

El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2014 Board Chair

John Hidahl

Vice Chair

Jeff Haberman

Secretary

Kathy Prevost

October 16, 2014

El Dorado County Planning Services
Attn: Mel Pabalinas, Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: El Dorado Springs 23 A tentative subdivision map for 49 homes on 23 acres

The APAC Committee voted 4-0 to support the project with the following noted concerns and comments:

Concerns

1. Stoplight Signalization at the intersection of A Drive and White Rock Road should be considered given the cumulative traffic impacts of the Elk Grove to EDH Connector which is planned on White Rock Road.
2. The retaining wall/soundwall combination adjacent to White Rock Road (shown in section 6) portrays a 6 foot soundwall on top of a ~ 8 foot retaining wall. While we recognize the height of the retaining wall will vary considerably along the roadway, careful consideration of drought tolerant landscaping or other aesthetic treatment must be given to the tallest wall areas to soften the visual impact.
3. A median or other safety barrier should be provided at the C Drive intersection with White Rock Road to prevent traffic from cutting across onto C Drive from White Rock

Comments

1. Bus turnouts should be considered to facilitate commuter bus transit.
2. Trails and Bikepath connections should be planned with the adjacent Rolling Hills CSD.

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact John Raslear, subcommittee chair at jjrazz@sbcglobal.net or 916-933-2203; or John Hidahl, APAC Chairman at Hidahl@aol.com or 916- 933-2703.

Sincerely,

John Hidahl

John Hidahl,
APAC Chairman

Cc: APAC file