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#26

LAFCO and Dixon Ranch (Legistar file 14-1617) - BOS hearing 2/14/17

2 messages

vandyke.5@sbcglobal.net <vandyke.5@sbcglobal.net>

Sat, Feb 11, 2017 at 8:35 AM

To: lafco@edlafco.us, Dyana Anderly <danderly@comcast.net>, Shiva Frentzen <bostwo@edcgov.us>, Brian Veerkamp <bostthree@edcgov.us>

Cc: Jim Mitrisin <edc.cob@edcgov.us>, GreenValleyAlliance <gvralliance@gmail.com>

re: LAFCO comments submitted 11/26/14 by Erica Sanchez, Policy Analyst, on the Dixon Ranch Draft EIR

Supervisors Frentzen and Veerkamp-

I understand you are on the LAFCO Board, so I am sending this to you and the public representative Dyana Anderly, but I do not have an address for the Policy Analyst.

In the LAFCO Draft EIR comments on Dixon Ranch, concerns were expressed regarding the conversion of agricultural land, as well as how the proposed housing relates to the County's RHNA goals. The responses provided in the Final EIR were misleading, and I would like to clarify.

1) the agricultural setting and circumstances were not accurately portrayed in the Final EIR, and I'm not sure LAFCO was aware of this. While the Dixon site may not be designated in the FMM Program, the soils on site were determined by the Ag Commission to be 'a Soil of Local Importance for El Dorado County Vineyards' on Feb 10, 2010. The mitigations required due to 280 acres of agricultural conversion under policy 8.1.3.4 have not been addressed. Additionally, the area is characterized in the FEIR as surrounded by high, med and low residential developments, when in reality 75% of the Dixon Ranch border is low density residential on 5-acre or larger lots, including vineyards and a lavender farm.

2) the FEIR response regarding housing clearly said the housing provided by this General Plan amendment would be in "the above moderate income category". The response did not include the point that our Housing Element shows us to have surplus land in that category, and in fact, for all categories. The county does not need this General Plan amendment to fulfill our RHNA obligations.

It would be helpful if a representative from LAFCO could deliver this message to the full Board of Supervisors on Feb 14.

Thank you-
 Ellen Van Dyke

From the 11/26/14 LAFCO letter:

Agricultural Land Issues: Where applicable, the Initial Study should address any potential impacts on agricultural uses. This would include any project that would potentially impact the physical and economic integrity of agricultural land in the County due to increased competition for scarce resources, and introduction of new development into agricultural lands. In addition, the Initial Study should also discuss any economic impacts to agricultural activities in the surrounding area as well as any efforts to be undertaken to minimize any conflicts in land use.

13

Regional Growth Goals: The Initial Study should identify the income category housing that the proposed development will provide and how that fits into the County's RHNA target goals for housing allocations.

14

14-1617 3H 36 of 444

From the Final EIR Responses provided:

Response A1-13:

Potential agricultural impacts are discussed in Section IV.A., Land Use and Planning Policy, within the Draft EIR. As described on page 98 and 99 of the Draft EIR, the project site is not designated by the Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The FMMP designates the entire site as "Grazing Land." Furthermore, the site is not identified as "choice agricultural land" as identified in Figure AF-2, Choice Agricultural Land in the El Dorado County General Plan. Therefore, the proposed project would not result in the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance (including land identified by the County as "choice agricultural land"), to a nonagricultural use.

Although the majority of the project site is currently zoned Exclusive Agriculture (AE), the majority of the site is used for grazing, and the only active agricultural use onsite is a small strawberry field located north of the ponds. The varied terrain and scattered trees on the site generally prohibit the production of row or orchard crops. In addition, the site is not located within an Agricultural District as depicted in the General Plan Land Use Diagram. Agricultural Districts are created and maintained for the purposes of conserving, protecting, and encouraging the agricultural use of important agricultural lands and associated activities throughout the County; maintaining viable agricultural-based communities; and encouraging the expansion of agricultural activities and production.

The project site has a recent history of grazing activities. Per General Plan Policy 8.1.2.3, the County encourages the assignment of the Agricultural Land (AL) designation to rangelands currently used for grazing or suitable for sustained grazing of domestic livestock. The site is not designated AL. The County's Agricultural Commission also identifies Agricultural Districts within the County. The nearest Agricultural District is the Gold Hill Agricultural District, which is about 20 miles northeast of the site as shown in the General Plan.

Furthermore, the project site is located within the Community Region (within the urban limit line) and is primarily designated LDR in the General Plan, indicating that the General Plan anticipates residential use of the land as opposed to continued grazing use. Additionally, the site is surrounded by high, medium, and low-density residential developments. According to the General Plan, with the extension of appropriate infrastructure, the site is envisioned as an appropriate location for residential uses. Because the General Plan anticipates the development of residential uses and associated infrastructure on the site, the loss of grazing area and the small strawberry field on the project site would not result in a significant impact. Additionally, the proposed project would not convert a substantial amount of grazing land.

