



El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2013 Board Chair
John Hildehl
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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 11-1604 - 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".