



PC 10/9/14

#4

2 pages

Fwd: Wilson Estates

Roger Trout <roger.trout@edcgov.us>

Thu, Oct 2, 2014 at 6:49 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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

From: **Lisa Tomaino** <ltomaino@sbcglobal.net>

Date: Wed, Oct 1, 2014 at 3:13 PM

Subject: Wilson Estates

To: "roger.trout@edcgov.us" <roger.trout@edcgov.us>

October 2014

Rich Stewart, District I, rich.stewart@edcgov.us

Dave Pratt, District II, dave.pratt@edcgov.us

Tom Heflin, District III, tom.heflin@edcgov.us

Walter Mathews, District IV, walter.mathews@edcgov.us

Brian Shinault, District V, brian.shinault@edcgov.us

Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission,

As residents and neighbors of the proposed development, we are writing to express our disapproval of Wilson Estates most recent submittal. Please deny this request to rezone the property.

Since 2008, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed.

Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

2. Wilson Estates and CTA Engineering are still asking for a REZONE and the community was adamant and outspoken that they would not support a REZONE of the property to higher densities.

- 1 house per acre was the directive.

- Planning staff and the developer have NEVER presented an R1a proposal.

3. The current proposal is *STILL incompatible with existing adjoining uses*. Some examples of incompatibility listed below but not limited to:

- Less than one acre parcels.

-
- Because of the planned development we have 28 houses on 16 acres all bunched together.
-
- Gated community
-
- Planned development with open space
-
- Sound walls
-
- No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR)
-
- Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Sincerely,

~Lisa

--

Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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[Quoted text hidden]



PC 10/9/14
#4
2 pages

Fwd: Deny Wilson Estates

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 9:16 AM

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

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

From: **Brown, Steven W** <Steven.W.Brown@morganstanley.com>

Date: Wed, Oct 1, 2014 at 3:30 PM

Subject: Deny Wilson Estates

To: "planning@edcgov.us" <planning@edcgov.us>

As a resident living on Malcolm Dixon road I respectfully ask that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

2.a Malcolm Dixon road is not designed to handle additional traffic and is used as a major thoroughfare for bicyclists

2b. Wilson Estates and CTA Engineering are still asking for a REZONE and the community was adamant and out spoken that they would not support a REZONE of the property to higher densities.

1 house per acre was the directive.

Planning staff and the developer have NEVER presented an R1a proposal.

3. The current proposal is *STILL incompatible with existing adjoining uses.*

Some examples of incompatibility listed below but not limited to:

- Less than one acre parcels.
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- No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR)

- Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Steve Brown

Spyglass Lane

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Thank you.

PC 10/9/14
#4

Fwd: Wilson Estates Project COMMENTS

Roger Trout <roger.trout@edcgov.us>

Wed, Oct 1, 2014 at 5:02 PM

To: Tom Dougherty <tom.dougherty@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

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

From: **Curtis Leipold** <graphicpro@me.com>

Date: Wed, Oct 1, 2014 at 3:40 PM

Subject: Wilson Estates Project COMMENTS

To: planning@edcgov.us

Cc: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, 2walter.mathews@edcgov.us, brian.shinault@edcgov.us, roger.trout@edcgov.us

Regarding the Wilson Estates Proposed project (and all the many other proposed huge developments in this area):

Don't you think it is extremely unfair to change existing zoning to allow large developments in the middle of otherwise rural areas?

The existing residents made their decisions to buy and live in these areas based on zoning that they thought SHOULD guarantee that their surroundings would remain rural in nature.

If we wanted to live in huge subdivisions, then we would have just chosen to live down in the valley with all the congestion.

Instead, we tried to live in a more rural area.

Suddenly in the last few years virtually every significant piece of land surrounded myself and my neighbor's and friend's small ranches seems to be up for grabs to become HUGE high-density developments with 5-7 houses per acre, even though it was once zoned for 1 house on five acres - low-density.

Allowing this to happen is extremely unfair to people who chose to live rural based on existing zoning that should protect them from being overrun by developers.

If you choose to allow this, it is an extreme disservice to current residents.

p.s. where is the water supposed to come from?

EID has already stopped inflow into Bass Lake so they can instead send it down to Serrano.

That water was previously the groundwater replenishment basin to all our wells in the area.

Now we run the risk of dry wells, in order to allow water for more developments. Is that fair?

It should be painfully apparent that the water to sustain these proposed communities simply does not exist without stealing it away from others.

Filling in all the open areas between current communities destroys the very thing that makes this area special. It is time to stop throwing EXISTING residents under the bus.

Please.

