



EDC COB <edc.cob@edcgov.us>

PLEASE DENY THE REZONE OF WILSON ESTATES

1 message

Brown, Steven W <Steven.W.Brown@morganstanley.com>

Sat, Oct 25, 2014 at 10:09 AM

To: "bosone@edcgov.us" <bosone@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Supervisors,

Please deny the rezone of Wilson Estates.

One house per acre lot is consistent with the surrounding neighborhoods, including most of yours.

Further, Malcolm Dixon, and surrounding roads cannot handle the extra traffic load. Thank you for your consideration.

Steve Brown

EDH

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EDC COB <edc.cob@edcgov.us>

Wilson Estates

1 message

Mary Lou Giles <mlgiles18@yahoo.com>

Sat, Oct 25, 2014 at 11:25 AM

Reply-To:

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, EDC COB <edc.cob@edcgov.us>

Dear Supervisors,

I have just been informed via an e-mail from Green Valley Alliance that the hearing for the Wilson Estates project has been rescheduled from Nov. 17 to Nov. 4. Really? Whatever the merits of the project in its current incarnation, holding the hearing on Election Day is a blatant attempt to circumvent the democratic process. It's quite obvious the developers, and their sympathizers among county staff, are attempting to grandfather this project in so that Measure M, if passed, will not apply. This sleazy maneuver will not go unnoticed, unremarked, or unpublicized. I would urge you to either insist that the original hearing date be reinstated in the interests of fairness and democracy, to deny the rezone, or as a matter of honor, refuse to vote at all.

Sincerely,

Mary Lou Giles

Cameron Park



EDC COB <edc.cob@edcgov.us>

Wilson Estate Rezoning

1 message

P. Johnson <portofino82@sbcglobal.net>
To: edc.cob@edcgov.us

Sat, Oct 25, 2014 at 11:32 AM

Jim Mitrison:

It has come to our attention that Wilson Estate Rezoning is going before the Board of Supervisors on November 4th, 2:00pm which is election day. I do not approve of these shenanigans and think the review should be scheduled after the public has a chance to vote on Measure M.

Please be advised we recommend that any rezoning be restricted to one acre home parcels only to be consistent with the surrounding neighborhoods.

Thank you,

Paul and PJ Johnson



EDC COB <edc.cob@edcgov.us>

FW: Wilson Estates Board of Supervisors Hearing

1 message

taylorshack@sbcglobal.net <taylorshack@sbcglobal.net>

Sat, Oct 25, 2014 at 7:23 PM

To: bosone@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Cc:

You still don't hear us, those that live here.....we do not want more homes, we do not want higher density!! When will you stop for your own benefit be it political or monetary.....

We who live here do not want any more building!!

Deny the REZONE

One house on one-acre lots to be consistent with the surrounding neighborhood.

 20141104_WilsonEstates_BOS.pdf
96K



COMMUNITY DEVELOPMENT AGENCY

DEVELOPMENT SERVICES DIVISION

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

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

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South Lake Tahoe, CA 96150

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tahoebuild@edcgov.us

NOTICE OF PUBLIC HEARING

The County of El Dorado Board of Supervisors will hold a public hearing in the Supervisors Meeting Room, 330 Fair Lane, Placerville, CA 95667 on November 4, 2014, at 2:00 p.m., to consider Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515/Wilson Estates submitted by LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN (Agent: CTA Engineering and Surveying) to request the following: 1) Rezone the 28.18-acre parcel from One-Acre Residential (R1A) to One-Acre Residential-Planned Development (R1A-PD) and Open Space-Planned Development (OS-PD); 2) Tentative subdivision map and development plan to create 28 single-family lots ranging in size from 20,004 to 43,572 square feet in size and one interior private road lot; two lettered lots for open space, drainage and waterline; and one "new connection" road lot; and 3) Design Waivers for the following: (a) Reduce Lot R right-of-way widths from 50 feet to 30 feet; (b) Reduce cul-de-sac right-of-way radii from 60 to 50 feet; (c) Reduce roadway width from 28-foot 101B width to a modified 101C 22-foot CF/CF asphalt paved with Type E AC Dike and three-foot shoulder as shown; and (d) Reduce cul-de-sac Lot R-1 from 60 feet to 50 feet top back of mountable dike at 47 feet, 50 feet to hinge point; 3-foot shoulder designed to support a 40,000 lb. load. The new connector may be installed with an AC Dike in lieu of Type 2 Curb and Gutter with Transportation approval pursuant to note 10 on design plate 101B. The property, identified by Assessor's Parcel Numbers 126-070-22, 126-070-23, and 126-070-30, consisting of 28.18 acres, is located on the north side of Green Valley Road, approximately 3,000 feet east of the intersection with Silva Valley Road, in the El Dorado Hills area, Supervisorial District 1. [Project Planner: Tom Dougherty] (Mitigated Negative Declaration prepared)

