

El Dorado Hills Area Planning Advisory Committee



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The El Dorado Hills Area Planning Advisory Committee (EDH APAC) in conjunction with input from El Dorado Hills residents working on our Generations at Green Valley review subcommittee, would like to submit the following comments, observations, and questions in response to the NOP and March 12, 2024 Scoping Meeting for the Generations at Green Valley project.

El Dorado Hills Area Planning Advisory Committee Comments

NOP GENERATIONS AT GREEN VALLEY

(General Plan Amendment GPA22-0001, Rezone Z22-0001, Tentative Subdivision Map TM22-0001, Development Agreement DA24-0001)

Initial Study

The NOP must accompany an Initial Study for a project with this substantial General Plan Amendment Designation Change as well as Substantial Non Compatible Zoning Change from the existing rural/ low density to highest intensity densities with numerous potential significant and unmitigable impacts. El Dorado Hills APAC as the non-partisan volunteer Area Planning Advisory Committee that reviews a number of projects in the El Dorado Hills area is concerned with El Dorado County, as lead agency, waiving the Initial Study as part of the CEQA planning process.

The Initial Study is the document that the Lead Agency prepares to focus on what needs to be identified in the NOP. The County has the institution knowledge, documentation and is privy to all meetings with stakeholders and staff briefings. The

lead agency has held numerous Staff/ Developer/ Consultant Technical Advisory Meetings in which the significant impacts are disclosed and discussed.

APAC 's concern is that waiving the Initial Study out of the planning process would not afford the public, responsible agencies and the decision makers the opportunity for complete transparent analysis and disclosure of the significant impacts and cost analysis. A thorough and complete NOP must be provided for the public and decision makers in order for a realistic and accountable DEIR, Draft Environmental Impact Report and EIR, Environmental Impact Report to be done. The NOP is the document that presents the elements that are necessary and significant to be analyzed coming from what is identified in the Initial Study and the public comments.

Certain information is required and is considered fundamental to analyzing the potential impacts associated with a proposed project, an initial study must contain the following:

- Information identifying the project's environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include a citation to the page or pages where the information is found.
- A discussion of the ways to mitigate the significant effects identified, if any,
- An examination of whether the project would be consistent with existing zoning, plans, and other applicable land use controls; and
- The name of the person or persons who prepared or participated in the initial study.

CEQA requires an initial study be done by the lead agency for this level of project and not rely solely on the comments of the public that have access to a very limited 5 pages of verbiage and 3 pages of graphs in the NOP to analyze potential significant impacts that if not brought up in the public comments will not be analyzed further in the EIR, as stated on pg 4 of the NOP.

We ask that The Lead Agency fully analyze and disclose why a similar project for this parcel was rejected back 10 years ago for not achieving financial neutrality resulting in significant cost to the County of El Dorado, Existing Resident Taxpayers and El Dorado County Ratepayers.

Analyze and Identify how this project will differ with:

- Similar Significant Traffic Infrastructure needed onsite and offsite.
- County studies and extensive staff hours: Included but not limited to Traffic Impact Analysis Report, Geological Report, Biological and Wildlife studies, Utility and Infrastructure Conflict Reports, Hydrology Report, Drainage Report, Cost Analysis Reports.
- Extensive utility and public service infrastructure needed to support the project.
- Extensive cost of offsite regional infrastructure in the 10's of millions of dollars not proportionate to the project size for one development. Example one infrastructure element alone 8500 linear feet of force main through northern El Dorado Hills.
- Extensive Right of Way needs.
- Safe Traffic circulation needs due to fire safe evacuation routes and demands on local streets and roads in an area not designed to support highest intensity densities that was assigned a Community Region designation without a Public planning process or CEQA review.
- This is currently a General Plan Amendment designation of Agriculture with an Existing Zoning Designation of Low Density. The Community Region designation was assigned without a CEQA review and the previous Boards openly stated the incompatibility of the existing Zoning and the existing General Plan Amendment designation was an issue. Analyze how the same incompatibility of existing low density use being assigned a highest intensity density known as the "Community Region" without a CEQA review and not supported by the existing and surrounding Zoning or General Plan now differs.
- High density subdivision not supported by access requirements of 3 minimum full time access encroachments at triangulated distances for the property. Two accesses identified on to and off Green Valley separated by what appears to be inadequate acceleration deceleration lane lengths. It appears the acceleration and deceleration length for documented posted speed would not give minimal adequate distance of separation for in/out egress distance at design speed based on California Design Geometrics. The project appears to be reliant on two EVA's, emergency vehicle accesses, one at Lima in Highland View and one at Green Springs Road in Green Springs Ranch. EVA's are not planned or designed to support full time vehicle access. The prior project could not meet the 3 minimum triangulated distanced accesses. Analyze and identify how this project differs.
- Costly topography to build in with steep terrain.
- Asbestos identified on USGS Maps within the project limits.

