



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: agenda items 3 and 8 on Tuesday's board meeting

1 message

The BOSTWO <bostwo@edcgov.us>
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:40 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman
El Dorado County Board of Supervisors
530) 621-5651

—— Forwarded message ——

From: Mary Bohlman <mbohlman@sbcglobal.net>
Date: Mon, Jan 23, 2012 at 5:09 PM
Subject: agenda items 3 and 8 on Tuesday's board meeting
To: bostwo@edcgov.us

Dear Member of the Board of Supervisors:

My husband and I, as well as everyone we've spoken to in our neighborhood, are extremely concerned about the proposal to rezone the area referred to below. We moved here over 7 1/2 years ago, having fallen in love with the El Dorado Hills area. We feel this proposal is very damaging to the surrounding environment as well as our neighborhood, and will make our street very dangerous. I quote a neighbor:

"We oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming densities before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Doarado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan directing a County contract to a Consultant to develop an EIR for a project is outrageously premature and question its legal validity.

County Zoning Ordinance

1. 17.63.020 Ordinance Amendments and Zone Change Applications
"C. Where a zone change amendment to a higher density or intensity zone is being proposed, approval shall be based on, but not limited to findings of adequate infrastructure and support services for the increased land use demands, and lack of significant impacts to the surrounding area (General Plan Policy 2.2.5.3)."

This does not lack SIGNIFICANT IMPACTS TO THE SURROUNDING AREA

Agenda Item #8 Awarding Targeted General Plan Amendment & Zoning Ordinance Update EIR to Consultant ICF International

12-0113.C. 1 of 3

" We object to the County moving forward with awarding the EIR for Agenda Item #8. This is being

done prematurely without significant Traffic Circulation Element update. For example the rezoning of lands in the Community Regions on the western side of the County to be consistant with land use designations such as high density from the 2004 General Plan without Traffic Element Updates to reflect actual significant cummulative impacts and a viable circulation plan will be an economic disaster for the County, resulting in potential law suits, additional time of extended contacts for EIR's that are poorly defined and rely heavily on documents and data not available yet. This method of forcing an outcome with assumptions used in the 2004 General Plan to broad brush the expansion of the community regions that have inconsistant zoning and now force the zoning to be consistant where cummulative traffic impacts will be tragically significant. This will be a disaster for both the County tax payers as well as public confidence in our regional planning. The EIR's should not be awarded to the same consultant ICF International, Inc. of Sacramento, as Item #13 High Density Subdivision Proposal. It is a direct conflict of interest as is stated in Agreement 387 S1211 ICF International Inc. Article V: "Consultant to the County in all matters pertaining to this agreement Consultant shall act as a Consultant only to the County and not act as a Consultant to any other individual or entity effected by this agreement nor provide any information in any manner to any party outside of this agreement that would conflict with Consultants responsibilities to the County." This is a complete conflict of interest to have ICF contracted to produce an EIR for the General Plan Amendment and Zoning Ordinance Update and also as a Consultant to owner of major high density subdivision such as the Dixon Ranch Subdivision proposal who stands to benefit significantly by that relationship.

The Traffic Cirulation Element and Traffic Model Updates should be consistant with County's Traffic Congestion Mitigation Plan, County Design Standards, AirQuality GHG emmissions planning policy's, and regional circulation plan. It should not be so expedited as to leave the only avenue of mitigation by design and policy exceptions and would be contrary to CEQA law. It should be vetted and tested in public forums to support a regionally acceptable direction of the General Plan Amendment and Compatable Zoning Ordinance Update not unilaterally rezoning for the sake of making the community regions land use consistant where they clearly are not to allow developers to put the most density on each acre. This is not a good Economic Solution for El Dorado County to award an EIR for developing a flawed Tentative General Plan based on forcing inconsistant zoning changes not supported by Traffic Infrastructure.

We hope that our concerns will be seriously addressed and that this project will not be allowed to be put into effect. We trust that you will uphold the faith we have in you.

Thank you.
Mary and Oliver Bohlman




 Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Agenda Item #13 Award Dixon Ranch EIR contract to Consultant ICF International

1 message

The BOSFIVE <bosfive@edcgov.us>
 To: Killian Kean <kiliankean@sbcglobal.net>
 Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:09 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum
 Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 3:17 PM, Kilian Kean <kiliankean@sbcglobal.net> wrote:

Dear Members of the El Dorado County Board of Supervisors

Referring to **Item #13 Award Dixon Ranch EIR contract to Consultant ICF International** -your agenda item #13
 My wife and I strongly agree with the following:

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

We also oppose Agenda item #8 Tentative General Plan Amendment and Zoning Ordinance Changes EIR. We are strongly opposed to rezoning to high density, and we are specifically opposed to the Dixon Ranch proposal for a 714 high density subdivision.

Thank you,

Kilian Kean

El Dorado Hills, CA

916.933.3550

Email: kiliankean@sbcglobal.net

Question? Here on earth, we choose our destiny. In death, we realize the result of the choice we made; Heaven or Hell. Where will you spend eternity? If you were to die today, why should God let you into Heaven? How sure are you? 99.9999% is not good enough. Go to <http://888.needhim.org>

><)))>Jesus

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