Response A1-14:

As required by State law, the Housing Element of the General Plan discusses the County's "fair share allocation" of regional housing need by income group as projected by the Sacramento Area Council of Governments (SACOG). SACOG's determination of the local share of regional housing needs takes into consideration the following factors: market demand for housing, employment opportunities, availability of suitable sites and public facilities, loss of existing affordable units, transportation, and special housing needs. The County General Plan Housing Element was updated and adopted in October 2013.

The SACOG Regional Housing Needs Determination (RHND) for unincorporated El Dorado County for the period of 2013-2021 is shown in Table IV.B-2 of the Draft EIR (page 102). The unincorporated County's allocation for this period is 4,428 additional new housing units. The RHND is allocated by income category: very low (1,086 units), low (762 units), moderate (823 units), and above moderate (1,757 units). Units associated with the proposed project would be for sale units, and would fall within the above moderate income category.

From EDC's current Housing Element, Table HO28, showing we have a surplus in all categories, so we don't need to amend the General Plan to accommodate additional above moderate housing:

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"



EL DORADO LOCAL AGENCY FORMATION COMMISSION

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Staff	Commissioners:	Expires
José C. Henriquez Executive Officer	Shiva Frentzen, Chair [bio]	El Dorado County Representative
	Brian Veerkamp [bio]	El Dorado County Representative
	Mark Acuna [bio]	City Representative
	Brooke Laine [bio]	City Representative
Erica Sanchez Policy Analyst	Dale Coco, MD [bio]	Special District Representative
	Ken Humphreys [bio]	Special District Representative
Denise Tebaldi Interim Commission Clerk	Dyana Anderly [bio]	Public Member Representative
	Alternate Commissioners:	
Kara K. Ueda LAFCO Counsel	John Clerici [bio]	City Representative
	Holly Morrison [bio]	Special District Representative
	Michael Powell [bio]	Public Member Representative
	Michael Ranalli [bio]	El Dorado County Representative

LAFCO Commission and Operations

EDC COB <edc.cob@edcgov.us>
To: Ellen Van Dyke <vandyke.5@sbcglobal.net>

Mon, Feb 13, 2017 at 9:37 AM

Thank you. Appropriate public comment provided for upcoming agenda items will be added to the corresponding file.

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390
[Quoted text hidden]



EDC COB <edc.cob@edcgov.us>

Dixon Ranch Public Comment_BOS 2/14/17_file 14-1617

2 messages

Green Valley Alliance <gvralliance@gmail.com>

Sun, Feb 12, 2017 at 10:08 AM

To: Brian Veerkamp <bosthree@edcgov.us>, Jim Mitrison <edc.cob@edcgov.us>, John Hidahl <bosone@edcgov.us>, Michael Ranalli <bosfour@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Sue Novasel <bosfive@edcgov.us>, Green Valley Alliance <gvralliance@gmail.com>

Dear Supervisors-

It seems the copy of the 'Me too!' petition sent in this morning did not have the actual letter attached to the signatures for you! (see below) The update you receive Tuesday will have them together- Ellen

'Me too!' letter to deny Dixon Ranch



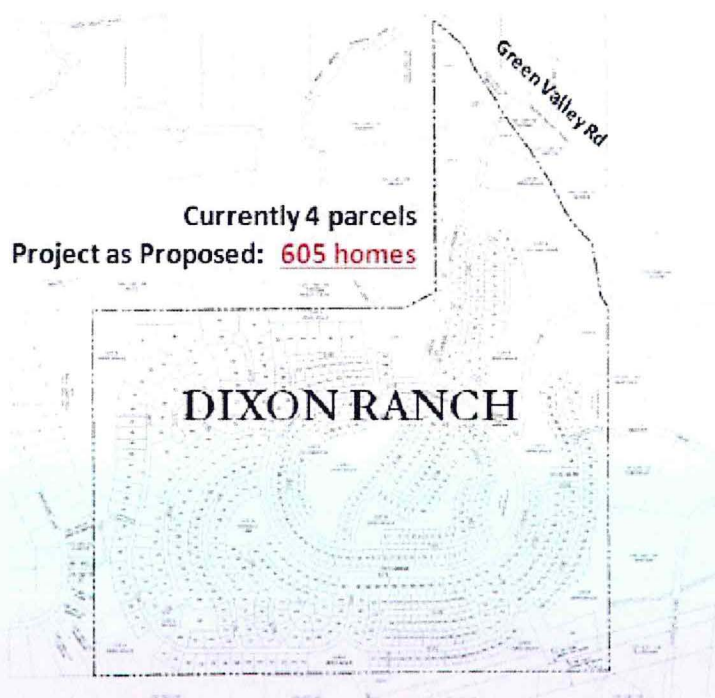
Ellen Van Dyke

The Petition

2 Highlights

326 Comments

721 Signatures



Dear Supervisors-

We stand with the Green Valley Alliance, and sign on to the 'Me Too!' letter of concurrence urging you to **vote no** on the Dixon Ranch proposal for a General Plan amendment and rezone that would allow 605 residential parcels where today there are 4.

