgov.us

Cc: bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Dear Supervisor Mikulaco,

I would like to extend a vote of support for the proposed project, Green Valley convenience center. As a long time resident and business owner in El dorado Hills, I believe the timing of this project is in line with the progressive growth of El Dorado Hills in this particular area. I believe that it is a good and positive addition and extension of the Safeway shopping center, for example, in regard to it being a new center and upgrading Green Valley Road. It is a good service to the homes on Sophia parkway as well as there is no service station on this road at this time. You have to either go into Folsom or access on El Dorado hills blvd. Since I reside on powers road, access to a service station at the corner of Green Valley/ Sophia parkway serves us well upon travel into Folsom from either direction. It would also be nice that when this project moves forward it encourages the other shopping centers to upgrade/facelift their centers as well.

Thank you kindly for your consideration of this vote of support.

Sincerely,

Kanika Holloway, Broker
Delphi Capital Advisors
614 Powers Drive, EL Dorado Hills
Delphicapital@sbcglobal.net
916-276-1203



Greenvalley Road El Dorado Hills

vmanning@surewest.net <vmanning@surewest.net>

Tue, Oct 29, 2013 at 8:05 AM

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

I am in support of the new ARCO AM PM proposed in El Dorado Hills- I think it will be a great asset to the community.

V J Manning



Fw: Green Valley Convenience Center

Denise Audino <deniseaudino@yahoo.com>

Tue, Oct 29, 2013 at 8:06 AM

Reply-To: Denise Audino <deniseaudino@yahoo.com>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

I am in support of the new ARCO AM PM proposed in El Dorado Hills. I can't wait for the Schlotzsky's/Cinnabon!

Thank you,

~Denise Audino



AMPM

Denise Viscuso <dviscuso@hotmail.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Tue, Oct 29, 2013 at 4:15 AM

I am in support of the developer building an Arco AmPm Schlotzkys on Green Valley Road in El Dorado Hills. D. Viscuso



Green Valley ARCO ampm/Convenience Store Project

bainsdal@surewest.net <bainsdal@surewest.net>

Tue, Oct 29, 2013 at 2:24 PM

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

Good afternoon.

Please note that I am in full support of the new ARCO ampm facility that is proposed in El Dorado Hills.

Thank you and have a great day!

Daljit Bains

Cell: (916)300-7792

email: bainsdal@surewest.net



Green Valley Convenience Center

Shikha's Yahoo <shikhas05@yahoo.com>

Tue, Oct 29, 2013 at 2:10 PM

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

I am in support of the new ARCO AM PM proposed in El Dorado Hills.

Thank you

Shika Sharma
916-806-6018



Arco AM/PM

Lexi Larson <lexilar@gmail.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Tue, Oct 29, 2013 at 1:22 PM

To Whom it may concern,

I am in support of the new ARCO ampm that is proposed in El Dorado Hills.

Sincerely,
Lexi Larson



(no subject)

beautifulstargazor <beautifulstargazor@yahoo.com>

Tue, Oct 29, 2013 at 11:03 AM

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

I am in support of the new ARCO AM PM proposed in El Dorado Hills.
Thank You.



Say No to Arco

Moore, Laura <laura.moore@proforma.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Tue, Oct 29, 2013 at 4:58 PM

Please include me on your list of residents concerned about the proposed development on the corner of Sofia & Green Valley. My contact information is below.

Obviously there are many concerns which are all very valid (I read the APAC letter dated March 16, 2013). I believe it is simply not the best location for a gas station because of safety concerns, environmental concerns, and no need for a gas station on that corner.

My primary concern is safety. We are a family of runners and multiple times a week we are running along Sofia Way and cross Green Valley Road into Folsom Lake recreational area to run the trails. The high volume of in & out vehicle traffic a gas station, car wash, convenience store would produce scares me because this corner has a lot of pedestrians and bikers crossing it. I believe it is only a matter of time that someone will be seriously injured or die if the corner is developed as proposed.

Second concern is environment since gas stations and car washes do have runoff pollution and this proposed development is located on and directly adjacent to wetlands. I also do not want to see trash that a gas station/convenience store would generate both in and around the property but also trash brought into and left behind by people within Folsom Lake recreational area.

