

#26



# LATE DISTRIBUTION

DATE 2/14/17  
~~BOS 2/14/17~~

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

## Dixon Ranch public Comment, BOS meeting 2/14/17, file 14-1617,

1 message

Green Valley Alliance &lt;gvralliance@gmail.com&gt;

Sun, Feb 12, 2017 at 9:07 AM

To: Brian Veerkamp <bosthree@edcgov.us>, Jim Mitrisin <edc.cob@edcgov.us>, Michael Ranalli <bosfour@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Sue Novasel <bosfive@edcgov.us>, John Hidaahl <bosone@edcgov.us>

Cc: Green Valley Alliance &lt;gvralliance@gmail.com&gt;

Dear Members of the Board:

Please find [3 documents attached](#) here for your consideration and to be included in the administrative record for the project. We strongly oppose the Dixon Ranch rezone and General Plan amendment.

1) The Green Valley Alliance (GVA) posted the '[Me too!](#)' [online petition](#) as a letter to you Supervisors, urging you to deny the Dixon Ranch project. It has been posted for a week (2/5/14 thru 2/12/17) and gathered 715 signatures to date, with many comments expressing the concerns of constituents countywide. A copy is attached here.

2) The 'GVA Public Comments 2/14/17' attached here details why we believe you can, *and should*, deny this project, including:

- the project is dramatically incompatible with the rural region it is surrounded by
- the proposed roadways are substandard, requiring numerous waivers from County requirements
- traffic safety issues on Green Valley Rd will be exacerbated, not mitigated
- the increased density will bring new transportation noise that has not been mitigated
- new soundwalls are required that are not shown on any plans, so their impacts have not been analyzed
- the open space provided is broken into lots that do not meet the County standards
- the housing provided will not meet the 'affordable' housing need nor does it qualify as 'moderate income' housing
- county services to this site are inadequate, with designated schools impacted and more sheriff services needed
- the project is not confirmed to be of financial benefit to the County, and is, arguably, financially detrimental
- oak woodland removal exceeds today's standards, so mitigations are "conceptual"
- there is a huge visual impact that has not been acknowledged and cannot be mitigated
- quality agricultural soil and grazing land is being converted to housing that our Housing Element says is unneeded
- cumulative impacts analysis omitted the significant development proposed in Marble Valley
- the project has a nexus to multiple lawsuits that could consume County resources

This is not a small or insignificant list for a project whose approval is completely discretionary.

County staff is advocating for approval of this project, so residents need you to see these comments from the perspective of existing residents who are truly being negatively impacted. We need your representation, and advocacy.

3) Last March GVA submitted comments in the form of a color slide presentation, dated 3/8/16. Only a scanned B&W version appears on Legistar, so we are resubmitting the color version here for inclusion in the record.

Respectfully,  
 Ellen Van Dyke on behalf of Green Valley Alliance

### 3 attachments

GVA\_Dixon slide show\_BOS 3.8.16\_final v.submitted 3.7.16\_33pgs .pdf  
 3828K

GVA Public Comment\_BOS 2.14.17\_Dixon Ranch 14-1617.pdf  
 2560K

Me too\_Deny Dixon\_online petition\_printed 2.12.17.pdf  
 761K



## public comment – BOS 3/8/16 Dixon Ranch

Our message is simple:

- The proposed project, at 605 units, is too large
- Alternatives for reduced density & access must be considered
- Do not approve the project as proposed or certify the EIR

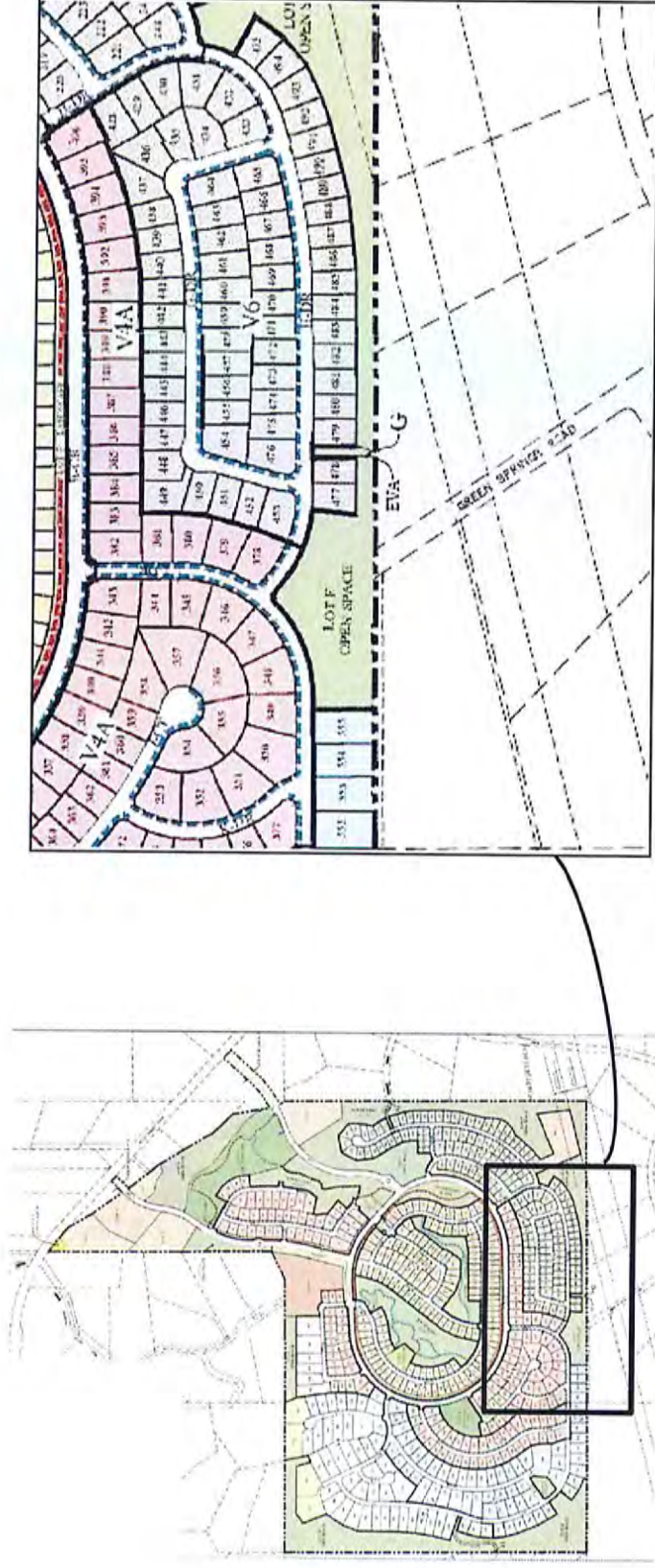
Submitted on behalf of Green Valley Alliance

by Ali & Jeremiah Bailey, Barbara Jensen, Betty Peterson, Cathy & Ron Keil, Craig Campbell, Diane Barclay, Kevin O’Meara, Tenley Martinez, Mary Williams, Mel Kowardy, Laurie Icenogle, Blake & Chris Bethards, Lynette Dewilde, George Kucera, Ellen & Don Van Dyke