-Your approval of Dixon Ranch would fly in the face of County residents who have made it clear to you that they do not want the impacts of the increased density this project brings.

-Your approval would set a precedent, that it is ok to ignore voter approved Measure E.

-Your approval would say that you value the desire of a single developer more than the wishes of your many constituents.

The high density Dixon Ranch project is out of character with the surrounding rural area, it exacerbates unsafe conditions on Green Valley Rd, and it is a completely discretionary action made possible only by your 'yes' vote.

This letter will serve as a cover letter to a detailed list of the problems with the Dixon Ranch project, and why you need to vote no both legally, and to respect the wishes of residents who are your constituents countywide.

Respectfully,
 Residents of El Dorado County

EDC COB <edc.cob@edcgov.us>
 To: Green Valley Alliance <gvralliance@gmail.com>

Mon, Feb 13, 2017 at 9:38 AM



EDC COB <edc.cob@edcgov.us>

Vote No on Dixon Ranch

1 message

Debi Hoffman <drdebihoffman@comcast.net>
To: edc.cob@edcgov.us

Sun, Feb 12, 2017 at 4:41 PM

I oppose the Dixon Ranch proposal for a General Plan amendment and rezone that would allow 605 residential parcels where today there are 4.

The current infrastructure cannot accommodate 605 new homes.

- Green Valley Road and Highway 50 are crowded without this development and cannot accommodate the added traffic from 605 new homes.
- The elementary and middle schools serving the project area have zero capacity to accommodate students from Dixon Ranch.
- The project does not comply with state air quality standards

Thank you,

Debi J Hoffman, Psy.D.
4114 Morningview Way
El Dorado Hills, CA 95762



EDC COB <edc.cob@edcgov.us>

Vote No on Dixon Ranch

1 message

Martin D Hoffman <mdhoffman@ucdavis.edu>

Sun, Feb 12, 2017 at 6:05 PM

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

Dear Supervisor:

Please vote No on the Dixon Ranch proposal for a General Plan amendment and rezone that would allow 605 residential parcels where today there are 4.

There should be no doubt that the current infrastructure cannot accommodate 605 new homes.

- Green Valley Road and Highway 50 are already crowded without this development and cannot accommodate the added traffic from 605 new homes.
- The elementary and middle schools serving the project area have zero capacity to accommodate students from Dixon Ranch.
- The project does not comply with state air quality standards.

Thank you,

Martin D. Hoffman, MD
4114 Morningview Way

El Dorado Hills, CA 95762



EDC COB <edc.cob@edcgov.us>

Dixon Ranch item 14-1617

1 message

Susan McClurg <smcc6286@icloud.com>

Sun, Feb 12, 2017 at 9:09 PM

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

>>
>> Feb 12, 2017
>>
>> Members of the Board of Supervisors,
>>
>> I am writing to express my opposition to the proposed Dixon Ranch project on Green Valley Road, legistar file no. 14-1617
>>
>> This 605-home, high-density project does not belong on Green Valley Road. This is a rural area. This high-density project is inconsistent with the El Dorado County General Plan. The property under consideration is not zoned for high-density development.
>>
>> Much of the focus of this project's analysis is that it lies within the Community Region, thus it is compatible with the proposed development. But much of the project area's surrounding development is low-density residential, such as the five acre parcels in Green Springs Ranch. Other adjacent properties are in rural regions, and the potential for growth inducement if Dixon Ranch is approved was not analyzed in the EIR.
>
> The Dixon Ranch project at build out would add an estimated 4,931 vehicle trips per day to Green Valley Road, a road that already is congested at peak times of day with its current ~4,500 daily trips at Green Valley and Deer Valley roads. Green Valley Road does not have the capacity to handle this increase in traffic. Further, the EIR does not adequately address the issue of private driveway access to Green Valley Road, including hazards associated with the 25 driveways identified as having "line of sight" issues in the Green Valley Road traffic corridor study.
>
> The project's design also is inconsistent with the General Plan requiring 12 waivers on, among other items, lot size, minimum front yard setbacks, minimum side yard setbacks, and minimum rear yard setback requirements. In addition the requirement for sidewalks on both sides of the street have been waived and even though the builder point out how the age-restricted units have extra wide hallways, the development's sidewalks do not meet ADA requirements. At the Planing Commission's Jan. 14, 2016, meeting Commissioner Miller expressed concern about approving substandard housing by granting design waivers.
>
> The county should not approve a project that does not conform to design standards. The county should not approve a project of this density in a rural area. I urge you to vote no on Dixon Ranch.
>
> Susan McClurg
> 1871 Carl Rd
> Rescue
>



