



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Wilson Estates AND Town Center Apartments

1 message

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**Darren Bobrowsky** <bobrowsky@gmail.com>

Mon, Oct 27, 2014 at 5:32 PM

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

Dear Honorable Board Members:

I have been following these two projects at a distance for some time and have mixed feelings about both projects as I respect personal property rights but also believe these projects are not the best that they can be for the communities where they are situated and need additional work to make them better.

My main point that I would like to make is that I find it disingenuous for County staff to bring these projects forward and the Board of Supervisors to consider taking any action on an election day where there are three ballot measures that would provide you as an elected official true feedback on how the community you represent as a whole feels about these types of projects instead of narrowly focused interested parties.

On a day that citizens due their civic duty to try to understand the issues and cast their ballots, it is disenfranchising to these same voters to consider taking action on these items before their vote can be counted. It is very obvious to all why the timing to hear these items is before the vote of the citizens can be counted. As an elected official who is used to listening and trying to understand their community, I would think that you also would see this decision by County staff to bring these projects forward on election day as shortsighted.

I ask that you postpone these hearings until a future date after the election. Thank you for your time and service to our community.

Sincerely,  
Darren Bobrowsky

El Dorado Hills, CA 95762





EDC COB <edc.cob@edcgov.us>

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## Wilson Estates

1 message

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**dlg** <df1sg@pacbell.net>  
Reply-To: dlg <df1sg@pacbell.net>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Oct 27, 2014 at 6:16 PM

Dear Clerk of the Board,

We request you turn down the request to rezone this development from less than the present zoning and surrounding area of 1 lot per acre.

Dale and Linda Gretzinger





EDC COB &lt;edc.cob@edcgov.us&gt;

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## Wilson Estates File 14-1331.

1 message

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**John & Kelley** <bugginu@sbcglobal.net>

Tue, Oct 28, 2014 at 1:41 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, BOSTWO <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>  
 Cc: edc.cob@edcgov.us

Hello Board of Supervisors

While we are extremely disappointed (and suspicious) that Wilson Estates has been accelerated to election day, we are trying our best to educate you and the public why you must DENY the REQUEST TO REZONE, Again.

It is difficult to come up with items that have not already been raised. There is nothing new in the MND. No new traffic studies, no new mitigation, no new air quality studies, no new environmental studies. The only thing that has changed is the number of homes and the map. This design is less compatible than it was last year.

I am certain that you all remember the 12 days of Wilson. Interesting enough all but three days still apply to this submission. I have attached them for your review.

The public is exhausted. Are you listening? We have said the same thing no less than 5 times. It is not that complicated. We have not gone away, we have not given up.

## Deny the Rezone

R1a

**One House Per Acre = 1 acre parcels**

**Requested by the public on, but not limited to:**

**1/29/13 - Continued**

**3/12/13 - Continued**

**6/11/13 - Denied**

**10/22/13 - Denied**

**10/29/14 - Approved**

**2/25/14 - Approved - Planning commission**

We will continue to fight for one acre parcels like the property and neighborhoods that we occupy. This is not opinion, this is fact.

The agent can develop the land as it is currently zoned. R1a. Anything more is discretionary and incompatible with the surrounding neighborhoods.

Please support our general plan. Do not rezone this property.