Curtis Leipold
1871 Carl Road
(Greensprings Ranch)
Rescue, CA 95672
(916) 961-6286 Cell



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Fwd: Wilson Estates - October 9, 2014 - Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515

The BOSONE <bosone@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Oct 1, 2014 at 4:00 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: **John & Kelley** <bugginu@sbcglobal.net>
Date: Wed, Oct 1, 2014 at 3:47 PM
Subject: Wilson Estates - October 9, 2014 - Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515
To: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us
Cc: roger.trout@edcgov.us, The BOSFIVE <bosfive@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSONE <bosone@edcgov.us>

October 2014

Rich Stewart, District I, rich.stewart@edcgov.us
Dave Pratt, District II, dave.pratt@edcgov.us
Tom Heflin, District III, tom.heflin@edcgov.us
Walter Mathews, District IV, walter.mathews@edcgov.us
Brian Shinault, District V, brian.shinault@edcgov.us
Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission,

As residents and neighbors of the proposed development we are writing to express our disapproval of Wilson Estates most recent submittal. Please deny this request to rezone the property.

Since 2009, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

1. The El Dorado County Board of Supervisors Denied the agents prior request for rezone based on General Plan Policy.
Policy 2.2.5.21
Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.
2. They are still asking for a REZONE and the community was adamant and out spoken that they would not support a REZONE of the property to higher densities.
1 house per acre was the directive by the BOS.
Planning staff and the developer have NEVER presented an R1a proposal.
3. The current proposal is STILL incompatible with existing adjoining uses. Some examples of incompatibility listed below but not limited to:
 - Less than one acre parcels
 - Because of the planned development we have 28 houses on 16 acres all bunched together.
 - Gated community - All existing communities are un-gated. Peggy Lane, Alta Vista Court, Uplands, Arroyo Vista, Hickox Rd.
 - Planned development with open space - La Canada and Alto are density bonus not PD. Sterlingshire and Highland View do not apply as they are in another quadrant of Green Valley Rd.
 - Sound walls - There are no developments with sound walls in the Northeast quadrant of Green Valley Acres
 - No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR)
 - Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

It is not about the number of homes being proposed. It has never been about the number of homes. It is about preserving our community identity. It is about welcoming a community that is consistent with the existing neighborhoods. Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to only return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Sincerely,

John & Kelley Garcia
El Dorado Hills, CA
Green Valley Alliance
bugginu@sbcglobal.net

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Thank you.

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#4

Fwd: Wilson Estates

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 9:18 AM

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

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

From: **Mary Lou Giles** <mlgiles18@yahoo.com>

Date: Wed, Oct 1, 2014 at 3:51 PM

Subject: Wilson Estates

To: "planning@edcgov.us" <planning@edcgov.us>

I understand that next Tuesday, Oct. 9, you will again be considering the Wilson Estates Project. On 10/22/13, The Board of Supervisors denied the request for a rezone on this project based on General Plan Policy 2.2.5.21. The Wilson Estates Project would be *incompatible with existing adjoining land uses*. Wilson Estates and CTA Engineering are back asking for a rezone. The current proposal is **still incompatible with adjoining land uses**, for example

- Less than one acre parcels
- Gated community
- 28 houses on 16 acres
- No transitional buffer from HDR to LDR.
- Vehicular access on to Malcolm Dixon Road--adjoining parcels have vehicular restrictions.

Please deny this request to rezone the property, based on incompatibility with the adjoining neighborhoods. Do your duty and uphold and support the general plan as approved by voters.

Regards,
Mary Lou Giles
Cameron Park

[Quoted text hidden]



PC 10/9/14
#4
3 pages

Wilson Estates - Public Comment

John & Kelley <bugginu@sbcglobal.net>

Wed, Oct 1, 2014 at 4:06 PM

To: Roger Trout <roger.trout@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>, Char Tim <charlene.tim@edcgov.us>, planning@edcgov.us

Cc: Rich Stewart <rich.stewart@edcgov.us>, Dave Pratt <dave.pratt@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>, Walter Mathews <walter.mathews@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>

October 2014

Rich Stewart, District I, rich.stewart@edcgov.us

Dave Pratt, District II, dave.pratt@edcgov.us

Tom Heflin, District III, tom.heflin@edcgov.us

Walter Mathews, District IV, walter.mathews@edcgov.us

Brian Shinault, District V, brian.shinault@edcgov.us

Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission and Staff

I would like to know who you really work for? I found the following email (attached) in public comment from the agent from CTA engineering forwarded by county staff allowing the developer (CTA Engineering) to refute each concern raised in public comment letters point by point in advance of the hearing, in advance of being posted on Legistar.

The community has meet with CTA Engineering and County Planning staff and once again these meetings have proved to be ineffective as the agent and county and staff are trying to deceive and twist facts to their benefit. Now come to find out that county staff is helping the agent and forwarding information that has not been made available to the general public. If CTA Engineering is going to be offered the opportunity to refute every point line by line so should the community.

You must stop giving developers unfair advantages that are not afforded to the general public. Whatever you are forwarding to CTA engineering you also need to forward to greenvalleyalliance.org or you must stop this disingenuous practice.