EDC COB <edc.cob@edcgov.us>

Dixon Ranch

1 message

dlg <dflsg@pacbell.net>

Mon, Feb 13, 2017 at 9:07 AM

Reply-To: dlg <dflsg@pacbell.net>

To: EDC COB <edc.cob@edcgov.us>

Dear Clerk of Board,

The Dixon Ranch EIR has some serious flaws. I have been a resident of El Dorado Hills for >21 years. The rear of my property backs up against Green Valley Road. What was an intermittent roar of pickup truck or car noise back 10+ years ago has growing into a fairly steady higher tone roar from a larger number of pickup trucks, cars and now larger than car SUV's which did not exist back 15-20 years ago. My wife and I have a hard time holding a conversation in our back yard at 3ft without yelling to be heard and it was not that way before. Adding almost 4,931 additional trips per day from Dixon Ranch will make a conversation impossible because of a steady traffic roar from 6am - 8pm, and this is NOT INSIGNIFICANT even though the EIR states differently. We have gotten very adept to knowing when school is in session and the seasons of the year as noise levels are very distinct on these factors. Spring and summer bring increased foliage which helps absorb some of the increased noise. We have also come to not needing an alarm clock as we have identified unique vehicle noise occurring at the same time Monday – Friday that wakes us. The EIR noise modeling was completed on 4/28 which skews the data because of the increased spring foliage. Data should have been collected in Jan/Feb when there is no foliage to absorb noise. The modeling does not provide details of where the measuring device was placed in the various locations (none was done in my back yard). The most impacted stretch of road is between Silva Valley Pkwy and the Dixon Ranch entry both from sound and number of vehicles. The #03 noise model (Green Valley-Silva Valley-Loch Way) has existing noise of 60Lnd at 212.4 ft. with Dixon Ranch this goes to 262.0 ft and with "Dixon Ranch and Approved" it goes to 294.3 ft. At 50ft of road centerline existing noise level is 68.7, with Dixon Ranch 70.1 add in "Approved" it goes to 70.8db. Quiet Urban day and night levels are 50 and 40 db levels as indicated in the EIR. Even though county ordinance has a 1.5db increase limit for existing >65db levels it is interesting that the study just happens to come in at an 1.4db increase for Silva Valley to Loch Way, what a coincidence just 0.1 under, which is probably more than the modeling statistical error. What is 0.1 the sound of a feather dropping? This means I would have to live with a constant droning noise level of 70.1db from approximately 6 am to 8 pm with the added 4,931 new trips from Dixon Ranch. It is interesting in that for mitigation level #2 lots 2, 3, 4 of Dixon Ranch has to have structures > 294ft from Green Valley or some sound attenuation such as berm, wall etc. provided. What about those of us who have been here longer than 20 years and are located closer than 294ft? I guess we are SOL and have to live with > 70db because someone (who doesn't have to experience it 365 days, or live next to Green Valley) has decided it is a less than a significant impact.

Water – The EID water study was completed in 2013 before the severity of the 2014 and 2015 drought years. There is no work being done to see if there is reclaim water capacity available and the cost to get reclaim water to Dixon Ranch so it could become part of the recycled water service area.

Traffic – The intersection of Green Valley and Loch Way has the 3rd highest increased queue time behind Green Valley/EDH Blvd and EDH Blvd/Franciscan with Dixon Ranch. I have seen queuing at Loch Way go from being non-existent 20 years ago to now can be in the minutes, add 4,931 more trips from Dixon Ranch and it will make entering Green Valley from Loch Way like a NASCAR driver entering pit row from his pit stall after a pit stop under yellow with 50 other drivers jockeying for position. The mitigating measure of adding turn lanes onto Loch from both east and west directions while helpful in preventing the recent increase in rear end collisions will make this intersection more complex. Adding the turn lanes will replace rear end collision with an increase in t-bone collisions as people try to deal with the turning and non-turning

