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DATE 2/10/17
BOS 2/14/17

#26

EDC COB <edc.cob@edcgov.us>

Dixon Ranch KEEP IT RURAL

Lloma Alameda <lloma@sbcglobal.net>
Reply-To: Lloma Alameda <lloma@sbcglobal.net>

Tue, Feb 7, 2017 at 10:08 AM

To all Board of Supervisors ,

PLEASE PLEASE do not let the proposed amount of homes be developed in the Dixon Ranch" subdivision. "

I live on Green Valley Rd near the Dixon Ranch and have for 44 yrs. Back when Ron Dixon ran his cattle there and on his mom's place off Malcom Dixon. I have sadly watched the growth in Folsom and El Dorado Hills. The traffic congestion is just awful in Folsom and in El Dorado Hills along with the added traffic on Green Valley Rd. The back log of traffic where schools are located on Silva Valley Parkway (4 of them) and Pleasant Valley middle school on Green Valley Rd is horrendous when school is starting and letting out. I don't feel those school locations were planned out very well by having them on main arteries like that. And Pleasant Valley School on a 55 mph road where it ends up bumper to bumper STOPPED as parents are dropping off or picking up students.. Adding 605 families to that traffic congestion along with the Wilson project you ok'd. Where's the rural in that??

The Dixon Ranch was NOT zoned for high density. Its rural. Its a beautiful ranch and should be moderately developed. NOT 605 rooftops. I'd rather see 605 head of cattle, be much more peaceful and scenic .

I realize the property will be developed but its your duty to make sure its done within reason and keeping with the area. Its neighbor, Green Spring Ranch, is what Dixon Ranch should be. NOT wall to wall roof tops.

What are the plans for all of us that live along Green Valley Rd (about 20 of us from Silva Valley Parkway up to Dixon Ranch proposed entrance) so we can **SAFELY** get in and out of our many driveways? Or those entrances to our roads ?

ie:

- 1) Sterlingshire/LochWay accidents there
- 2) Latter Day Saints church accidents there
- 3) New Wilson project there will be accidents there when opened
- 4) Rocky Springs Rd accidents there
- 5) Malcom Dixon accidents there
- 6) West Green Springs Rd accidents there
- 7) Lexi Way

As a resident who is always saying her prayers when signalling left to get into my driveway as the traffic behind me SHOULD SLOW DOWN/WAIT but instead illegally passes me on the right in the gravel. I always fear that vehicle behind the first vehicle not being able to see me so has no clue I'm there as the car behind me last minute swerves around me. I've been lucky not getting hit and pushed into oncoming traffic but I have had many close calls and feel my # may come up anytime soon..

Its a 55 mph zone but most all kick it up to 60's plus when possible, so those of us that have to pull out of our drives have to punch it big time to avoid causing problems, once we can get out that is. Usually I'm sitting in my driveway a long time watching traffic both directions for an opening.

Green Valley Rd has cars travelling as fast as highway 50 but with no on ramps for us to get up to speed to get out there nor added lanes for traffic to move over.

How does adding the minimum of 605 x 2= 1210 more vehicles to the traffic help?

Don't know what your neighborhood is like but if you do live in a rural area, you do not want to look at a massive subdivision let alone hear it. You did not move there to live in a city atmosphere did you? I sure didn't 44 yrs ago. I know I have to accept change and growth but not at all happy about being forced to lose my country charm and inherit city cluster because the Supervisors changed the zoning and allowing the developer to squeeze as many homes as possible in their subdivision.

Again, Dixon Ranch should be just like its neighbor Green Springs Ranch and NOT like Sterlingshire, Highland Hills or Serrano ..

PLEASE stop this high density build and keep it a rural build. What do you want to be remembered for as a Supervisor? Sparing the rural? Or making this another Bay Area or Los Angeles cluster mess?

extremely anxious,
Lloma Alameda



No Dixon Ranch subdivision sprawl in Green Valley!

Richard Boylan PhD <drboylan@outlook.com>

Sat, Feb 4, 2017 at 10:45 AM

To: Supervisor Shiva Frentzen-2 <bostwo@edcgov.us>, Supervisor Michael RanalliDist4 <bosfour@edcgov.us>, Supervisor John Hidahl - 1 <bosone@edcgov.us>, SupervisorSue Novasel-5/SLT <bosfive@edcgov.us>, Supervisor Brian Veerkamp-3 <bosthree@edcgov.us>, Supervisors'Bd Clerk JimMitrisin <edc.cob@edcgov.us>

Supervisors,

The Dixon Ranch project is a proposal for a General Plan Amendment and Rezone to convert 280 acres (4 parcels) of low density land currently used for grazing, into high density housing.

