

CARSON CROSSING ROAD

County Acceptance Issues

A Pictorial Review

Concerned Residents of El Dorado Hills Heritage Village
nonprofit public benefit corporation

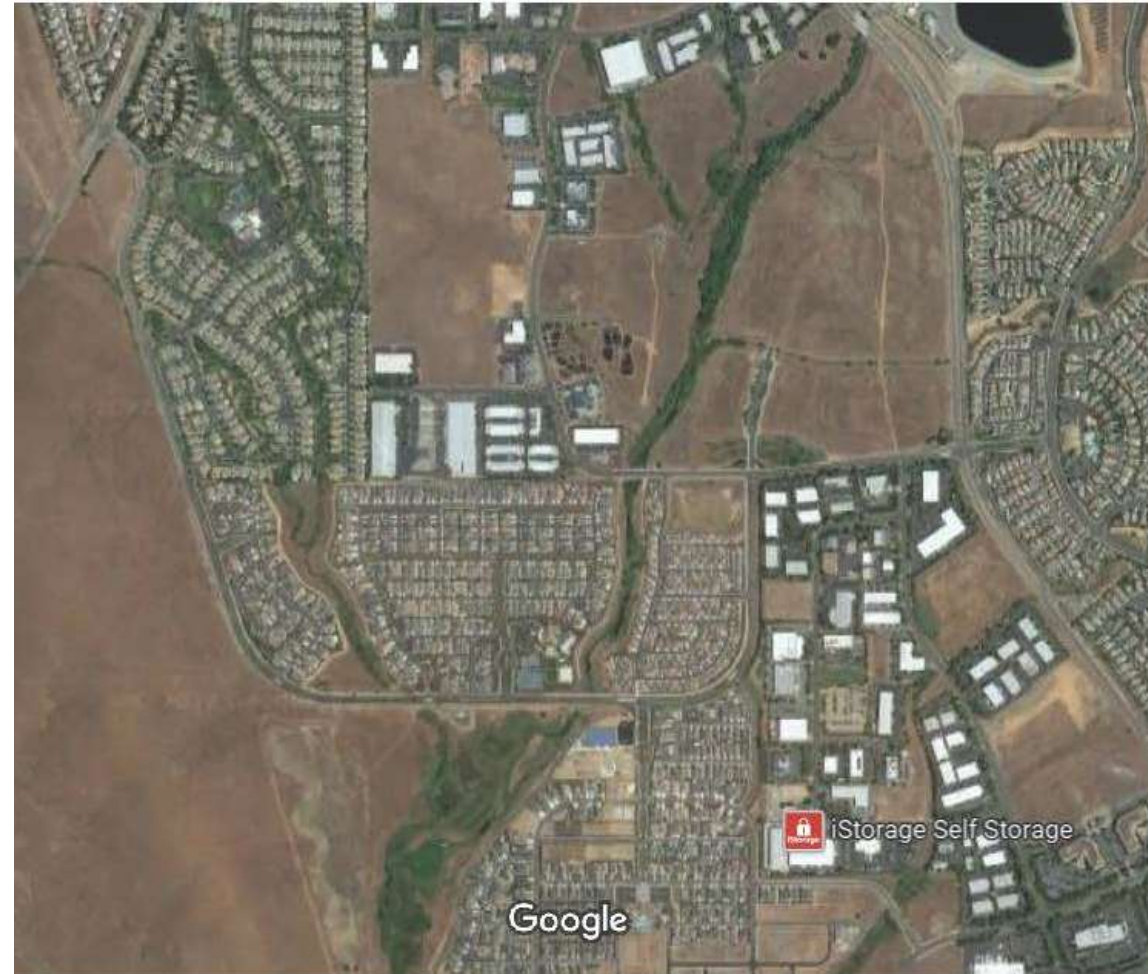
Issues and Concerns

- Carson Crossing Road is a traffic loop around two senior citizen residential communities
- Future plans to expand, widen, and/or connect Carson Crossing do not include current assessments of traffic, noise, and environmental impacts to the Carson Creek Preserve
- New proposals for development in the south of US50/Latrobe corridor including business park rezoning and public amenities have not adequately assessed the unique impacts on the senior communities
- Developer Lennar has requested transfer of its private roadway to the County without public input, especially from those with financial obligation to CFD 2014-1

