

12/9/2015

Edcgov.us Mail - Oppose Dixon Ranch

PC 12-10-15

#4

Charlene Tim <charlene.tim@edcgov.us>



Oppose Dixon Ranch

Garden Lady <gardenlady02@gmail.com>
To: charlene.tim@edcgov.us

Wed, Dec 9, 2015 at 10:29 AM

The Hickok Road Community Service District is 65 parcels across Green Valley north of the proposed project. All of our 5, 10 and 20 acre parcels are dependent upon well water and the intersection of Green Valley and Malcom Dixon for survivability. We oppose the Dixon Ranch project because it will make access to Green Valley more dangerous, it will utilize well water for green space and public area watering when there isn't enough ground water for the household needs of those of us who don't have access to EID water, it will destroy the rural feel of the area, it is inconsistent with the General Plan that we, as residents, approved and depend upon and it will endanger the wildlife protected and fostered in the nearby Pinehill Preserve.

Please do not approve this project as presented. Please ensure the current zoning is maintained by any project for this area.

Respectfully,
Janna Buwalda
El Dorado Hills



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#4
Charlene Tim <charlene.tim@edcgov.us>

(3 pages)

Public Comment 12/10/2015. Dixon Ranch A11 -0006, Z11-0008, PD11-0006' TM11-1505

Betty <hogback1@sbcglobal.net>

Wed, Dec 9, 2015 at 12:54 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, Novasel <bosfive@edcgov.us>

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This above project is too large and not appropriate for the surrounding properties. The county staff is recommending approval although there has been objections since the first notice of the proposed subdivision. District one supervisor and the planning commissioner are recused so we have no representation. Please read our comments, listen to our suggestions and concerns and act accordingly. Rezoning is optional and the project does not have to be approved as submitted.

The 604 new homes will increase Green Valley Rd traffic by 50%. Improvements to GVR recommended in the 10/2014 traffic study have been ignored by the project. A substantial reduction in the number of homes proposed would reduce that traffic increase along the GVR corridor.

The reason most of us who live here want to live in "rural El Dorado County". We considered the surrounding zoning before purchasing. A buffer of 4 acre (minimum depth 150 ft.) lots along the 5+ acre properties that surround over 50% of Dixon Ranch would be appropriate. This is the current buffer between Serrano and Green Springs Ranch.

Below is the map of the current proposal. A high density of homes dropped in the middle of rural properties. In fact the "small lot villages" are along the border of the proposed project.

We are not opposed to new development, but one of this size is not appropriate or safe due to the increase in traffic.

By the way the sign notification of the hearing is useless. I didn't see it until someone told me about it. Even then I could not read it and I was only going 40mph on Green Valley Rd. It is facing across the street instead of oncoming traffic. Unless you live in close proximity to the project you would not be notified of the project.

Thank you
Betty Peterson
Ray Peterson
Green Springs Ranch
Rescue CA



image1.jpeg
690K



SA

LEGEND

- Project Boundary
- Village Boundary
- Age Restricted Small Lot - 80 units
- Age Restricted Large Lot - 80 units
- Village Small Lot - 149 units
- Village Large Lot - 173 units
- Hillside - 54 units
- Hillside Custom - 58 units
- Estate Residential - 5 units
- Estate Residential Large Lot - 5 units
- Existing Residence - 1 unit
- Clubhouse
- Lift Station
- Open Space
- Parks
- Landscape Lots
- Proposed Gate

PEDESTRIAN CIRCULATION

- Sidewalk
- Pedestrian Pathway
- Open Space Trail
- Multi-Use Trail
- Class 2 Bike Lane

FIGURE III-5

SOURCE: CTL, MARCH 2013.
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