10/2/2014

Edcgov.us Mail - Wilson Estates - Public Comment



John & Kelley
bugginu@sbcglobal.net



Fwd: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS

Tom Dougherty <tom.dougherty@dot.state.mn.us>
To: Charlene M. Tom <charlene.tom@dot.state.mn.us>

Thu, Sep 11, 2014 at 6:01 AM

----- Forwarded message -----
From: Tom Dougherty <tom.dougherty@dot.state.mn.us>
Date: Wed, Sep 10, 2014 at 4:12 PM
Subject: RE: WILSON ESTATES / GREEN VALLEY CORRIDOR TRAFFIC STUDY RESULTS
To: tom.dougherty@dot.state.mn.us
CC: charlene.tom@dot.state.mn.us

Good Afternoon Tom

A response for the request I passed forward has to this PAC re: request 11 and subject me on the C.C list

The current map provides that 1/2 acre parcels in an area zoned R1A. All of the parcels should be 1 acre or close to one acre (as Ron Briggs said "whether it is 1/2 or 7/8 that's ok").

The BOB website only **LEFT OUT HALF TO CONSULT WITH THE APPLICANTS TO BUILD BACK AN ALTERNATE MAP REFLECTING PARCELS** was completed satisfactorily

This project will ask the board for a rezone which the community was strongly opposed to. Rezoning to R1A PD with R 20,000 listed as a desired could result in 32 1/2 acre lots requiring no further BOB approval. I made it clear in my testimony to the BOB and which was echoed by staff that a PD was the only mechanism available to comply with BOB minute order. A rezone to R1A PD will not and should result in a map the contains 32-1/2 acre lots, the applicant's desire as written.

This project is still being proposed as a gated community with a HOA of which the community was opposed to. Some might say, be opposed but a statement cannot be made that the community as a whole is opposed. Moreover the Wilson Estate is in the same area as A1 TO (gated) and A1 Corridor (gated) however the use of an HOA is required in order to properly fund the maintenance of on-site improvements

This project gives up 30% of the land to open space. This open space is not accessible to the public. The open space is not proposed to be taken off from the public. A Planned Development is not the best use of this land and is not consistent with surrounding land uses. <http://www.dot.state.mn.us/traffic/14-1331-Voluntary-Corridor-Traffic-Study-Report-13>

This project allows for the potential 200 daily vehicle trips onto Marston Olson Road's historic bridges. The neighbors were not advised about no vehicle access to Marston Olson Road as many of the existing parcels are surrounded this way. If the development is stuck with the R1A zoning, a secondary exit per Title 14 would not have been required. The proposed access to MD Road is a Right Out Only access. This project would have to make a return to MD Road to go West. The project entrance as to the new connection that is a planned development to CV Road already approved per previously approved maps)

And of most importance, this project is not consistent with the surrounding neighborhoods which is why the board voted against the project 10/2013 4-0. This project is consistent with Sherburne (R1A PD), Highland View (R204-PD) and arguably Highway Hills and Ash Vista Court



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3 pages

Fwd: Wilson Estates

Roger Trout <roger.trout@edcgov.us>

Wed, Oct 1, 2014 at 5:01 PM

To: Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

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

From: **Craig Campbell** <ccampbell@jonescampbell.com>

Date: Wed, Oct 1, 2014 at 4:45 PM

Subject: Wilson Estates

To: rich.stewart@edcgov.us

Cc: dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, roger.trout@edcgov.us

Planning Commission,

Please read the attached request.

Talk Soon

Craig Campbell
President

Jones-Campbell Co., Inc.
DBA Jones-Campbell Co. and Keller Group
916-362-0123 x 236
916-362-4644 fax
ccampbell@jonescampbell.com

www.jonescampbell.com
www.kelleroffice.com

--
Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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10/2/2014

Edcgov.us Mail - Fwd: Wilson Estates

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Thank you.



Wilson Estates Communication to County.docx

19K

October 1, 2014

Rich Stewart, District I, rich.stewart@edcgov.us
Dave Pratt, District II, dave.pratt@edcgov.us
Tom Heflin, District III, tom.heflin@edcgov.us
Walter Mathews, District IV, walter.mathews@edcgov.us
Brian Shinault, District V, brian.shinault@edcgov.us
Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission,

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Since 2008, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

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Sincerely,

Craig Campbell

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Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 9:21 AM

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

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

From: **Ronald Peek** <ronaldpeek@sbcglobal.net>

Date: Wed, Oct 1, 2014 at 5:35 PM

Subject: Deny Wilson Estates Proposal

To: planning@edcgov.us

Please **deny the Wilson Estates proposal** based on the reasons submitted by Cheryl McDougal.

Sylvia and Ron Peek (Residents Green Springs Ranch Subdivision: 1720 Dormity Road, Rescue, CA 95672.