Requested Actions

- Postpone the acceptance of Carson Crossing Road until other requests are complete
- New information and new development have identified impacts that require new studies
 - Changes in traffic patterns from Blackstone and the EDH Business Park
 - Pending plans for Carson Creek Village, Creekside Village and the future CSD Community Park
 - Noise impacts that were not assessed for residences within 100 feet of Carson Creek
 - An amended CEQA EIR to incorporate new biological studies confirming existence of species of concerns in or near Carson Creek Preserve
 - Unassessed impacts of the White Rock/Capital Southeast Connector and new Empire Ranch Hwy 50 exchange with extension to Carson Crossing

Aerial-Carson Crossing Area View



Heritage Village Carson Crossing Arial View



View 1: From Golden Foothills Rd



View 2: No Wall Sound Barrier



View 3: No Sound Barrier



View 4: No Sound Barrier



View 5: No Sound Barrier



View 6: Cross Walk at Palmdale



View 7: Sound Wall at Palmdale



View 8: No Sound Barrier to Pacifico

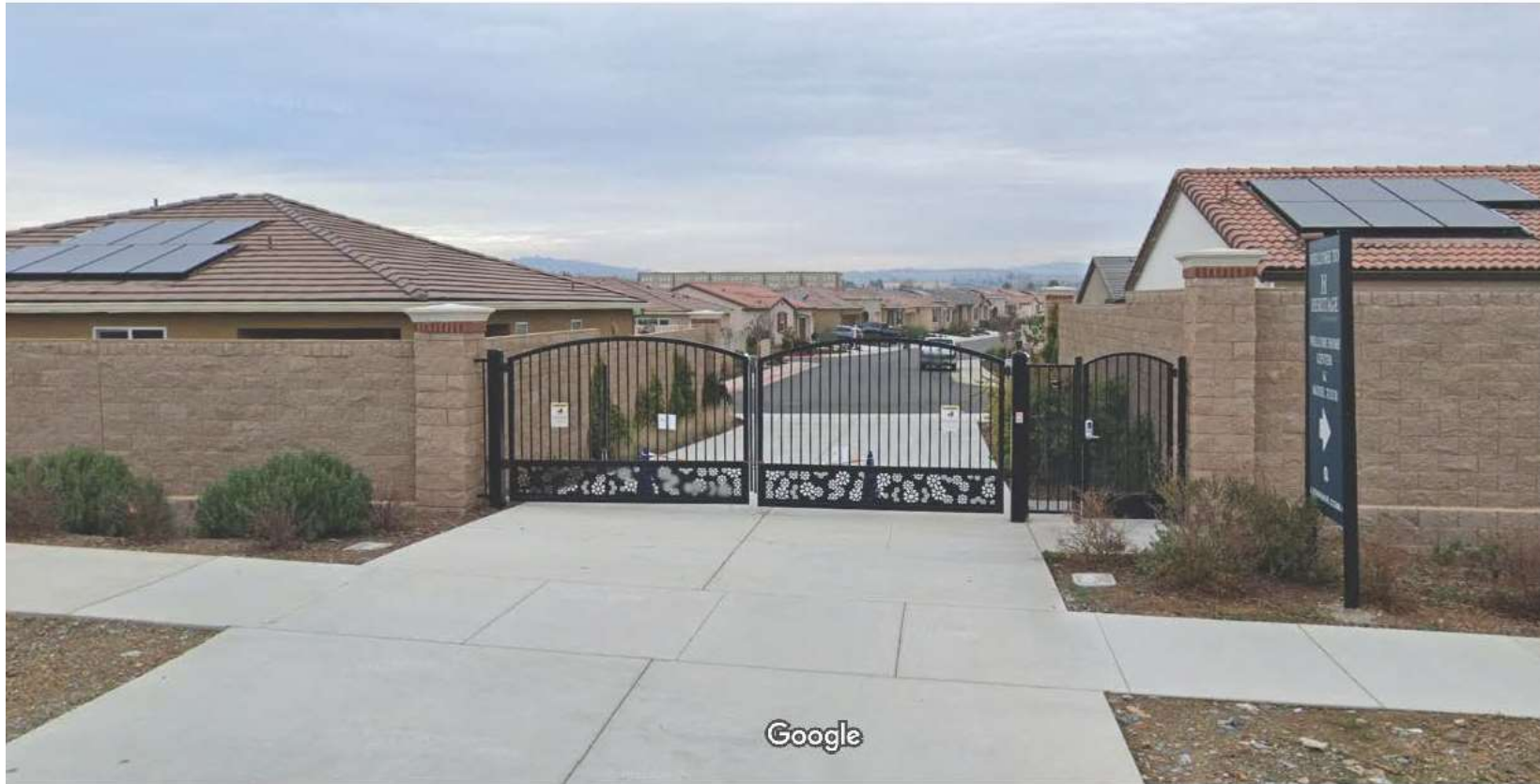


Image capture: Feb 2021 8:00 AM

View 9: Road Impacts on Preserve



View 10: No Sound Barrier at park



View 11: Partial Barrier



View 12: Egress from De La Vina



View 13: Road Impact on Preserve



View 14: No Sound Barrier



View 15: No Sound Barrier



View 16: No Sound Barrier



View 16: No Sound Barrier



Southern Mission Canyon Intersection



Very poor visibility approaching southern Mission Canyon westbound on Carson Crossing.



Unacceptable visibility exiting southern Mission Canyon to Carson Crossing (note that a left turn to eastbound Mission Canyon is allowed).

Northern Mission Canyon Intersection



Poor visibility exiting northern Mission Canyon at Carson Crossing (looking south).



Unacceptable visibility exiting northern Mission Canyon to Carson Crossing (looking north).

Northern Mission Canyon Intersection



Unacceptable visibility approaching northern Mission Canyon from westbound Carson Crossing (looking north). There is a red vehicle that is hidden by the vegetation.