14-1331 Public Comment  
 BOS Rcvd 10-28-14



John & Kelley Garcia



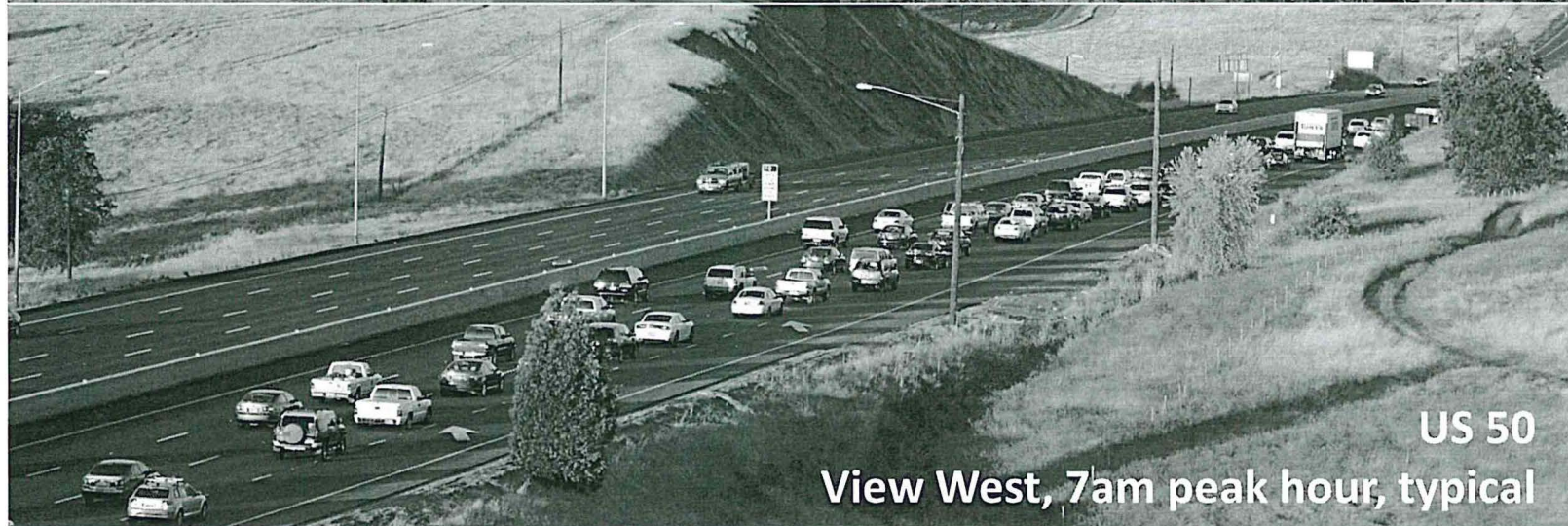
**9 Days of Wilson \_2014.pdf**

2666K

# The 3rd Day of Wilson's..... ' *Measure Y is the Law* '



US 50  
View East, 7am peak hour, typical



US 50  
View West, 7am peak hour, typical

***16,000 more homes coming, not counting Wilson***

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbncmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDo0ZWJjOTVjMGVlYjQ5M2Y1>



