

BOS 3/8/16
4 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: DIXON RANCH- 4 lots into 605- Write your Supervisors and ATTEND March 8th!

Lillian Macleod <lillian.macleod@edcgov.us>
To: Charlene M Tim <charlene.tim@edcgov.us>

Tue, Feb 16, 2016 at 8:54 AM

Please post to Legistar.

Lillian MacLeod
Principal Planner

County of El Dorado
Community Development Agency
Development Services, Planning
2850 Fairlane Court
Placerville, CA 95667

(530) 621-6583 / FAX (530) 642-0508
lillian.macleod@edcgov.us

—Original Message—

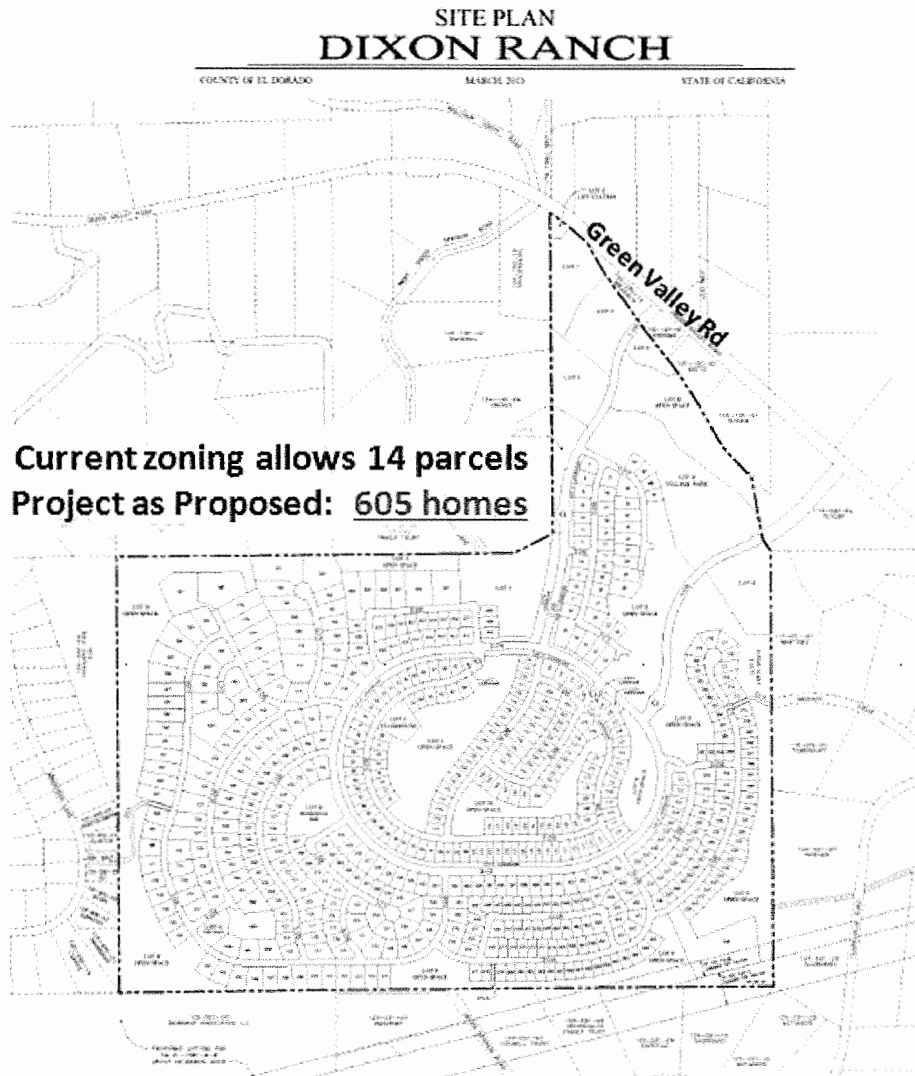
From: sue-taylor <sue-taylor@comcast.net>
To: Taylor, Sue <sue-taylor@comcast.net>
Sent: Fri, Feb 12, 2016 4:18 pm
Subject: Fwd: DIXON RANCH- 4 lots into 605- Write your Supervisors and ATTEND March 8th!