# Density transition is not provided.

## Project inconsistent with GP policy 2.1.1.2



**Policy 2.1.1.2** Establish the Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban type development or suburban type development within the County, based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

**Reduce project density to create required transition**

# “visually compatible” - “less than significant impact” are erroneous EIR conclusions

*View from Green Valley Rd- high density NOT Compatible*



*View from Green Springs Ranch – impact NOT insignificant*



*Rural character lost, inconsistent with General Plan Goal 2.2:*

## **GOAL 2.2: LAND USE DESIGNATIONS**

A set of land use designations which provide for the maintenance of the rural open character of the County and maintenance of a high standard of environmental quality.



**Reduce Density to maintain rural character.**

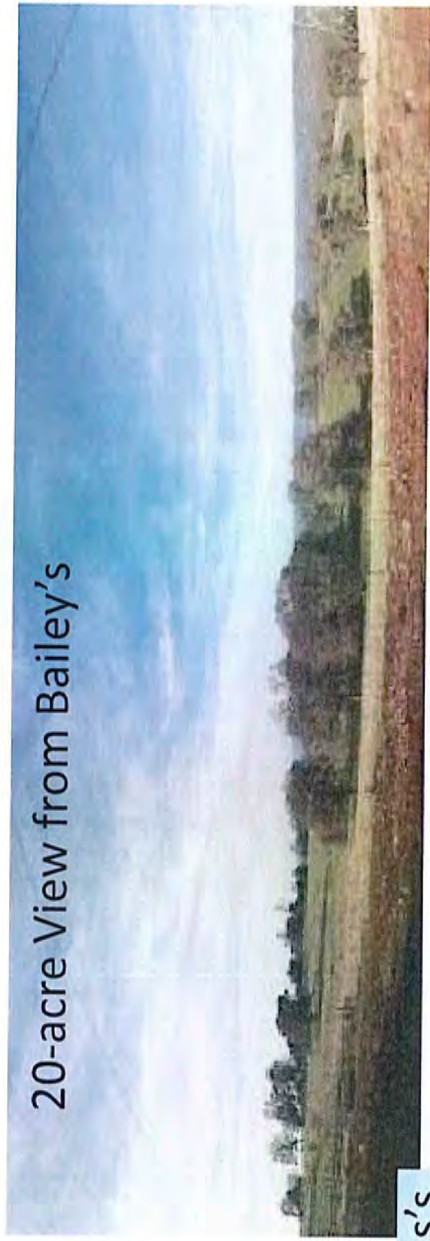
# “sensitive to the character of adjacent land uses” ?!

-totally false statement from the DEIR, Project Objectives



Current zoning allows 1 house per 20-acres.

As proposed, that same 20 acres would have about 130 units.



20-acre View from Bailey's



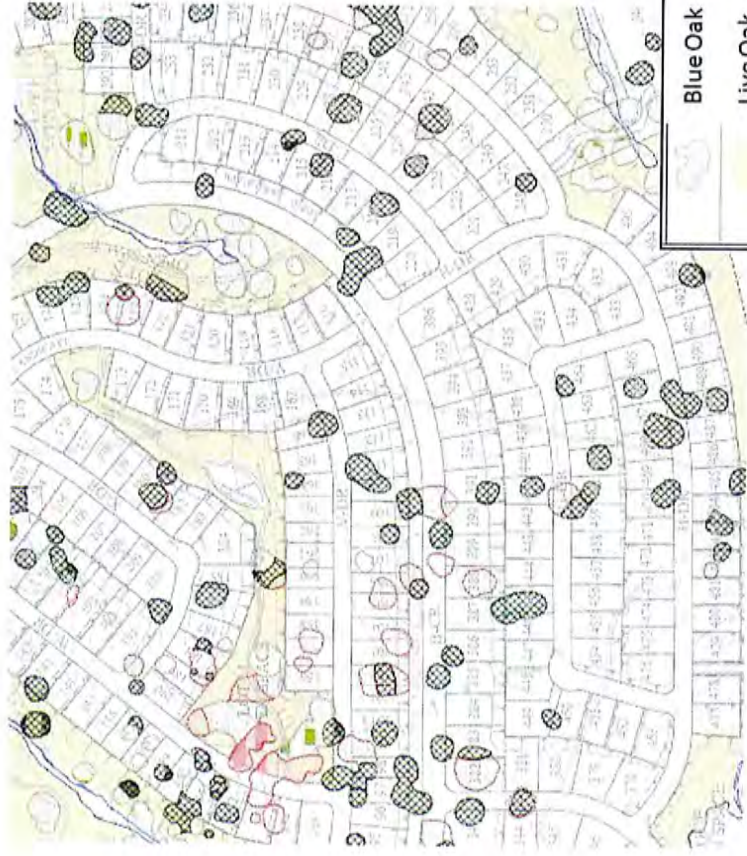
20-acre View from Kleinhans's

20-acre View from Icenogle's



**Reduce density to be 'sensitive' to neighbors.**

# Significant Oak impact not addressed



Project Objective: “Provide a comprehensively planned project that is sensitive to environmental issues including wetland and tree preservation.” - from the DEIR Project Description, page 45

