



EDC COB <edc.cob@edcgov.us>

Wilson Estates project

1 message

Andrea Tendler <andreatendler@sbcglobal.net>

Tue, Oct 28, 2014 at 4:36 PM

Reply-To: Andrea Tendler <andreatendler@sbcglobal.net>

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

Ron Mikulaco and others board members,

Our home is on Peggy Lane, just off of Malcolm Dixon Road and we live on a one-acre parcel as my neighbors do. This project, as being presented, is not consistent with this neighborhood as it is 28 homes on 16 acres rather than one home per one-acre lot. Therefore, we are requesting that you deny this project due to the same reason as last year: **This project is incompatible with the neighborhood.**

Andrea Tendler-Beuttler

EDH



EDC COB <edc.cob@edcgov.us>

Wilson Estates Nov. 4 Supervisor's Agenda

1 message

JANDA RANGEL <janandlupe@prodigy.net>

Wed, Oct 29, 2014 at 7:53 AM

Reply-To: JANDA RANGEL <janandlupe@prodigy.net>

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

We live along the Malcolm Dixon corridor on a more than one acre parcel, as my neighbors do. This project, as being presented, is not consistent with this neighborhood as it is 28 homes on 16 acres rather than one home per one-acre lot. Therefore, we are requesting that you deny this project due to the same reason as last year: This project is incompatible with the neighborhood.

Neither Malcolm Dixon nor Greenvalley Roads are not sufficient for the increased traffic of the proposed developments. In particular, Malcolm Dixon Road is narrow, and less than sufficient for the cars that currently use it. We want our neighborhoods to remain rural and the repeated attempts by developers and supervisors to change the laws related to our density is repugnant.

Respectfully,
Janda Rangel



EDC COB <edc.cob@edcgov.us>

Wilson Estates File 14-1331 - Video Attached 1 of 2

1 message

John & Kelley <bugginu@sbcglobal.net>

Wed, Oct 29, 2014 at 8:55 AM

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

Hello Board of Supervisors,

The public has been extensively involved in Wilson Estates. We have worked through the broken process. We have been patient, respectful, and optimistic that the developer would bring forth a map of one acre parcels. Repeatedly it has been shown that the agent and his client have no intentions of designing the land to be consistent with the neighborhood. This is a game of profit not consistency.

Countless maps have been drawn, but not one map has come forward with all one-acre parcels.

It is for this reason that we ask you to fix this inconsistency once and for all.

If you as a board believe that there should not be parcels less than one acre you have the ability to re-designate as MDR.

Both Peter Maurer and County counsel reminded you of this during the last meeting. (see both video excerpts one in this email, one to follow.)

The public wants a General Plan Amendment returning the property to MDR out of the community region.

General Justification:

- You get 6 general plan amendments per year and to my knowledge none have been used in 2014.
- County counsel has already weighed in explaining that if 1 acre parcels are your intention, a general plan amendment is a tool that would make your intentions very clear and insure 1 acre parcels consistent with surrounding neighborhoods. (see attached video time stamp 00:30)
- There is no sewer on site to justify the current HDR designation that was granted in 1996.

Here is why this policy decision makes sense.

It has already been ruled inconsistent by the board and the new plan is equally inconsistent.

It provides certainty and direction to the community and the agent that only 1 acre parcels are consistent.

It allows for various housing options rather than more track homes and gated communities.

Applicant has proven, with multiple attempts, that they do not want what is the best interest of the community.

Eliminates the agent from coming back with a denser plan at a later date.

Still allows the Wilson family to create a map with one acre parcels and sell the land for a profit.

Prevent lawsuits

Restore public faith in the process

The current PD Map provides no public benefit.

Saves tax payers money. No additional analysis is needed. All the information that you could ever need to know about these 3 parcels is in front of you.

Public Benefit:

Maintain the visual character of the area

Provide the transitional lands that the general plan requires

Preserve valuable resources water sewer school capacity, road capacity

14-1331 Public Comment
BOS Rcvd 10-29-14

Prevent urban sprawl to the rural region (Diamante, Alta La Canada)
Preserve the pristine condition of Malcolm Dixon Road (infrastructure)
Saves open space and countless Oak Trees
Minimize light and glare to Malcolm Dixon Road and surrounding neighborhoods
Larger Parcel sizes will encourage more small farmers and equestrian opportunities for cultural variety.
Preserve the very active bird population including the Hering.
Promote local builders by supplying custom lots rather than track home lots to be developed by companies outside of El Dorado County

Environmental Analysis and Justification

All of the documentation in the public record support the change.

The Environmental Analysis has been completed and refuted.

Green Valley Corridor traffic study has validated ALL of the neighborhood concerns.

The traffic impacts are identified and then the MND says that mitigation fees paid to fund planned CIP over the next five years is enough. If the improvements are not certain, then the county cannot rely on these finding to make a finding of no significant impact.

A fair argument has been repeatedly made and significantly documented that the MND is flawed and the land use is inconsistent with the adjoining neighborhoods.

John & Kelley
bugginu@sbcglobal.net

 **Back to MDR2.mov**
13159K



EDC COB <edc.cob@edcgov.us>

Wilson Estates 14-1331 - Video Attached 2of 2

1 message

John & Kelley <bugginu@sbcglobal.net>

Wed, Oct 29, 2014 at 9:01 AM

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

It is almost as if your trusted advisors were telling you how to fix it.

The public wants a General Plan Amendment returning the property to MDR out of the community region.

General Justification:

- You get 6 general plan amendments per year and to my knowledge none have been used in 2014.
- County counsel has already weighed in explaining that if 1 acre parcels are your intention, a general plan amendment is a tool that would make your intentions very clear and insure 1 acre parcels consistent with surrounding neighborhoods. (see attached video time stamp 00:30)
- There is no sewer on site to justify the current HDR designation that was granted in 1996.

John & Kelley
bugginu@sbcglobal.net

 **Back to MDR1.mov**
6516K



EDC COB <edc.cob@edcgov.us>

Wilson Estates Proposal

1 message

d d <dee1strose@yahoo.com>

Wed, Oct 29, 2014 at 11:19 AM

Reply-To: d d <dee1strose@yahoo.com>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "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>

Our home is on Peggy Lane, just off the Malcolm Dixon corridor, and we live on a two-acre parcel. My neighbors are on one-acre parcels. This project is not consistent with this neighborhood as it is 28 homes on 16 acres rather than one home per one-acre lot. We are requesting that you please deny this rezone/project due to the same reason that you did last year: this project is incompatible with the neighborhood.

Thank you,

Dee Smith

El Dorado Hills