The Planning Commission has recommended approval of these applications based on Findings/Conditions of Approval on file in Planning Services.

All persons interested are invited to attend and be heard or to write their comments to the Board of Supervisors at 330 Fair Lane, Placerville, CA 95667 or via e-mail: edc.cob@edcgov.us. If you challenge the application in court, you may be limited to raising only those items you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board at, or prior to, the public hearing. Any questions regarding this project should be directed to the County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us.

COUNTY OF EL DORADO PLANNING COMMISSION

ROGER TROUT, Executive Secretary

October 24, 2014



EDC COB <edc.cob@edcgov.us>

Wilson Estates rezoning request

1 message

Karen Schiro <knschiro@sbcglobal.net>

Sat, Oct 25, 2014 at 7:45 PM

To: bosthree@edcgov.us, bosone@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, bostwo@edcgov.us

Dear El Dorado County Board of Supervisors: Ron Mikulaco, Shiva Frentzen, Brian Veerkamp, Ron Briggs and Norma Santiago,

Please **deny** the rezone request for Wilson Estates. Keep the density one house per one acre, which would be more consistent with the surrounding neighborhood.

Also, I am disappointed that this hearing is going to be held earlier than originally scheduled, and on election day no less. Is Wilson Estates concerned about Measure M passing? Doesn't that tell you something???

Sincerely,

Karen Schiro

Green Springs Ranch, Rescue

El Dorado County Resident for 29 years



EDC COB <edc.cob@edcgov.us>

Wilson Estates and the EDH Town Center Apartments proposal

2 messages

Richard Boylan PhD <drboylan@outlook.com>

Mon, Oct 27, 2014 at 3:26 PM

To: Supervisor Brian Veerkamp <bosthree@edcgov.us>, Supervisor Norma Santiago <bosfive@edcgov.us>, Supervisor Ron Briggs <bosfour@edcgov.us>, Supervisor Ron Mikulaco <bosone@edcgov.us>, Supervisor Shiva Frentzen <bostwo@edcgov.us>, Supervisors'Bd Clerk JimMitrison <edc.cob@edcgov.us>

Dear County Supervisors,

I oppose the proposed EDH "Wilson Estates" proposed rezoning and development project along Green Valley Road, EDH as well as the Town Center Apartments project, to be presented to you at the upcoming Nov. 4 Tuesday Board of Supervisors meeting.

The 'Wilson Estates' project would increase density in a rural area of EDH and would require increased-density zoning changes which citizens do not want.

The EDH Town Center proposed project violates county design standards, and would induce high-rise visual blight in the EDH community.

Both would induce increased traffic burdens on already at-capacity roads (Load Level F).

Both would put a major increase in demand on our already-fully-committed water supply, as current drought rationing makes clear.

Both are incompatible with the zoning for this area.

The EDC Sheriff's Office submitted a report concluding that they will need additional officers and staff due to the EDH project.

For all these reasons, the proposed projects violate our General Plan.

Please reject these proposed expansion-of-urban-encroachment projects 'Wilson Estates', and El Dorado Hills Town Center East Apartments.

Neither project should be decided on until after the voters have spoken next Tuesday. Respect democracy. Remove these projects from the November 4 Agenda.

Thank you.

Richard Boylan, Ph.D.

Richard Boylan, Ph.D., LLC
drboylan@outlook.com
Diamond Springs, CA

The BOSTHREE <bosthree@edcgov.us>

Mon, Oct 27, 2014 at 3:32 PM

To: EDC COB <edc.cob@edcgov.us>

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp
District Three - El Dorado County
530.621.5652

[Quoted text hidden]

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Thank you.

14-1331 Public Comment
BOS Rcvd 10-27-14