



The BOSFOUR <bosfour@edcgov.us>

Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

1 message

MaryEllen Hall <meyogini@pacbell.net>

Mon, Jan 23, 2012 at 2:18 PM

To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: aaron.mount@edcgov.us

Good Afternoon,

My name is MaryEllen Hall and I just purchased a house in Highland View in December 2011. I am deeply disturbed that I was not notified of this proposal prior to my family moving to this neighborhood. Our neighborhood can not support the amount of traffic this division will cause. I am requesting that item #13 be pulled from the Consent Calendar and left up for review. I do not feel the proper environmental and infrastructure studies have been performed to support this decision. Again, I am saddened that my move to this beautiful area and been marred by this division. I had friends looking at houses in our neighborhood, however, now they have put that off due to this proposal.

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Sincerely,

MaryEllen Hall
4045 Morning View Way
El Dorado Hills, CA 95672
916.817.1559



Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Proposed: Dixon Ranch Subdivision

1 message

The BOSFIVE <bosfive@edcgov.us>
To: GREG FERRERO <gpferrero@yahoo.com>
Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:16 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum
Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 10:32 PM, GREG FERRERO <gpferrero@yahoo.com> wrote:

Dear Honorable Board of Supervisors,

My name is Greg Ferrero and I am a resident of the Highland View neighborhood of El Dorado Hills. I recently became aware of the proposal to increase high density development in El Dorado Hills. Over the previous couple of weeks our vigilant home owners association has brought the plan to the attention of the residents in our subdivision. Development of the Dixon Ranch Subdivision, and others alike, will have a significant, negative, impact on the future and safety of our neighborhood.

I strongly oppose any plans to build high density housing in El Dorado Hills. The Dixon Ranch plan to build 714 homes in such a small footprint is unconscionable. Of course, I am opposed to any additional development next to the subdivision where I live, for selfish reasons. I moved to El Dorado Hills to enjoy the rural climate. To enjoy the hills, trees, and open space. This is why I moved my family from the Bay Area five years ago. I saw the high density housing being built in the Bay Area was having a negative impact to the surrounding communities.

I will put my personal feelings aside. For the supervisors who know me, you know I have a detailed understanding of the traffic issues in El Dorado Hills. Traffic issues are already a major concern among the community. In fact, I would estimate that it is one of the top three concerns of those who live here. Residents of El Dorado Hills routinely complain about traffic issues, filing complaints to the DOT and law enforcement for problems in their neighborhoods and school zones.

I understand the entrances to the Dixon Ranch subdivision will be located on Green Valley Road and Lima Court. I will speak from experience, these roads and the roads connecting, will not adequately support the increased traffic flow that the subdivision will create. Additional traffic can not be routed through Highland View to access Dixon Ranch. Appian Way and Aberdeen Lane are already overused thoroughfares. They are steep, curved roads and are frequently used by joggers, walkers and most importantly, our children. These roads will be overrun by traffic increasing the hazardous traffic problems that already exist. I know you are familiar with the problems on Green Valley. The AM and PM commute combined with the high speeds, limited traffic controls and side streets currently make this road a hazardous highway.

In closing, I fully support the letter addressed to you by Mr. Goldenberg, dated January 20, 2012, (attached) and respectfully request that you look past the increased tax revenue when you consider the proposal for Dixon Ranch. Increased housing density may look like an immediate, viable financial option for El Dorado County, however, the result will be increased traffic, inadequate infrastructure, increased crime and reduced resources that will detract from the reasons we all moved here.

Sincerely,

Greg Ferrero

12-0076.H.2 of 13

Greg J. Smith
cell(925)683-6273

From: David Goldenberg <golden59@pacbell.net>
Subject: Board of Supervisor's Meeting - EDH High Density Designations
To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us,
bosfive@edcgov.us
Cc: aaron.mount@edcgov.us
Date: Friday, January 20, 2012, 5:14 PM
Dear El Dorado County Board of Supervisors

RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)
Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010

I am the President of Highland View Homeowners Association, a 247 home planned community in El Dorado Hills.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last General Plan Amendment, but has not seen any substantial traffic infrastructure upgrades planned to deal with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,
David J. Goldenberg
President
Highland View Home Owners Association
3548 Amer Way
El Dorado Hills, CA 95762
916-718-8455

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Letter requesting that BOS agenda item #13 be pulled from consent/re-age...

2 messages

The **BOSFIVE** <bosfive@edcgov.us>
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 9:18 AM

—— Forwarded message ——

From: <Hidahl@aol.com>
Date: Mon, Jan 23, 2012 at 10:02 PM
Subject: Fwd: Letter requesting that BOS agenda item #13 be pulled from consent/re-age...
To: bosone@edcgov.us
Cc: bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Sorry about the 'old e-mail addresses' in my directory....

