

The BOSONE/PV/EDC
Sent by: Loretta M
Featherston/PV/EDC

09/19/2008 08:59 AM

To Cindy L Keck/PV/EDC@TCP, Cynthia C
Johnson/PV/EDC@TCP

cc

bcc

Subject Farren project BOS 9-23 Item #36



Cheryl McDougal
<cheryl_mcdougal@yahoo.co
m>

09/18/2008 05:33 PM

To bosone@co.el-dorado.ca.us, bostwo@co.el-dorado.ca.us,
bosthree@co.el-dorado.ca.us, bosfour@co.el-dorado.ca.us,
bosfive@co.el-dorado.ca.us

cc

Subject Looking to You and Your Efforts Through Your Stated
County Charter

Board of Supervisors:

In viewing the El Dorado County Charter, I find your declaration of "We, the people of El Dorado County, with our geographical and cultural diversity, adopt this charter to provide a local government responsive to our social, economic, physical and environmental needs and goals in a democratic, just and efficient manner."

I understand that the economy is soft, budgets are tight, and that a goal of the County is to find additional funds of which property taxes can be a good recurring revenue stream. With this being said, the current residents of El Dorado County look to you to ensure that the policies and procedures are objectively administered and supported with the end goal of justice. Thus, from the outcome of next Tuesday's hearing on the Farren development, we want to leave with the belief that the County is behind the option of land development road access for the Farrens that does not require excessive mitigations around laws and polices that were created to protect the welfare of the community, and objectively weigh the pros and cons. Some of the key aspects that need to be considered are:

- 1) Length of one-way road from different access points that allow for the best and quickest access by fire protection and recovery efforts
- 2) Amount of disturbance to riparian wetlands and a perennial creek by a bridge traversing over versus a land road traversing through
- 3) Current traffic flow, status of roads, future opportunity to widen Salmon Falls versus Malcolm Dixon
- 4) Potential additional traffic on Malcolm Dixon Road from other projects taht are currently in application status with the county

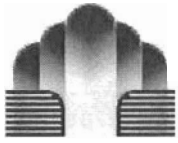
As a current resident of El Dorado County, I look to you to promote additional tax monies for required County projects and initiatives, while making the best choice for the community that is affected.

This land development has gained a lot of attention over the last month through articles written in the Village Life and the Sacramento Bee along with

several community blogs. I have attached a link to one of the articles to the Sacramento Bee with comments received to-date.
www.sacbee.com/eldorado/story/1160975.html

I look forward to you as our elected officials to do the right by ensuring that the Farren's right to develop their land is preserved through the best access that is not in direct conflict with the safety and welfare of the surrounding community.

Best Regards, Cheryl McDougal



The BOSONE/PV/EDC
Sent by: Loretta M
Featherston/PV/EDC
09/19/2008 03:41 PM

To: Cindy L Keck/PV/EDC@TCP, Cynthia C
Johnson/PV/EDC@TCP
cc
bcc
Subject: Item #36 on Sept 23: Farren/Uplands Drive Project on
Tuesday's Agenda

Did you get this one?

Loretta Featherston
Assistant to Supervisor Dupray
District 1
Phone: (530) 621-5650
Fax: (530) 622-3645
E-Mail bosone@co.el-dorado.ca.us

— Forwarded by Loretta M Featherston/PV/EDC on 09/19/2008 03:40 PM —



Bob Hablitzel
<bhablitzel@sbcglobal.net>

09/19/2008 12:30 PM

Please respond to
bhablitzel@sbcglobal.net

To: bosfour@co.el-dorado.ca.us
cc: bosone@co.el-dorado.ca.us, bostwo@co.el-dorado.ca.us,
bosthree@co.el-dorado.ca.us, bosfive@co.el-dorado.ca.us
Subject: Ferran/Uplands Drive Project on Tuesday's Agenda

Supervisor Briggs,

I strongly recommend that you continue the Ferran Subdivision on your agenda on Tuesday. I am very upset document for ALTO, currently on the September Planning Commission agenda. What I have seen of the Ferran incomplete analysis by our Planning Department.

Just on the traffic and circulation I have a concern. All five of the projects in the Malcom Dixon area should study does recognize two one lane bridges. The traffic study does not recognize the condition of Malcom Dixon.

The Planning Commission asked DOT to review the overall traffic circulation, but all it did was compile info without taking into account traffic counts and the actual use in the area. Any one who lives in the area know: Dixon to Salmon Falls.

I am not opposed to this development on any others in the area in the general form that they have been presented however, including study of how they can circulate traffic.

I urge you to continue this item until all 5 projects have been studied for circulation with a cumulative traffic of traffic load on Salmon Falls Road. Thank you.

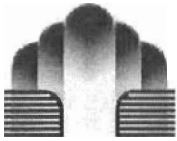
Bob Hablitzel

Bob Hablitzel

916-337-3482

bhablitzel@sbcglobal.net

**1500 Lake Vista Lane off Malcom Dixon
El Dorado Hills, CA**



The BOSONE/PV/EDC
Sent by: Loretta M
Featherston/PV/EDC

09/22/2008 08:49 AM

To Cynthia C Johnson/PV/EDC@TCP, Cindy L
Keck/PV/EDC@TCP

cc

bcc

Subject Item #36 Farren development



"charlene"
<charlenewelty@gmail.com>

09/20/2008 10:02 AM

To <bosone@co.el-dorado.ca.us>

cc

Subject Farren Development Recommendation

Mr. Dupray,

This is a quick note to ask that you vote to **postpone** any final decision on the proposed Farren Development—to be discussed at Tuesday's BOS meeting—and direct that that development be part of a combined developer and Malcolm Dixon Community mediation program being organized to address all developments on the 400 acres north of MD.