# The 4th Day of Wilson's... 'Aesthetic impact'



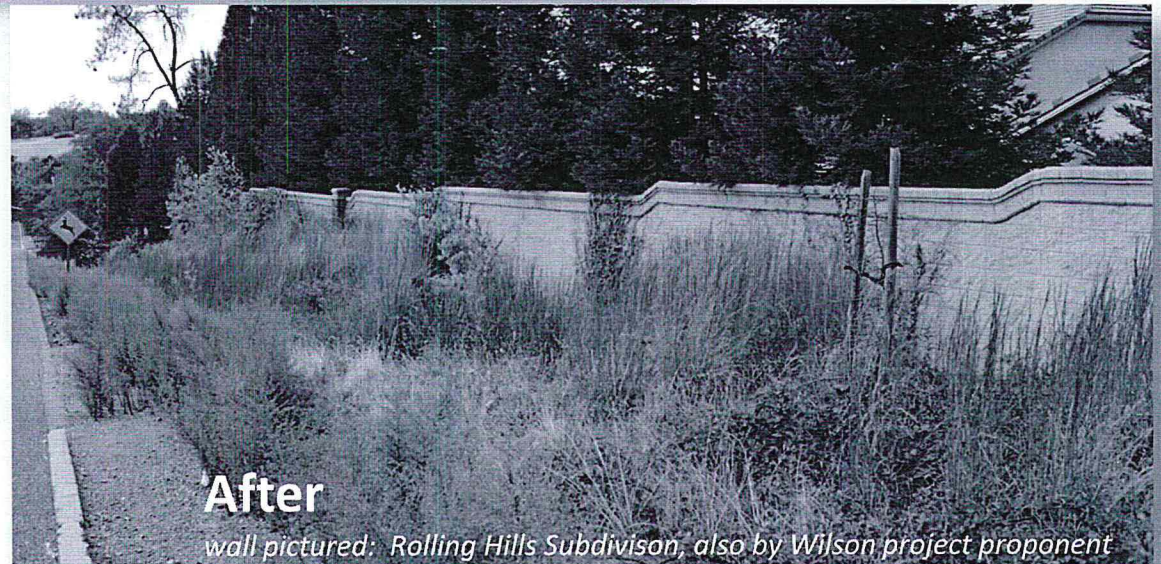
**Before**

*GV Corridor view of Wilson property*

**“mitigated”.**

Environmental Checklist/Discussion of  
Impacts  
Z11-0007/TM11-1504/Wilson Estates  
Page 6

Soundwall & landscape  
mitigation, proposed



**After**

*wall pictured: Rolling Hills Subdivision, also by Wilson project proponent*



# The 5th Day of Wilson's...

## 'The Site Specific Request'

The change from *medium* to *high* density residential was via a form submitted to Planning Services in 1995 - no EIR analysis; no public review.

### According to the application, they claimed:

- Creek/oaks would be included in 12 acres of open space, leaving them untouched
  - **Reality: This open space is not proposed.**
- No substantial trees would be impacted
  - **Reality: Removal of many oaks of significant size is proposed**
- Proximity to Sterlingshire makes HDR okay
  - **Reality: Sterlingshire is 'medium' density (not 'high') and Wilson is not adjacent to it.**
- The site is suitable because of the infrastructure available
  - **Reality: no water, no sewer, inadequate roads & schools**
- No substantial opposition from the neighbors.
  - **Reality: Not true then. Not true now.**

Mrs. Ann Wilson  
4128 Fairlane Lane, Shasta Section CA 96122  
07141871.0715

March 28, 1995

Mr. Pierre Rivas  
2850 Fairlane Court  
Placerville CA 95667

RE: Wilson Estates, Assessor's Parcel Numbers 067-270-23, 067-270-22, 067-270-30.

Dear Mr. Rivas,

This letter provides additional information to the site-specific request on the above mentioned parcels.

This site is one of the top sites in the County for supporting high density land use. Based on the existing infrastructure and the location of this site, the site is more capable of supporting higher density than most. A preliminary plan has been done, and higher density would allow for a more creative use of the property, with fewer environmental impacts and more benefit to the community at large, while at the same time serving the need for some high density areas within the county.

This letter addresses two items on the attached "REQUEST FOR CONSIDERATION OF GENERAL PLAN LAND USE DESIGNATION -- SITE SPECIFIC REQUEST"

#### 1. Summary description of proposed use of property:

The site currently has a land use designation of medium density residential. The site is currently proposed for HDR, High Density Residential Land Use designation. According to Sedway & Cooke's million dollar study, this area was proposed as high density. Later, due to Bill Center's political agenda, this property was changed back to medium density residential and is currently medium density residential according to the public review draft, the alternative, and the project description.

#### 2. Statement of appropriateness of the proposed land use:

The alternative to the requested land use designation is the current land use designation, medium density residential, and the current zoning, R1A. For infrastructure, environmental, and aesthetic reasons, R1A is less environmentally sensitive and less economically feasible to the County as a whole than the proposed R1 would be.

#### Infrastructure

This site is among the few remaining areas in the County suitable for higher density from an infrastructure perspective. It is close to the western edge of the County, where higher densities are occurring due to significant economic and social forces of a larger context. It is in the proximity of other higher density estates, such as Sterlingshire, which is right down the road. It is bordered by Green Valley Road on one side and Malcom Dixon Road on the other, suitable roads from a capacity standpoint.