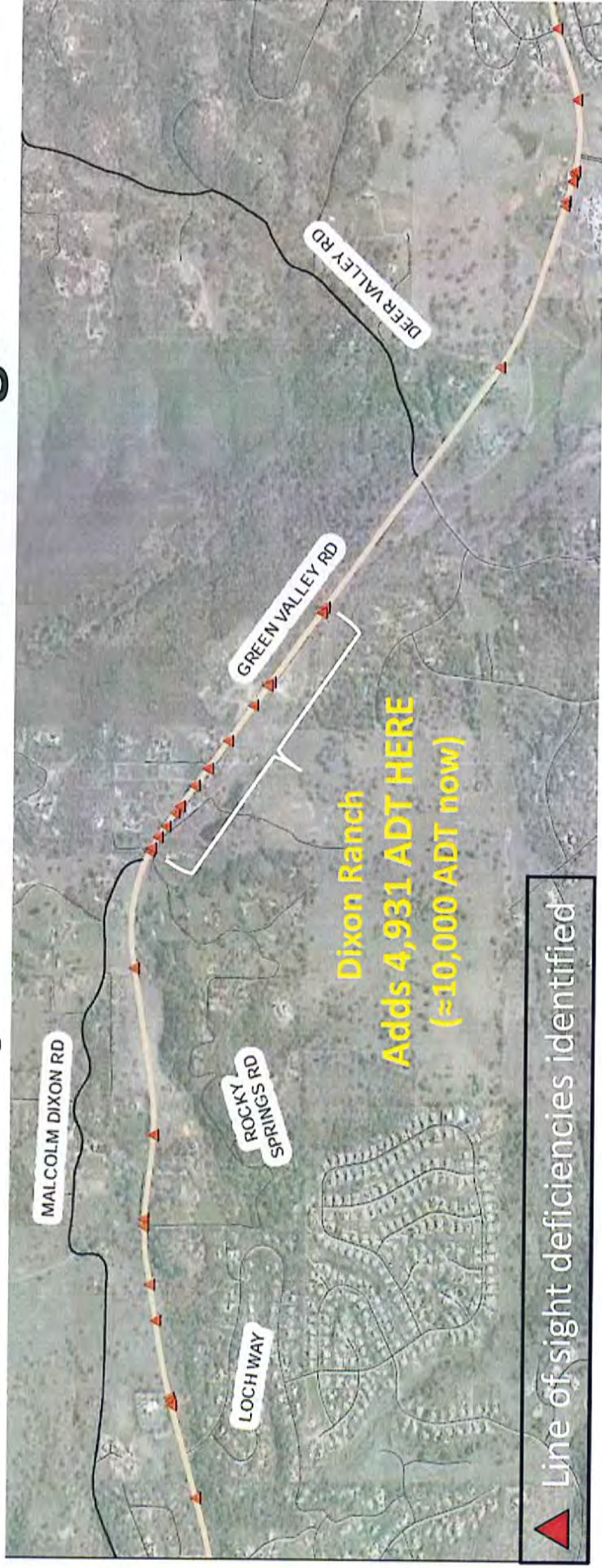
## Reality:

- 44% Oak canopy removal far exceeds the allowable 10%
- EIR mitigates only “canopy” impacts, not “oak woodland habitat” as required by GP policy 7.4.4.4
- Significant impact on woodland is not mitigated (19.76 acres of ‘canopy’ vs. 200 acres of ‘oak habitat’)

*According to UC Davis Greg Giusti’s Oak Woodland Impact Decision Matrix, the project site would be considered an “intact” woodland, managed for grazing and zoned for agriculture, with both dead & alive trees across the landscape, wildlife movement, and minimal disturbance from road and building development on site.*

**Reduce density to save oak habitat**

# Green Valley Rd is a traffic danger zone



## From the Green Valley Road Corridor Analysis, Oct 2014 report:

- Of 36 driveways studied, 25 had line of sight deficiencies creating unsafe conditions. (▲)
- 4% of 158 reported crashes resulted in fatalities on Green Valley Rd in 3yr study period.

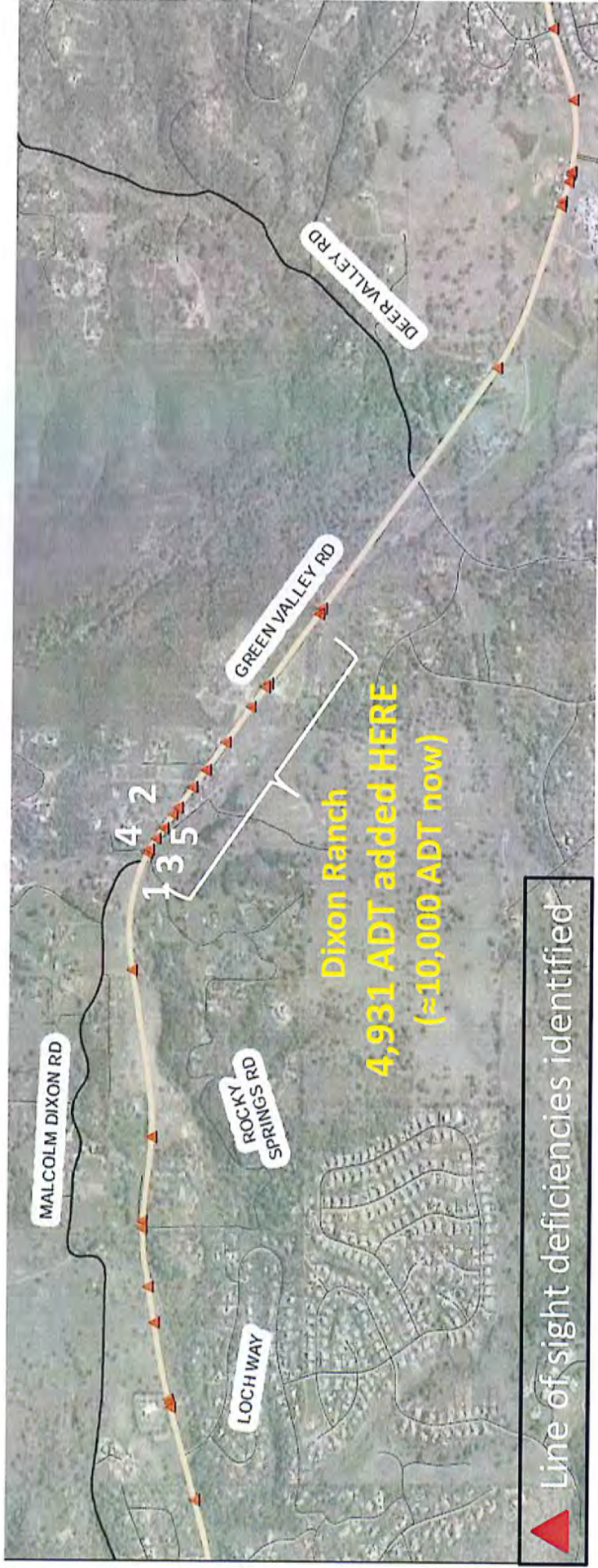
Policy 5.1.3.2 requires safety improvements be given priority above capacity improvements in the Rural Region. Improvements at the direct access driveways must come before capacity mitigations.

Erroneous Final EIR Master Response 3: “The Green Valley Road corridor report does not conclude, as comments suggest, that Green Valley Road is generally unsafe under existing conditions.”

