

PC 2-26-15
#5

Planning Unknown <planning@edcgov.us>



Dixon Ranch

1 message

Mary <mbohlman@sbcglobal.net>

Thu, Feb 26, 2015 at 11:06 AM

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

- > I am writing you because unfortunately, I am unable to attend the meeting today. I have very serious concerns about the Dixon ranch development. I feel that it is much too dense for the area in which it is to be situated and will have a terrible and detrimental impact on traffic as well as services.
- > I am especially concerned that with the current water situation how such a large development could even be contemplated. I do understand that the county would like the money that will come in from the developers and from people purchasing these homes, but there needs to be a balance. Having such high density where there had been one home for 5 acres and next to a community such as Highland View which has much lower density than the Dixon ranch proposed development, is not consistent with the standard set up at the general plan or with the standards anticipated by the people who have moved to this area.
- > I do understand that development will be taking place in areas of the county, but with the current traffic situation, water situation, and concern about services such as fire, police etc., I feel that the density is probably three times as much as it should be and should definitely not be allowed at this time or in this location.
- > If one drives down Green Valley or Silva Valley or even El Dorado Hills Blvd. at high traffic times, it is a very slow commute. There are several schools along the way and at times traffic is at a stand still. Adding this number of homes would be catastrophic to traffic and I am sure there will be many accidents.
- > I would very much appreciate your grave consideration of this plan and the effect it will have upon our community. Monetary issues are certainly not the most important ones. People come to this area because they love the nature of our community, and you will be drastically changing that with this development that is being proposed.
- > Thank you for your time and hopefully grave consideration. Mary Bohlman
- >
- >
- > Sent from my iPhone

PC 2/26/15
#5
9 pages



Charlene Tim <charlene.tim@edcgov.us>

Dixon Ranch 2/26 Workshop

Don Van Dyke <don.a.van.dyke@sbcglobal.net>

Thu, Feb 26, 2015 at 4:28 PM

To: Brian Shinault <brian.shinault@edcgov.us>, Char Tim <charlene.tim@edcgov.us>, Dave Pratt <dave.pratt@edcgov.us>, Gary Miller <colcapt@hotmail.com>, Rich Stewart <rich.stewart@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>

Hi Planning Commissioners-

Attached are my slides for the Dixon Ranch Project

Thanks-

Don Van Dyke

 **Dixon1.pdf**
1520K

Board Directed Action 11/2011

Directive	Effect of Dixon Ranch	
Jobs & Jobs/Housing Balance	Worse. 605 houses; few if any jobs	↓
Preserve Ag/Natural Resource Lands	Eliminates “prime vineyard land”	↓
Sales Tax Leakage	Worse—more people traveling to Sac. County to spend money	↓
Moderate Housing	No help—not moderate cost	↓

Dixon Ranch fails to meet Board Requirements

We Have Enough Housing

- EDC 2013-2021 Approved Housing Element:

Table HO28
2013 Land Inventory Summary –El Dorado County

	Income Category			
	VL/L	Mod	Above	Total
Units approved or under construction	108	2	124	234
Entitlements (lots)*	--	--	5,762	5,762
Vacant land - residential	2,338	764	10,151	13,253
- West Slope	2,134	675	6,720	9,529
- East Slope	204	89	3,431	3,724
Vacant land – commercial/mixed use	257	--	--	257
Underutilized land – residential	925	148	0	1,073
Potential second units**	406	0	0	406
Subtotal	4,034	914	16,037	20,985
RHNA (net 2013-2021)	1,740	821	1,633	4,194
Surplus (Deficit)	2,294	93	14,404	16,791

