

PC 1/14/16
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Charlene Tim <charlene.tim@edcgov.us>

Fwd: planning commision hearing 1/14/2016

Janet Postlewait <janet.postlewait@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jan 11, 2016 at 7:08 AM

Hi Char,
Here's a comment for Dixon Ranch that came to me. I'm not sure who the planner is. I'll respond to Mr. Keil and let him know I forwarded it to Planning.

Thanks!

Janet Postlewait
Principal Planner

El Dorado County Community Development Agency
Transportation Division
2850 Fairlane Court
Placerville, CA 95667
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----- Forwarded message -----
From: **Ron Keil** <ron.keil@sbcglobal.net>
Date: Sun, Jan 10, 2016 at 6:33 PM
Subject: planning commision hearing 1/14/2016
To: janet.postlewait@edcgov.us

Janet Postlewait, Principle Planner
EDC Community Development Agency, Transportation Division

I will be working on the day of this hearing and unable to present my comments in person. Accordingly, please make my attached comments available to the commissioners at the hearing and enter them into the record.

Thank you for your consideration

Ron

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Comments to Planning Commission, January 14, 2016 sent to Janet.postlewait@edcgov.us

Thank you for the opportunity to comment on the proposed Dixon Ranch Development and any attempt to change zoning or increase the housing density.

I am Ron Keil, a resident of the Green Springs Ranch development located south of Green Valley Road at Deer Valley Road and adjacent to the east border of Dixon Ranch. In June 2012 I was secretary of the Green Springs Ranch Landowners Association (GSRLA), and I wrote to the planning commission in response to the Notice of Preparation (NOP) for Dixon Ranch. I expressed opposition to the development at that time on behalf of our 102 residents who felt they would be directly impacted by this development.

Since that time few things have changed.

The proposal was downsized about 10% and a later traffic study has been done and has confirmed our concerns and fears of increased traffic congestion, which will not be mitigated by any proposed road improvements in the foreseeable future. After 20 years of flimsy excuses from El Dorado County Department of Transportation (EDC-DOT), the intersection of Green Valley Road and Deer Valley Road was widened and now has turn lanes, and we have not had any serious accidents in front of our development since then. Thank you for that.

However, traffic has continued to increase and wait times at major intersections along Green Valley Road have increased. And the new traffic study dated November 2014 indicates continued future increased traffic and increased wait times. And this survey, which was requested and paid for by this county *in response to previous EIR concerns*, also indicates that the traffic conditions will deteriorate and that *this is a significant issue*.

The traffic study indicates roughly 50% increase in traffic on Green Valley Road due to the proposed Dixon Ranch Development and no mitigation other than widening Green Valley Road. *This is still a significant EIR concern.*

We said it before and we say it again. *How will the traffic issue be addressed before it gets worse?*

The realignment of Bass Lake Road will take some of the westbound traffic from Green Valley Road to Highway 50 and will relieve traffic on Silva Valley Parkway and El Dorado Hills Blvd. But a major part of the traffic from Dixon Ranch will still flow on Green Valley Road between Silva Valley Parkway and Silver Springs Parkway, in front of Green Springs Ranch.

High density housing is not in our interest, and a majority of residents in District One do not want or need it. The recent 91% vote on Measure E confirmed this fact. If the county wants to add additional housing we need to widen the existing roads *before* any future developments are approved, not afterward.

It took 20 years and 2.5 accidents annually over that 20 year period before we got the road in front of our development widened and turn lanes available (*and the money was allocated and sat in escrow during a large portion of that time*). I don't want to watch traffic increase for the next 20 years before the county addresses this issue.

We cannot tolerate any more developments on the Green Valley Corridor on the present 2 lanes. Please recommend against any approval of the Dixon Ranch Proposal for higher density housing until these concerns are mitigated.

Ronald Keil
1741 Carl Rd
Rescue, CA 95672

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Charlene Tim <charlene.tim@edcgov.us>

Hearing on Dixon Ranch January 14, 2016

Mary Lou Giles <mlgiles18@yahoo.com>

Mon, Jan 11, 2016 at 2:55 PM

Reply-To: Mary Lou Giles <mlgiles18@yahoo.com>

To: Lillian Macleod <lillian.macleod@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>, Dave Pratt <dave.pratt@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

Dear Commissioners and Staff,

I don't live near this proposed development, but as a citizen of the county, I have several major objections to the proposal, and urge you to deny approval.

The developer is asking that our voter approved General Plan be amended in order to convert 280 acres of oak woodland, currently zoned for low density housing, into a 605 unit high density subdivision. As proposed, this development would require the removal of nearly half the oak trees, cause traffic congestion and safety issues on Green Valley Road, and potentially have an adverse impact on water supplies.

I fail to see why the County should set aside existing voter approved laws and land use policies solely to enable real estate speculators/developers to maximize the return on their investment. The more homes they build, the more money they make. In my view, there is **no** entitlement to profit on an investment in land. The simple financial reality is that real estate is a highly speculative and risky investment. You may see a big return, a small return, or none at all. If one wants guaranteed returns, one invests in bonds! This proposal is a blatant attempt by monied interests to subvert the democratic process. Your duty is to uphold the laws of this county, and put the interests of the residents of the county, especially of the surrounding community, first.

The folks living in the area surrounding this 280 acres purchased or build homes in the expectation of a serene rural residential lifestyle. They had every reason to expect that that lifestyle would continue, given that the land around their home is zoned for low density housing. If this project is built, they are robbed of that lifestyle. They will be faced with the inevitable consequences of high density housing: traffic congestion, noise, destruction of habitat, potential water supply issues. They will also see a decrease in the value of their homes. Your lovely home on 5 acres smack dab next to a dense subdivision is worth far less to a home buyer, than your lovely home on 5 acres surrounded by other homes on 5 acres. It's your duty as county officials to prevent what is, essentially, an act of robbery.

All of us will be impacted by increased traffic congestion on Green Valley Road, which is our alternative east/west route to Highway 50. Not only will traffic congestion increase, but safety will become an issue. There are 25 parcels in the neighborhood of this proposed development with direct access to Green Valley Road. When these folks attempt to enter and exit their property into a higher volume of traffic, delays and accidents will occur.

We will all also be adversely impacted by the loss of yet more of our oak woodlands. This is an iconic foothill landscape with intrinsic aesthetic, historic, and ecological value. It's fast

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disappearing because other county officials did not do their duty. I sincerely hope you will do yours.

Sincerely,
Mary Lou Giles
Cameron Park