



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2013 Board Chair

John Hidahl

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Alice Klinger & Kathy Prevost

February 16, 2013

El Dorado County Planning Services
Attn: Tom Dougherty, project Planner
2850 Fairlane Court
Placerville, CA 95667

**Subject: Application Revision for Z 11-0007, PD 11-0004 & TM 11-1504 - WILSON ESTATES
(Ann Wilson/CTA Engineering & Surveying)**

Ref: APAC's previous subcommittee letter dated July 16th 2012 related to this project
APAC's previous subcommittee letter dated August 15th, 2012 related to this project

The full APAC committee met on February 13th, 2013 and voted 5-0, unanimously to change our conditional support for the project to non - support based on the lack of traffic mitigation measures imposed by County. This rescinds the APAC letter dated August 15th, 2012.

The APAC committee had previously recommended conditional support if the comments below were addressed and became part of the conditions of approval by the County. They were not included in the County's approval conditions along, with almost no significant traffic mitigation measures being imposed for Green Valley Road.

County must not approve this project without a left turn lane to Sterlingshire from westbound Green Valley or at minimum widen outside right shoulder to 10ft for a length of 150ft. Rear end accidents and near misses are a regular occurrence. This has been documented, and submitted to the County, and needs immediate improvement. This needs to be a condition of this project for public safety.

After review of all the traffic mitigation measures for the project, its APAC's opinion the project traffic impacts violate Measure Y, which requires:

General Plan policy TC-Xa-2 (Measure Y) states: "Traffic from single-family residential subdivision projects of five or more parcels shall not result in or worsen Level of Service (LOS) F traffic during weekday, peak hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county."

General Plan policy TC-Xa-3 states: "The County shall not add any additional segments of US Highway 50 or any other roads, to the County's list of roads that are allowed to operate at LOS F without first getting the voter's approval or a 4/5ths vote of the Board of Supervisors".

The traffic volume from the Wilson Estates project is 540 car trips per day (49 homes). As identified by Kimbely-Horn's traffic impact analysis, there are three level of F service intersections that will be impacted by the project. Members of APAC have identified two other intersections that will be impacted by the project. The intersections are Green Valley Road and Silva Valley Parkway and Green Valley Road and Francisco Drive. See attached picture of the congestion at the Green Valley road and Silva Valley intersection.

As a point of comparison, the aforementioned Green Valley Road segments are by far the worst two lane road segments within El Dorado Hills. These segments of Green Valley Road average approximately 25,000 car trips per day according to DOT's 2011 numbers. In comparison, the EDH Blvd daily traffic at Saratoga Way is at 31,000 car trips per day - and it's a four lane road. It should be obvious that the two lane Green Valley Road segments are heavily congested and must be improved before allowing additional traffic to use the road

It's APAC's opinion there is no viable mitigation measures included in the County's traffic conditions for approval that meets Measure Y requirements. There are known traffic and safety concerns along Green Valley Road, yet we understand that no County Capitol Improvement funds available to improve Green Valley Road until 2021. Changing signal light timing and paying EDH RIF fees will not solve the traffic impacts to these LOS F segments. If adequate road improvements needed to mitigate LOS F traffic aren't funded concurrent with this project, then County should not approve the project per GP policy TC-Xa – Table TC-2).

If you have any question about any of the comments and concerns expressed here, please contact John Hidahl, APAC Chairman at Hidahl@aol.com or (916 933-2703).

APAC appreciates having the opportunity to comment on this project.

Sincerely,

John Hidahl,
APAC Chairman