The elementary and middle schools serving the project area have zero capacity to accommodate students from Dixon Ranch. (draft EIR page 331)

While only 10% oak tree removal is allowed for this site, the project proposes the removal of 44% of the healthy trees (draft EIR page 226)

The safety hazard of the direct access driveways as discussed in the Green Valley corridor traffic study, was not addressed in the Draft EIR. The Final EIR denies there's a safety problem at all, in spite of line of sight issues identified in 25 locations, and 4,931 daily vehicle trips to be added by the project.

The distance between the western project access and the existing West Green Springs Rd does not meet the County's current standards (General Plan Table TC-1)

The conversion of this project site from rolling hills of grass and oaks into high density residential is erroneously said to be "visually compatible" and have no significant impact (draft EIR page 349).

The minimum lot size proposed is 4,725 square feet, that's about 9 units per acre (draft EIR page 73) on a site adjacent to rural zoning of minimum 5-ac parcels on three sides.

The project does not comply with state air quality standards (draft EIR page 177)

Testing shows asbestos on site!

Vote NO on the Dixon Valley project.

Richard Boylan, Ph.D.



EDC COB <edc.cob@edcgov.us>

Dixon Ranch

Karen Schiro <knschiro@sbcglobal.net>

Sun, Feb 5, 2017 at 9:13 AM

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

Dear Supervisors,

Please be advised that I do not support the rezoning proposed to allow 605 homes to be built in Dixon Ranch. The proposed density increase on this site is unacceptable. This is not a development supported by the majority of the surrounding community members. In fact, I believe the developers are the only ones who stand to gain from this development. This development is not compatible to this area!!! The General Plan is supposed to protect us from this kind of over development in our rural area. Please retain the designated land use of the Dixon Ranch site as Low Density Residential. And cheers to Supervisor Ranalli, who specifically stated in the 9/18/14 Shingle Springs Community Alliance questionnaire, and reiterated on his campaign website, that he would not support this development. I will be attending the Board meeting on Feb 14th to take note of how each of you votes on this matter.

Sincerely,

Karen Schiro
Green Springs Ranch
Rescue



EDC COB <edc.cob@edcgov.us>

Oppose the Dixon Ranch Housing Project

5 messages

dale.flood <dale.flood@sbcglobal.net>
To: bosfive@edcgov.us
Cc: edc.cob@edcgov.us

Sun, Feb 5, 2017 at 12:29 PM

Greetings Supervisor Novasel,

I am writing to express my opposition to the Dixon Ranch Project including 630 new homes in EDH on Green Valley Road. I understand this has passed the planning commission and on Feb. 14th you will be voting on this project. This will not only cause traffic jams on Green Valley Road, but also on Silva Valley Parkway and Bass Road. Measure E that El Dorado Hills voters passed expressed our opposition and disallowed amendments to the general plan for rezoning.

Please adhere to our desires by voting against the project.

Thanks, Dale

Dale Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com

dale.flood <dale.flood@sbcglobal.net>
To: bosfour@edcgov.us
Cc: edc.cob@edcgov.us

Sun, Feb 5, 2017 at 12:29 PM

Greetings Supervisor Ranalli,

I am writing to express my opposition to the Dixon Ranch Project including 630 new homes in EDH on Green Valley Road. I understand this has passed the planning commission and on Feb. 14th you will be voting on this project. This will not only cause traffic jams on Green Valley Road, but also on Silva Valley Parkway and Bass Road. Measure E that El Dorado Hills voters passed expressed our opposition and disallowed amendments to the general plan for rezoning.

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E-mail: flashflood@email.com

dale.flood <dale.flood@sbcglobal.net>
To: bosthree@edcgov.us
Cc: edc.cob@edcgov.us

Sun, Feb 5, 2017 at 12:29 PM

Greetings Supervisor Veerkamp,

I am writing to express my opposition to the Dixon Ranch Project including 630 new homes in EDH on Green Valley Road. I understand this has passed the planning commission and on Feb. 14th you will be voting on this project. This will not only cause traffic jams on Green Valley Road, but also on Silva Valley Parkway and Bass Road. Measure E that El Dorado Hills voters passed expressed our opposition and disallowed amendments to the general plan for rezoning.