From: "Green Valley Alliance" <gvralliance@gmail.com>
To: "Green Valley Alliance" <gvralliance@gmail.com>
Sent: Friday, February 12, 2016 4:05:15 PM
Subject: DIXON RANCH- 4 lots into 605- Write your Supervisors and ATTEND March 8th!

Green Valley Alliance friends and supporters:

The Dixon Ranch proposal goes to the Board of Supervisors for a final vote Tuesday, March 8th. It's been almost 4 years since that first project meeting at the firehouse, and the Environmental Impact Report (EIR) has now been completed. The project is *still* too large for the site, Green Valley Rd is *still* dangerous, and the final Board vote is now fast approaching, but it is NOT a done deal.

Now is an excellent time to send your opinion in writing to the Board of Supervisors.



This is a General Plan amendment. If approved, it violates numerous policies and exacerbates current traffic safety issues:

- the EIR disregards the fatalities and line-of-sight safety issues identified in the Green Valley Corridor Traffic Report,
- the project changes oak studded hills into high density housing, yet per the EIR it is "*visually compatible*" with "*no significant impact*"
- the project cannot meet oak tree retention requirements and is dependent on new policies *that have not yet been adopted*.
- available water meters are over-allocated, but EID's practice of first-come-first-served will allow an approval anyway
- the project's intense density adjacent to rural parcels violates General Plan policy
- three of four Commissioners were blinded to these flaws by a Development Agreement which gifts an undisclosed sum of money to the County.

You don't have to live adjacent to this project to be impacted by it! Please write to the Supervisors and let them know 605 houses on this site is NOT okay.

Both the District 1 Commissioner and Supervisor must recuse themselves from voting, so neighboring residents have NO representation.

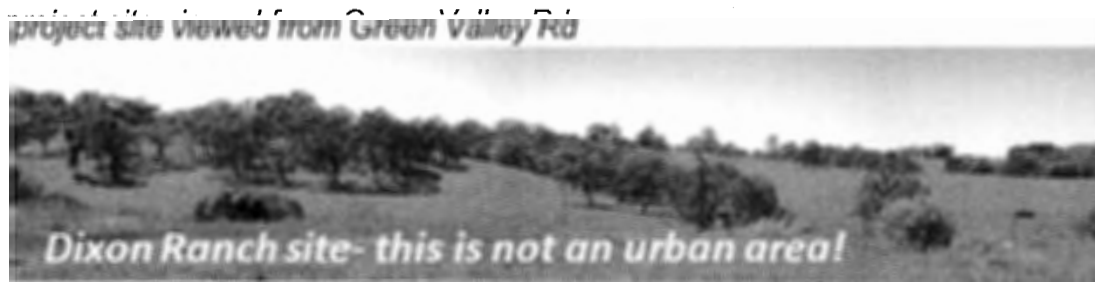
If you live in Districts 2 thru 5, remind Supervisors that "rural" does not exist solely in their districts; please protect District 1 too.

If you live in District 4 or know people who do, remind Supervisor Ranalli that he campaigned on promises of opposition to this project and others like it.

A 'starter' letter and contact info are below - **PLEASE take the time to send an email to the Board, and help spread the word that this General Plan amendment and rezone should not be approved.**

The Board hearing date is set for March 8 (time TBD), 330 Fair Ln, Bldg A Placerville. Please make the time to attend.

Ellen Van Dyke for GVA
www.GreenValleyAlliance.org



Contacts to Email:

Planner: Lillian.Macleod@edcgov.us
Supervisors: BOSTWO@edcgov.us; BOSTHREE@edcgov.us; BOSFOUR@edcgov.us; BOSFIVE@edcgov.us; edc.cob@edcgov.us

Sample letter:

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

[personal comments or issue - trees, traffic, water, air, schools, other]

Sincerely,

2/18/2016

Edcgov.us Mail - Fwd: DIXON RANCH- 4 lots into 605- Write your Supervisors and ATTEND March 8th!

[Your name and town]



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:42 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Jim Stommel** <jim@lehrauto.com>

Date: Fri, Feb 12, 2016 at 4:18 PM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: "Lillian.Macleod@edcgov.us" <Lillian.Macleod@edcgov.us>, Jim Stommel <jim@lehrauto.com>

Cc: "BOSTWO@edcgov.us" <BOSTWO@edcgov.us>, "BOSTHREE@edcgov.us" <BOSTHREE@edcgov.us>,

"BOSFOUR@edcgov.us" <BOSFOUR@edcgov.us>, "BOSFIVE@edcgov.us" <BOSFIVE@edcgov.us>,

"edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

As a resident of Highland View I am amazed this project is still being considered. It's clear there is a total disrespect to the neighboring developments. Not to mention Green Valley road is already a dangerous road with the amount of traffic.