Furthermore, this subdivision could provide an access between these roads. No houses would have driveways on this connector, avoiding mistakes that have crippled the development of suitable parcels in other parts of the County. This would be a substantial improvement to the secondary roads that are becoming more strategically important alternatives to major transportation routes as proposed not only by the County but also the nation as a whole -- notice the recent transportation act passed by Congress, which allocated funds toward secondary roads as opposed to highways.

Water and sewer infrastructure run right up to the site. It is part of an area that is already planned for service by the El Dorado Irrigation District. As part of the AD3 Assessment district created in 1985, the

ink:

[https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbn\\_0cmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDoyYWI0M2IxMTY0YmI3NGQ2](https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbn_0cmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDoyYWI0M2IxMTY0YmI3NGQ2)



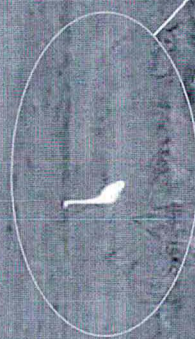
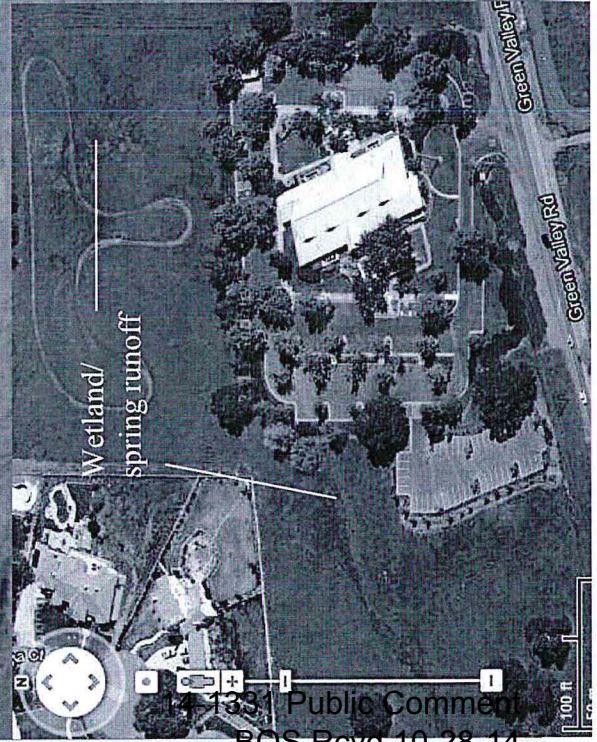
# The 6th Day of Wilson's..... 'Erroneous Environmental Review: One'

## Great Egret

The great egret is listed by CDFG as a special animal. This bird usually forages alone in shallow open water and wetlands for fish, amphibians, and aquatic invertebrates. The species has recovered from historic persecution by plume hunters, but destruction of wetlands especially in the West where colonies are few and widely scattered, poses a current threat. Great egrets prefer breeding habitat in or near open waters and wetlands.

**The required nesting and foraging habitat is not present."**

*pg170/301 of the Mitigated Negative Declaration*



Tell him  
that...

“The only mapped water feature within the study area is an intermittent reach of Dutch Ravine.”

