



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

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**Fwd: PA17-0002/Generations rezoning amendment**

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Roger Trout <roger.trout@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Sat, Sep 30, 2017 at 11:22 AM

For the file: PA17-0002.

----- Forwarded message -----

From: **Kim Cross** <kmcross@mac.com>  
Date: Sat, Sep 30, 2017 at 6:41 AM  
Subject: PA17-0002/Generations rezoning amendment  
To: planning@edcgov.us, roger.trout@edcgov.us  
Cc: bosone@edcgov.us, edc.cob@edcgov.us, matt.smeltzer@edcgov.us

September 30, 2017

Roger Trout, Director and  
Area Planning Advisory Council and  
County of El Dorado  
Community Development Services  
Planning and Building Department

Re: Pre-application PA17-0002/Generations at Green Valley General Plan Amendment form Low-Density Residential to Medium- and High-Density residential

Dear Roger, Area Planning Advisory Council, and Community Development Leaders,

A majority of the population of El Dorado Hills is from the Bay Area. Most of us have left the Bay because of over population, high crime rates, poor city and county planning, bad schools, traffic, and lack of open space. By bringing high-density housing to El Dorado Hills we will be increasing crime rates, traffic and taking away what so many of us moved here for, a better quality of life. Please do not allow the rezoning of this low-density land to become medium to high-density.

On the surface it may sound good to those of you who are making money off of this deal. Maybe for you it is a no brainer. But for those of us who live here and are planning to live here for the next 30-40 years, it sounds like the death of the American dream. That fleeting dream that we thought was already dead, but we somehow found again here in El Dorado County.

Don't just take my opinion as a tax payer, head of household, and a mother. What do studies say? What does research say? For one, Indiana University study shows "higher rates of all types of violent crime in areas of high-density residential land use, even after controlling for overall population. The correlation was more pronounced in disadvantaged areas but held true in other areas as well.

There seems to be something about (high-density residential) units that is associated with all types of serious violent crime, even controlling for the other factors in the model... Apparently, high-density housing units promote serious violent crime."<sup>1</sup>

What about schools? Surely higher density housing means more money for schools and that has to be better right? Well from personal experience in Newark, CA I have seen money from high-density housing go to school districts, but the schools never see the money. Schools under perform. The average school score for the area is 4 out of 10 which means more schools are ranked lower than 4 and few make it above a 7. Higher-density housing is not good for our children. Not only do our children need lower density housing but so do our pets.

If you have a pet dog, higher-density housing means more dog bites too. People will always have pets and no matter how cramped the living space they will find a way to get a dog into their homes and no matter what rules are imposed. With less open space, smaller lot sizes, and more people, there are fewer opportunities to provide dogs with proper space for exercise and exploration. Increasing encroachment on to a dog's natural instinct for territory. This increases the likely hood for dog attacks.

There are many other considerations this county should consider against high-density housing, but I want you to read this letter so I am not including every argument against this rezoning. I beg you, don't sell out the values of this county, don't sell our future to the highest bidder. Protect the quality of life so many of us moved here to achieve.

Sincerely,

Kim Cross  
4344 Brisbane Circle  
El Dorado Hills, CA 95762  
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<sup>1</sup> "SPEA study shows links between land use and violent crime rates" Indian University article  
<http://newsinfo.iu.edu/news/page/normal/13030.html> accessed on September 30, 2017

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