

# DEVELOPMENT SERVICES DEPARTMENT

COUNTY OF EL DORADO

<http://www.edcgov.us/devservices>



PLACERVILLE OFFICE:  
2850 FAIRLANE COURT PLACERVILLE, CA 95667  
BUILDING (530) 621-5315 / (530) 622-1708 FAX  
[bdgdept@edcgov.us](mailto:bdgdept@edcgov.us)  
PLANNING (530) 621-5355 / (530) 642-0508 FAX  
[planning@edcgov.us](mailto:planning@edcgov.us)

LAKE TAHOE OFFICE:  
3368 LAKE TAHOE BLVD. SUITE 302  
SOUTH LAKE TAHOE, CA 96150  
(530) 573-3330  
(530) 542-9082 FAX  
[tahoebuild@edcgov.us](mailto:tahoebuild@edcgov.us)

TO: El Dorado County Planning Commission                      Agenda of: July 26, 2012

FROM: Aaron Mount, Project Planner                              Item No.: 8

DATE: July 6, 2012

RE: Z04-0015/S01-0011/P08-0036/Springs Equestrian Center; Assessor's Parcel Number  
125-110-09; Corrections to Revised Initial Study and Staff Report

---

A traffic study was completed for the project (*Traffic Impact Assessment for the Springs Equestrian Center in El Dorado County, SUPA S01-11*, KD Anderson Transportation Engineers, December 4, 2003) and a later supplemental analysis was completed after redistribution of the project (*Traffic Impact Assessment for the Springs Equestrian Center in El Dorado County, SUPA S01-11*, KD Anderson Transportation Engineers, September 30, 2011). The Initial Study/Environmental Checklist and staff report both erroneously state that the traffic studies require a traffic signal at the intersection of Green Valley Road and Deer Valley Road. Both traffic studies make the conclusion that County CIP Project #76114, scheduled for construction in the 2012 and resulting in left turn pockets at the intersection of this project and Green Valley Road would make the circulation system adequate to accommodate the turning requirements of trucks entering the proposed project. Traffic signals are not a part of the Capitol Improvement Project for the Green Valley Road and Deer Valley Road intersection. The project traffic volume would remain below applicable County Level of Service standards and a reasonable relationship does not exist that would require the project to construct signals at the intersection of Green Valley Road and Deer Valley Road.

Proposed corrections to the Environmental Checklist Section XVI a&b are shown below in underline/strikeout:

Based on the traffic study, the project would be required ~~to install a traffic signal at the intersection of Green Valley Road and Deer Valley Road as well as~~ to construct the widening of Green Valley Road at its intersection with Deer Valley Road to include left turn lanes into Deer Valley Road. However, ~~the traffic signal would be not be required by the Department of Transportation (DOT) as it is included in the five-year Capital Improvement Program (CIP). CIP Project #76114 Green Valley Road/Deer Valley Road Turn Lanes, resulting in left turn pockets located at the intersection of this project and Green Valley Road, is scheduled for construction in the 2012 season.~~

Proposed corrections to the Staff Report in the Circulation discussion are shown below in underline/strikeout:

A traffic study was prepared by KD Anderson Transportation Engineers, dated December 4, 2003 which indicates that that the proposed project would worsen traffic pursuant to the 2004 General Plan policies, requiring that the project construct all road improvements necessary to regional and local roads to maintain or attain level of service (LOS) standards of the General Plan or ensure adequate funding is identified and available for the necessary road improvements and those projects are programmed. (Traffic Impact Assessment for the Springs Equestrian Center in El Dorado County, SUPA S01-11, KD Anderson Transportation Engineers, December 4, 2003) Based on the traffic study, the project would be required to ~~install a traffic signal at the intersection of Green Valley Road and Deer Valley Road as well as to~~ construct the widening of Green Valley Road at its intersection with Deer Valley Road to include left turn lanes into Deer Valley Road. However, the widening of Green Valley Road ~~traffic signal~~ would not be required by the Department of Transportation (DOT) as it is included in the five-year Capital Improvement Program (CIP) which is scheduled for construction in the 2012 season. An updated study was completed September 30, 2011 and concluded the project traffic volume would remain below applicable County Level of Service standards and that with improvements planned by El Dorado County the Deer Valley Road access to Green Valley Road system would be adequate to accommodate the turning requirement of trucks and trailers transporting horses to and from the site. (Traffic Impact Assessment for the Springs Equestrian Center in El Dorado County, SUPA S01-11, KD Anderson Transportation Engineers, September 30, 2011) DOT has applied standard conditions of approval to the proposal including the widening of Deer Valley Road from Green Valley Road to the project site to a 24-foot wide paved roadway per Standard Plan 101C. Based on these standard conditions of approval, traffic impacts would be less than significant.