Deficiencies of the two Mission Canyon intersections should be mitigated by installing stop signs at this intersection to facilitate safe ingress/egress to the development and to deter the unsafe vehicle speeds on Carson Crossing.

Heritage Parkway Intersection



Poor visibility of oncoming traffic in left turn lane approaching Heritage Parkway eastbound Carson Crossing (looking east). There has been at least one major vehicle accident at this site.

This intersection provides the only access to the Heritage community recreation facilities and is heavily used by pedestrians, bicyclists, and vehicles. Bicyclists exiting Heritage Parkway to reach the eastbound bicycle lane must cross here to proceed to the main Heritage Clubhouse and the public park.

Stop signs on Carson Crossing at this intersection would mitigate the deficiencies and would deter the unsafe vehicle speeds.

Other Carson Crossing Issues

- Email response of 5/16 to Adam Bane identified additional items
 - Sidewalk cracks and chips
 - Curbing chips
 - Road signage destroyed by construction equipment
 - Squared curb rather than tapered starts to roadside curbing
 - Poorly designed open drainage culverts
 - Noticeable erosion in several area
 - Improper slope/drain grate heights
 - Some culverts filling with erosion debris
 - Unnecessary hazard caused by steps left at sidewalk/trail junction
 - Remnant of Lennar's "ADA Compliant" fix to the locked trail gate

Draft Carson Creek Preserve Plan Impacts

- The US Army Corps of Engineers identifies Carson Creek as Waters of US subject to regulation and with the US Dept of Fish and Wildlife orders a Long-Term Management Plan to preserve and protect Carson Creek and the adjacent land.
- The DRAFT Carson Creek Preserve Long-Term Management Plan developed by Helix Environmental for Lennar confirmed the presence of multiple endangered, threatened or special concern species.
- The report nullifies the 1997 CEQA EIR negative declaration and requires an amendment to that EIR to assess these new and significant findings not previously assessed.
- The Carson Crossing culverts span this protected waterway and lands
- The acceptance of the Carson Crossing as a County owned roadway must assess the impacts and maintenance assumed under the identified Zone of Benefit