*pg158/301 of the Mitigated Negative Declaration*



# The 8th Day of Wilson's..... 'Your neighborhood school'

**OBJECTIVE 5.8.1: SCHOOL CAPACITY :** Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

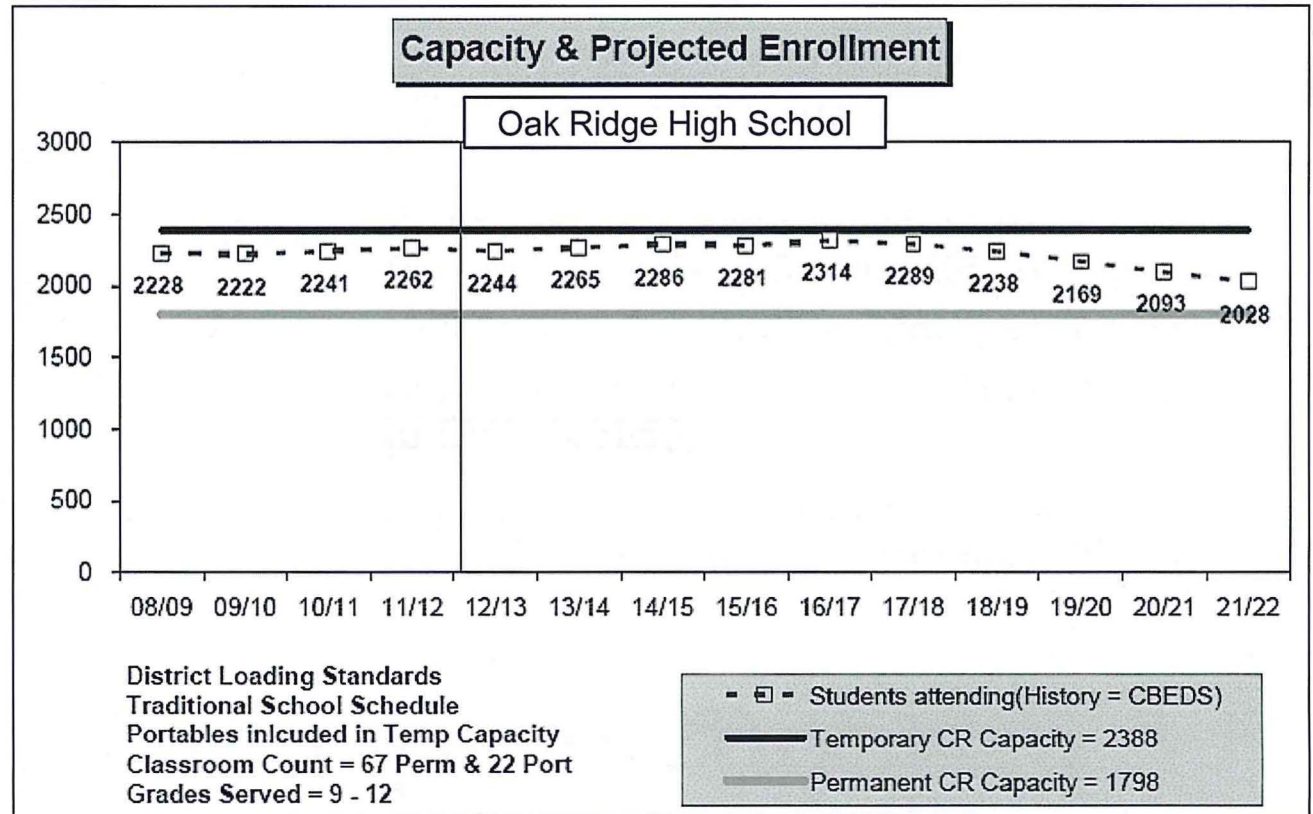
## Oakridge High School is impacted

Permanent Class Room (CR) Capacity has been exceeded *without* approving additional subdivisions.

Wilson teens would not be accommodated within their district. 'Mitigation' could possibly be bussing, but buses have yet to be added, and capacity has been exceeded for at least 4 years now.

