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October 10, 2023

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CITY CLERK/HUMAN RESOURCES

OCT 10 2023

CITY OF PLACERVILLE
3101 CENTER STREET
PLACERVILLE, CA 95667

Placerville City Council
3101 Center Street
Placerville, CA 95667

RE: Development of parcel on Cold Springs Road/Middletown Road
APN 323-570-001

VIA: Email and hand delivery

Honorable Councilmembers:

I write to you today about the parcel being developed on the corner of Cold Springs Road and Middletown Road. I specifically want to voice my concern about the decision to place the ingress/egress on Middletown Road rather than Cold Springs Road. As it has been explained to me, the proposed ingress/egress is to align with Poplar Lane (an alley like street) off of Middletown Road. This makes little sense to me for a couple reasons. The proposed ingress/egress location is approximately 200' from a curve that will obscure the driveway for westbound vehicles (see attached parcel map). Every school day at approximately 3:30 PM the westbound traffic on that part of Middletown Road increases exponentially with young high school drivers in a hurry to get wherever they are going. The stopping distance for an automobile traveling 40 mph under ideal conditions (Middletown Road is slopped downward towards the intersection of Cold Springs) is approximately 200' (including reaction time). The more obvious question is why the ingress/egress for the project was not placed on Cold Springs Road which easily has twice the frontage area of Middletown Road and is more appropriate for the traffic that will be generated from this project.

Thank you for your time and consideration.

I await your reply.

Very truly yours,

Wayne D Hobbs

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Enclosure: Parcel map of subject property