Please adhere to our desires by voting against the project.

Thanks, Dale

Dale Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com

dale.flood <dale.flood@sbcglobal.net>
To: bosone@edcgov.us
Cc: edc.cob@edcgov.us

Sun, Feb 5, 2017 at 12:29 PM

Greetings Supervisor Hidahl,

I am writing to express my opposition to the Dixon Ranch Project including 630 new homes in EDH on Green Valley Road. I understand this has passed the planning commission and on Feb. 14th you will be voting on this project. This will not only cause traffic jams on Green Valley Road, but also on Silva Valley Parkway and Bass Road. Measure E that El Dorado Hills voters passed expressed our opposition and disallowed amendments to the general plan for rezoning.

Please adhere to our desires by voting against the project.

Thanks, Dale

Dale Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com

dale.flood <dale.flood@sbcglobal.net>

To: bostwo@edcgov.us

Cc: edc.cob@edcgov.us

Sun, Feb 5, 2017 at 12:29 PM

Greetings Supervisor Frentzen,

I am writing to express my opposition to the Dixon Ranch Project including 630 new homes in EDH on Green Valley Road. I understand this has passed the planning commission and on Feb. 14th you will be voting on this project. This will not only cause traffic jams on Green Valley Road, but also on Silva Valley Parkway and Bass Road. Measure E that El Dorado Hills voters passed expressed our opposition and disallowed amendments to the general plan for rezoning.

Please adhere to our desires by voting against the project.

Thanks, Dale

Dale Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com



EDC COB <edc.cob@edcgov.us>

Dixon Ranch

1 message

Curtis Leipold <graphicpro@me.com>
To: edc.cob@edcgov.us

Mon, Feb 6, 2017 at 1:45 PM

**ALL SUPERVISORS should vote NO on Dixon Ranch.
It is wrong to keep changing zoning and land use restrictions everytime a developer waves money around.
Residents do not want this project and RESIDENTS are the ones who should have the greatest say in what their communities should look like.**

Curtis Leipold
1871 Carl Road
Rescue, CA



BOS Rcvd 2/10/17
BOS 2/14/17

EDC COB <edc.cob@edcgov.us>

BOS meeting 2/14/2017. Dixon Ranch

1 message

Ray Peterson <hogback1@sbcglobal.net>

Thu, Feb 9, 2017 at 7:00 PM

To: bosfour@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, bosthree@edcgov.us, Novasel <bosfive@edcgov.us>, Clerk Of Board <edc.cob@edcgov.us>

I am opposed to this high density project and am asking you to vote "no" on the proposed Dixon Ranch General Plan Amendment and zoning changes.

This area should not be rezoned to high density or medium density residential, but remain low density residential. As shown in the picture below, most areas surrounding the project are low density. A rezone would change the character of this rural area. This is not an appropriate transition from rural to urban.

In addition the 4900 addition daily vehicle trips would create an adverse impact on Green Valley Rd. Access to and from the numerous private driveways and side roads would be more difficult and dangerous. The project does nothing to alleviate this.

Other concerns are:

The impact on schools already at capacity.

More noise (and traffic) from years of construction 7 days a week, as well as noise from 600 plus additional homes on what is now mostly grazing land.

Oak tree removal.

Visual character of the area changed.

These items have been covered in previous emails.

Please vote NO.