**Do Not Rezone**  
**Respect the General Plan**

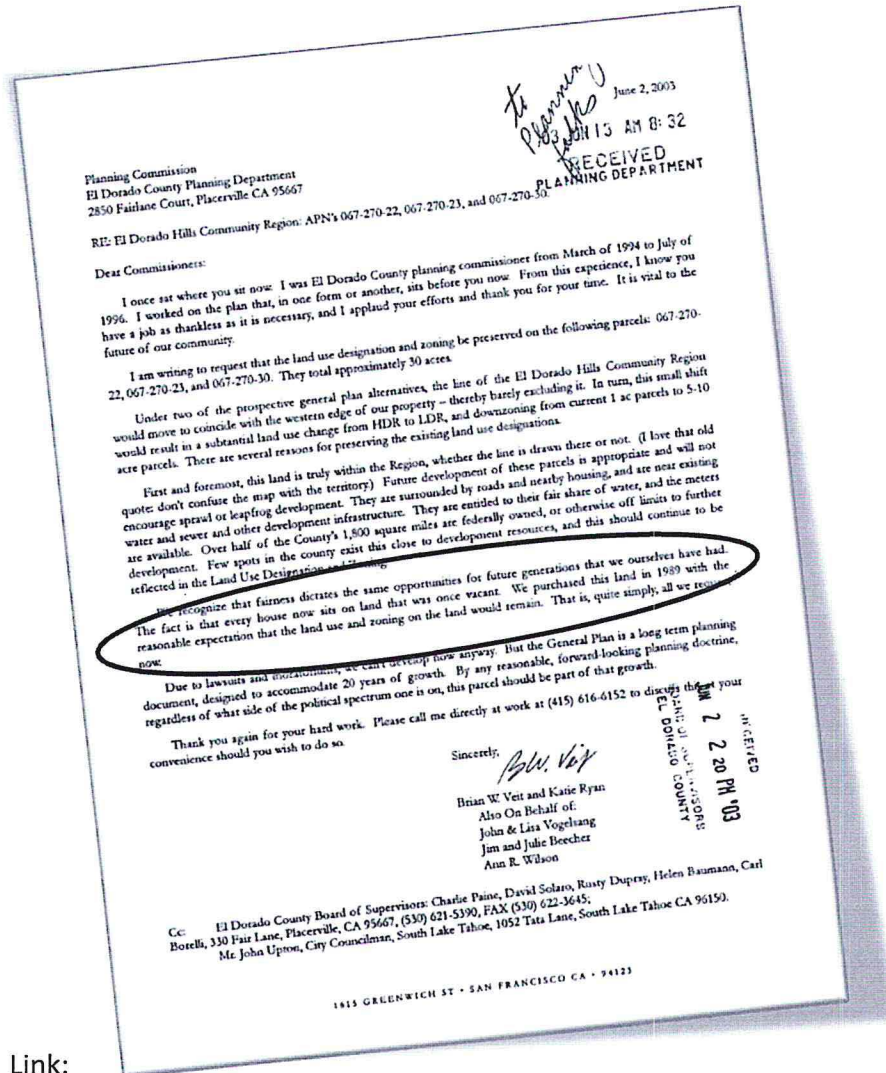
## El Dorado Union High School District 2011-2012 Demographic Study





# The 9th Day of Wilson's...

## 'What's good for the goose'



Brian Viet letter, 6/2/03, on behalf of the Wilson's and several others, requesting to retain the HDR (high density residential) land use designation granted in the '96 General Plan via a Site Specific Request form. Note: In 1989, this land was actually MDR (medium density) with R1A zoning. They were as disingenuous then as they are now

### In their words:

"We purchased this land in 1989 with the reasonable expectation that the land use and zoning on the land would remain. That is, quite simply, all we request now."

### To that, we would say:

Exactly! Residents buying land on Malcolm-Dixon Rd, with Wilson's parcels zoned as R1A, had reasonable expectations of enjoying their rural setting into the future.

**No Double Standard! - maintain the rural character we moved here for.**

**-NO REZONE!**

Link:

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbmxcnmVlbnZhbGxleJvYWRhbGxpYW5jZXxneDo0MziOM2FIMTM0ZDYwNjZl>