Since 2009, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

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Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Cheryl McDougal

Sent of behalf of the Green Valley Alliance

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Fwd: Website email

Roger Trout <roger.trout@edcgov.us>

Thu, Oct 2, 2014 at 6:48 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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

From: <AChinnCRS@aol.com>

Date: Wed, Oct 1, 2014 at 6:20 PM

Subject: Website email

To: roger.trout@edcgov.us

Cc: rich.stewart@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us

Hi Roger and Commissioners,

I wanted to write and say I am against the Wilson Ranch project - the density is in excess of what's allowed and I believe that our community's traffic, views, and quality of life would be adversely impacted. Please represent the community who you are paid to represent - not developers who are just interested in making a profit.

Thank you for allowing me to comment.

Annette S. Chinn
3051 Corsica Dr.
EDH
phone (916) 939-7901

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Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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[Quoted text hidden]



PC 10/9/14
#4
2 pages

Fwd: Wilson Estates Project - Resident Comments

Roger Trout <roger.trout@edcgov.us>

Thu, Oct 2, 2014 at 6:47 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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

From: **Shereen** <shereenbaker@comcast.net>

Date: Wed, Oct 1, 2014 at 6:46 PM

Subject: Wilson Estates Project - Resident Comments

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>

Cc: "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>

October 1, 2014

Rich Stewart, District I, rich.stewart@edcgov.us
Dave Pratt, District II, dave.pratt@edcgov.us
Tom Heflin, District III, tom.heflin@edcgov.us
Walter Mathews, District IV, walter.mathews@edcgov.us
Brian Shinault, District V, brian.shinault@edcgov.us
Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission,

As residents living on Malcolm Dixon Road and neighbors of the proposed development, we are writing again to express our disapproval of Wilson Estates most recent submittal that is still incompatible with existing adjoining uses. Please deny this request to rezone the property.

We are frustrated that we have to continually express our opposition to High Density Residential development in this area.

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed.

Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

2. Wilson Estates and CTA Engineering are still asking for a REZONE and the community was adamant and out spoken that they would not support a REZONE of the property to higher densities.

• 1 house per acre was the directive.

• Planning staff and the developer have NEVER presented an R1a proposal.

3. The current proposal is STILL *incompatible with existing adjoining uses*.

Some examples of incompatibility listed below but not limited to:

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- Because of the planned development we have 28 houses on 16 acres all bunched together.
- Gated community
- Planned development with open space
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- No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR)
- Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Sincerely,

Forrest and Shereen Baker
1101 Malcolm Dixon Rd
El Dorado Hills CA 95762

--

Roger Trout
Development Services Division Director

County of El Dorado
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Thank you.



PC 10/9/14
#4

Fwd: Website email

Roger Trout <roger.trout@edcgov.us>

Thu, Oct 2, 2014 at 6:46 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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

From: **Garden Lady** <gardenlady02@gmail.com>

Date: Wed, Oct 1, 2014 at 6:52 PM

Subject: Website email

To: roger.trout@edcgov.us

Dear Sir,

As a resident living off Malcom Dixon Road I beg you not to approve the Wilson Estates plan as submitted. It would allow the developer too great of an opportunity to change the plan after approval the way it is written. We have all seen what Wilson Estates is really after and the current plan is only a weasel worded way to get authorization to make changes for a more dense project during implementation. Please protect us by forcing them to change their wording in accordance with the recommendation from the Green Valley Alliance.

Janna Buwalda
1940 Harlan
El Dorado Hills CA

--

Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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Thank you.

PC 10/9/14
#4

Fwd: Wilson Estates Project

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 9:22 AM

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

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

From: **LOREN MERRILL** <lorenmerrill@sbcglobal.net>

Date: Wed, Oct 1, 2014 at 8:41 PM

Subject: Wilson Estates Project

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: Bill Kenney <gsrla2000@yahoo.com>

One of the reasons that we moved to this area is because of the zoning that was in place. As a contractor I'm not against development, but I am against turning this area into a little city. We moved into this area to be in a country type atmosphere, building dense housing subdivisions isn't what we or the community wants. If you want to represent our community keep the zoning as it is now, think about the future of the area not just the money.

My personal feeling is that anyone that agrees with rezoning for this kind of project is just in it for the money now and not for beauty and peacefulness of the future. You can't turn back once you start down this path, the greed of a few only benefits them and hurts the future generations that could have enjoyed what we have now.

Progress is inevitable, but planned and controlled progress protects wildlife and the environment.

Thank you for taking the time to read my thoughts

Loren Merrill

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Thank you.