Sincerely,

Jim Stommel – El Dorado Hills

BOS 3/8/16



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:42 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

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330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **John Le Pouvoir** <jadedreprobate@gmail.com>

Date: Fri, Feb 12, 2016 at 4:19 PM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: Lillian.Macleod@edcgov.us, BOSTWO@edcgov.us, BOSTHREE@edcgov.us, BOSFOUR@edcgov.us, BOSFIVE@edcgov.us, edc.cob@edcgov.us

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

There is not adequate water supply to support this development. Let us not sacrifice the natural beauty of the area to one time economic gain.

Regards,

-

John Le Pouvoir
Pollock Pines



Charlene Tim <charlene.tim@edcgov.us>

Fwd: We OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:45 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **gavin washburn** <gavinwash@yahoo.com>

Date: Sat, Feb 13, 2016 at 6:34 AM

Subject: We OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: "BOSTWO@edcgov.us" <BOSTWO@edcgov.us>, "BOSTHREE@edcgov.us" <BOSTHREE@edcgov.us>, "BOSFOUR@edcgov.us" <BOSFOUR@edcgov.us>, "BOSFIVE@edcgov.us" <BOSFIVE@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

Sincerely,
Jan and Gavin Washburn
El Dorado Hills, CA

BOS 3/8/16



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:45 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

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Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Angie Bryan** <amatheu@gmail.com>

Date: Sat, Feb 13, 2016 at 8:17 AM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To:

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

I don't think people should be packed like sardines, High Density is EXTREME.

I oppose for the following reasons:

- Traffic
- Failure to comply with Oak Retention Requirements
- Available water meters are over-allocated
- The project's intense density adjacent to rural parcels violates General Plan policy.
- Three of four Commissioners were blinded to these flaws by a Development Agreement which gifts an undisclosed sum of money to the County

Angie Bryan
EDH Resident
916.765.6640

BOS 3/8/16
2 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:46 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Kilian Kean** <kiliankean@comcast.net>

Date: Sun, Feb 14, 2016 at 11:22 AM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: BOSTWO@edcgov.us, BOSTHREE@edcgov.us, BOSFOUR@edcgov.us, BOSFIVE@edcgov.us, edc.cob@edcgov.us, Lillian.Macleod@edcgov.us

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

Our neighborhood is pleasant and mostly void of traffic noise. With the number of children in our community, the increase traffic load in our neighborhood is only going to cause harm. The plan will only increase unpleasant noise from increased traffic, but most likely accidents from load on Green Valley and Aberdeen.

Thank you,

Kilian Kean

Highland Hills Community Neighbor

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For the price of a Latte, you can get excellent advice on how to prepare for a **Home Disaster**

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etc., or other items of a destructive nature, which may be contained in this attachment and shall not be liable for direct, indirect, consequential or special damages in connection with this e-mail message or its attachment.

BOS 3/8/16
2 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I Oppose the Dixon Ranch General Plan Amendment and Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:46 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Karsten Vardas** <kvardas78@comcast.net>

Date: Sun, Feb 14, 2016 at 3:30 PM

Subject: I Oppose the Dixon Ranch General Plan Amendment and Rezone

To: BOSTWO@edcgov.us, BOSTHREE@edcgov.us, BOSFOUR@edcgov.us, BOSFIVE@edcgov.us, edc.cob@edcgov.us

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve the General Plan Amendment to change the Dixon Ranch site to high density residential.

Green Valley Road is a very busy street already and the terrible amount of traffic that a high density rezone will cause will be devastating to the area and your reputations. Please do not put your legacy on a bad development that doesn't go with the general plan of El Dorado Hills.

I would contemplate suing the board for causing Economic Obsolescence.

Please do not approve a high density rezone.