- Subsurface water and springs visual throughout project limits supporting potentially significantly higher hydraulics design and mitigation of impacts.
- Significant and limited wildlife corridors and wildlife habitat obliterated forever.
- Significant Biological resources eliminated.
- Historical and Tribal sites lost.
- Pedestrian circulation needs on Green Valley Road.
- Water entitlements were not available for the last project as identified in a letter from EID, analyze and identify how has this changed.

Project Location/ Project Description

The NOP fails to call out the existing General Plan Amendment Designation which is Agriculture. How can this NOP present to the public, responsible agencies and the decision makers if the very basic tenant of what you are doing is not presented. It states on pg 2 “The Generations at Green Valley Project proposes to amend the General Plan land use designation to High Density Residential (HDR)”.. it does not say from what. This is an important omission.

All planning documents especially the NOP need to state clearly:

- Requesting a General Plan Amendment from agriculture to highest intensity densities land use (HDR)
- Requesting a Zoning change from low density rural to high density and state zoning for the 6,000 -10,000 sf (RF-H), (OS), (R1)

Utility And Roadway Rebuild Costs And Funding

Analyze the significant planning, construction and inspection costs of all utilities. Analyze and identify all alignments both new, combined capacity and rebuilt for the extensive network of utilities throughout the northern portion of El Dorado Hills required for this proposed subdivision project. Include all costs including but not limited to notifications, relocation of existing infrastructure, loss to disruption of businesses, all materials, design, permits, traffic control, relocations and conflict with existing infrastructure. Clearly analyze the funding breakdown of all aspects of the extensive utilities that will be needed to convert 280 acres of agriculture land to highest intensity densities of residential that is needed to support this subdivision Generations at Green Valley. Include in analysis of costs all utilities: water, sewer, power, fiber, and any arial

both onsite and offsite for new utility alignments, utility capacity upgrades, and replacement of existing utilities.

Analyze the extensive cost to streets and roads for repaving of utility trenches through existing neighborhoods, surface streets and arterial roads such as Green Valley Road and Silva Valley Road. The requirement of lane line to lane line asphalt paving over a trench is industry standard when trenching through existing streets and roads. Analyze the cost of full lane width asphalt paving in and throughout neighborhoods, surface streets and arterial roads. Analyze and identify who will pay the cost of trenching then full width paving 1600 linear feet of gravity wastewater in Highland Hills, Highland View and Sterlingshire. Analyze and identify the funding structure of the cost of 8,500 linear feet of force main from Highland Hills to Saint Andrews Lift Station. Including but not limited to administration costs, inspection costs, all materials, material testing, traffic striping costs, costs of traffic control, added costs of night work, added costs to access materials at night, cost of notifications, costs of loss to disruption of businesses. Analyze and identify costs of County Inspection for oversight and protection of existing infrastructure and include file retention, material testing and documentation costs.

Utility Infrastructure And Alignments

Analyze and clearly identify all utility alignments to a scale and detail sufficient to give clear indication of impacts and conflicts to decision makers and the public.

Offsite Water Improvements

Pg 3 of the NOP states new construction of a 10 inch pipeline from projects southern border to Greenview Drive in Serrano. Analyze and identify this alignment, capacity, construction impacts, temporary construction permits and maintenance easements with Serrano.

Contracts With Private Roads And Subdivisions

Analyze and Identify contracts for install and maintenance of infrastructure through private roads and or private right of way.

Construction Impacts

Analyze the significant time interruption of the traveling public, analyze the significant impacts to residents and businesses on the north side of El Dorado Hills and throughout the limited commute arterial roads in El Dorado Hills. Analyze the sequence of construction of the extensive utility install identified and the number of years the residents will live under construction interruptions for the benefit of the Generations at Green Valley High Density subdivision. Analyze the significant and unmitigable noise to residences and businesses. Analyze the impact of the cost and operational logistics to notify residents, work at home residents and businesses of utility construction open trench crossings when impacting their accesses, noise from construction activity as well as outages. Analyze all impacts of construction when utilities are trenched through existing roads and through existing neighborhoods as well as main arterials of El Dorado County. Analyze construction impacts to emergency vehicles and emergency routes. Clearly show all alignments and substantiations for alignments. It took 2 years to put a fiber line through Highland Hills and they did not go back and cover the sand slurry for over a year leading to extensive water intrusion under the pavement. Pictures taken, reported to the County. This road is now damaged due to a faulty fiber install. Will the repairs to the road damage come from the District/ El Dorado Hills road budget paid by the taxpayers of El Dorado Hills/ El Dorado County? Analyze and Identify costs associated with damage to existing infrastructure and who pays for them.