Thank You

Betty Peterson

Green Springs Ranch

Sent from my iPad

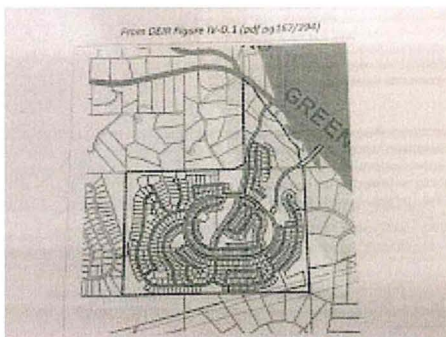
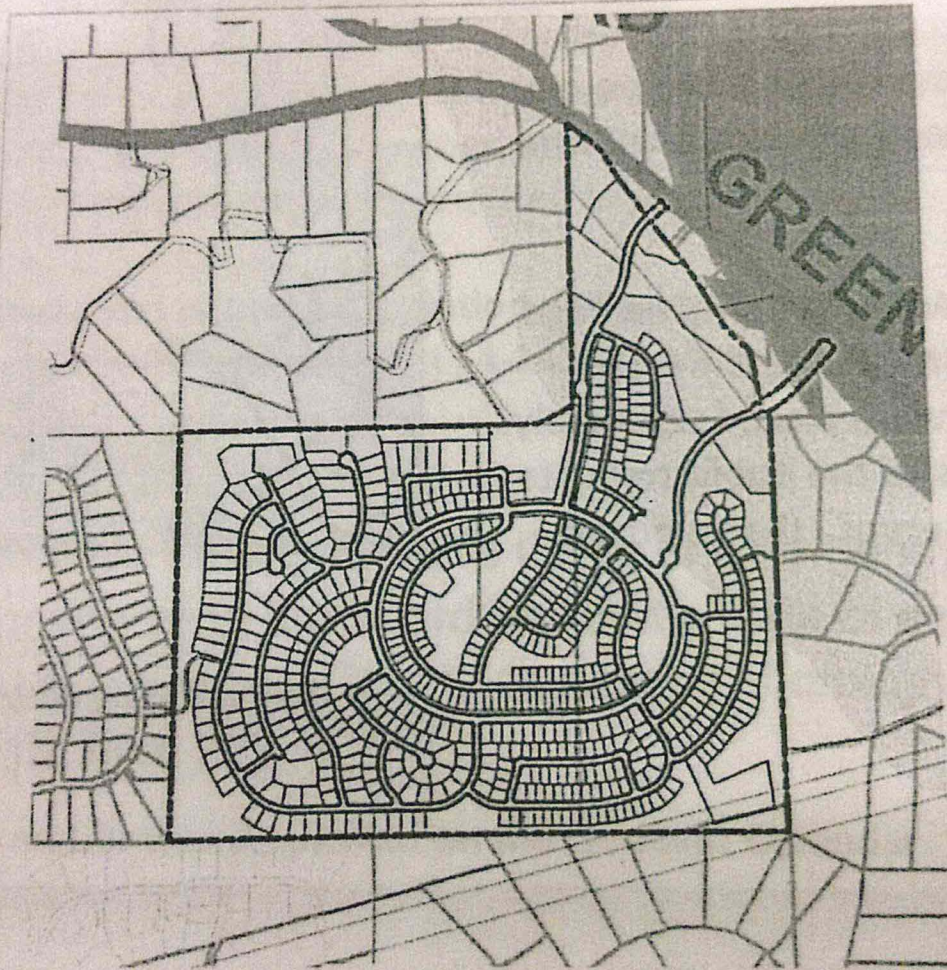


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From DEIR Figure IV-D.1 (pdf pg167/394)



Rural Communities United- public comment on Dixon Ranch, BOS 2/14/17 (file no. 14-1617)

On January 13, 2016, Rural Communities United (RCU) filed suit against El Dorado County alleging many flaws in both the 2004 General Plan, and that plan as amended by the TGPA/ZOU in December 2015.

The County should avoid approving projects with a nexus to the flaws in either version, as those approvals will be subject to challenge, sapping County resources for their defense.

We question the legal rights of applicants who had notice of the General Plan update, to still claim the right to get approval of their project under the 2004 General Plan and zoning, which was so dramatically amended in 2015. The process for updating the 2004 General Plan began in 2010. It was publicly noticed. Many project applicants actively participated in the update process, including the applicant for Dixon Ranch, Joel Korotkin of Dixon Ranch Ventures, LLC.

Should approval be granted based on the 2015 amended version of the General Plan, and the courts find those amendments invalid, then projects approved based on them and timely challenged, will be struck down.

We strongly encourage the county to avoid approving projects with a nexus to the alleged flaws in the 2004 and 2015-amended General Plans, pending resolution of the RCU case.

