

11/3/2014

Edcgov.us Mail - Deny the REZONE

#37



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## Deny the REZONE

1 message

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**a-mjohnson@comcast.net** <a-mjohnson@comcast.net>

Fri, Oct 31, 2014 at 6:59 PM

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

To the El Dorado County Board of Supervisors:

My husband, Al Johnson, and I, Monica Johnson, ask that you deny the rezone of the area to be known as Wilson Estates. We prefer that there be one house on one-acre lots, which would be consistent with the surrounding neighborhood.

Thank you,  
Al Johnson  
Monica Johnson



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

## Wilson Estates Rezone Hearing, November 4, 2014 @ 2:00 p.m.

1 message

**Greg Selk** <glselk@yahoo.com>

Sat, Nov 1, 2014 at 5:17 PM

Reply-To: Greg Selk &lt;glselk@yahoo.com&gt;

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

November 1, 2014

To: Ron Mikulaco  
Shiva Frentzen  
Brian Veerkamp  
Ron Briggs  
Norma Santiago  
Jim Mitrisin

From: Mr. &amp; Mrs. Greg Selk

El Dorado Hills, CA 95762

Subject: Wilson Estates Rezone Hearing, November 4, 2014 @ 2:00 p.m.

My wife and I just heard about the Public Hearing being held on the above date and time concerning the rezoning of Z14-002/Planned Development PD14-0001/Tentative Map TM14-1515/Wilson Estates in El Dorado Hills. Unfortunately, due to election day and our inability to get off work and drive 50 miles from Sacramento, my wife and I will be unable to attend. But, in lieu of attending, we would like to submit our comments concerning the issue at hand.

- 1) The rezoning of the parcels stated above are inconsistent with the surrounding neighborhood lot sizes.
- 2) We're suspicious as to why this hearing was moved from November 17th to November 4th at 2:00 p.m. on election day. Was it because of the possibility of Measures M, N and O passing? Was it because it is difficult for people to attend a meeting at 2:00 p.m. on election day/work day so their voices can be heard?
- 3) In addition to the rezoning hearing, as we stated in an early letter sent to Mr. Pabalinas, Senior Planner, concerning the Proposed Pedregal Project in El Dorado Hills, we have 5 previous concerns that have never been addressed.
  - a) The proposed rear setback distance from our rear lot line is 40 feet, the lowest of the entire project. Based on the "Preliminary Lot Layout-with rear setback dimensions" it appears that the average rear setback for the proposed "Wilson Estates" is a little over 60 feet. It is unknown to us why the rear setback to our lot is 20' less than the average.

b) The Developer stated that the homes to be built would be no higher than 35' in plane with the slope of the hill. Our concern is that with the rear setback of 40' and the 35' proposed height limitation, our current view from our home could be impeded.

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c) Like our neighborhood, RidgeView East, will electrical lines be placed underground?

d) Can a rendering of the project at street view and from El Dorado Hills Blvd. be created and available to the public? This would allow residents of Ridgeview to see what the hillside would look like with additional homes built.

e) With all the information the public has been given, as well as the studies that have been conducted and will be conducted, is it possible for the developer to pay for damages and/or fines if the studies are found to have been inadequate?

Lastly, we love living in El Dorado Hills. It still has the "rural" feeling much like most of El Dorado County. Even with the cookie-cutter rows of brown roof, brown painted houses in Serrano, EDH doesn't have the over-crowded feel of Sacramento and Folsom. The crime-rate is still low and the quality of life remains quiet and unassuming.

Please consider our concerns and include our comments into the public record concerning this hearing.

Sincerely,

Greg & Tricia Selk  
GLSELK@yahoo.com



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

## Fwd: Request to deny Wilson project application

2 messages

**Char Tim** <charlene.tim@edcgov.us>

Tue, Oct 28, 2014 at 2:10 PM

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

Please attach this public comment to Legistar 14-1331, which is scheduled for the 11/4/14 BOS meeting. Thank you.

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

From: **Vern Miller** <verndmiller@yahoo.com>

Date: Tue, Oct 28, 2014 at 12:47 PM

Subject: Request to deny Wilson project application

To: Char Tim <charlene.tim@edcgov.us>

Cc: "bos@edcgov.us" <bos@edcgov.us>

Note: We are on a trip so cannot attend the supervisor meeting personally. We are having computer so our request is brief.