Analyze and identify capacity of utilities. Include analysis of utilities on steep grades for life cycle, maintenance, and cost. Analyze and identify any existing utilities that are to be shared with Generations at Green Valley High Density Subdivision to sufficient scale and detail to inform decision makers and clearly identify all impacts.

The NOP indicates on pg 3 Connection to an 8" water distribution pipeline within Lima Way. The 8" water distribution was not designed to support the high density subdivision and was installed before a "Community Region" designation of highest intensity densities was broad brushed over this 280 acre parcel. Analysis shall be done to determine if potable water line capacity exists that will not cause a drop in pressure or hammering of water utility damaging existing property by the connection at Lima Way in the Highland View. Analyze and Identify to sufficient scale all proposed utilities along alignments so that decision makers, tax payers, ratepayers, residents and businesses impacted can see the magnitude of the build in and throughout Northern El Dorado Hills and have an understanding of the significant and unmitigable conflicts both constructability as well as the limited circulation of roads impacted for years that residents will be subjected to for the benefit of this subdivision. Analyze and identify

with sufficient scale and detail which utilities are tie-ins to existing to share capacity, which utilities are open cut to upsize utility and which utilities are open cut new installs.

NOP indicates connection to existing 8" gravity wastewater within Lima Way at the top of Aberdeen Lane in Highland View. This wastewater conveyance alignment is through Highland View, Highland Hills and Sterlingshire following an 18% grade near the top of Aberdeen Lane near Lima Way in Highland View. An analysis for blow out velocity at added capacity needs to be made by a qualified sewer design engineer. Analyze service operation under added capacity as well as due to steep terrain 18% at top of Aberdeen Lane in Highland View. Analyze condition and service life of pipe with a camera inspection of existing 8" gravity wastewater. Thrust blocks should be verified from as-built drawings.

NOP indicates upsizing approximately 1,600 linear feet of existing gravity wastewater pipeline upstream of the Highland Hills Lift Station. All alignments shall be clearly analyzed and identified with mapping to sufficient scale and detail that conflicts can be clearly identified in the DEIR/ EIR. For example gravity utility lines are usually first installed with improvements and construction occurring post install. After many years after install there could be potential conflicts with upsizing if something was built within the minimum offset zone, such as other utilities, fiber and electrical are typical ones, foundations, culverts and drainage are very common, structures and many others. Without a full analysis this could require a complete realignment or section of realignment and or moving of what is in conflict. Analyze and Identify all alignment constructability and costs associated with any relocated infrastructure. Analyze and identify the funding structure of this 1600 linear feet upsizing to gravity wastewater.

Analyze what portion of this extensive utility build is to be funded by the County, paid by the rate payer, identified as funded by Zone of Benefits or any other funding structure. Many of the utilities here in the El Dorado County foothills are a ½ to ⅓ of their life cycle due to terrain, corrosive soils, high subsurface water washing out trench material which leads to joint failures, uplift from subsurface water and underground spring activity among other issues. The Lead agency must do a full analysis of each utility and its actual condition and capacity as well as identify actual and potential conflicts in order to provide decision makers with accurate and full information on the enormous undertaking and cost associated with just the utility and public services portion of this project. Analyze Traffic Circulation during construction of these large utility builds that

will potentially affect El Dorado Hills region wide, Bass Lake, Cameron Park, Green Valley Road from Folsom to Rescue.

NOP indicates construction of approximately 8,500-linear feet force main from the Highland Hills Lift Station to an existing 15-inch gravity wastewater pipeline that flows to the St. Andrews Lift Station. Analyze alignment, full costs and all impacts of 8500 linear feet of force main. Analyze and identify funding structure for this extensive and costly 8,500 linear feet of force main. What percentage is distributed to existing El Dorado Hills, El Dorado County, Bass Lake, Green Springs, Malcolm Dixon, Serrano Residents and all Western Slope Communities both directly and increases in rate upcharges.