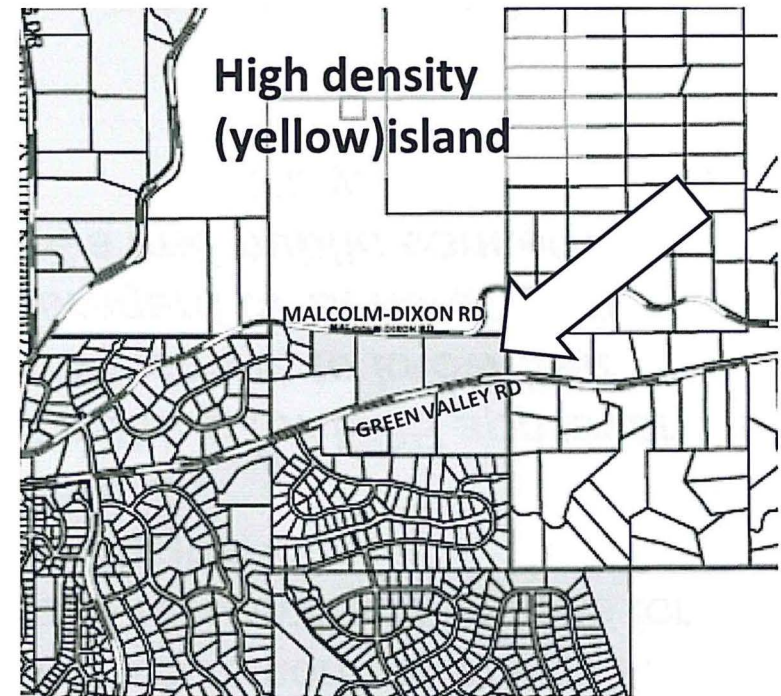
# The 10th Day of Wilson's..... '*Inappropriate land use designation*'

**Policy 5.2.1.11:** The County shall direct new development to areas where public water service already exists.

- Water and sewer are NOT on site, contrary to the site specific change request (day 5!)

**Policy 2.1.1.2:** Community Regions must "... provide and maintain appropriate transitions ..." at Community Region boundaries.

- Rezoning places high density R1 adjacent to low density RE5; the transition zoning is eliminated.



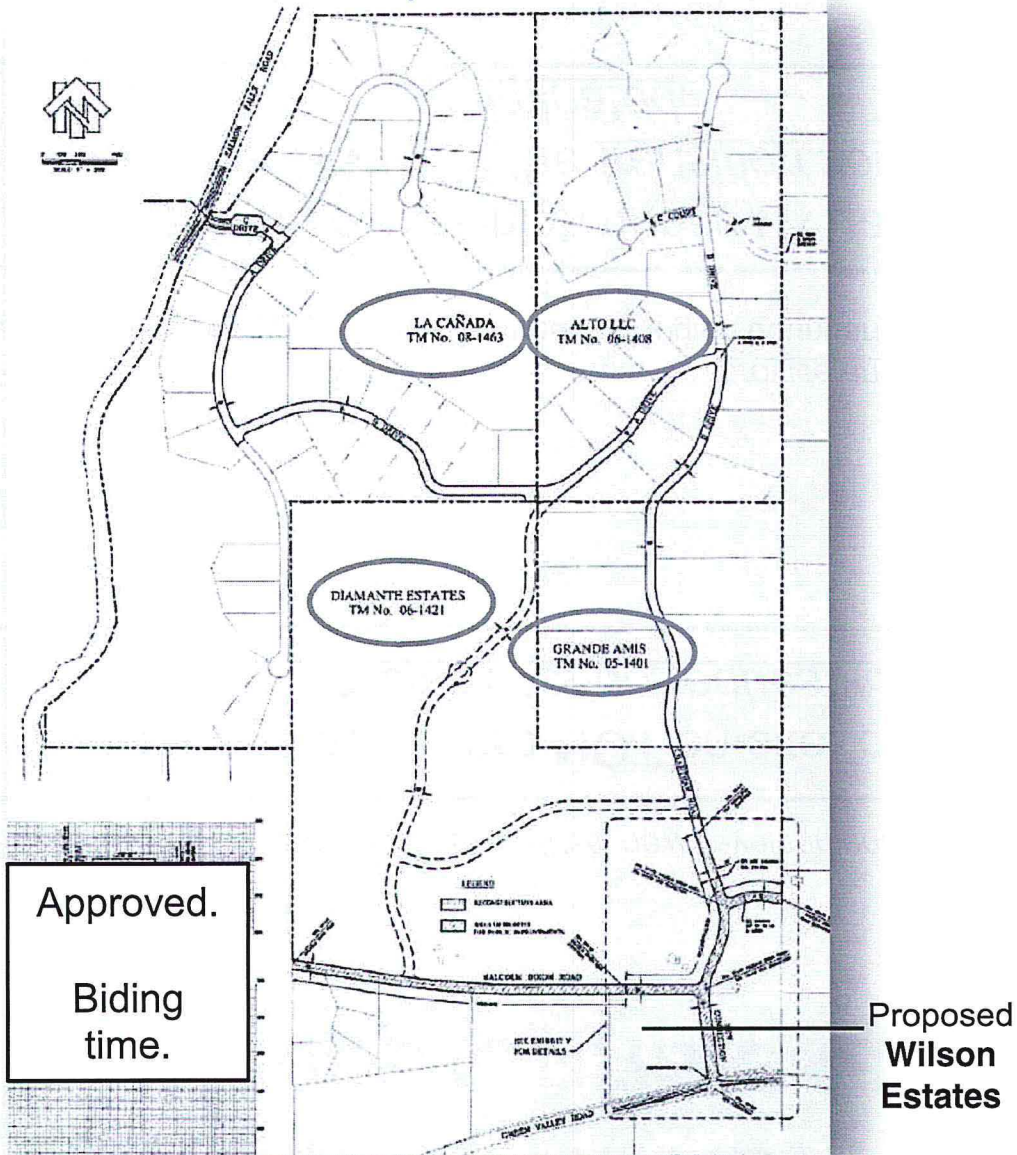
REMOVE from the Community Region and return to the MDR designation