PC 10/9/14
#4
5 pages

Fwd: Wilson Estates Project Public Comments Due to County by End of Day Tomorrow, Thursday, October 2nd

Roger Trout <roger.trout@edcgov.us>

Thu, Oct 2, 2014 at 6:39 AM

To: Charlene Tim <charlene.tim@edcgov.us>, Lillian M MacLeod <lillian.macleod@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

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

From: **Laurie Crane** <lhc2627@sbcglobal.net>

Date: Wed, Oct 1, 2014 at 8:49 PM

Subject: Fwd: Wilson Estates Project Public Comments Due to County by End of Day Tomorrow, Thursday, October 2nd

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>

Cc: "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>

Sent from my iPad

Sent from my iPad

Begin forwarded message:

Please help save our rural communities!

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed.

Development projects that are potentially incompatible with existing

adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

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Planning staff and the developer have NEVER presented an R1a proposal.

3. The current proposal is STILL *incompatible with existing adjoining uses.*

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 - Gated communities
 -
 -
 - No transitional buffer from high Density Residential. (HDR) to Low I (LDR)
-
- Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Please help us preserve our rural communities, please deny this redone.

Sincerely,

From the... Homeowners in Green Springs Ranch

--

Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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Thank you.



Wilson Estates Communication to County.docx
19K

October 2014

Rich Stewart, District I, rich.stewart@edcgov.us
Dave Pratt, District II, dave.pratt@edcgov.us
Tom Heflin, District III, tom.heflin@edcgov.us
Walter Mathews, District IV, walter.mathews@edcgov.us
Brian Shinault, District V, brian.shinault@edcgov.us
Roger Trout, roger.trout@edcgov.us

RE: Wilson Estates

El Dorado County Planning Commission,

As residents and neighbors of the proposed development, we are writing to express our disapproval of Wilson Estates most recent submittal. Please deny this request to rezone the property.

Since 2008, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

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- 1 house per acre was the directive.
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Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Sincerely,



PC 10/9/14
#4
4 pages

Wilson Estates - October 9, 2014 - Rezone Z14-0002/Planned Development PD14-0001/Tentative Map TM14-1515

John & Kelley <bugginu@sbcglobal.net>

Thu, Oct 2, 2014 at 8:02 AM

To: planning@edcgov.us, Char Tim <charlene.tim@edcgov.us>

Cc: Dave Pratt <dave.pratt@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>, Walter Mathews <walter.mathews@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>

Please submit this correspondence into the public Record for Wilson Estates.

Begin forwarded message:

From: John & Kelley <bugginu@sbcglobal.net>

Subject: Wilson Estates

Date: June 13, 2014 at 8:16:31 AM PDT

To: dcrosariol@ctaes.net

Cc: Roger Trout <roger.trout@edcgov.us>

Mr. Crossariol,

We write you in a final attempt to find resolution to this complex problem. You may feel that we are adversaries, and perhaps we are, but what we do know from past experiences is that we made more progress on Wilson Estates when we worked together rather than against each other.

The residents and neighbors of Malcolm Dixon Road genuinely feel that CTA Engineering is doing a disservice by coming forward with plans that will not be well received by the existing residents and neighbors of the community. The plan before us today completely disregards previous negotiations, mitigations, board direction, and community input.

The board denied the last map for the following reason.

Denial of findings: 10-29-13

1. 2.0 GENERAL PLAN FINDINGS

2. 2.1 The project is inconsistent with Policy 2.2.5.21, which requires that development projects be designed in a manner which avoids incompatibility with surrounding land uses. The proposed zoning, design of the subdivision, and the proposed lot sizes of less than an acre are not compatible with the Medium and Low Density Residential land use designations and development patterns on lands surrounding the site of the proposed development.

1. 4.0 ADMINISTRATIVE FINDINGS

2. 4.1 Tentative Subdivision Map Findings

4.1.1 The proposed tentative map is inconsistent with the Residential One-Acre (RIA) zoning of the site

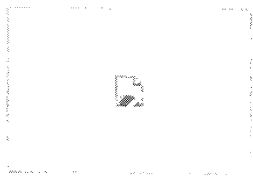
The current map does not make the lot sizes compatible and is incompatible with surrounding land

uses of MDR and LDR.

The current map presented at APAC on 6-11-14

- Provides no buffer or transition to the western end residents
- Provides no one acre parcels
- Removes Oak Trees that can be saved
- Still asks the board for a rezone which the community was strongly opposed to.
- Is still a gated community with a HOA which the community is opposed to.
- gives up 30% of the land to open space
- puts all 280 vehicle trips onto Malcolm Dixon Road's historic bridges. (The connector road and exit onto that connector was previous mitigation to divide the traffic between Green Valley Road and Malcolm Dixon Road.)