cars and squeeze into even smaller traffic gaps while entering onto Green Valley because of the extra 4,931 trips from Dixon Ranch. I bet statistics show t-bone collisions are of a far greater severity and fatality prone collision than rear end ones. The Loch Way intersection presently sees the largest amount of peak volume vehicles (greater than EDH Blvd and Franciscan), a.m. (560 west bound/357 east bound and will increase to 774/496 with Dixon Ranch) p.m. (286 west bound/641 east bound and will increase to 364/875 with Dixon Ranch). The Loch Way intersection will go from a LOS C to D for a.m. and C to E for p.m. peaks with Dixon Ranch. Add in the "Approved" and this intersection goes to an E and F. This is NOT less than significant! Mitigation measures (band aid measures!) like measure #1 for a.m. peak of Green Valley/EDH Blvd. of adding south bound turn lane, one already exists (south bound turns increases to 157 from 60, more than doubling which is based on what?) and right turn lane to Salmon Falls goes from 47 to 53, not much advantage or impact reduction of having a right turn lane. The balance of the 708 (existing) and 805 (with Dixon Ranch) continue west bound and that in there lies the problem as this mitigation measure does not reduce it to less than significant. On most mornings I see cars queuing back toward and sometime to and past Loch Way from the Silva Valley/Green Valley intersection but yet this intersection isn't even mentioned or has any mitigation measures and it will become the newest additional bottleneck with Dixon Ranch. There is a mitigation measure to add stop lights at Appian and Silva Valley, why? With Lima Rd. being an EVH designation no Dixon Ranch traffic will go through Highland View and Appian/Silva Valley.

Fire Safety – Hope all can out run a wildfire on foot as traffic gridlock will have one charred sitting in their cars along with the other 1200+ vehicles that travel past Green Valley and Loch at peak commute times each day.

4,931 new trips from Dixon Ranch each day on an already over taxed Green Valley Rd. and marginal mitigation measures that will not address the significant noise and traffic impacts on Green Valley from Silva Valley to Loch Way. These are significant impacts that the developer needs to address other than a few road light timing mitigations and less than 0.2 miles of some additional traffic lanes. Adding the senior housing component to the development does not make it any better than the original proposal or comply with the voter approved General Plan or many of the county codes the developer is asking to be changed for this development.

It is a great play by the developer to insert a senior package to the project after receiving resistance on the projects original proposal. How can one refuse the project now that it has a senior housing component, that would be very insensitive! What the developer failed to bring forth during their prior presentations of all the grandiose plans and benefits of the senior component, the high 50+ population in El Dorado County and the desperate need of senior housing, was that the starting price point is >\$488K as asked by commissioner Pratt at the end of the planning commission session on 1/14/2015. How convenient not to present any data on how many El Dorado County seniors can afford or would be willing to pay ONE HALF A MILLION DOLLARS for housing for the balance of their golden years. The developer did surveys and focus group data gathering on all the other highly favorable data they touted. What happens when the senior fill rate of the project doesn't meet the developer's financial goals because of the high price point? They convert to regular housing and the project is back to the developer's original desired plan, a no lose position for the developer by incorporating a senior component to get the project approved.

We ask you decline the project or at the very least send Dixon Ranch Development back to the developer for refinements that actually makes a difference on reducing the many significant impacts or adopt 6.1.1 or 6.1.3 alternatives from the EIR.

Regards,

Dale and Linda Gretzinger



EDC COB <edc.cob@edcgov.us>

Dixon Ranch

2 messages

Marc Vermette <marc.72@sbcglobal.net>

Mon, Feb 13, 2017 at 8:36 AM

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

Board of Supervisors,

I am writing to implore you to deny the building and development of Dixon Ranch. This area does not have the infrastructure to support that many new residents.

A simple drive on Green Valley Road, today, reveals how impacted the area already has become over the years without this massive development. Traffic is a nightmare for the morning commute, school drop off, school pick up, and evening commute. Green Valley is a simple two lane country road, never meant to support the large number of cars it already does.

Please use common sense is denying this project. It is simply the wrong location for the number of homes planned. Too much impact!

Thank you for reading.

Marc Vermette
1981 Sweet Valley Road
El Dorado Hills, CA 95762
(Off Malcolm Dixon Road and Hickock)

The BOSONE <bosone@edcgov.us>

Mon, Feb 13, 2017 at 9:19 AM

To: EDC COB <edc.cob@edcgov.us>

Dixon Ranch

Kind Regards,

Cindy Munt

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

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

From: **dlg** <dfmsg@pacbell.net>

Date: Mon, Feb 13, 2017 at 8:51 AM

Subject: Dixon Ranch

To: The BOSONE <bosone@edcgov.us>

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Fire Safety – Hope all can out run a wildfire on foot as traffic gridlock will have one charred sitting in their cars along with the other 1200+ vehicles that travel past Green Valley and Loch at peak commute times each day.