From: Hidahl@aol.com
To: bosone@co.el-dorado.ca.us
CC: bostwo@co-dorado.ca.us, bosthree@co-dorado.ca.us, bosfour@co-dorado.ca.us, bosfive@co-dorado.ca.us, lou.rain@edcgov.us, aliceklinger@earthlink.net, jeff.h@ix.netcom.com, arowett@pacbell.net
Sent: 1/23/2012 9:53:51 P.M. Pacific Standard Time
Subj: Letter requesting that BOS agenda item #13 be pulled from consent/re-agendized

John,

The attached letter from the EDH APAC respectfully requests that you motion to have agenda item #13 pulled off the consent calendar and be re-agendized to a future BOS meeting. APAC does not believe that there has been sufficient information provided on the scope (regional boundaries) of the proposed EIR, in particular the cumulative traffic impacts on Green Valley Road.

Regrettably, none of the APAC Executive team will be able to attend tomorrow's meeting due to previous work or personal commitments.

Thanks for your consideration of our request.

John Hidahl
APAC Chairperson

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APACLettertoJohnKnight1-23-12.docx
293K

The **BOSTWO** <bostwo@edcgov.us>
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Wed, Jan 25, 2012 at 9:56 AM

#13
Thank you,

Ray Nutting, Chairman
El Dorado County Board of Supervisors

12-0076.H.5 of 13

1/25/12

Edcgov.us Mail - Fwd: Letter requesting that BOS agenda item #13 be pulle...

530) 621-5651

[Quoted text hidden]



APACLettertoJohnKnight1-23-12.docx

293K

13
Cindy Johnson <cynthia.johnson@edcgov.us>**Re: Proposed: Dixon Ranch Subdivision**

2 messages

The BOSFIVE <bosfive@edcgov.us>

Tue, Jan 24, 2012 at 9:16 AM

To: GREG FERRERO <gpferrero@yahoo.com>

Bcc: cynthia.johnson@edcgov.us

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum

Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 10:32 PM, GREG FERRERO <gpferrero@yahoo.com> wrote:

Dear Honorable Board of Supervisors,

My name is Greg Ferrero and I am a resident of the Highland View neighborhood of El Dorado Hills. I recently became aware of the proposal to increase high density development in El Dorado Hills. Over the previous couple of weeks our vigilant home owners association has brought the plan to the attention of the residents in our subdivision. Development of the Dixon Ranch Subdivision, and others alike, will have a significant, negative, impact on the future and safety of our neighborhood.

I strongly oppose any plans to build high density housing in El Dorado Hills. The Dixon Ranch plan to build 714 homes in such a small footprint is unconscionable. Of course, I am opposed to any additional development next to the subdivision where I live, for selfish reasons. I moved to El Dorado Hills to enjoy the rural climate. To enjoy the hills, trees, and open space. This is why I moved my family from the Bay Area five years ago. I saw the high density housing being built in the Bay Area was having a negative impact to the surrounding communities.

I will put my personal feelings aside. For the supervisors who know me, you know I have a detailed understanding of the traffic issues in El Dorado Hills. Traffic issues are already a major concern among the community. In fact, I would estimate that it is one of the top three concerns of those who live here. Residents of El Dorado Hills routinely complain about traffic issues, filing complaints to the DOT and law enforcement for problems in their neighborhoods and school zones.

I understand the entrances to the Dixon Ranch subdivision will be located on Green Valley Road and Lima Court. I will speak from experience, these roads and the roads connecting, will not adequately support the increased traffic flow that the subdivision will create. Additional traffic can not be routed through Highland View to access Dixon Ranch. Appian Way and Aberdeen Lane are already overused thoroughfares. They are steep, curved roads and are frequently used by joggers, walkers and most importantly, our children. These roads will be overrun by traffic increasing the hazardous traffic problems that already exist. I know you are familiar with the problems on Green Valley. The AM and PM commute combined with the high speeds, limited traffic controls and side streets currently make this road a hazardous highway.

In closing, I fully support the letter addressed to you by Mr. Goldenberg, dated January 20, 2012, (attached) and respectfully request that you look past the increased tax revenue when you consider the proposal for Dixon Ranch. Increased housing density may look like an immediate, viable financial option for El Dorado County, however, the result will be increased traffic, inadequate infrastructure, increased crime and reduced resources that will detract from the reasons we all moved here.