This is to strongly request the Wilson development application be denied. How many times do the citizens of this county need to say "keep us rural" and do not allow higher density islands that are not compatible with the surrounding areas.

Supervisors are elected by the citizens not by the developers so they should represent the citizens & the principles upon which they ran for office. Re:"keep our county rural !"

It is also unimaginable to think that this was scheduled just prior to the coming election to avoid any repercussions from that election.

Please refer to our previous letters regarding the prior Wilson applications. The basic objections are still valid.

Vern & Phyllis Miller

Sent from Yahoo Mail on Android

**Char Tim**

Clerk of the Planning Commission

Assistant to Roger Trout

Development Services Division Director

**County of El Dorado**

Community Development Agency

Development Services Division

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351 / FAX (530) 642-0508

charlene.tim@edcgov.us

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material from your system.  
Thank you.

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**Vern Miller** <verndmiller@yahoo.com>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Nov 3, 2014 at 1:11 AM

Please register our protest to the Wilson protest. We sent this a few days ago but didn't have the correct address for the BOS

Sent from Yahoo Mail on Android

From: "Vern Miller" <verndmiller@yahoo.com>  
Date: Tue, Oct 28, 2014 at 8:48 PM  
Subject: Request to deny Wilson project application

Note: We are on a trip so cannot attend the supervisor meeting personally. We are having computer so our request is brief.

This is to strongly request the Wilson development application be denied. How many times do the citizens of this county need to say "keep us rural" and do not allow higher density islands that are not compatible with the surrounding areas.

Supervisors are elected by the citizens not by the developers so they should represent the citizens & the principles upon which they ran for office. Re: "keep our county rural !"

It is also unimaginable to think that this was scheduled just prior to the coming election to avoid any repercussions from that election.

Please refer to our previous letters regarding the prior Wilson applications. The basic objections are still valid.

Vern & Phyllis Miller

Sent from Yahoo Mail on Android





EDC COB <edc.cob@edcgov.us>

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## PLEASE DO NOT ALLOW THE REZONE

1 message

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**edandkathykoff@comcast.net** <edandkathykoff@comcast.net>

Mon, Nov 3, 2014 at 12:10 PM

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

To whom it may concern; (Ron Mikulaco, Shiva Frentzen, Brian Veerkamp, Ron Briggs, Norma Santiago, Jim Mitrisin)... I am writing this email to inform you of my wish to NOT allow the rezone and allow Wison Estates to build in EDH. DENY THE REZONE.....ONE HOUSE ON ONE-ACRE LOTS TO BE CONSISTENT WITH THE SURROUNDING NEIGHBORHOOD. I BELIEVE THIS WILL PRODUCE UNWANTED GRIDLOCK HERE IN THJE EDH AREA.  
Thank You...Ed & Kathy Koff, El Dorado Hills, CA. 95762...



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

## Wilson Estate Vote - Nov 4th

1 message

**Lindsay Juarez** <lindsayjanelle@gmail.com>

Mon, Nov 3, 2014 at 1:04 PM

Reply-To: Lindsay Juarez <lindsayjanelle@gmail.com>

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

Dear El Dorado County Board of Supervisors,,

As a resident living on Malcolm Dixon Drive, less than one quarter mile from the proposed Wilson Estates, I'm writing you to express my strong hope that you will vote with the surrounding community at tomorrow's meeting. I hope that you will thoroughly read and consider not only my message but all the messages you have and will receive, and cast your vote for your community that has elected you not for one developer.

Working for a private engineering consulting firm in the public transportation industry, I know that growth is a part of our lives, and it can be healthy when done in the right way. In the world of Public Works and Transportation, the public and community stakeholders are always key to any project. I find it unfortunate that this is not always the case with private development, when the public is just as impacted, sometimes on an even more personal level. I'm not asking that you stop all growth from ever happening and keep my neighborhood exactly as it looks now for the next twenty years, but I am asking that you make sure the growth happens in a responsible way that is compatible with the surrounding neighborhoods, not to mention compatible with the County's General Plan. I think that is a reasonable request.

Allowing Wilson Estates to rezone and put in parcels less than one-acres is far from compatible with the surrounding community.