View Carson Creek Preserve / Carson Crossing



Zone of Benefit for Carson Crossing Culverts



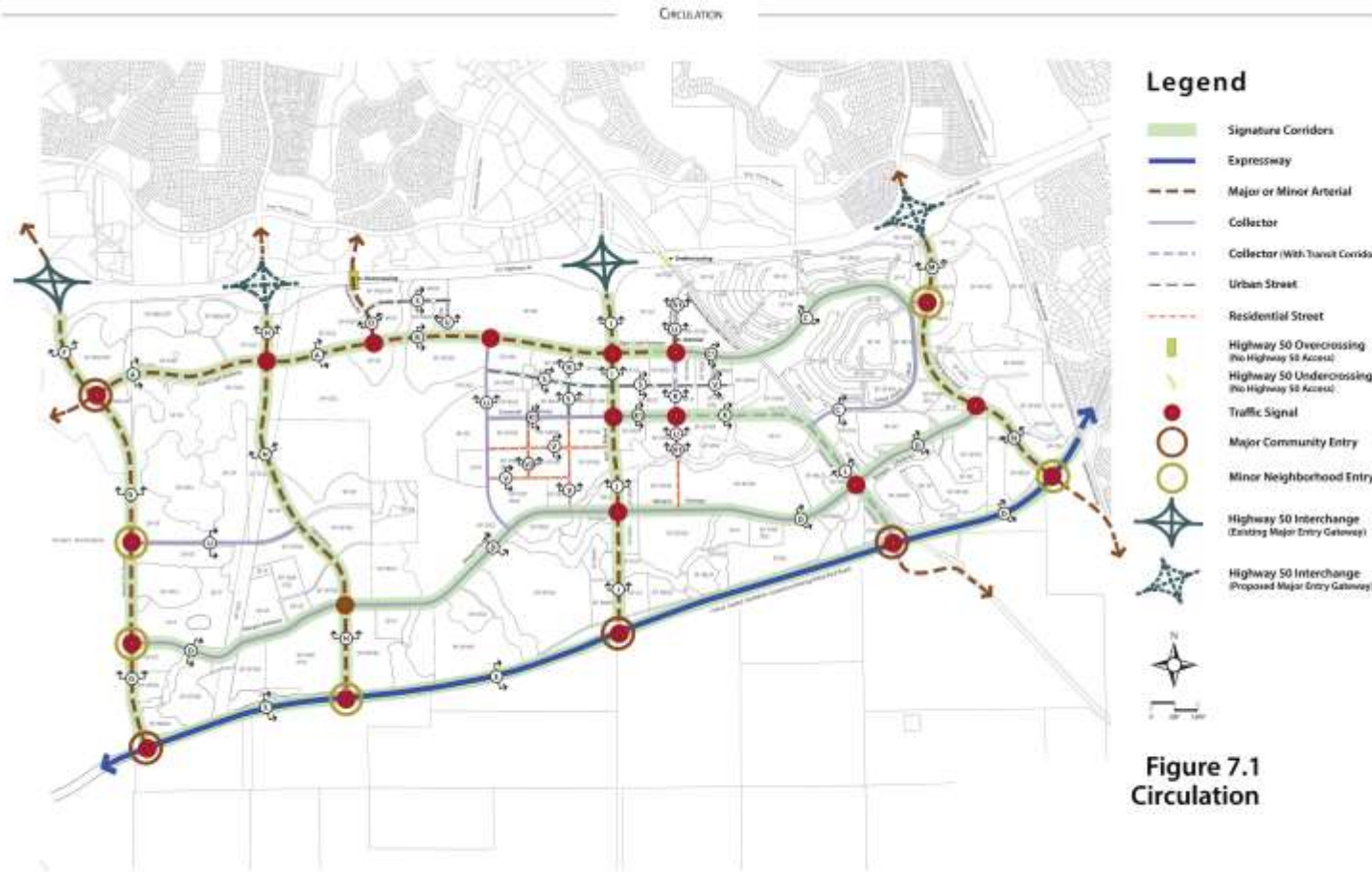
Empire Ranch/Carson Crossing Exchange

- At least two proposed plans for an Empire Ranch HWY 50 exchange connects Carson Crossing
- No study has been conducted on the impact to residents of the 55+ Age restricted communities of Heritage Village and Four Seasons
- No comprehensive transportation has been conduct relative to the project
- No CEQA EIR has been forthcoming based upon new biological findings
- No economic impact reviews on residential and commercial properties in the regional has been conducted
- Unresolved question: Will it be necessary to widen to four lanes

Empire Ranch/Carson Creek Loop #1



Empire Ranch/Carson Creek Loop #1



Folsom Ranch Plans for connecting roadways to the new Empire Ranch/US 50 Interchange currently assume connections for the proposed Latrobe/US 50 connectors

Empire Ranch/Carson Creek Exchange Alt



Carson Creek Village Proposal

- Preliminary proposal for a mixed use low to high density residential community has been reviewed by the Board of Supervisors
- The County DOT recommended the extension of Carson Crossing to Latrobe Road as preferable to the use of Robert Mathews Road
 - Creekside Village and the CSD Community Park assume use of Robert Mathews in circulation plans
- The residents of Heritage Village were not consulted
- No assessment of the additional maintenance resulting from increased traffic on Carson Crossing
- Funding of road improvements and maintenance is not clearly defined (CFD-2014)

