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Generations at Green Valley

1 message

Craig Campbell <CCampbell@campbellkeller.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Oct 16, 2017 at 10:53 AM

Clerk of the Board:

I will be out of town on business when the public hearing takes place on the 24th concerning the "Generations at Green Valley" previously known as Dixon Ranch. I live in the adjoining development of Highland Hills. I would like to express my lack of support for this project as designed as it is still too dense of a development given the surrounding development and the adverse impact on the already dangerous Green Valley Road. In addition, I am very concerned if the density is too high we will end up with traffic being routed into my development even though it is currently planned as an EVA only. Our development has steep down hills with blind corners and lack of stop signs. This could create a life-threatening condition in our development.

If the density was closer to the recent mailings I had for the "Vineyards" it seemed like this density is more in line with the surrounding space. The proposed density of the Generations is just out of step with the community at large and in conflict with why the majority of people have bought into the El Dorado Hills area.

I thank you in advance for considering the dramatic impacts of this development as currently planned and reject the level of density they propose.

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Dixon Ranch aka Generations at Green Valley

1 message

Mary Lou Giles <mlgiles18@yahoo.com>

Mon, Oct 16, 2017 at 4:14 PM

Reply-To: Mary Lou Giles <mlgiles18@yahoo.com>

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 Hidahl, Frentzen, Veerkamp, Ranalli, and Novasel,

So...here we go again. Dixon Ranch is back as "Generations at Green Valley". A high density development by another name is still a high density development. The reduction in number of units to 439 is still out of character with the surrounding rural residential neighborhoods. There will still be an increase in traffic on already busy, in places unsafe, Green Valley Road. There will still be other adverse impacts on current residents ranging from threatened water supply to noise to potential overcrowding at the high school.

I understand that the project will come before you for a "preliminary review" next Tuesday, Oct. 24. I assume that means you'll be treated to a sales pitch similar to the one we heard when the project was called "Dixon Ranch". I'd like to preemptively poke a couple of holes in that sales pitch.

One of the selling points was that the cluster of age restricted homes in the middle of the project would reduce the traffic impact, on the assumption that the old dears will just stay home and watch Bonanza reruns. As a member of the demographic (I'm 71) I found the assumption at once amusing and offensive. I'm looking at our calendar for this week. There is no day when either my husband or I, more often both of us, aren't on the road. In this county, no matter where you live, whatever your age, you must drive to the grocery store, the doctor, the library, the gym, the yoga studio, Walmart, and so on. In addition, healthy folks in their 60's and 70's may still be working. If they aren't, they are volunteering for community groups, singing in choirs, playing in orchestras, attending poetry workshops, participating in political activism. The idea that a clump of oldsters living in the middle of the development will reduce traffic is just balderdash. They will be up and down Green Valley Road every day of the week, just like everyone else!

Another selling point was the "creating a multi generational community" fantasy. They asked us to picture a family--mom, dad, kids--buying one of the big houses, while Grandma and Grandpa settled into one of the senior homes. There's a problem here. Mom and Dad need to work to pay for that big house. Where are the jobs? I have a niece who'd love to move up here with her husband and two young sons to be closer to her mom, my sister, and her auntie, me. But both of them are employed in aspects of the high tech industry. They would not find equivalent jobs here. How about we create the jobs--then the multi generational communities will evolve organically.

This development is still entirely unsuitable for the neighborhood. Please require that the developers come up with a project that conforms to the community. That would no doubt reduce their profit. However, the taxpayers and residents of this county have no obligation whatsoever to ensure that land speculators make any profit at all. Let alone make an outside profit at the expense of the safety and quality of life of the current residents--your constituents.

Sincerely,
Mary Lou Giles
Cameron Park