Sincerely,

Greg Ferrero

12-0076.H.7 of 13

cell(925)683-6273

From: David Goldenberg <golden59@pacbell.net>

Subject: Board of Supervisor's Meeting - EDH High Density Designations

To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Cc: aaron.mount@edcgov.us

Date: Friday, January 20, 2012, 5:14 PM

Dear El Dorado County Board of Supervisors

RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)

Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010

I am the President of Highland View Homeowners Association, a 247 home planned community in El Dorado Hills.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last General Plan Amendment, but has not seen any substantial traffic infrastructure upgrades planned to deal with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,
David J. Goldenberg
President
Highland View Home Owners Association
3548 Amer Way
El Dorado Hills, CA 95762
916-718-8455

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Thank you.

12-0076.H.8 of 13

The BOSTWO <bostwo@edcgov.us>

Wed, Jan 25, 2012 at 9:44 AM

To: Cindy Johnson <cynthia.johnson@edcgov.us>

Thank you,

Ray Nutting, Chairman
El Dorado County Board of Supervisors
530) 621-5651

[Quoted text hidden]



Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Item # 13 Dixon Ranch

1 message

The BOSFIVE <bosfive@edcgov.us>
To: Wendy Cameron <wendylucameron@yahoo.com>
Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:15 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum
Assistant to Supervisor Norma Santiago

On Tue, Jan 24, 2012 at 6:43 AM, Wendy Cameron <wendylucameron@yahoo.com> wrote:

Please acknowledge our email. This is the 2nd attempt to voice our concern to the board with NO response.

Thank you,

Wendy and Scott Cameron
3566 Amer Way
El Dorado Hills, CA

edc.cob@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfour@edcgov.us;
bosfive@edcgov.us

Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Wendy and Scott Cameron

Residents of Highland View

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Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Dixon Ranch EIR contract award is premature - Strongly oppose

1 message

The BOSFIVE <bosfive@edcgov.us>
 To: Mdriscoll <mdriscoll@sbcglobal.net>
 Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:16 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum
 Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 10:43 PM, Mdriscoll <mdriscoll@sbcglobal.net> wrote:
 Dear El Dorado County Board of Supervisors

RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)

Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010

Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

I STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. I, being a resident of El Dorado Hills, for well over 10 years do not find that the multiple inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been fully vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is premature and irresponsible.

I am in total agreement with the email sent to each of you by David Goldenberg on January 20, 2012 at 5:14 p.m. Please feel free to contact me at the noted email address (mdriscoll@sbcglobal.net) if you would need further reasons on my opposition.

Respectfully,

Michael Driscoll

4125 Morning View Way

El Dorado Hills, CA 95762

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12-0076.H.11 of 13



Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Dixon Ranch EIR

1 message

The BOSFIVE <bosfive@edcgov.us>

To: Fran Vivian <franvivn@gmail.com>

Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:16 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum

Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 8:14 PM, Fran Vivian <franvivn@gmail.com> wrote:

Jan. 23, 2012

To Whom it May Concern;

Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming densities before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan directing a County contract to a Consultant to develop an EIR for a project is outrageously premature and question its legal validity.

County Zoning Ordinance

1. 17.63.020 Ordinance Amendments and Zone Change Applications

"C. Where a zone change amendment to a higher density or intensity zone is being proposed, approval shall be based on, but not limited to findings of adequate infrastructure and support services for the increased land use demands, and lack of significant impacts to the surrounding area (General Plan Policy 2.2.5.3)."

Thank you for your consideration on this extremely important issue.

Jeff and Fran Vivian

120 Murray Ct.

El Dorado Hills, Ca. 95762

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~~84~~ 13
Cindy Johnson <cynthia.johnson@edcgov.us>

Re: Agenda Item #13 Award Dixon Ranch EIR contract to Consultant ICF International

1 message

The BOSFIVE <bosfive@edcgov.us>
To: Killian Kean <kiliankean@sbcglobal.net>
Bcc: cynthia.johnson@edcgov.us

Tue, Jan 24, 2012 at 9:09 AM

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum
Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 3:17 PM, Kilian Kean <kiliankean@sbcglobal.net> wrote:

Dear Members of the El Dorado County Board of Supervisors

Referring to **Item #13 Award Dixon Ranch EIR contract to Consultant ICF International** -your agenda item #13
My wife and I strongly agree with the following:

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

We also oppose Agenda item #8 Tentative General Plan Amendment and Zoning Ordinance Changes EIR. We are strongly opposed to rezoning to high density, and we are specifically opposed to the Dixon Ranch proposal for a 714 high density subdivision.

Thank you,

Kilian Kean

El Dorado Hills, CA

916.933.3550

Email: kiliankean@sbcglobal.net

Question? Here on earth, we choose our destiny. In death, we realize the result of the choice we made; Heaven or Hell. Where will you spend eternity? If you were to die today, why should God let you into Heaven? How sure are you? 99.9999% is not good enough. Go to <http://888.needhim.org>

><)))>Jesus

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