## DENY the REZONE



# The 11th Day of Wilson's...

## 'Wilson as Gateway'



Four projects north of Wilson's, poised to resubmit applications for higher density...

***Just waiting for BOS approval on Wilson's, to know that disregard of General Plan policies and public concerns is okay.***

We've got news: *It is not okay.*

***NO REZONE.***



# The 12th Day of Wilson's...

## ***'Because of Measure Y you must Deny'***

- **Measure Y is being violated**
- **The General Plan is being disregarded**
- **County residents' pleas are unheard**

*For all of the reasons previously listed....*

***Do Not Approve this Rezone***



EDC COB &lt;edc.cob@edcgov.us&gt;

## Fwd: Request to deny Wilson project application

1 message

**Char Tim** <charlene.tim@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>

Tue, Oct 28, 2014 at 2:10 PM

Please attach this public comment to Legistar 14-1331, which is scheduled for the 11/4/14 BOS meeting. Thank you.

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

From: **Vern Miller** <verndmiller@yahoo.com>  
Date: Tue, Oct 28, 2014 at 12:47 PM  
Subject: Request to deny Wilson project application  
To: Char Tim <charlene.tim@edcgov.us>  
Cc: "bos@edcgov.us" <bos@edcgov.us>

Note: We are on a trip so cannot attend the supervisor meeting personally. We are having computer so our request is brief.

This is to strongly request the Wilson development application be denied. How many times do the citizens of this county need to say "keep us rural" and do not allow higher density islands that are not compatible with the surrounding areas.

Supervisors are elected by the citizens not by the developers so they should represent the citizens & the principles upon which they ran for office. Re:"keep our county rural !"

It is also unimaginable to think that this was scheduled just prior to the coming election to avoid any repercussions from that election.

Please refer to our previous letters regarding the prior Wilson applications. The basic objections are still valid.

Vern & Phyllis Miller

Sent from Yahoo Mail on Android

—

**Char Tim**

Clerk of the Planning Commission

Assistant to Roger Trout  
Development Services Division Director

**County of El Dorado**

Community Development Agency  
Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
charlene.tim@edcgov.us

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14-1331 Public Comment  
BOS Rcvd 10-28-14