



EDC COB &lt;edc.cob@edcgov.us&gt;

## Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates for the Board of Supervisors' October 22, 2013 meeting.

1 message

**Cheryl McDougal** <cam4jrm@yahoo.com>

Thu, Oct 17, 2013 at 7:28 PM

Reply-To: Cheryl McDougal <cam4jrm@yahoo.com>

To: The BOSONE <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

I have come before El Dorado County and the Board to speak against the proposed land development projects in my local community: Farrens, Alto, Chartraw, Diamonte, and La Canada. One constant message from my husband and I as well as others has been the increased traffic and safety issues that would/will result to lower Malcolm Dixon Road that cannot be mitigated due to the two narrow Pony Express bridges. To-date, all of these projects have been approved by the Board with the exception of the Farren's. It is believed that Farren's was most likely denied due to potential legal action due to the misrepresentation by the owners and developer and that the project did not adhere to the land density bonus calculation.

Once again, I come to the County and to the Board of Supervisors with the same issue for Wilson Estates: increased traffic to lower Malcolm Dixon Road which has not been mitigated and then onto an already congested Green Valley/Salmon Falls/Francisco intersections. Even with the potential feed road into Green Valley from Malcolm Dixon road located to the East, the majority of residents for this project would take the shorter route on Malcolm Dixon Road to go West where all of the schools and shopping are.

My husband and I support the development of 28 homes on 1 acre parcels (R1A) for Wilson Estates as 1) the owners should be able to build to the current zoning and 2) this is consistent with the adjoining neighborhoods.

As stated many times by so many residents in so many recent board meetings that I have attended, we need to minimize new traffic added to Green Valley Road. As Wilson Estates is currently proposed, this project will add a likely 650 vehicle trips to Green Valley Road and Malcolm Dixon Road. In addition, this proposed development is not consistent with the rural community character of this region. We do not have gated, high-density parcels with sound walls. Also, I question the number of removal of oak trees as when I walk Malcolm Dixon road and view the existing trees, it seems substantially more than what I see stated in the project.

We are asking that you listen to the adversely affected voices of the surrounding community, residents of El Dorado County, and deny the rezone of this project.

John and Cheryl McDougal

Public Comment received 10-18-13

1041 Uplands Drive, El Dorado Hills, CA 95762