

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

September 24, 2014

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

Subject: Summer Brook Tentative Map (Rescue Area)– A tentative subdivision map for 29 residential Lots on 90.3 Acres with RE5-PD Zoning

An APAC subcommittee consisting of Jeff Haberman, John Raslear and John Hidahl met on Tuesday September 23rd and reviewed the detailed project plan, with subsequent inputs from Kathy Prevost. The APAC subcommittee conditionally supports this project, even though it lies outside of the EDHAPAC planning area.

Conditional Support

- **APAC wants to ensure that the recently released Green Valley Corridor traffic study results are used to ‘refresh’ and update the previous traffic impact analysis that was performed for this project many years ago. The cumulative traffic impacts for all proposed projects of five or more parcels in the vicinity of Green Valley Road must be evaluated using the new Corridor Baseline traffic data to preclude LOS F (per the General Plan), and any required incremental mitigations (i.e. signalization at Deer Valley and Green Valley Road) imposed on each project proportionally to the projects impacts. Merely collecting TIM fees is not enough. County must ensure that timely and appropriate CIP projects along the Green Valley Corridor are implemented.**

Comments

- APAC could not find any indication of a sound wall along Green Valley Road within the maps provided, but if one is contemplated, APAC would recommend against it for aesthetic reasons (rural neighborhoods) given the significant setbacks of the closest lots from Green Valley Road
- Maintenance of Lot D (the centrally located traffic circle) should be via establishment of an HOA or other sustainable means (i.e. Landscaping and Lighting Assessment District).

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact Kathy Prevost, subcommittee chair at hpkp@aol.com or (530) 672-6836; or John Hidahl, APAC Chairman at Hidahl@aol.com or 916- 933-2703.

Sincerely,

John Hidahl

John Hidahl,
APAC Chairman