NOP needs to provide sufficient analysis to allow decisions to be made regarding the proposed project, without making assumptions that are fatal flaws when construction begins. These fatal flaws that occur in prior projects are a product of not having a full analysis and full disclosure of conflicts and impacts. CEQA law requires full and complete analysis be provided to all decision makers, responsible agencies and the public. Too many projects put an assumption in the NOP and EIR only to have to redesign and incur costly design changes, alignment changes, dual capacities not disclosed and added at last minute which are passed on to the County, Rate Payer, Residents, and Zone of Benefits which the residents pay for. Analyze and Identify full constructability reviews to determine cost equity and fiscal neutrality of the project.

Zone Of Benefits

Zone of Benefits - Is defined as an area identified as benefiting from the improvements and incorporated as a funding source to pay for a portion or percentage of the developers infrastructure costs. In reality these areas can be not benefitting but be incurring significant impacts. The Zone of Benefit must be thoroughly and clearly disclosed both in mapping, alignments, engineering reports and costs. Justification of Zone of Benefits must be demonstrated and analyzed. Existing neighborhoods that will be absorbing significant costs of this development under "Zones of Benefit" must be clearly analyzed and transparent to the public as well as all decision makers.

Traffic Circulation

Analyze and Identify all Study Intersections. Traffic circulation, traffic safety improvements inclusive of improvements at occupancy and improvements phased in and over future time periods. Conditions of a project must be transparent and fully

analyzed and not based on assumptions such as “changing timing on a signal” as that was already proven not a viable option as changing timing on one leg of signal only lengthens it on other leg that is still an impact with traffic backup which significantly impacts Traffic Safety. Analyze traffic circulation throughout El Dorado Hills on significant and effected roads, including but not limited to Green Valley, Silva Valley, Bass Lake, El Dorado Hills Blvd, Francisco, as well as all internal subdivisions roads affected Aberdeen, Appian Way, Highland Hills, Loch Way, Sangiovese, Green Springs, Malcolm Dixon, Western Sierra and internal Serrano roads. Analyze traffic circulation for all phases of significant and extensive utilities installed and construction impacts.

Traffic Geometrics

Fully analyze iTraffic Geometrics of all improvements for this development for meeting site distance, safety, vehicle capacity, speed zones, curve data, acceleration/ deceleration, right a way availability for improvements, signing, repaving, striping, drainage, impacts to adjacent uses, access, signal study, intersection widenings, relocation of existing infrastructure, and costs. This list is not all inclusive and does include every element of Traffic Geometric Analysis.

Fire Suppression

Analyze fire suppression requirements, infrastructure to provide fire suppression, adequacy of water availability for fire suppression. Full analysis of State Fire Safe and Fire Wise Practices for the project and how the surrounding region is impacted. Analyze Evacuation routes and model the routes at both peak commute hours and all school commute hours. An incident 15 years ago closed Hwy 50 for four hours causing gridlock on Green valley Road. It was documented by a resident and reported to the County that it took 2 hours to go 2 miles. Green Valley Road is the only parallel capacity arterial road that serves El Dorado Hills that extends from Sacramento County into El Dorado County.

Traffic Infrastructure

Historically El Dorado Hills has seen projects approved and Improvements delayed for decades if ever put in due to not overcoming design elements that were not identified and analyzed fully in the project planning documents or assumptions made without adequate analysis. All study intersections need to be fully identified and analyzed with cost estimates of improvements and time frame of implementation. Comments such as

improvements to intersection timing of Intersection X/Y would not be adequate analysis of Traffic Infrastructure needed for this level of project. If you increase timing to one leg you decrease it for the other. CEQA, requires mitigations to be realistic and timely and not be so vague that they are not practical to overcome significant impacts.

The NOP fails to analyze and identify meaningful and complete infrastructure for this project. The only transportation infrastructure improvements given are two signal timing and two driveways at the proposed entrance and exit of Green Valley Road. It says nothing about asphalt paving lane line to lane line inclusive of all signing striping and traffic control for 10,100 linear feet of open trenching for upsizing the 1600 ft of existing gravity wastewater and 8,500 ft of force main. It does not analyze or identify acceleration or deceleration lanes at the proposed project entrances under design speeds of Green valley Road nor the inadequate distance between the driveways to provide adequate acceleration/ deceleration on and off a high speed arterial parallel capacity main County Arterial Road. It only refers to them as pockets, pockets are for driveways. This is a County Road Connection not a driveway. Please analyze and clarify.