It is for this reason, and many others that we would like to propose a solution for your consideration. We are very happy that you heard one item from Chairman Briggs motion, 28 (see below for full transcript). However this project is much more than a number. This is about compatibility. We took your map from 10-22-13 and consolidated a few lots to achieve 28 parcels. This map was by far your best design, but had too many parcels to be consistent. With your engineering and Roger Trout's know how I am certain that you can make this design work. It is a gross acreage design much like the one found on Alta Vista Ct and Uplands. It brings continuity to the area. The east and western ends have buffer lots while a few lots in the middle will likely need Roger's design waiver magic with a few adjustments here and there to make .80 or .70 lots in the middle of the project work. The lot lines for 9 -14 and 19 - 25 were drawn to preserve as many oaks as possible. Some one knows how to do this. It is existing and consistent with what is on the ground today. Alta Vista and Peggy Lane are R1a MDR. We can make this work. Please consider this. This is what the community was hoping for.



With no zone change and a map proposal such as this we can offer you our support. We really want to support your project.

Lock it in with a 20 year development agreement and we may just advocate for you!

Believe it or not we are just as eager as you are to put this behind us and get on with our lives. We plan to live here for a very long time and will not go away. We will continue to challenge any and all plans that do not fit with the character of this last rural north quadrant.

We know that you are angry. We are too. Please work with Roger and give this some serious consideration.

John & Kelley
bugginu@sbcglobal.net

10-22-13 BOS meeting and motion

Just to review, Supervisor Briggs gave very clear direction of what the board was looking for. I have included the video excerpts for your review.

http://eldorado.granicus.com/MediaPlayer.php?view_id=2&clip_id=299&meta_id=151093

Chairman Briggs reply was:

Time stamp 10:07:49

one house one acre

It doesn't get me to where I'd like to be

I think 1 unit per acre is really nice

I think it is high end and

it is a good transition buffer into the rest of the county on the east side

Chairman Briggs motion was:

Time Stamp 10:15:26

Yes I am talking about 28 houses
weather it is on .80 or .70 thats ok

Motion:

Deny the rezone

that we Direct staff to consult with the Wilson's to bring back a map that reflects 28 lots on their 28 acres

I put a foot note in the motion that it is recognizing that it may fall below one acre

I am not sure what the zoning is or I am not sure what the general plan designation is if we are all consistent but whatever that is bring back to us.

I would like some report to the board, as to how, what we would need to do to relieve the sewer requirements and then a discussion of um interior roads if we have any design waiving capacity to reduce the interior roads which will save substantial amounts of money, I think, to the Wilsons to relieve the interior roads design waiving

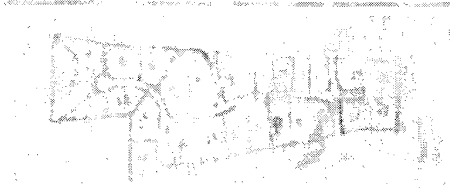
I am not saying that we will approval all this

I would like a discussion for fee waivers for a repeat of this process and what that would be from the county side

Supervisor Mikulaco second the motion.

Motion passed 4 to 0

John & Kelley
bugginu@sbcglobal.net



PastedGraphic-4.tiff
616K



PC 10/9/14

#4

2 pages

Fwd: Denying Wilson Estates Proposal

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 9:24 AM

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

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

From: **Karen Schiro** <knschiro@sbcglobal.net>

Date: Thu, Oct 2, 2014 at 8:12 AM

Subject: Denying Wilson Estates Proposal

To: planning@edcgov.us, 1 <rich.stewart@edcgov.us>, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, brian.shinault@edcgov.us, roger.trout@edcgov.us

Dear Planning Commission,

Since 2009, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

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Sincerely,

Karen Schiro

Green Springs Ranch, Rescue

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PC 10/9/14
#4
3 pages

Fwd: Wilson Estates

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

Thu, Oct 2, 2014 at 9:41 AM

Char: Not sure how this actually got to me, but it goes to the PC for Wilson Estates project.

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

From: **catherine Taylor** <catherineetaylor@comcast.net>
Date: Thu, Oct 2, 2014 at 8:47 AM
Subject: RE: Wilson Estates
To: rich.stewart@edcgov.us

El Dorado County Planning Commission,

As a resident of the proposed development, I am writing to express my disapproval of Wilson Estates most recent submittal. Please deny this request to rezone the property.

Since 2008, as a community, we have been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

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Sincerely,

Catherine E. Taylor

3804 Amer Court

El Dorado Hills, CA 95762

--

Roger Trout

Development Services Division Director

County of El Dorado

Community Development Agency

Development Services Division

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5369 / FAX (530) 642-0508

roger.trout@edcgov.us

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10/2/2014

Edcgov.us Mail - Fwd: Wilson Estates

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[Quoted text hidden]



PC 10/9/14
#4
3 pages

Fwd: Wilson Estates

The BOSONE <bosone@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Oct 2, 2014 at 9:26 AM

More comment regarding Wilson Estates.