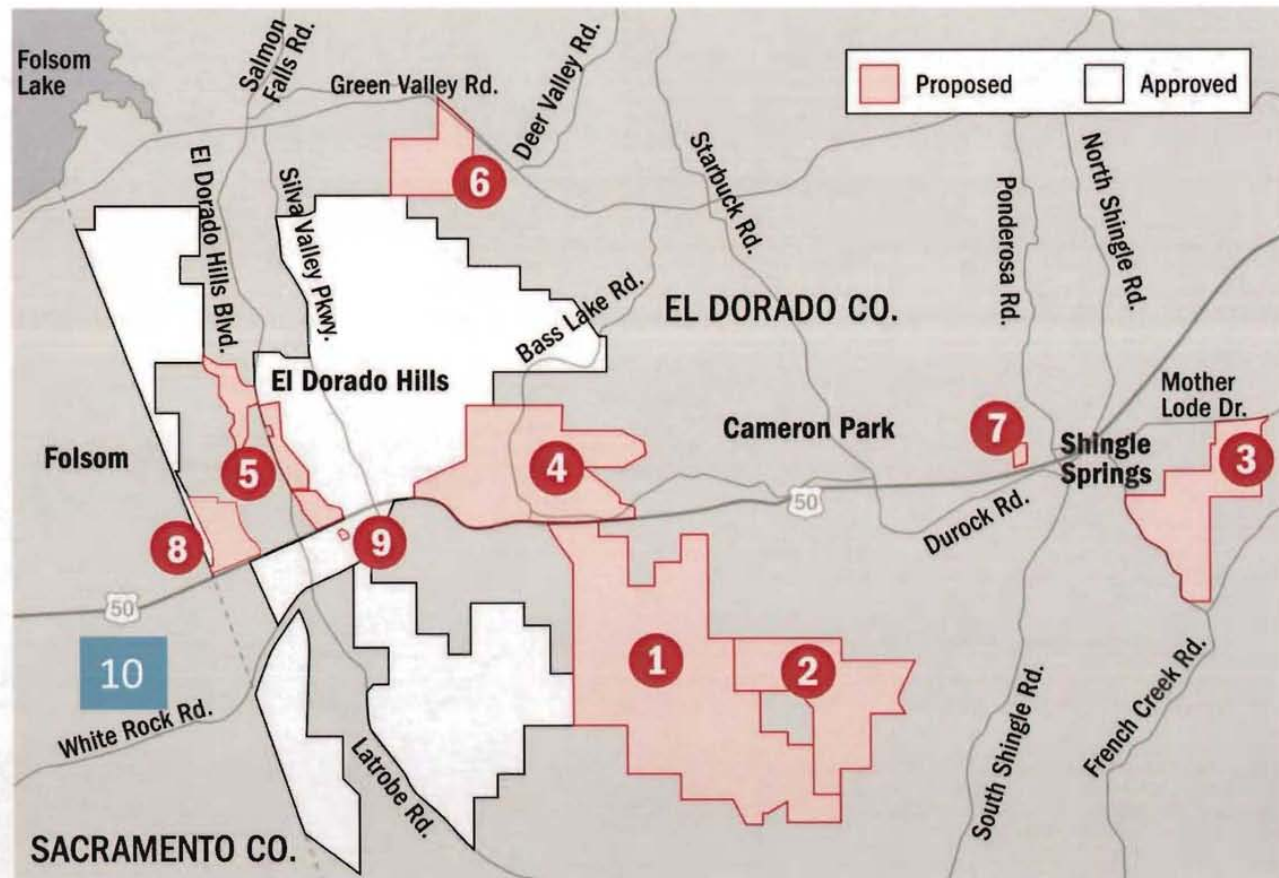
Source: El Dorado County Community Development Agency, 7/2013

* Includes Approved Specific Plans, Tentative and Parcel maps west slope only

** Estimated 4% of Vacant land – residential, "Above"

Housing Projects

1. Marble Valley
3236 Houses
2. Lime Rock
800 Houses
3. San Stino
1041 Houses
4. Bass Lake
1500 Houses
5. Central EDH
1028 Houses
6. Dixon Ranch
605 Houses
7. Tilden Park
80 Room Hotel
8. Saratoga Estates
316 Houses
9. Town Center Apts
255 Units
10. South Folsom
11,000 Units



Over 8,000 Proposed new, plus over 16,000 already approved and not yet built !