As you may be aware, the proposed developments on that land have activated residents living along Malcolm Dixon Road,. Many of these residents will be speaking at the Tuesday meeting. Each of them will give you critical reasons why the Farren Development as proposed is wrong for the community, wrong for El Dorado County and wrong for the credibility of the ED County planning and development process.

The residents recognize that property owners have a right to develop their properties. But, for the same reasons the California Environmental Quality Act was passed, the residents and the community at large need the properties to be developed in ways that pose the least impact on the existing residents, infrastructure and environment. Deferring to the Agricultural Commission and the Planning Commission to protect the interests of the various parties is not working. As you will hear Tuesday, the community does not believe their interests are being heard or protected.

Ergo, the MD Community wants to work with the developers on a mediation program. This facilitated effort would include the developers, residents, and county officials, with the goal of discussing the proposals, listening, weighing differences, and finding a set of recommendations that the BOS could then review and judge, knowing that they were first openly vetted by those with a vested interest in the outcome: the county, the developers and the community.

To succeed, all developments in the area, including the Farren Development, need to be at the table, since, per CEQA guidelines, the cumulative impact of ALL developments in the area would have a significant impact on existing residents, infrastructure and the environment.

I ask that you postpone a vote on the Farren Project at Tuesday's BOS meeting. The Planning Commission is scheduled to hear the Alto, LLC project on October 25; it is anticipated that the first mediation meeting will have been held by then. You will be able to gauge the success or failure of this proposition then. But it's important that the Board of Supervisors give it a chance to succeed .

Thanks for listening.
Bill Welty

Below is the letter sent to Alto, LLC for purposes of scheduling a mediation session. Sam will be talking with the other developers and is expected to respond next week.

+++++

To: Sam Neasham, Attorney-at-Law, representing Alto, LLC

“Hey Sam,
Hope all is well with you today. This is a followup to our discussion the other night where I suggested holding a special forum, inviting residents along Malcom Dixon and the AVCSD as well as the

developers of those properties north of MD; and representatives from DOT and the BOS, and the planning commission.

An agenda would be prepared in advance, identifying key issues for resolution. Like any useful mediation, a facilitator would run the meeting to keep it focused, convivial, disciplined, on point.

My purpose would be for the residents and developers to find common ground, enabling a joint proposal to the Planning Commission, a development plan that would balance the concerns of the residents with the business goals of the developers; that would protect the environment within the guidelines of the county general plan.

At this point I think some of the key issues are known. Most were addressed in the Planning Commission's review, albeit, the review is challenged as short-sided, lacking for want of assessing the accumulative impacts of all the proposed developments, and not up to CEQA standards. Some issues include:

1. increased traffic along MD: DOT and the developers have a proposed solution; there may be other options. Population density has a direct impact on traffic and traffic flows.
2. adequate buffering between the proposed new homes and the AVCS D property line: 30' is offered; existing residents are demanding more to mitigate and avoid future issues pertaining to likely life style differences (noise, smells, animals, open space).
3. sewage: location of septic tanks relative to existing wells. Maps are warranted.
4. water: wells versus EID connections. It's not clear that all developments will be on EID. It appears that Alto, LLC will.
5. noise: population density issue.
6. adverse impacts on environment, including plants, animals, birds, etc.: adverse impacts are assumed proportionate to increased population density.

If a facilitated forum could be held and issues like these mediated

with reasonable and acceptable outcomes, then real progress can be made, for the developers, for the county, for the residents.

Clearly, whining to the county is tiresome, expensive and not necessarily productive for either side. The conversation should be between the developers and the MD community. At stake is the fundamental quality of life for all those who live in the area, existing residents as well as newcomers. I think each of us is concerned about the legacy we leave for future generations of El Dorado County residents; once the building starts there's no going back. Witness LA, SF, Elk Grove, and so on.

What do you think? I'm trying to get the residents to the table as well.

-Bill.”

— Forwarded by Loretta M Featherston/PV/EDC on 09/22/2008 08:48 AM —



AVCSD
<avcsdnet@gmail.com>
09/20/2008 10:10 AM

To bosone@co.el-dorado.ca.us
cc

Subject Farren Development Project - A Recommendation

Honorable Rusty Dupray,

This is a quick note to ask that you vote to **continue** any final decision on the proposed Farren Development—to be discussed at Tuesday's BOS meeting—and direct that that development be part of a combined developer and Malcolm Dixon Community mediation program being organized to address all developments on the 400 acres north of MD.

As you may be aware, the proposed developments on that land have activated residents living along Malcolm Dixon Road,. Many of these residents will be speaking at the Tuesday meeting. Each of them will give you critical reasons why the Farren Development as proposed is wrong for the community, wrong for El Dorado County and wrong for the credibility of the ED County planning and development process.

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