4,931 new trips from Dixon Ranch each day on an already over taxed Green Valley Rd. and marginal mitigation measures that will not address the significant noise and traffic impacts on Green Valley from Silva Valley to Loch Way. These are significant impacts that the developer needs to address other than a few road light timing mitigations and less than 0.2 miles of some additional traffic lanes. Adding the senior housing component to the development does not make it any better than the original proposal or comply with the voter approved General Plan or many of the county codes the developer is asking to be changed for this development.

It is a great play by the developer to insert a senior package to the project after receiving resistance on the projects original proposal. How can one refuse the project now that it has a senior housing component, that would be very insensitive! What the developer failed to bring forth during their prior presentations of all the grandiose plans and benefits of the senior component, the high 50+ population in El Dorado County and the desperate need of senior housing, was that the starting price point is >\$488K as asked by commissioner Pratt at the end of the planning commission session on 1/14/2015. How convenient not to present any data on how many El Dorado County seniors can afford or would be willing to pay ONE HALF A MILLION DOLLARS for housing for the balance of their golden years. The developer did surveys and focus group data gathering on all the other highly favorable data they touted. What happens when the senior fill rate of the project doesn't meet the developer's financial goals because of the high price point? They convert to regular housing and the project is back to the developer's original desired plan, a no lose position for the developer by incorporating a senior component to get the project approved.

We ask you decline the project or at the very least send Dixon Ranch Development back to the developer for refinements that actually makes a difference on reducing the many significant impacts or adopt 6.1.1 or 6.1.3 alternatives from the EIR.

Regards,

Dale and Linda Gretzinger



EDC COB <edc.cob@edcgov.us>

Dixon Ranch Project, February 14th Meeting, Agenda Item 14-1617

1 message

Tara Hansen <tarahansen1@gmail.com>

Mon, Feb 13, 2017 at 9:29 AM

To: edc.cob@edcgov.us, jim.mitrisin@edcgov.us

Cc: Alan Roush <sbrroush@sbcglobal.net>, John Hidahl <john.hidahl@edcgov.us>

Dear Board of Supervisors:

Please accept this letter in opposition to the Dixon Ranch project. We urge you to vote "No" to the recommendation to certify the EIR for the project, and "No" to the general plan amendment that would allow the project to move forward.

Thank you for considering our concerns.

Tara Hansen-Roush and Alan Roush

Sent from Tara's digital device

**Dixon Ranch Letter.PDF**

948K

February 12, 2017

Supervisor John Hidahl
District 1 Supervisor
El Dorado County Board of Supervisors
330 Fair Lane Court
Placerville, CA 95667

RE: Dixon Ranch Project, February 14 Meeting, Agenda Item 14-1617

Dear Supervisor Hidahl:

We are residents of District 1 in El Dorado County and are writing to convey our opposition to the proposed project, Dixon Ranch, which is being heard by the Board of Supervisors on February 14th, 2017. While we are not able to attend the Board of Supervisors meeting in person, please accept this letter as a summary of our views.

We generally support the arguments previously presented by the Green Valley Alliance about why the project as currently proposed should not be approved by the Countyⁱ. However, we do not support the position that the “reduced build alternative (192 units)” should be approved, and instead support the “no project alternative” which would only allow the properties to be developed under current approved zoning (no zoning change). The final EIR should not be certified due to significant impacts that cannot be mitigated to less than significant impacts. Further, the proposed mitigation plan does not adequately address other impacts called out in the EIR and is generally inadequate. Our areas of concern include:

- 1. Development Incompatible with Surrounding Rural Area:** The proposed development is incompatible both visually and functionally with the large parcels and rural home sites that surround it. Current residents in the area moved here for the rural character of the community, and there is no reasonable context in which up zoning of existing rural parcels is needed in this location. Up-zoning of the subject parcels is not compatible with the existing rural values of the community.
- 2. Impacts to Oak Woodlands:** Removal of mature trees anywhere in El Dorado County has significant biological and environment impacts that cannot be adequately mitigated in our generation. The ongoing removal of oak forests impacts animals (nesting Owls, Hawks, songbirds, and others) as well as humans (carbon absorption, shade, aesthetic values, and landscape stabilization). The cumulative impact of drought and fire over the last 7 years have resulted in the loss of an estimated 102 million trees in Californiaⁱⁱ since 2010, prompting the Governor of California to declare a state emergency in 2015ⁱⁱⁱ. Recovery of the native tree populations in El Dorado County will take decades. We cannot compound the impacts of tree loss from natural factors by continuing to approve development or land conversion projects that require or result in the death or elimination of *any more* living trees. New development or land conversion should be planned in a manner that is compatible with preserving all existing single trees and oak woodland habitats to maintain the ecological health of the entire community.