Drainage

Analyze watershed as well as drainage both onsite and offsite resulting from the proposed project. Analyze and identify Water retention ponds and intended use, will these be primarily for fire suppression? Analyze the quantity of watershed hydrology that will contribute to all surrounding developments. Specifically, Analyze drainage contributed to Highland View, Green Springs Ranch, Serrano Western Sierra Way, and Green Valley Road. Analyze the specific drainage infrastructure needed for this project both on site and offsite. A complete Hydraulic Study needs to be provided and analyzed. Drainage planning and design is a significant project element and critical in the foothills where seasonal flows can be short term with erosive and flooding potential.

Public Services

Analyze all Public Services that will be required by this project. The costs of these Public Services and the Funding Sources. Analyze costs and identify who will absorb the costs of these Public Services. Costs that are assigned to a Zone of Benefit should

clearly analyze benefit and show transparent costs to existing and surrounding neighborhoods.

Water Supply

Analyze existing entitlements and water resources for the project. The prior Dixon Ranch project denied by the Board of Supervisors indicated inadequate entitlements, analyze how this has changed.

Right Of Way

Analyze Right of Way needed for improvements identified in project at build or at some time in the future. The County does not own the Right of Way that would allow installation of a 2-way turn lane at Loch Way for instance. Analyze all right of way needs for evaluation of infrastructure to be a realistic consideration. Acquiring the Right of Way along Green Valley Road could likely be through eminent domain (taking of private property) at some locations. Analyze all locations that could potentially require additional Right of Way .

Offsite Improvements

Analyze all offsite improvements for design, right of way, operational needs, timing of installation. Identify what improvements will be required at- build and identify any sequenced improvements as well as costs and funding of costs. Analyze what improvements will be required prior to issuance of building permits for the project. Analyze and identify improvements for Condition at Occupancy.

Conditions Of Approval

Analyze all elements of the project as well as all onsite and offsite improvements that will be conditioned Prior to Approval of the Project. Analyze and identify funding structure.

Emergency Evacuation

Analyze emergency routes both onsite and off site, analyze all routes at study intersections and identify traffic congestion points. Analyze traffic improvements needed and all costs associated.

Pedestrian Facilities And Infrastructure

A project this size would attract pedestrian and bicycle traffic onto Green Valley Road. This is a major parallel capacity arterial road connecting Sacramento County with El Dorado County. Analyze pedestrian and bicycle facilities that would be required as part of ADA and Complete Streets as well Traffic Safety Improvements necessary for pedestrian and bicycle transit to public centers, CSD parks, and trails.

Community Region

Analyze and Identify how the proposed project is surrounded by rural zoning where 10 acre, 5 acre, 1 acre and the western perimeter and smallest parcels of ½ acre was designated to be Community Region defined as the area to accept the highest intensity density zoning. Analyze the CEQA requirement of compatible zoning and non compatible zoning and how it relates to this project with a high percentage of the 280 acres to have 6000 sf parcel and 10,000 sf parcel sites. Analyze and identify the legal course the County took to incorporate this new terminology without changing the zoning or doing a General Plan Amendment but with a broad brush determined this land surrounded by existing rural zoning and identified as Agriculture for the parcel known as Generation will accept the highest intensity densities. Analyze how this is not in conflict with the Zoning Ordinance that restricts rezoning if not compatible with existing uses. Existing uses are rural ranches and large parcels that would not be compatible with the designation of highest intensity densities.

The location of the proposed subdivision is in the rural area that the County incorporated into a planning area that County of El Dorado identified in a designation term called the “Community Region”. The definition of the Community Region given by El Dorado County is a region to accept the highest intensity densities in El Dorado County. Back when the Community Region was designated the County was required to do a CEQA analysis parcel by parcel to analyze all impacts of the designation that was in significant conflict with the existing rural, low density zoning, agriculture, biologically significant, geologically significant and historically significant parcels. The County is on public record that it would take many years and be such a financial expense they deferred to “the Next Board” to start the process as members of the Board were terming out. The next Board nor the following Board ever did the analysis. The Board and County staff were alerted that this was in violation of CEQA. The then sitting Board changed the language of the General Plan and the Zoning Ordinance to accept the omission without fulfilling the CEQA requirement. Analyze the legal implications to the County and the risk to the developers for non compliance of CEQA when a blanket

designation is incompatible with existing uses, existing Zoning and existing General Plan designation.