Kind Regards,

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: **Cheryl McDougal** <cam4jrm@yahoo.com>
Date: Thu, Oct 2, 2014 at 9:22 AM
Subject: Wilson Estates

To: Rich Stewart <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, tom.heflin@edcgov.us, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, brian.shinault@edcgov.us, Roger Trout <roger.trout@edcgov.us>

Cc: The BOSONE <bosone@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Norma Santiago <bosfive@edcgov.us>

We are at a loss to understand why this project is being presented to the County for consideration again when this project has the same characteristics and components as the plan that was voted on and denied by the Board of Supervisors and was met with significant opposition by the surrounding community last year. I was very disheartened to hear Roger Trout's statement at a recent meeting that I attended on this project that the community should view this as compatible use as the developer is not proposing low-income dense housing, or a retail or commercial project. Either Roger Trout does not read public comments or our submitting public comments is just a time-waster exercise and is not meant to influence County decision making – the same County and its officials that are elected by the people to serve the people.

Ever since 2008, when the Farren project came up that had so many mitigations allowed by the County for a very ill-conceived project, it became evident that public awareness was needed regarding the broken and biased El Dorado County land development proposals review and approvals process. It also created a lack of trust by the public toward this same County land development process. We see individuals running today for County offices based on the platform of not being influenced by the developers. It is sad indeed that one even needs to take this stance as the County is funded by taxpayers, and it is El Dorado County residents that should be at the forefront in the decision-making processes rather than special interest groups.

We are very disappointed in El Dorado county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

2. Wilson Estates and CTA Engineering are still asking for a REZONE and the community was adamant and out spoken that they would not support a REZONE of the property to higher densities.

1 house per acre was the directive. **Planning staff and the developer have NEVER presented an R1a proposal.**

3. The current proposal is *STILL incompatible with existing adjoining uses*. Some examples of incompatibility listed below but not limited to:

- Less than one acre parcels.
- Because of the planned development we have 28 houses on 16 acres all bunched together.
- Gated community
- Planned development with open space
- Sound walls
- No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR) to the neighboring home owners on Malcolm Dixon Road
- Vehicular access on to Malcolm Dixon Road of which currently has safety issues/concerns. The way this planned development is laid out, all of the lots are at the west-end (toward lower Malcolm Dixon Road). This increases the probability of increased traffic onto lower Malcolm Dixon rather than going east to go west via Green Valley Road.

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

John and Cheryl McDougal
1041 Uplands Drive

10/2/2014

Edcgov.us Mail - Fwd: Wilson Estates

El Dorado Hills, CA

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PC 10/9/14
#4
2 pages

Fwd: Wilson Estates Project Public Comments

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 1:31 PM

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

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

From: **Lindsay Juarez** <lindsayjanelle@gmail.com>

Date: Thu, Oct 2, 2014 at 12:54 PM

Subject: Wilson Estates Project Public Comments

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>

Dear El Dorado County Planning Commission,

As a resident living on Malcolm Dixon Drive, less than one quarter mile from the proposed Wilson Estates, I'm writing you to express my strong disapproval of the development as proposed. I hope that you will thoroughly read and consider not only my message but all the messages you have and will receive, and cast your vote for your community not for one developer.

My opposition to the proposed Wilson Estates is based on the following key elements:

- **The additional traffic demand this development would place onto Malcolm Dixon Road will pose a serious safety threat.** Anyone that lives on or near Malcolm Dixon Road, knows that the road is heavily used by pedestrians. During favorable weather, dozens of cyclists use this road as part of their route, children regularly ride skateboards and scooters down the steep inclines of the road, and people of the community enjoy walking and jogging along the road as well. Those that regularly travel the road also know that is a narrow, windy, and steep route that vehicles often travel at too high of a speed on. If the County allows additional traffic that this route is not designed for, there could be serious and tragic consequences.
- **Wilson Estates is incompatible with the surrounding community.** Per the County's General Plan policies, "*Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses...*". Below are specific examples of incompatibility with the surrounding community:
 - Parcels less than one acre
 - Gated Community – People move to these neighborhoods specifically because they prefer a community style other than the likes of Serrano
 - Planned Open Spaces that only those within the development will have access to – Are we to accept their additional noise and traffic, but not be able to enjoy the open spaces that as of now within are community?
 - Access onto Malcolm Dixon Road
- **The Community has continually spoken out against CTA Engineering and Surveying's request for rezone, yet they have not listened and are returning with the same request.**

Please vote with the people of your County, uphold the decision made last October, and deny CTA's request.