**Reduce project density to increase traffic safety**



# Examples of line of sight issues



- 1 **Malcolm-Dixon Rd:** "Due to the *wide curve* combined with an *upgrade* on Malcolm Dixon Road, vehicles typically slow down to make a left-turn onto Malcolm Dixon Road. This can present safety issues for the trailing motorists "
- 2 **Lexi Way:** "ISD [intersection site distance] to the east is restrictive due to the *vertical crest in the roadway.*"
- 3 **Green Valley Road Home and Eastern Strawberry Entrance:** "Line of sight to the west from both the 1840 Green Valley Road home access and the second entrance to the strawberry stand (coming from the west) is limited due to vegetation but could be improved with tree removal by the private property owner. ISD to the east is limited from the home driveway due to the *vertical crest of the road.*"
- 4 **1855 Green Valley Rd:** "ISD is limited in both directions due to *vegetation* to the *west* and *vertical curvature* to the east. ISD to the west for the unmarked access across the street is also limited due to vertical curvature."
- 5 **1870 Green Valley Rd:** " ISD to the east was *extremely limited* due to the *vertical crest in the roadway.*"

# Project violates GP Policy TC-xF (Measure Y)

**Traffic added by the project worsens conditions that will not be corrected within 10 years, as required by General Plan policy TC-xF.**

*From the Caltrans letter to Long Range Planning dated 5/5/15:*

*Typical weekday morning commute on Hwy 50 at EDH Blvd.*



- 3.9.2 Environmental Impacts, Project Impacts, Table 3.9-13 LOS Summary Table (Page 3.9-58)
  - The LOS values reported for the existing conditions scenario differ from expected values on US 50. For example, according to PeMS the westbound US 50 segment between El Dorado Hills Boulevard/Latrobe Road and the El Dorado/Sacramento County line, currently operates at LOS F during the AM peak hour due to the high density of vehicles on US 50 and the weaving/merging traffic from the El Dorado Hills Boulevard/Latrobe Road on-ramp. Table 3.9-

**Project density must be GREATLY reduced**

# Project NOT necessary to meet housing needs

The Statement of Overriding Considerations falsely asserts the project “*would provide needed housing*” as sufficient benefit for the adverse environmental impacts.

Per the EDC Housing Element:  
16,791 surplus lots

Table HO28  
 2013 Land Inventory Summary –El Dorado County

	VL/L	Income Category		Total
		Mod	Above	
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
<b>Surplus (Deficit)</b>	<b>2,294</b>	<b>93</b>	<b>14,404</b>	<b>16,791</b>

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"

2013 Housing Element, Table HO28 is a summary of the “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites”. The table shows that the County’s land inventory exceeds the net remaining RHNA (Regional Housing Needs Allocation) in ALL income categories.

**Reduced density still meets EDC housing needs**

# Senior Housing is good, but..

•No “critical need” for Age Restricted housing in EDH

- ✓ Four Seasons – 460 homes
- ✓ Carson Creek – 800 homes
- ✓ Versante – 100 homes
- ✓ Heritage – 1000 homes

•Green Valley Rd is dangerous for *all* drivers

- ✓ Windy road with heavy traffic exceeding 55mph speed limit
- ✓ *Known* line of site problems exist that will be exacerbated by the projects’ added traffic, and drivers with slower reflexes.
- ✓ no services available within walking distance
- ✓ no transit lines extended to the site

Still wish to include the Age Restricted element of the project? ok ...

**Reducing the Density will not prohibit the inclusion of Age Restricted Housing**

# Reduced Build Alternative – 192 units

**This Alternative was rejected, falsely claiming objectives would not be met and that it may not be ‘financially feasible’:**

Implementation of the Reduced Build alternative may not meet the following objectives:

- Implement the County’s General Plan by providing urban/suburban type development within lands designated as Community Region in order to ensure the preservation of large expanses of open space and agricultural lands within the County. *192 units is still ‘suburban’*
- Create an economically viable project that provides a fair-share contribution of infrastructure to the community through the payment of fees and/or construction of required capital improvements, including transportation improvements in accordance with the County’s General Plan. *fair share contributions would still be required*
- Provide a broad range of residential product types. *varied product types still possible*
- Offer a range of designs and amenities to meet the needs of the changing demographics of the County, including families, empty nesters and active adults. *Age Restricted still possible*
- Provide a residential community containing open space and a range of passive and active recreational amenities for its residents and the community. *Open space still required, and more easily provided*

**Developer profit is not the Board’s priority or guide for approval.**

**Require the Reduced Build Alternative.**

# Noise

- Per the EIR, homes constructed within 294 feet of the center line of Green Valley Rd will require sound walls.
  - impact not analyzed for aesthetics, tree removal, wildlife migration, more.
- NEW transportation noise was not analyzed per Gen Plan policy 6.5.1.12 for at least one home-how many others were “missed”?
  - Drive ‘A’ is located within the Rural Region, will carry thousands of cars daily, and will pass within 60 ft of the property line of an existing home.



# District 1 representation:

Dist 1 Planning Commissioner Stewart: **RECUSED**

Dist 1 Supervisor Mikulaco: **RECUSED**

EDH Area Planning Advisory Committee (APAC) position:  
**NON-SUPPORT**

Adjacent residents overwhelmingly say  
***“the density is too high” & “Green Valley Rd will not be safe”***

**Support Dist 1 legitimate concerns: Reduce density**

# Summary

The project is *too large*. Reduced density will improve:

- traffic safety
- tree retention
- transition densities and
- preservation of rural character

The Development Agreement must include:

- Funds dedicated to benefit impacted area
- Safety improvements to direct-access driveways on Green Valley Rd
- upgrade of the bike lane

Respect the fact that District 1 is under-represented on this project, and listen to APAC and the adjacent residents who are greatly impacted.

**Do not approve the project as proposed.  
Do not certify the EIR.**



Back up info and General Plan policies referenced follow.

# BOS intentions to review Community Region Boundary changes

Legistar item 13-0510



## RESOLUTION NO.

### OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

**WHEREAS**, the County of El Dorado is mandated by the State of California to maintain an adequate and proper General Plan, and

**WHEREAS**, on December 9, 2014, the Board of Supervisors directed staff to prepare a Resolution of Intention to amend the General Plan Land Use Maps to contract the Community Regions Lines for Shingle Springs and the Green Valley Corridor using maps submitted by a member of the Shingle Springs community and a member of the northeast El Dorado Hills community, as depicted on the attached maps (Exhibits A-C); and

**WHEREAS**, the maps submitted identify amendments to the Community Regions of El Dorado/Diamond Springs, Cameron Park, Shingle Springs and El Dorado Hills; and

**WHEREAS**, Government Code 65300.5 requires internal consistency between General Plan elements as well as internal consistency within each element; and

**WHEREAS**, proposed revisions depicted on the attached maps (Exhibits A-C) may require other General Plan map, text or policy amendments to comply with Government Code requirements.