My opposition is based on the following key elements:

- **The additional traffic demand a dense development would place onto Malcolm Dixon Road could pose a serious safety threat.** Anyone that lives on or near Malcolm Dixon Road, knows that the road is heavily used by pedestrians. During favorable weather, dozens of cyclists use this road as part of their route, children regularly ride skateboards and scooters down the steep inclines of the road, and people of the community enjoy walking and jogging along the road as well. Those that regularly travel the road also know that is a narrow, windy, and steep route that vehicles often travel at too high of a speed on. If the County allows additional traffic that this route is not designed for, there could be serious and tragic consequences.
- **Wilson Estates is incompatible with the surrounding community.** Per the County's General Plan policies, *"Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses..."*. Below are specific examples of incompatibility with the surrounding community:

- Parcels less than one acre
- Gated Community – People move to these neighborhoods specifically because they prefer a community style other than the likes of Serrano
- Planned Open Spaces that only those within the development will have access to – Are we to accept their additional noise and traffic, but not be able to enjoy the open spaces that as of now are within are community?
- Access onto Malcolm Dixon Road

- **The Community has continually spoken out against this request for rezone, yet the developer has not listened and is returning with the same request.**

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Please vote with the people of your County, uphold the decision made last October, and deny this request.

Thank you very much for your time,

Lindsay Katt  
Malcolm Dixon Road Resident



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

## Wilson Estates Opposition

1 message

**Jamie and Heidi Timms** <jhtimms@gmail.com>

Mon, Nov 3, 2014 at 2:25 PM

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

Hello Board of Supervisors,

We are writing you in opposition of the Wilson Estates rezone project in El Dorado County. We are residents on Alta Vista Court and are unable to make it to the hearing due to having small children that must be picked up from school during this time. I am picking up another neighbor's child so she can come and attend the hearing.

First off, we are VERY DISPLEASED with the fact that this hearing was moved to election day at 2pm. I see that you are trying to beat some of the measures on the ballot and this is unfair to the area residents who are voting on these measures. We see it as Wilson Estates is trying to cheat the system by pushing their hearing to election day. Area residents were notified at the last minute that this hearing was being pushed up to election day vs. the original hearing date that was later in November.

We are opposed to the type of zoning that the Wilson Estates is trying to achieve. We have a one-acre parcel and the R1a zoning would keep one-acre parcels in the neighborhood making it more consistent with the surrounding neighborhood. There are no gated communities along Malcolm Dixon road and I chose this area specifically due to lack of gates.

If you rezone this area, you will have to rip up the entire Malcolm Dixon Rd. to get city utilities to these properties. This road was just repaved a few years ago and doing so will tear up the area for existing residents. Who will be paying for the repaving of this entire road to bring utilities to Wilson? How will this impact current area residents and traffic?

Wilson has an outlet onto Green Valley, from their project, on their plans. An outlet onto Green Valley Road is very dangerous. There are many traffic accidents from residents from the Highland Hills community, across the way from the proposed Wilson project, because they are turning into the high-speed traffic on Green Valley Rd. Traffic is often going 50-60 miles an hour, almost freeway speeds. We had a weekend last year where there were three accidents in one month from the Highland Hills Community. As for morning and evening commutes, Green Valley is not able to handle another large community. It is one lane, each way and it will be gridlocked every day, during commute hours.

Also, there is not room in the current schools for a high density housing project. Oakridge High School is at capacity and so are many of the other schools. Marina Middle school was overflowing this year. Marina was rejecting a handful of incoming 6<sup>th</sup> graders this year and many schools like Lakeview and Green Valley are also at capacity. There are no plans to build another high school for the children of such a large housing project. Blackstone community, on the other side of town, currently sends their students to Union Mine High School, which is very undesirable and there is a part of Serrano that sends their kids to Ponderosa High School. Where

will these kids go to school?

Our home is on Alta Vista Ct just off the Malcolm Dixon Road corridor and we live on a one-acre parcel as my neighbors do. This project, as being presented, is not consistent with this neighborhood as it is 28 homes on 16 acres rather than one home per one-acre lot. Therefore, we are requesting that you deny this rezone/project due to the same reason as last year: This project is incompatible with the neighborhood, there is not room in existing schools and the traffic on Green Valley is too dangerous to add more outlets from communities.

Thank you for your consideration,

Jamie and Heidi Timms

El Dorado Hills, CA 95762



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