Carson Creek Village ... CC Road extension



Proposed Land Use Concept

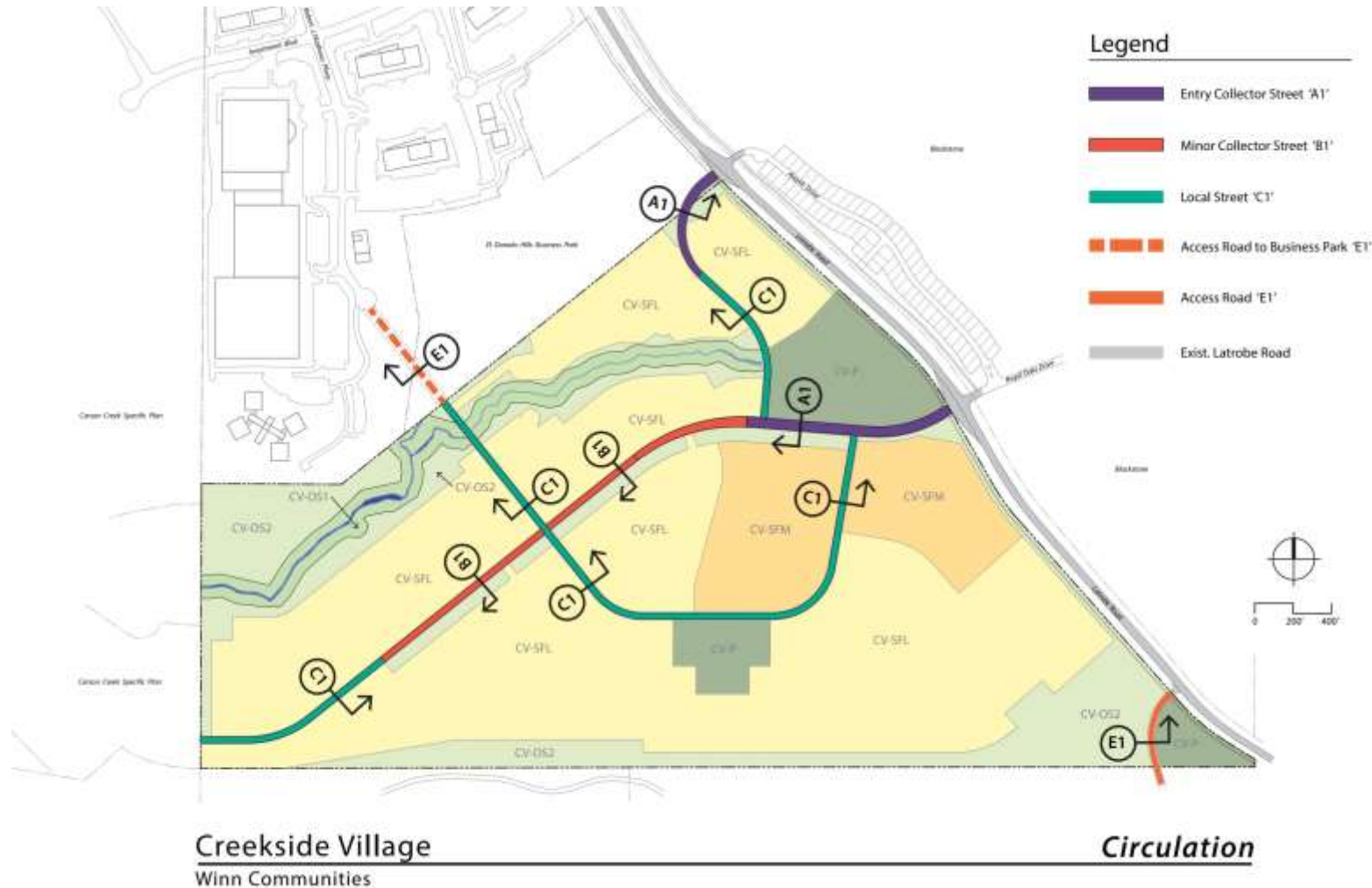


**CARSON
CREEK
VILLAGE**



PA20-0002

Creekside Village Circulation



Creekside Village plans indicate access via Robert Mathews Pkwy likely directing a significant amount of traffic north to Golden Foothills Pkwy and ultimately via Carson Crossing to the Empire Ranch/US 50 interchange.

The EDH CSD has acquired 50 acres for a new Community Park site in addition to the already CCSP designated 30 acre EDC Regional Park site with access to both via development.

HOW DO WE JOINTLY PROCEED?