**THEREFORE, BE IT HEREBY RESOLVED** that the Board of Supervisors will consider amending the General Plan Land Use Maps for the Shingle Springs, El Dorado/Diamond Springs, Cameron Park and El Dorado Hills Community Regions.

**NOW, THEREFORE, BE IT FURTHER RESOLVED**, upon the Board of Supervisors' determination of the scope and extent of proposed General Plan amendments required for consistency with State law, the Board of Supervisors will hereby authorize the Community Development Agency, Long Range Planning Division, to proceed with the completion of all required environmental review necessary to meet the California Environmental Quality Act requirements and the preparation of a public hearing.

**PASSED AND ADOPTED** by the El Dorado County Board of Supervisors, at a regular meeting of said Board held February 24, 2015, by the following vote:

**PASSED AND ADOPTED** by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 24<sup>th</sup> day of February 2015, by the following vote of said Board:

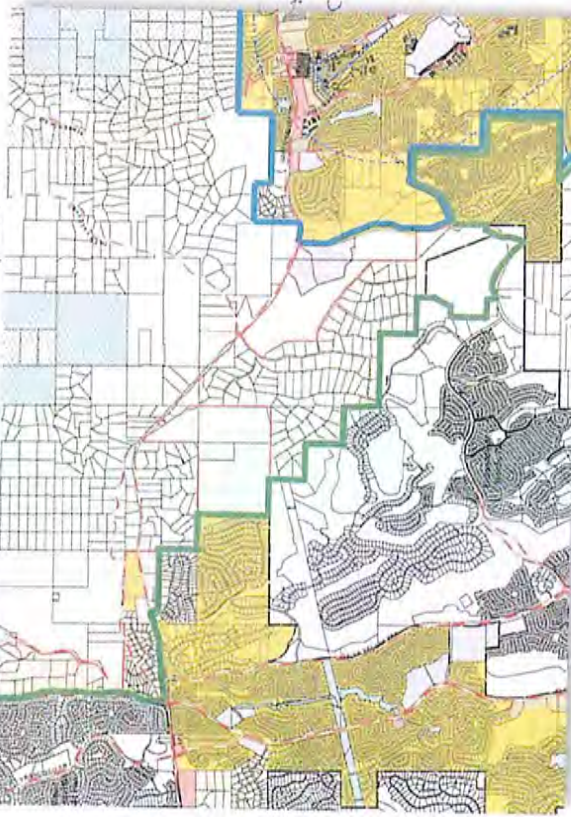
Ayes:  
Noes:  
Absent:

Attest:  
James S. Mitrising  
Clerk of the Board of Supervisors

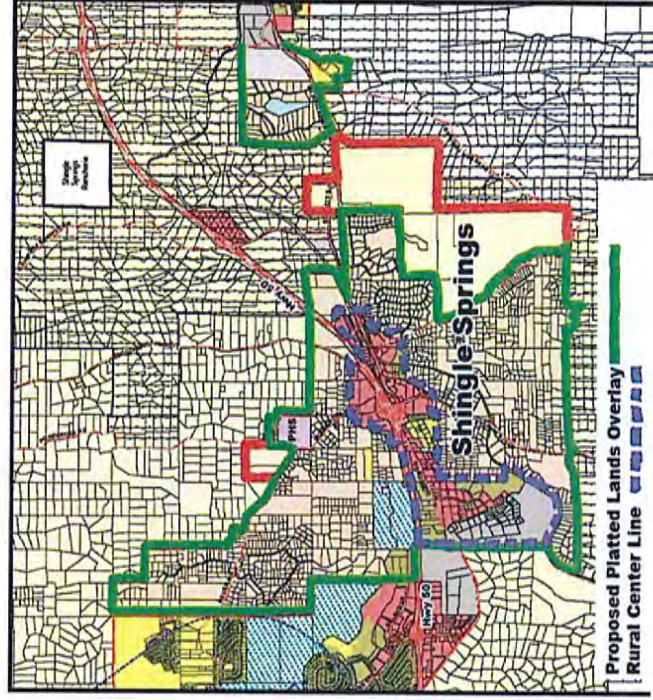
By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chair, Board of Supervisors

Proposed Community Region Boundaries - Green Valley Corridor



13-0510 Revised 68 4 of 4  
BOS Res 2-20-15



# BOS intentions to review Community Region Boundary changes

## Legistar item 13-0510

Board of Supervisors

Minutes - Final

February 24, 2015

### 3:30 P.M. - TIME ALLOCATION

#### 47. 13-0510

Community Development Agency, Long Range Planning Division, recommending the Board consider the following pertaining to General Plan amendments to the El Dorado Hills, Cameron Park, Shingle Springs and El Dorado-Diamond Springs Community Region Boundary Lines:

- 1) Endorse a final matrix or list that prioritizes all County-initiated land use and transportation projects managed by Long Range Planning and direct staff to return to the Board every six (6) months to provide an update and reprioritize as necessary;
- 2) Adopt Resolution of Intention **034-2015** (Attachment 6B; Exhibits A-C) prepared for proposed General Plan amendments to contract the Community Region lines for El Dorado Hills, Cameron Park, Shingle Springs and El Dorado-Diamond Springs, pending review and minor modification from County Counsel;
- 3) Discuss funding for processing this project as part of the Fiscal Year 2015/16 budget; and
- 4) Determine the Community Region Boundary Lines Project's priority and preferred method for processing based on staff and funding availability.

**Funding:** General Fund.

*Public Comment on Action Item 1:* L. Price, L. Parlin, S. Taylor, L. Weitzman, A. Marinaccio, F. Duchamp, R. Hargrove, R. Pimentel, B. Smart, T. McCann  
*Public Comment on Action Item 2:* Public Comment: C. Lewis, E. Vandyke, L. Bowen, F. Duchamp, S. Ferry, L. Weitzman, R. Hargrove, L. Brent-Bumb, K. Calhoun, D. Schoff, B. Carlson, J. Williams, B. Smart, D. Manning, T. Gherardi, E. Mattson, A. Marinaccio, L. Parlin, J. Maynard, T. McCann, P. Chelseth.  
 L. Mattson, B. Bakke, T. Costello, J. Pridemore, S. Taylor, R. Pimentel, N. Briel

A motion was made by Supervisor Frentzen, seconded by Supervisor Ranalli to Adopt the prioritization matrix as presented with the following change: Move "Community Planning" to be addressed before the "Infill Ordinance" (Attachment 6E).

**Yes:** 5 - Mikulaco, Veerkamp, Frentzen, Ranalli and Novasel

A motion was made by Supervisor Ranalli, seconded by Supervisor Novasel to direct staff to analyze, as a component of the next General Plan 5 year review, these maps and any other map considerations of Community Region Line alterations to reach the goals and objectives of the General Plan.