Rural Communities United

General Plan Update participant list from 12-9-13 Community Economic Development Agency Committee (CEDAC) slideshow "CEDAC 2009-2013: Where Have We Been and Where We Are Now", Legistar file CDAC13-034:

“WE” PUBLIC/PRIVATE

Gayle Erbe Hamlin, Terri Daly, Kim Kerr, Fred Russell, Ron Grassi, Sam Driggers, Roger Trout, Peter Maurer, Shawna Purvines, Lillian Macleod, Laura Schwartz, Craig McKibbon, Jim Ware, Dave Spiegelberg, Val Akana, Claudia Wade, Steve Kooyman, Mike Applegarth, Adam Baughman, Jose Crummett, Rich Briner, Laurel Brent Bumb, Bill Carey, Bill Randall, Debbie Manning, Linda Hopkins, Todd Cunningham, Rob Combs, Gary Baldock, Cris Anthony, Michael Webb, John Youngdahl, Olga Sciorelli, Gene Thorne, Norm Brown, Larry Ito, Randy Pesses, Larry Patterson, **Brian Allen**, Dave Crosariol, Jeff Lubenko, Jamie Beutler, Roberta Long, Mike McDougal, Mark Nava, Dale Van Dam, Michael Ward, Raven Powell, Cindy Shafer, Kathye Russell, Noah Briel, Ron Duncan, Craig Sandberg, Eric Driever, T. Abraham, Charlie Downs, Gordon Helm, Tom Burnette, Maryann Argyes, Valerie Zentner, Chris Flores, Bob Davies, Dave Pratt, Tom Heflin, Andrea Howard, Tom Howard, Cris Bronner, Art Marinaccio, Mike Turner, Karen Pine, Bob Smart, Jamie Buetler, Peter Oliver, Carol-Anne Ogdin, Kenny Wilkinson, Tom Van Noord, Doug Roeca, Bob Laurie, Bill Vandegrift, **Joel Korotkin**, Jason Korotkin, Thaelia Georgiades,, Jim Brunello, Tom Shinn, Doug Scalzi, Kate Overmeyer, David Thomas, **Bill Bacchi**, Lindell Price, Gail Gebhardt, Marv Bukema, Doug Noble, Karen Pine, Kate Overmeyer, Steve Ferry, Ted Mafia, John Thompson, Michelle Smira, Mike Sproul, Mike Roberts, **Cedric D. Twight (SPI)**, Mark Weiner, Doug Montgomery, Brenda Bailey, Fred Wilkinson, Judy Mathat, Cris Alarcon, Sherri Lum-Alarcon, Bill Fisher, David Zweck, Marlon Ginney, Kimberly Beal, Linnea Marengo, Bill Thorpe, Mary Pitto, **Jim Davies**, Brian Veerkamp, Jeannie Harper, Michael Ranalli, **Karl Weiland**,



EDC COB <edc.cob@edcgov.us>

No on Dixon Ranch

2 messages

J Buwalda <jabuwalda@sbcglobal.net>
To: edc.cob@edcgov.us

Fri, Feb 10, 2017 at 9:28 AM

Please maintain the rural nature of our community and avoid more traffic congestion on Green Valley by voting NO on the Dixon Ranch project on Feb 14, 2017.

Thank you,

Janna Buwalda

El Dorado Hills, Ca

EDC COB <edc.cob@edcgov.us>
To: J Buwalda <jabuwalda@sbcglobal.net>

Fri, Feb 10, 2017 at 9:48 AM

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390
[Quoted text hidden]



EDC COB <edc.cob@edcgov.us>

Please Add To Public Comment #14-1617

7 messages

The BOSONE <bosone@edcgov.us>

Fri, Feb 10, 2017 at 10:41 AM

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

From: **Mary Lou Giles** <mlgiles18@yahoo.com>

Date: Tue, Feb 7, 2017 at 5:05 PM

Subject: Dixon Ranch

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 see that Dixon Ranch is on the agenda for Tues. Feb. 14. I'm writing to urge you, again, to insist that the developers reduce the density of this development to conform to the current zoning and General Plan low density designation. At most, the lots should be min. 5 acres to match the existing community. You have heard plenty about the effect of plopping this high density development in the middle of a low density community, on a road with existing traffic and safety issues. I won't repeat those arguments here, nor should I need to.

I advise you to listen to your constituents. Not just the ones with real estate interests, but the rest of us, who are the majority.

There is also the small issue of Measure E, which you have apparently as yet failed to implement. Again, I advise you to listen to the voters of the county. They've made their views on high density development abundantly clear.

You may have seen news coverage of Rep. Tom McClintock's Town Hall meeting last Saturday, Feb. 4. I was there. He was not confronted with "rioters" or "anarchists" or "paid agitators". He was confronted with concerned and assertive constituents. He was in no danger at all that day from the mostly over 40 crowd. He is however in great danger of losing his seat the next time around. A lesson for you.

