



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

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## Dixon Ranch Project

1 message

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**Evelyn McGrath** <Evelyn.McGrath@eskaton.org>

Tue, Mar 1, 2016 at 4:31 PM

To: "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;

Dear Board of Supervisors and Clerk of the Board,

As a resident of El Dorado County for 20 years and worked in the Senior Services for 25 years, I am in favor of the Dixon Ranch project. I know that there are many benefits with communities designed with Livable Design homes and I would encourage you to vote in favor of the project.

I appreciate your consideration for approving this project.

Sincerely,

**Evelyn McGrath**  
Executive Director

**Eskaton Village Placerville**  
3380 Blairs Lane  
Placerville, CA 95667  
530-295-3400  
evelyn.mcgrath@eskaton.org  
**eskaton.org**

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Thank you.



EDC COB <edc.cob@edcgov.us>

## Dixon Ranch March 8 General Plan Amendment Consideration/Meeting

2 messages

**Tenley Martinez** <tenleymartinez@gmail.com>

Wed, Mar 2, 2016 at 12:39 PM

To: bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, lillian.macleod@edcgov.us, edc.cob@edcgov.us

Dear Supervisors, I'm a resident in Green Springs Ranch, bordering the Dixon Ranch project. I have responded to the DEIR, submitted comments on the project to the Planning Commission, recently met with the developer and engineer on my property as well as met with Supervisor Ranalli about my concerns. The point being, I'm following this project closely, but it was JUST brought to my attention how close the main access road for the project is to my property! There are no dimensions noted on the plans, and the proximity was never made clear to me.

Drive 'A' will carry literally thousands of cars daily, a mere 60 feet (+/-) from my property line. The noise and exhaust has not been addressed, and it is of HUGE concern to me. While the applicant contacted adjacent homeowners to provide berms and visual screening, they seem to have forgotten that road impacts must be mitigated too.

Drive 'A' is located in the Rural Region, as is my property. As such, there are General Plan noise standards to be met that have not been addressed. The exhaust from cars idling, especially if the decision is made to use signal metering as was mentioned at the Planning Commission meeting, has definitely not been analyzed, and any breathing difficulties of family members will surely be exacerbated.

Additionally, I understand there may be sound wall mitigation required for the large lots such as the one proposed nearest to my property. Where might the future sound wall be located? There is no wall on the plans since it is not being provided under the project, yet those people will not be able to build without one, according to the FEIR and Statement of Overriding Considerations. How would such a wall impact my property, historical Green Springs Creek and where has that been analyzed?

I deeply regret that my attendance at the hearing on March 8th is not an option for me, so I'm bringing this to your attention and counting on you to question both staff and the developer as to why these things do not show up clearly on the plans, where the analysis is that shows how I will be impacted, and what mitigation are possible.

Sincerely and deeply concerned,  
Tenley Martinez

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**Tenley Martinez** <tenleymartinez@gmail.com>

Wed, Mar 2, 2016 at 12:53 PM

To: bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, bostthree@edcgov.us, bostwo@edcgov.us, lillian.macleod@edcgov.us

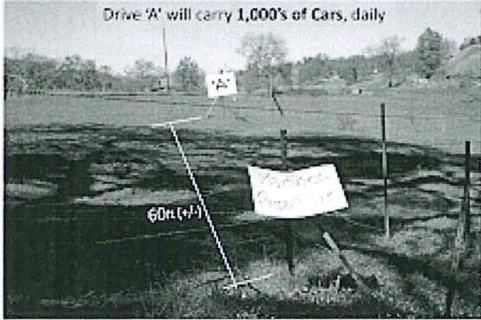
Having difficulty trying to send 2 photos. Thank you for your consideration. Tenley Martinez

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2 attachments



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633K



image[3].png  
636K



Drive 'A' will carry 1,000's of Cars, daily