**Yes:** 4 - Veerkamp, Frentzen, Ranalli and Novasel

**Recused:** 1 - Mikulaco

**Approved**

A motion was made by Supervisor Santiago, seconded by Supervisor Frentzen to direct staff to return to the Board with options as to funding the Resolution of Intention for the Community Region Boundary Lines as indicated in the previous motion. Staff is given the following as priorities from the Board (not in priority order and may be modified): Land Use Policy Programmatic Update (LUPPU) Sign Ordinance General Plan Biological Policy Review Community Region Boundary Lines

Person Name	Vote
Ron Bullock	Yes
Mexima Santhago	Yes
Ron Mikulaco	Recused
Ellian K. Veerkamp	Yes
Shiva Frentzen	Yes

General Plan Policies referenced on slide 2:  
**2.1.1.2, Goal 2.2, 5.2.1.9, 7.4.4.4 Option A, 2.2.5.3, 5.1.3.2**

Policy 2.1.1.2 Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.

**GOAL 2.2: LAND USE DESIGNATIONS**

A set of land use designations which provide for the maintenance of the rural and open character of the County and maintenance of a high standard of environmental quality.

**Gen Plan policy 5.2.1.9** -requires that before the first grading permit, there be a guaranteed water supply to meet the projected demand associated with the entire approval, under a 20-year projection of the highest demand & including future uses within the area served. The Dixon EIR makes clear that is not possible.

**Policy 5.2.1.9**

In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet

July 2004

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Public Services and Utilities Element

El Dorado County General Plan

the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.

**Policy 7.4.4.4**

For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

**Option A**

The County shall apply the following tree canopy retention standards:

Percent Existing Canopy Cover	Canopy Cover to be Retained
80-100	60% of existing canopy
60-79	70% of existing canopy
40-59	80% of existing canopy
20-39	85% of existing canopy
10-19	90% of existing canopy
1-9 for parcels > 1 acre	90% of existing canopy

Under Option A, the project applicant shall also replace woodland habitat removed at 1:1 ratio. Impacts on woodland habitat and mitigation requirements shall be addressed in a Biological Resources Study and Important Habitat Mitigation Plan as described in Policy 7.4.2.8. Woodland replacement shall be based on a formula, developed by the County, that accounts for the number of trees and acreage affected.

### Policy 2.2.5.3

The County shall evaluate future rezoning: (1) To be based on the General Plan's general direction as to minimum parcel size or maximum allowable density; and (2) To assess whether changes in conditions that would support a higher density or intensity zoning district. The specific criteria to be considered include, but are not limited to, the following:

1. Availability of an adequate public water source or an approved Capital Improvement Project to increase service for existing land use demands;
2. Availability and capacity of public treated water system;
3. Availability and capacity of public waste water treatment system;
4. Distance to and capacity of the serving elementary and high school;
5. Response time from nearest fire station handling structure fires;
6. Distance to nearest Community Region or Rural Center;
7. Erosion hazard;
8. Septic and leach field capability;
9. Groundwater capability to support wells;
10. Critical flora and fauna habitat areas;
11. Important timber production areas;
12. Important agricultural areas;
13. Important mineral resource areas;
14. Capacity of the transportation system serving the area;
15. Existing land use pattern;
16. Proximity to perennial water course;
17. Important historical/archeological sites; and
18. Seismic hazards and present of active faults.
19. Consistency with existing Conditions, Covenants, and Restrictions.

**Policy 5.1.3.2** The Capital Improvements Plan (CIP) of the County and other service purveyors shall emphasize capacity in providing infrastructure in Community Regions and Rural Centers. The CIP shall emphasize health and safety improvements over capacity in Rural Regions.

Referenced on slide 6:

## Greg Giusti's Oak Woodland Impact Decision Matrix

From the DEIR comments:

### Impact to an "Intact" Woodland

According to the Oak Woodland Impact Decision Matrix,<sup>6</sup> the Dixon Ranch property oak woodland would be considered "intact":

**Intact** means, that the site is currently in a "wild state" being managed for grazing, open space, recreation, etc., where all of the ecological functions are still being provided, i.e., shade, ground water filtration, wildlife/fish habitat, nutrient cycling, wind/noise/dust

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<sup>6</sup> Giusti, G., et al. 2008. Oak woodland impact decision matrix: a guide for planner's to determine significant impacts to oaks as required by SB 1334 (Public Resources Code 21083.4). UC Integrated Hardwood Range Management Program, 2008.

From the Oak Woodland Impact Decision Matrix:

### **Intact?**

The site is currently in a "wild state" being managed for grazing, open space, recreation, etc., where all of the ecological functions are still being provided, i.e., shade, ground water filtration, wildlife/fish habitat, nutrient cycling, wind/noise/dust abatement, carbon sequestration, etc. In this condition roads and buildings are rare across the site. Trees, both dead and alive, dominate the landscape and the site is capable of natural regeneration of oaks and other plant species. The site allows for movement of wildlife and the existing development is localized and limited to a small number of residences with service buildings or barns. The site is relatively undisturbed and is recognized as **Intact**. Examples of an **Intact** woodland may include large to moderately (even relatively small parcels may qualify) sized private ranches; expansive oak woodlands zoned for agriculture, open space, scenic corridors, etc.



# Referenced on slides 7 & 8 : Green Valley Rd traffic counts from the corridor traffic report

Table 9. ADT along Green Valley Road Corridor (2010 - 2014)