Thank you very much for your time,

Lindsay Katt
Malcolm Dixon Road Resident

10/2/2014

Edcgov.us Mail - Fwd: Wilson Estates Project Public Comments

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PC 10/9/14

[Charlene Tim <charlene.tim@edcgov.us>](mailto:charlene.tim@edcgov.us) #4

Fwd: Wilson Estates Project Public Comments

Planning Unknown <planning@edcgov.us>

Thu, Oct 2, 2014 at 4:17 PM

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

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

From: **Max Katt** <maxk@quincyeng.com>

Date: Thu, Oct 2, 2014 at 2:55 PM

Subject: Wilson Estates Project Public Comments

To: "planning@edcgov.us" <planning@edcgov.us>

Cc: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>

Dear Messrs. Stewart, Pratt, Heflin, Mathews, Shinault & Trout,

I am writing you today to express my strong disapproval of the proposed Wilson Estates development project. As an El Dorado County resident who lives on Malcolm Dixon Road less than 1000 feet from the proposed project, I'd ask that you please consider the following concerns:

- Additional traffic on the narrow windy Malcom Dixon Road is a safety concern to current residents
- The proposed parcel size of less than one acre is inconsistent with the surrounding community
- The "gated community" aspect of the project limits access to open space for neighboring residents while burdening them with increased demands for shared resources of water, sewer, and transportation infrastructure

Of greatest concern is the proposal to re-zone from low density residential to high density residential. Please deny the current Wilson Estates design and request that the developer re-design the project to be compatible with the current R1a designation. Please support the General Plan as written and do not re-zone to allow this project.

Maxwell Katt

1191 Malcolm Dixon Road

El Dorado County Resident

[Quoted text hidden]



PC 10/9/14
#4
2 pages

Fwd: Wilsons Estate

The BOSONE <bosone@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Oct 2, 2014 at 3:44 PM

Hi Char,

Not sure if you got this one as well.

Kind Regards,

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: **Della Clavere** <dellaclavere@comcast.net>

Date: Thu, Oct 2, 2014 at 3:39 PM

Subject: Wilsons Estate

To: planning@edcgov.us

Cc: rich.stewart@edcgov.us, The BOSONE <bosone@edcgov.us>, BOStwo@edcgov.us, BOSfive@edcgov.us, BOSthree@edcgov.us, BOSfour@edcgov.us

El Dorado County Planning Commission,

We attended the meeting last year in which the BOS denied the request of Wilson Estates. We specifically heard the BOS allow one roof top per acre only. It is frustrating that we are now almost one year later once again having to write and attend more meetings in an effort to help make sure that ruling is upheld. Please deny this latest request of Wilson Estates to rezone the property.

Since 2008, The Green Valley Alliance of which we are members, has been educating county staff about our Community ID and Community Vision. We are most disappointed in county staff for supporting this plan after multiple community meetings and the BOS ruling on 10/22/13 to the contrary.

We request that you deny the Wilson Estates proposal for the following reasons.

1. Last year the El Dorado County Board of Supervisors unanimously denied Wilson Estates prior request for rezone based on General Plan Policy.

Policy 2.2.5.21

Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

2. Wilson Estates and CTA Engineering are still asking for a REZONE and the community was adamant and out spoken that they would not support a REZONE of the property to higher densities.
 - 1 house per acre was the directive.

- Planning staff and the developer have NEVER presented an R1a proposal.
3. The current proposal is *STILL incompatible with existing adjoining uses*.
Some examples of incompatibility listed below but not limited to:
- Less than one acre parcels.
 - Because of the planned development we have 28 houses on 16 acres all bunched together.
 - Gated community
 - Planned development with open space
 - Sound walls
 - No transitional buffer from high Density Residential (HDR) to Low Density Residential (LDR)
 - Vehicular access on to Malcolm Dixon Road. (Adjoining parcels have vehicular restrictions.)

Please deny this request to rezone the property. Please deny Wilson Estates based on incompatibility with the adjoining neighborhoods. Please ask the agent to return with an R1a design with no rezone request.

Please uphold and support our general plan as written and passed by the voters. No REZONE is needed.

Very Sincerely,
Stephen and Della Clavere

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Thank you.

PC 10/9/14
#4

Fwd: Road

Planning Unknown <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Fri, Oct 3, 2014 at 8:19 AM

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

From: **Vern Miller** <verndmiller@yahoo.com>
Date: Thu, Oct 2, 2014 at 4:35 PM
Subject: Road
To: "planning@edcgov.us" <planning@edcgov.us>

My wife and I are out of the area so I regret that I can not be at this meeting personally. We live very close to this proposed project and request that the current iteration of the Wilson Project be denied as was the original plan. It does not conform to the area. It should be at least one acre per parcel or more in size to be similar to the lots on the West or be 5 acres to conform to the lots on the East and North. The traffic generated from this or any future project on this parcel should not be added to current traffic on Malcolm Dixon Road. Any access should come from the proposed road that will go between Malcolm Dixon Rd and Green Valley Road. It could also be accessed directly from Green Valley. This area is rural and was supposed to stay that way. This project would simply add unneeded higher density where it is not warranted. Please deny this project until it does meet with the norms for this area.

Vern and Phyllis Miller

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