2/26/2015

Infrastructure

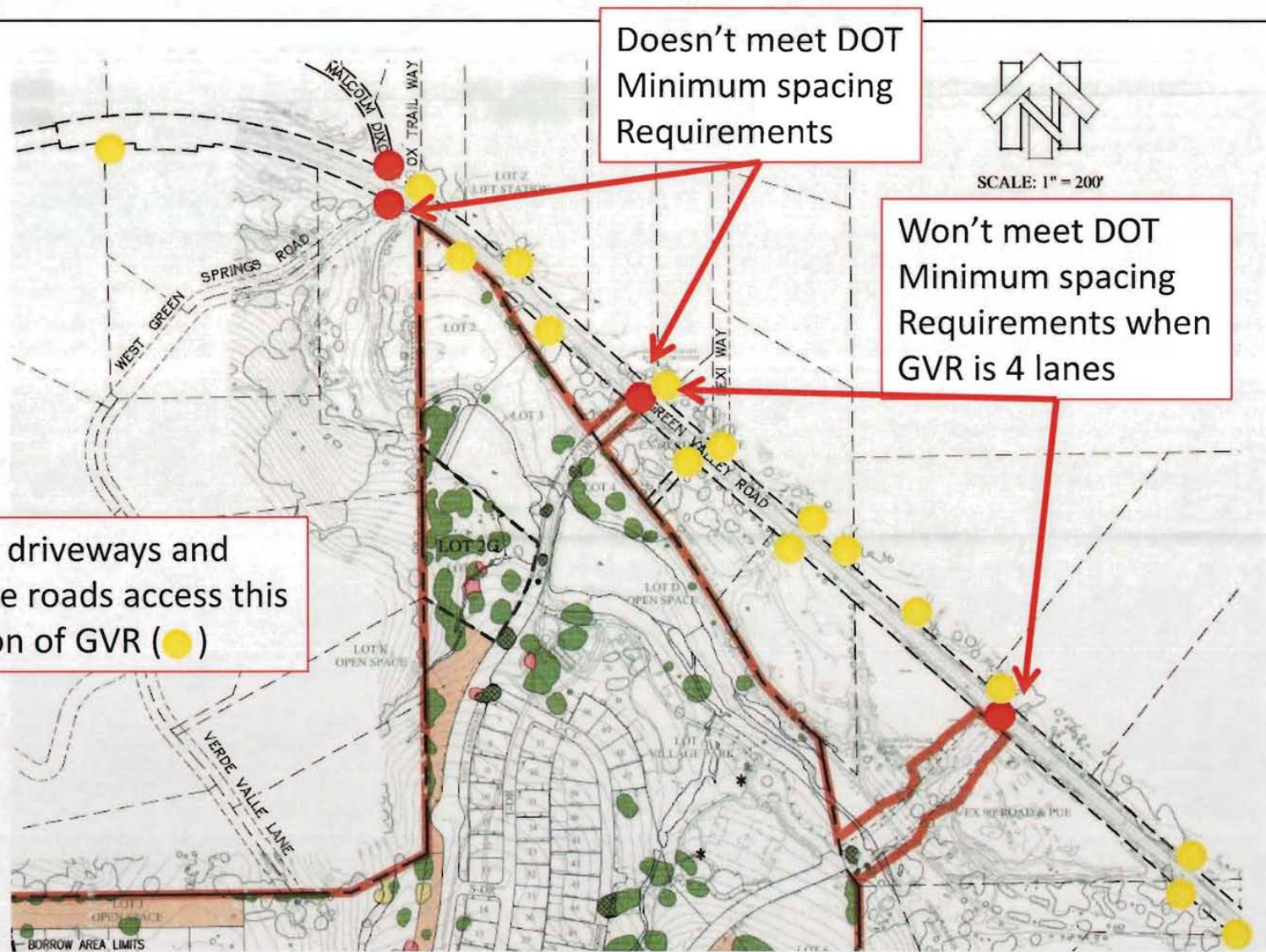
- Roads
 - Highway 50 inadequate today
 - LOS F at County Line; LOS E in rural section
 - Many issues with Green Valley Road
 - See GVR Corridor Report
 - Dixon Ranch worsens these conditions
- Water delivery
 - New pumps, pipeline, treatment plants, reservoirs

Who pays the bill for the new infrastructure?

Traffic

- DEIR Failed to study
 - Impact to Highway 50
 - Intersections / segments
 - Sophia Parkway (LOS F)
 - Pleasant Grove Middle School (LOS F at drop-off, pick-up)

Traffic Safety 5,000 Additional Daily Trips



Dixon Ranch & Surrounding Neighborhoods

- 605 Houses with access only on GVR
- Adjacent to rural lots (5 acres and up) on 3 sides
- No buffer for noise or view
- Serrano provided 5 acre buffer lots with minimum depth and setbacks

Not Compatible with surrounding neighborhoods on GVR

2/26/2015



Bottom Line on Dixon Ranch:

- The Project is not needed to meet housing goals
- Is in conflict with General Plan Goals
- Is incompatible with surrounding neighborhoods on GVR
- Creates additional traffic and safety problems on GVR
- Requires new infrastructure that requires funding



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Dixon Ranch Project Resident Concerns

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

Thu, Feb 26, 2015 at 5:03 PM

Hi Char,

Please see email.

Thanks, Debbie

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

From: **Adri Friesen** <adreee1@gmail.com>

Date: Thu, Feb 26, 2015 at 4:11 PM

Subject: Dixon Ranch Project Resident Concerns

To: Planning@edcgov.us

Hello,

I am a resident of El Dorado Hills and I am against the Dixon Ranch Project. The traffic at this time is growing more every year and I can not imagine what it will become after the project is done. Noise is a big issue for us since my home backs up Green Valley Road. I am looking forward to any solution from this El Doardo Planning Committee on how they will help homeowners backing Green Valley Road deal with the increasing noise of traffic. I am hoping to get more info on the traffic issues that will surely affect Green Valley Rd.

Very Respectively,

Adriana Friesen
adreee1@gmail.com

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