Segment	Duration	Average Daily Traffic						Percent Change in ADT from Prior Years				
		2010	2011	2012	2013	2014	2010	2011	2012	2013	2014	
1. County Line to Sophia Parkway	Mid-Weekday Avg	23,926	24,666	23,671	23,062	24,346	1.8%	-1.3%	2.9%	2.0%	2.0%	
	Weekly Avg	22,874	23,370	22,697	22,475	23,684	4.4%	2.1%	5.2%	6.3%	6.3%	
	Weekend Avg	20,115	20,162	19,943	19,470	21,469	6.7%	6.5%	7.8%	10.3%	10.3%	
2. Sophia Parkway to Francisco Drive	Mid-Weekday Avg	26,600	27,000	25,640	25,907	25,539	-4.0%	-5.7%	-0.4%	-1.7%	-1.7%	
	Weekly Avg	25,161	25,610	24,675	25,801	25,001	-0.6%	-2.4%	1.3%	-3.4%	-3.4%	
	Weekend Avg	21,946	21,630	21,792	21,699	22,661	4.2%	4.7%	5.0%	5.4%	5.4%	
3. Francisco Drive to El Dorado Hills Boulevard	Mid-Weekday Avg	-	-	-	14,957	15,809	-	-	-	-	7.0%	
	Weekly Avg	-	-	-	14,487	15,371	-	-	-	-	9.7%	
	Weekend Avg	-	-	-	13,324	15,410	-	-	-	-	15.7%	
4. El Dorado Hills Boulevard to Silva Valley Parkway	Mid-Weekday Avg	14,522	14,602	14,195	12,324	14,527	0.0%	-1.1%	2.3%	17.6%		
	Weekly Avg	12,925	14,341	13,665	11,033	14,565	12.7%	1.6%	6.6%	21.0%		
	Weekend Avg	11,388	12,819	12,372	11,029	13,610	19.6%	6.2%	10.1%	23.5%		
7. Deer Valley Road (West to Bass Lake Road)	Mid-Weekday Avg	9,963	10,970	10,997	10,759	10,971	9.1%	-0.9%	-1.1%	1.0%		
	Weekly Avg	10,078	9,693	10,193	11,035	10,210	1.3%	3.2%	0.1%	-7.5%		
	Weekend Avg	9,239	8,493	8,153	8,475	9,688	-6.0%	2.3%	6.6%	2.3%		
8. Bass Lake Road to Cameron Park Drive	Mid-Weekday Avg	11,165	10,776	11,065	11,358	12,662	13.4%	17.5%	14.4%	11.5%		
	Weekly Avg	10,194	10,732	10,439	-	11,970	17.4%	11.5%	14.7%	-		
	Weekend Avg	8,559	9,394	8,913	-	10,199	19.2%	8.6%	14.4%	-		
9. Cameron Park Drive to Ponderosa Road	Mid-Weekday Avg	6,337	6,832	6,892	-	6,290	-0.7%	-7.9%	-6.0%	-		
	Weekly Avg	5,737	6,357	5,971	-	6,341	10.5%	-7.5%	6.2%	-		
	Weekend Avg	4,901	4,965	4,440	-	4,884	-0.3%	-1.6%	9.8%	-		
10. Ponderosa Rd to N Shingle Road	Mid-Weekday Avg	-	-	-	4,071	4,651	-	-	-	14.2%		
	Weekly Avg	-	-	-	4,267	4,410	-	-	-	3.5%		
	Weekend Avg	-	-	-	3,299	3,902	-	-	-	18.3%		
11. N Shingle Rd to Lotus Road	Mid-Weekday Avg	7,282	7,605	7,091	-	8,349	14.7%	9.8%	17.7%	-		
	Weekly Avg	6,566	-	7,019	-	7,979	21.2%	-	13.7%	-		
	Weekend Avg	5,511	5,903	6,431	-	6,937	26.8%	18.3%	8.6%	-		

Source: Kitekon & Associates, 2014

### Mid-Week Average Daily Traffic

With exception to Segment #2 (Sophia Parkway to Francisco Drive) and Segment #9 (Cameron Park Drive to Ponderosa Road), the mid-week ADT along the corridor grew ranging from 2.5 percent to 17 percent relative to the prior year. Throughout the study period, Segment #2 (Sophia Parkway to Francisco Drive) had the highest ADT among all of the study segments, with 2013 registering the highest traffic volumes during mid-week days. The majority of commercial development along the study corridor is located on the north and south sides of Segment #2 and #3. In addition, Segment #2 serves many residential subdivisions that access Green Valley Road and provide accessibility to El Dorado Hills Boulevard, which provides a route to U.S. 50 to the south which runs parallel to Green Valley Road. As such, this segment provides one of the main routes into and out of the County and is subject to

## from the GV Corridor Traffic Report 2014 -

*The county can add all the traffic they'd like to Green Valley Rd, but it is the property owners problem to fix it.*

### FINDINGS: CRASH ANALYSIS

"Over the three-year study period, 158 total crashes were reported within the study area, Green Valley Road from the County line to the Lotus Rd intersection.. Of the 158 reported crashes, 44 percent resulted in an injury and 4 percent resulted in a fatality."

Green Valley Road  
Part D: Technical Data, Analysis and Results

October 2014

#### Field Review: Private Driveways

It should be noted that the County does not improve private driveways. Any improvements are the responsibility of the private property owner. During the field visits, an inventory of private property driveways on Green Valley Road between Sophia Parkway and Bass Lake Road was performed. A cursory evaluation of intersection sight distance (ISD)<sup>14</sup> and stopping sight distance<sup>15</sup> (SSD) was also performed at these driveways, whereas detailed measurements were collected at the locations with apparent intersection and stopping sight distance issues. Sight distance in and out of these driveways was assessed based on the latest version of the California Highway Design Manual<sup>16</sup>. The measured and/or observed sight distances were evaluated against the criteria contained in the referenced document and included in Table 2.

# Direct access drives with line of sight issues from the GV Corridor Traffic Report 2014

## Limited Intersection Sight Distance

The following access points had identified intersection sight distance issues:

- **The Purple Place Retail Center:** the eastern access has limited sight distance looking west, and the western access has limited sight distance looking east. The retaining walls and a vertical curve are primarily contributing factors limiting the sight distance for right and left out movements.
- **1072 Green Valley Road:** ISD is limited in both directions due to vegetation.
- **1530/1532/1540 Green Valley Road:** Line of sight for the right-turning vehicles looking west is limited due to the horizontal and vertical curvature of the road.
- **1680 Green Valley Road:** Line of sight to the east and west is limited due to vegetation and a horizontal curve. Trimming of the vegetation could improve ISD to the west, and all sight distances were acceptable when the vehicle position was moved to 10 feet from the edge of the roadway.
- **1840 Green Valley Road Home and Eastern Strawberry Entrance:** Line of sight to the west from both the 1840 Green Valley Road home access and the second entrance to the strawberry stand (coming from the west) is limited due to vegetation but could be improved with tree removal by the private property owner. ISD to the east is limited from the home driveway due to the vertical crest of the road.
- **1855 Green Valley Road:** ISD is limited in both directions due to vegetation to the west and vertical curvature to the east. ISD to the west for the unmarked access across the street is also limited due to vertical curvature.
- **Lexi Way:** ISD to the east is restrictive due to the vertical crest in the roadway.
- **1870/1880 Green Valley Road:** ISD to the east was extremely limited due to the vertical crest in the roadway.
- **1901 Green Valley Road:** ISD is poor in both directions due to the hillside, vegetation, and vertical and horizontal curvature.
- **Unknown Driveway (Lion Entrance):** ISD is limited to the west because of horizontal and vertical curves and vegetation.
- **1937 Green Valley Road:** ISD is limited to the east because of vegetation, but would be improved with the trimming.
- **1960 Green Valley Road:** ISD is limited in both directions due to the vertical crest in the road and vegetation.
- **2001 Green Valley Road:** ISD is poor to the west due to vegetation, hillside, and vertical curvature. ISD is limited to the east due to the vertical curve of the roadway.
- **2020 Green Valley Road:** ISD is limited to the west because of a vertical crest in the roadway.
- **2045/2046 Green Valley Road:** ISD is limited to the west because of a vertical crest in the roadway.
- **2321 Green Valley Road:** ISD is limited to the west due to the vertical curve in the road, and poor to the east due to vegetation and combined vertical and horizontal curvature. Trimming of vegetation will likely not improve ISD.