Sincerely,
Mary Lou Giles
Cameron Park

The BOSONE <bosone@edcgov.us>

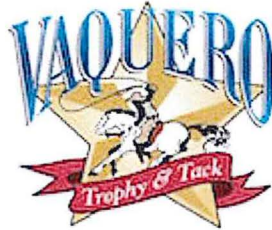
Fri, Feb 10, 2017 at 10:50 AM

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

Please retain the designated land use of the Dixon Ranch site as Low Density Residential.

Dave Hammond
3888 Many Oaks Ln
Shingle Springs CA 95682

916 801 9465



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

Fri, Feb 10, 2017 at 10:51 AM

John,

I have never been one to discourage growth especially if it provides jobs for the county. However putting more negative impact on dangerous and exhausted road systems has to stop. I live by you and travel Green Valley Road every day. I have been traveling that route for 20 years. That development Veerkamp is finishing up east of the Mormon Church should have never been allowed. There was an accident just a few weeks ago at the Mormon Church, because of the traffic and the inability to get on and off Green Valley. And yet that subdivision goes in right next to the Church. That subdivision should have never been allowed.

Now this Dixon Ranch subdivision?

Not only am I going to oppose that, but I am going to throw my efforts and resources into getting crap like this stopped. We need to increase employment, not bedroom communities for Sacramento that impact our poor resources and terrible infrastructure. Our road systems around here are a complete disaster. We are using the same damn roads that were here back when model T's traveled them, with a population that is overwhelmingly larger. I guess we will see if your new elected position is going to fall in lockstep with the politics and business as usual in El Dorado County?

Steve Jobson

President

Ph: 530-677-6700

Fax: 530-698-6169

Email: sjobson@sundancelumber.com



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

Fri, Feb 10, 2017 at 10:52 AM

Kind Regards,

Joni Remer

Assistant to Supervisor John Hidahl, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: <bquinnster@sbcglobal.net>
Date: Wed, Feb 8, 2017 at 3:10 PM
Subject: Dixon Ranch Vote
To: "bosone@edcgov.us" <bosone@edcgov.us>
Cc: Bruce Quinn <bquinnster@sbcglobal.net>

John:

I am very concerned about the development along Green Valley road that is going to impact traffic and make it much worse. We have to begin looking at the big picture and factor in all of the proposed developments in our decision making and planning processes. I would urge you to vote no on the existing proposal and send the developer back to the planning process for a lower density plan.

I grew up in the Bay Area and have witnessed developers gone amuck in the name of progress. The traffic is now a huge mess. I supported you in the recent election and hope to have your support in the up coming vote.

Best Regards,

Bruce Quinn
650-740-6843

Sent from Mail for Windows 10

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

Fri, Feb 10, 2017 at 10:53 AM

BOS,

NO on the Dixon Ranch project.....

we don't have the roads, the schools, the police, fire protection, water, etc.....

For one time please use your brains.....instead of taking the developers money.

Leslie and Jesse Davis
Shingle Springs, CA

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

Fri, Feb 10, 2017 at 11:02 AM

Please maintain the rural nature of our community and avoid more traffic congestion on Green Valley by voting NO on the Dixon Ranch project on Feb 14, 2017.

Thank you,

Janna Buwalda

El Dorado Hills, Ca

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

Fri, Feb 10, 2017 at 11:10 AM

Congratulations on your win, John.

I'm retired and have lived close to Green Valley Rd. and EDH Blvd. for nearly 29 years. Obviously, traffic has changed for the worse in that time, and I'm glad I no longer have to commute daily.

That said, when I do attempt to cross that intersection in the morning or the evening, it's very frustrating. The prospect of 600 additional homes up the hill is discouraging to say the least. The fact that perhaps further development is contingent on a change in zoning (legal?) is borderline infuriating!

I feel your recent success is due in part at least as a reaction to the actions of your predecessor. Please don't fall into the same hole.

Before anything like Dixon Ranch is built, we need a four lane highway where Green Valley Road is now. I'm unable to make the Feb. 14 meeting, sadly.

Too bad we have only two votes! Wait, maybe my son's family in Cameron Park can weigh in. Or, how about some dead voters? 😊

Regards,
Tony and Carol Sarge
933-5765