Sincerely,

Karsten Vardas
El Dorado Hills

Begin forwarded message:

From: Green Valley Alliance <gvralliance@gmail.com>

Subject: **DIXON RANCH- 4 lots into 605- Write your Supervisors and ATTEND March 8th!**

Date: February 12, 2016 at 4:07:51 PM PST

To: Green Valley Alliance <gvralliance@gmail.com>

BOSTWO@edcgov.us; BOSTHREE@edcgov.us; BOSFOUR@edcgov.us; B

2/18/2016

Edcgov.us Mail - Fwd: I Oppose the Dixon Ranch General Plan Amendment and Rezone

OSFIVE@edcgov.us; edc.cob@edcgov.us

BOS 3/8/16



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Dixon Ranch Proposed Development

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 7:47 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
 El Dorado County
 330 Fair Lane, Placerville, CA 95667
 530-621-5390

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

From: Della Clavere <dellaclavere@comcast.net>

Date: Mon, Feb 15, 2016 at 1:23 PM

Subject: Dixon Ranch Proposed Development

To: Lillian.Macleod@edcgov.us, BOSTWO@edcgov.us, BOSTHREE@edcgov.us, BOSFOUR@edcgov.us,

BOSFIVE@edcgov.us, edc.cob@edcgov.us

Cc: BOSONE@edcgov.us

Dear Supervisors,

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

As we see it, we believe there are at least five specific flaws in the proposed development of Dixon Ranch:

1. The EIR disregards the fatalities and line-of-sight safety issues identified in the Green Valley Corridor Traffic Report.
2. The project changes oak studded hills into high density housing, yet per the EIR it is "*visually compatible*" with "*no significant impact*".
3. The project cannot meet oak tree retention requirements and is dependent on new policies *that have not yet been adopted*.
4. Available water meters are over-allocated, but EID's practice of first-come-first-served will allow an approval anyway.
5. The project's intense density adjacent to rural parcels violates General Plan policy.

In addition, we have been informed that three out of four Commissioners (District one has no vote as both our Supervisor and Commissioner had to recuse themselves) were blinded to these flaws by a Development Agreement which gifts an undisclosed sum of money to the County. This both frustrates and further angers us as it is yet another example that it is the developers that control policy in this county rather than the residents. As elected officials, you are supposed to work for the residents of the county, not the developers! Please do so.

Stephen J. Clavere, Ph.D.
 Della M. Clavere

Bos 3/8/16



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

EDC COB <edc.cob@edcgov.us>

Tue, Feb 16, 2016 at 12:07 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Martin D Hoffman** <mdhoffman@ucdavis.edu>

Date: Tue, Feb 16, 2016 at 12:00 PM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: "Lillian.Macleod@edcgov.us" <Lillian.Macleod@edcgov.us>, "BOSTWO@edcgov.us" <BOSTWO@edcgov.us>, "BOSTHREE@edcgov.us" <BOSTHREE@edcgov.us>, "BOSFOUR@edcgov.us" <BOSFOUR@edcgov.us>, "BOSFIVE@edcgov.us" <BOSFIVE@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Supervisors:

I write once again to ask that you respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

It should be obvious that the infrastructure is not in place for safe expansion at this magnitude.

Sincerely,

Martin D. Hoffman, MD
4114 Morningview Way
El Dorado Hills, CA 95762



Charlene Tim <charlene.tim@edcgov.us>

Fwd: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

Lillian Macleod <lillian.macleod@edcgov.us>
 To: Charlene M Tim <charlene.tim@edcgov.us>

Wed, Feb 17, 2016 at 4:44 PM

I don't see where he sent it to Jim, so I'm forwarding it to you.

Lillian MacLeod
 Principal Planner

County of El Dorado
 Community Development Agency
 Development Services, Planning
 2850 Fairlane Court
 Placerville, CA 95667

(530) 621-6583 / FAX (530) 642-0508
 lillian.macleod@edcgov.us

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

From: **Mike Freire** <mikefreire@msn.com>

Date: Wed, Feb 17, 2016 at 4:41 PM

Subject: I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

To: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "Lillian.Macleod@edcgov.us" <lillian.macleod@edcgov.us>

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential. This will cause monumental traffic problems on Green Valley Road creating dangerous intersections. There is not enough infrastructure in place to handle such a large increase in density. This project is not properly suited for this location. It would be better suited in Folsom where they have an abundance of land and resources. I am looking forward to you vote NOT to allow the Dixon Ranch General Plan Amendment & Rezone to take place.

Best regards,

Mike Freire