The mitigation plan for the proposed project does not consider the cumulative impacts of tree mortality in the County as a result of the 7-year drought, and suggests that acquiring “other” parcels with existing trees for conservation will mitigate for the removal of trees in the proposed project. This isn’t a logical

or adequate mitigation plan because it still results in a net loss of oak trees and oak woodland habitat in the County. We believe the County should pursue a moratorium on permitted removal of oak woodland habitat for any development purpose for at least 25 years to give oak and other native tree populations an opportunity to recover.

3. **Air Quality Impacts:** The EIR states there are significant impacts to air quality to existing District 1 residents that cannot be mitigated. We don't believe there is any reasonable context in which it makes sense to create another higher density residential project that is more than 7 miles from public transportation options, 8 miles from the nearest employment center (Folsom), and 18 miles or more from major employment centers (18 miles to Roseville and 34 miles to Sacramento). As pointed out in the EIR, the increase in number of trips along Green Valley Road and other existing arterials and county roads will result in significant negative impacts on air quality (increased GHG and pollutants from Diesel trucks) in existing rural residential areas within District 1.
4. **Green Valley Road Impacts:** The EIR states there are significant impacts to traffic congestion to existing District 1 residents that cannot be mitigated. These include impacts to Green Valley Road congestion and safety resulting from the increase of 4931 daily trips as a result of the project. Green Valley road is a rural highway and is not designed for high density traffic. Widening Green Valley Road will have other significant impacts to the community including cumulative negative impacts on air quality and GHG. The proposed mitigation plan is grossly inadequate as Green Valley Road is already congested due to increased buildout of other approved projects in Empire Ranch and ongoing custom development still taking place in other areas that use this corridor.
5. **Statement of Overriding Conditions:** The County has developed a statement of overriding conditions to justify approval of the project in the face of significant impacts that cannot be mitigated. We don't see anywhere within this "statement" that the county considers the rights of existing residents living in the vicinity of the project or those of individuals using Green Valley Road to get to work. It's sounds great to say that the increase in job opportunities and other economic benefits of the project justify approval of a zoning change, but the reality is that the project has significant negative impacts to the residents of the general location in which it sits. There are other locations within District 1 far more suitable for a large housing project that do NOT have the biological, environmental, and traffic impacts of the proposed project. The economic and increased housing benefits described in this letter can be equally met with another similar project that is more appropriately sited within the El Dorado Hills Community.

Thank you for considering our concerns. We urge you to oppose the recommendations of the County Planning Commission and instead vote no to the EIR certification and proposed zoning amendment.

Sincerely,



Tara Hansen-Roush & Alan Roush

ⁱ <https://drive.google.com/file/d/0B8bRMxunFf32Vvk9TOEdMUVAXd1U/view?pref=2&pli=1>

ⁱⁱ http://www.edcgov.us/Living/Tree_Mortality.aspx

ⁱⁱⁱ http://www.edcgov.us/Living/Tree_Mortality.aspx



EDC COB <edc.cob@edcgov.us>

BOS Hearing Feb 14, 2017 - Dixon Ranch

1 message

Douglas Wiele <dwiele@foothillpartners.com>
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Mon, Feb 13, 2017 at 12:33 PM

To the Clerk of the Board

Please find attached a letter in reference to tomorrow's BOS hearing on Dixon Ranch.

Please confirm receipt.


Doug Wiele

Douglas Wiele . Founding Partner . Foothill Partners Inc.

Real Estate and Urban Economics . www.foothillpartners.com

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 **Dixon Ranch BOS Hearing 2017.02.14.dwiele.pdf**
1205K

FOOTHILL PARTNERS
REAL ESTATE AND URBAN ECONOMICS

1121 WHITE ROCK ROAD, SUITE 205 ▲ EL DORADO HILLS, CALIFORNIA 95762 ▲ 916.939.9890

February 12, 2017

The Honorable Shiva Frentzen, Chair
The Honorable John Hidahl
The Honorable Brian Veerkamp
The Honorable Michael Ranalli
The Honorable Sue Novasel
THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
330 Fair Lane
Placerville, California 95667

Via email only: edc.cob@edcgov.us

Re: **Board of Supervisors Hearing of February 14, 2017 – Dixon Ranch project
Hearing to consider the recommendation of the Planning Commission
General Plan Amendment A11-0006 / Rezone Z11-0008 /
Planned Development PD11-0006 / Tentative Map TM11-1505 /
Development Agreement DA14-0001**

Dear Chair Frentzen and Members of the Board of Supervisors:

I write in connection with this coming Tuesday's Dixon Ranch project hearing. I regret that I can't attend this hearing in person, as I did at its Planning Commission hearing.