Lastly, there is no need for a gas station on that corner. I live in the Bella Lago subdivision and drive through Sofia & Green Valley at least twice a day (if not more). There are already 3 gas stations within a 1.2 mile radius (a Chevron almost directly across the road & gas stations 1 mile in either direction along Green Valley at Raley's & Safeway). I would not buy gas at this proposed corner station. Raley's, Safeway & Costco all give me incentives/cash rewards/discounts for purchasing gas at their stations and I believe my buying habits would not change if an ARCO gas station were built on Sofia & Green Valley.

I would be much happier and support the development if it were located a 1/4 mile further east on Green Valley to avoid the high volume of pedestrian and biker traffic that crosses Green Valley.

Feel free to share any of my thoughts with others. Thank you for your efforts and sharing the information.

Laura Moore

8126 Anastasia Way, El Dorado Hills, CA 95762

ph 916.606.2088

laura.moore@proforma.com



Fwd: Arco - Green Valley Road

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Tue, Oct 29, 2013 at 9:26 AM

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: <viscus03@yahoo.com>
Date: Mon, Oct 28, 2013 at 5:15 PM
Subject: Arco - Green Valley Road
To: "bosone@edcgov.us" <bosone@edcgov.us>

To Whom It May Concern:

I support the Arco AMPM, and Schlotzskys project on Green Valley Road in El Dorado Hills.

Thanks,
Christina

Note: This email was sent from
a mobile device, please excuse any typos.

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Thank you.



Green Valley Convenience Center

Brenda Myers <dennalee25@yahoo.com>

Tue, Oct 29, 2013 at 9:57 AM

Reply-To: Brenda Myers <dennalee25@yahoo.com>

To: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

I am in support of the new ARCO AM PM proposed in El Dorado Hills. I think it will be a great addition to our community.

*Thank you,
Brenda Lee Myers*



AM/PM ARCO in FAVOR

Matthew Stewart <gourmetcoffeetalk@gmail.com>
To: edc.cob@edcgov.us

Tue, Oct 29, 2013 at 10:23 AM

I am in favor of the proposed ARCO AM/PM in El Dorado Hills.

—

Matthew Stewart
Founding Head Golf Coach at William Jessup University - Retired
Matthew Stewart Real Estate Team: 16+ years and hundreds of homes SOLD - Retired
Stewart Ventures Inc.: International Gourmet Coffee and Tea distribution - Coach
916-718-2979



ARCO AM/PM project at southeast corner of Green Valley Road and Sophia Parkway

Curt and Mary Ann Ippensen <maryannandcurt@yahoo.com>

Wed, Oct 30, 2013 at 1:19 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, edc.cob@edcgov.us

To: El Dorado County Board of Supervisors:

At a recent neighborhood gathering we were shocked to learn that the Planning Commission approved this project with such flagrant disregard for public safety and the environmental impact on adjacent wetlands. We are residents of Promontory Village III and travel Sophia Parkway and Green Valley Road several times a day. Specifically our concerns are:

- No dedicated turn lanes or deceleration/acceleration lanes from or onto Green Valley Road and/or Sophia Parkway. Hundreds of vehicles are traveling Green Valley Road particularly during the morning and afternoon rush hours traveling at speeds of 50 MPH. The plan as currently approved is a recipe for serious accidents.
- As bike riders we are very concerned that vehicles will be encroaching on the bike lanes while approaching the planned AM/PM station from both Sophia Parkway and Green Valley Road. Where are the pedestrians and cyclists to go?
- Bikers, hikers, and nature lovers park cars in the right hand lane adjacent to the bike lane on Sophia Parkway to cross Green Valley Road to enjoy Folsom Lake. The parking spaces will be eliminated or greatly reduced and pedestrians are at risk by vehicles turning into the AM/PM project as currently designed.
- There should be a restriction placed on the project for immediate right turns only from the exits onto both Sophia Parkway and Green Valley Road. Otherwise vehicles exiting the project will cross multiple lanes of roadway to make left turns causing traffic congestion and safety issues.
- The project as approved by the Planning Commission encroaches on the protected wetlands behind the proposed project ignoring the 250 feet required setback.

We don't object to well-planned commercial development along Green Valley Road. The AM/PM plan as now approved by The Planning Commission is a recipe for disaster and possible future lawsuits against the county who can ill afford more litigation.

We strongly urge you to vote against this ill-conceived project at next Tuesday's County Board of Supervisors meeting.

Respectfully submitted,

Mary Ann and Curt Ippensen

13-1347 Public Comment Rcvd 10-24-13 thru 10-30-13 19 of 20

10/30/13

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2069 Frascati Drive

El Dorado Hills CA 95762

Tel: 916 939 4205