Trustee Agencies/ Responsible Agencies

Analyze and identify Trustee Agencies that elements of the project fall under their jurisdiction and may have financial involvement, require significant design changes, have oversight and administrative rights. The project should include all analysis, approvals and exceptions given by Trustee Agencies. The following list is not all inclusive.

- California Department of Fish and Wildlife (CDFW) - Section 1602 Streambed Alteration Agreement;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - StormWater Pollution Prevention Plan (SWPPP) approval prior to construction activities pursuant to the Clean Water Act;
- El Dorado County Air Quality Management District (SCAQMD) - Approval of construction related air quality permits;
- U.S. Army Corps of Engineers (USACE) - Section 404 Clean Water Act permit.

Responsible agencies must actively participate in the lead agency's CEQA process and consider the lead agency's environmental document prior to acting upon or approving the project. Without a complete and thorough Initial Study affording a complete NOP the Responsible Agencies will not have the minimum information to determine impacts of their responsibility or specialized interests and this has delayed projects.

Ground Water

Analyze groundwater impacts from drawdown, limitations of groundwater recharge or intrusion. Analyze water rights of surrounding existing parcels on wells. Is septic, recycled water or wells proposed for this project? If so, analyze all elements and effects on existing and surrounding properties.

Parcel APN 126-150-023

Identify why this portion of the project is being removed as part of a Boundary Line Adjustment and being processed under a separate application. Analyze why the project is requiring this separate application to be separated and piecemealed but is integral and project reliant.

EVA, Emergency and Vehicle Access at County Road Approaches from Green Valley at Entrance C and Entrance A.

There are 2 Emergency vehicle accesses identified on figure 2 page 7. Analyze and identify all full time unrestricted accesses as well as restrictions if any to proposed EVA's to through traffic.

The prior project was required to provide three full unrestricted accesses triangulated equidistance on the perimeter of the property. The map page 2 of the NOP shows two full use encroachments for the proposed project accessing Green Valley Road with two EVA's, emergency vehicle accesses, at Lima Road to Highland View and at Green Springs Road through Green Springs Ranch. Analyze and identify the County requirement for access for this development. The project appears to be reliant on the two EVA's, to meet access requirements.

Analyze the adequacy and design criteria of the two roadway connections stated on page 2 the NOP onto Green Valley Road for this 280 acres of high density designation subdivision. Analyze approach design curve data, site distances, acceleration deceleration separation distances. Will the proposed main two way access (Subdivision Access Road C) at the intersection onto Green Valley Road be signalized? Analyze and identify if right in right out is proposed to eastern access onto Green Valley Road (Subdivision Access Road A).

The project appears to be reliant on the two EVA's identified at Lima and Green Springs Road. Emergency vehicle accesses are not planned or designed to meet full use encroachment criteria. Analyze and identify the intended use and restrictions if any designated for these two proposed EVA's. Analyze and Identify maintenance of EVA infrastructure of gates installed. Analyze and identify contracts with HOA's for construction, maintenance and operation of EVA's.

Accident Data, Design Speeds, Speed Surveys

Analyze accident data, design speeds and previous speed surveys. The area is known to residents for its high accident rate with higher average vehicle speeds than posted speed limit. This segment of Green Valley Road is on a horizontal Vertical Curve that will need to be analyzed for site distance of intersection of the two road connections onto Green Valley Road (Access C & A) for vehicle traffic heading eastbound on Green Valley Road.

Economic Accountability

Analyze economic accountability or cost benefit analysis of the project.

Summary

In Summary this is only a partial and limited identification of significant elements of this project that will have significant regional impacts and costs. The Lead Agency, El Dorado County, must provide a thorough and complete Initial Study with identification of all elements that could have potential significant mitigable and unmitigable impacts. You're seeing an early and strong involvement from the Community. This is not anywhere near an acceptable NOP inclusive of 5 pages of verbiage and 3 graphs that do not offer sufficient scale and detail. Our Board, our Staff and our Planning Commission are entrusted to provide a process that gives our decision makers, responsible agencies and the public a document that presents clearly and in entirety the full impacts and the costs of the proposed project.

EDH APAC appreciates the opportunity to review and provide feedback on proposed development projects to mitigate impacts in our El Dorado Hills Community. Through question and feedback, our goal is to realize the best possible project outcome for our community, the project applicants, and for El Dorado County.

EDH APAC Generations At Green Valley Subcommittee

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"Non-Partisan Volunteers Planning Our Future Since 1981"