I believe each of you know of me as an advocate and practitioner of balanced economic development in our County. I moved my family and my company to El Dorado County in 1997 in order to implement for The Mansour Company its vision for El Dorado Hills Town Center, and was a lead participant in the development of that remarkable place from 1997 through 2012. I remain active in the County (and elsewhere) today.

I write in support of the Dixon Ranch project application before you. I urge you to affirm the recommendation of the Planning Commission and approve this project.

This support of the project is rooted in two principals.

Approval of the project is in the best interest of El Dorado County.

El Dorado County finds itself in a peculiar position – both too large, and too small:

- Too large to be supported by the traffic infrastructure which serves it; and
- Too small to attract those uses into the County which would intercept traffic now headed west for goods and services not available in-county.

We're stuck in the middle, so to speak.

The County already knows this – our County is leaking hundreds of millions of dollars of retail sales (and with that, retail sales tax revenues) into Sacramento County and beyond,

burdening our roads and highway networks in the process, because our population is not yet large enough to attract the merchants needed to locally satisfy local demand.

Here is the immediate empirical data:

- For the past year my company, with a property under option, has been working to attract another 120,000 square feet of high-volume merchants into El Dorado Hills. Our focus has been on merchants currently or previously operating in Folsom and west which are under-represented on the Western Slope.
- In that year we have heard from merchant after merchant – specialty apparel merchants, home decor stores, specialty outdoor sports and sportswear merchants, specialty organic grocers, small format hardware stores, wine merchants, etc., etc. – that while western El Dorado Hills is ripe with consumers attuned to those merchants, there aren't enough of them to justify the investment in a new El Dorado Hills store location. The total sales potential just isn't here yet.
- The message was consistent: the consumer can continue to travel Highway 50, congested or not, until there are enough new consumers residing in El Dorado Hills to warrant new stores in the trade area – why invest in a new store when there aren't enough new consumers to attract?
- So we have abandoned that effort, as your Director of Planning knows.

This is the message I delivered to the Planning Commission fourteen months ago – the County needs to grow in population if we expect to get consumer traffic off of Highway 50. Is this counter-intuitive? – maybe. Is it logical? – absolutely.¹ We need more housing.

This, then, begs the question: is the Dixon Ranch suitable to address this demand? Yes.

- It's an infill site, surrounded by residential development.
- It's an infill site, located on major traffic arterials and close to Highway 50.
- It's an infill site, within the boundaries of utility service districts.
- It's an infill site, proximate to neighborhood shopping, to health care, to the local central business district.
- It's an infill site, designated in the General Plan as within the local Community Region and intended for housing.

What other properties in the County better address these metrics? I'm not aware of any.

Approval of the project is in the best interest of the State of California.

The State of California Department of Finance reports that the State continues to grow at a rate of +/- 350,000 persons per year. The majority of this growth is attributable to the birth of our children. The remainder is net in-state migration.

¹ To this point, the El Dorado Hills Target store, which I helped develop. Prior to 2007, Target shoppers in El Dorado County travelled Highway 50 or Green Valley Road to Target at East Bidwell and Blue Ravine in Folsom. In 2007 Target opened in El Dorado Hills; today that store is operating at approximately \$50 million in annual sales and is diverting over 750,000(!) annual Folsom-bound trips off our roads.

That population growth equates to a demand for housing of +/- 150,000 units per year, but since the Great Recession housing production is running at about half that rate. The shortfall of +/- 75,000 housing units per year is driving a high rate of increase in housing pricing, and in turn a crisis in housing affordability. This shortfall in housing production is largely attributable to overly tight regulatory and political land use restrictions.

Every County and City in the State of California has a duty to assume its fair and reasonable share of this demand for new housing. But there is an unspoken subtext in this discussion: that this housing shortage is a great thing, that it drives housing values ever higher, like money in the bank, that if the housing affordability crisis creates a homelessness crisis – well, that's the price of the increase in home values, and so be it. We must resist this sort of thinking.

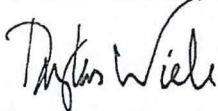
If El Dorado County is going to live up to its obligation to develop housing inventory, where better than the Dixon Ranch property?

- It's an infill site, surrounded by residential development.
- It's an infill site, located on major traffic arterials and close to Highway 50.
- It's an infill site, within the boundaries of utility service districts.
- It's an infill site, proximate to neighborhood shopping, to health care, to the local central business district.
- It's an infill site, designated in the General Plan as within the local Community Region and intended for housing.

What other properties in the County better address these metrics? I'm not aware of any. And if not here, then where – the farmlands of the Central Valley? Let's hope not.

I urge you to affirm the recommendation of the Planning Commission and approve the Dixon Ranch project.

Very truly,
Foothill Partners, Inc.



Douglas Wiele
President and Founding Partner
dwiele@foothillpartners.com