- **Driveway east of 2801 Green Valley Road:** ISD is limited to the east because of the hillside, but improves by reducing the setback distance to 10 feet from the edge of pavement.

## Limited Stopping Sight Distance

The following access points were identified with the stopping sight distance issues:

- **1530/1532/1540 Green Valley Road:** SSD for eastbound approaching vehicles was limited due to the horizontal and vertical curvature of the road.
- **1680 Green Valley Road:** Stopping sight distance for eastbound approaching vehicles was limited due to the horizontal and vertical curvature of the road.
- **1870/1880 Green Valley Road:** SSD for westbound vehicles approaching the driveway from the east was poor due to the vertical crest in the roadway.
- **1901 Green Valley Road:** SSD is limited for westbound approaching vehicles due to the hillside, vegetation, and horizontal curvature.
- **1960 Green Valley Road:** SSD is limited for westbound approaching vehicles because of vertical curvature and vegetation.
- **2001 Green Valley Road:** SSD is limited for westbound approaching vehicles because of vertical curvature and vegetation.
- **2321 Green Valley Road:** SSD is limited for westbound approaching vehicles due to the vertical crest in the road.
- **Travis Circle:** SSD is limited for westbound approaching vehicles due to the horizontal curve of the roadway.

## The Purple Place Retail Center

The Purple Place Retail Center is located on the north side of Green Valley Road east of Sophia Parkway. In the westbound direction, Green Valley Road provides a 2% to 3% downgrade near The Purple Place. Motorists traveling in the westbound direction and wanting to enter The Purple Place Retail Center must decelerate to negotiate tight right-turn radii at the driveway. As a result, trailing motorists in the outside lane either slow down or move into the adjacent lane. This could potentially reduce roadway capacity and pose safety issues. Corner sight distance at the western driveway looking east was observed to be limited, primarily due to a horizontal curve. The eastern driveway has limited corner sight distance looking west due to a retaining wall.

Weekday AM and PM peak hour traffic volumes indicate that the western driveway was used more frequently relative to the eastern driveway.

## Referenced on slide 9: General Plan policy TC-xF

### Policy TC-Xe

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

### Policy TC-Xf

At the time of approval of a tentative map for a single family residential subdivision of five or more parcels that worsens (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element based on existing traffic plus traffic generated from the development plus forecasted traffic growth at 10-years from project submittal; or (2) ensure the commencement of construction of the necessary road improvements are included in the County's 10-year CIP.

For all other discretionary projects that worsen (defined as a project that triggers Policy TC-Xe [A] or [B] or [C]) traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvements necessary to maintain or attain Level of Service standards detailed in this Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.

**Water – Gen Plan policy 5.2.1.9 requires that before the first grading permit, there be a guaranteed supply to meet the projected demand associated with the entire approval, covering a 20-year projection of the highest demand & including future uses within the area served. The EIR makes clear that is not possible.**

**Policy 5.2.1.9**

In an area served by a public water purveyor or an approved private water system, the applicant for a tentative map or for a building permit on a parcel that has not previously complied with this requirement must provide a Water Supply Assessment that contains the information that would be required if a water supply assessment were prepared pursuant to Water Code section 10910. In order to approve the tentative map or building permit for which the assessment was prepared the County must (a) find that by the time the first grading or building permit is issued in connection with the approval, the water supply from existing water supply facilities will be adequate to meet the highest projected demand associated with the approval on the lands in question; and (b) require that before the first grading permit or building permit is issued in connection with the approval, the applicant will have received a sufficient water meters or a comparable supply guarantee to provide adequate water supply to meet the projected demand associated with the entire approval. A water supply is adequate if the total entitled water supplies available during normal, single, dry, and multiple dry years within a 20-year projection will meet

July 2004

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Public Services and Utilities Element

El Dorado County General Plan

the highest projected demand associated with the approval, in addition to existing and 20-year projected future uses within the area served by the water supplier, including but not limited to, fire protection, agricultural, and industrial uses, 95% of the time, with cutbacks calculated not to exceed 20% in the remaining 5% of the time.



**Water** – from the EIR, “there is a degree of uncertainty inherent in EID’s ability to meet the long term cumulative water supplies”

Response B25-67:

The commenter references the Draft EIR Water Supply Assessment’s conclusions that the proposed project would contribute to the cumulative deficiency in the County’s water supply. Please refer to Impact UTL-1, discussed in the Draft EIR (Draft EIR, pages 307 through 317). In August 2013 EID adopted the WSA demonstrating sufficient water for this project. However, as explained in the Draft EIR, there is a degree of uncertainty inherent in EID’s ability to meet long-term cumulative water supplies, absent planned water supplies.

p321/676 (WSA EID);

### **Water supply Options**

To enable comparison to the sufficient water supplies identified by the WSA, and summarized in Draft EIR Section IV.L, Utilities , this analysis identifies water supply options that have been developed to meet the 3,400 ac-ft shortfall and are assessed in this section:

- Option 1 – Construct Alder Reservoir
- Option 2 – Construct recycled water seasonal storage and implement additional conservation
- Option 3 – Participate in regional groundwater banking and exchange programs

**Noise-** new road impact not analyzed at the Martinez property per 6.5.1.12.

**Policy 6.5.1.12**

When determining the significance of impacts and appropriate mitigation for new development projects, the following criteria shall be taken into consideration.

- A. Where existing or projected future traffic noise levels are less than 60 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 5 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant;
- B. Where existing or projected future traffic noise levels range between 60 and 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 3 dBA  $L_{dn}$  caused by a new transportation noise source will be considered significant; and
- C. Where existing or projected future traffic noise levels are greater than 65 dBA  $L_{dn}$  at the outdoor activity areas of residential uses, an increase of more than 1.5 dBA  $L_{dn}$  caused by a new transportation noise will be considered significant.

**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.

**Policy 5.8.1.1**

School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefor. No development that will result in such impacts shall be approved unless:

1. To the extent allowed by State law, the applicant and the appropriate school district(s) have entered into a written agreement regarding the mitigation of impacts to school facilities; or
2. The impacts to school facilities resulting from the development are mitigated, through conditions of approval, to the greatest extent allowed by State law.

**School access – Both the elementary & high school have '0' capacity for this development.**

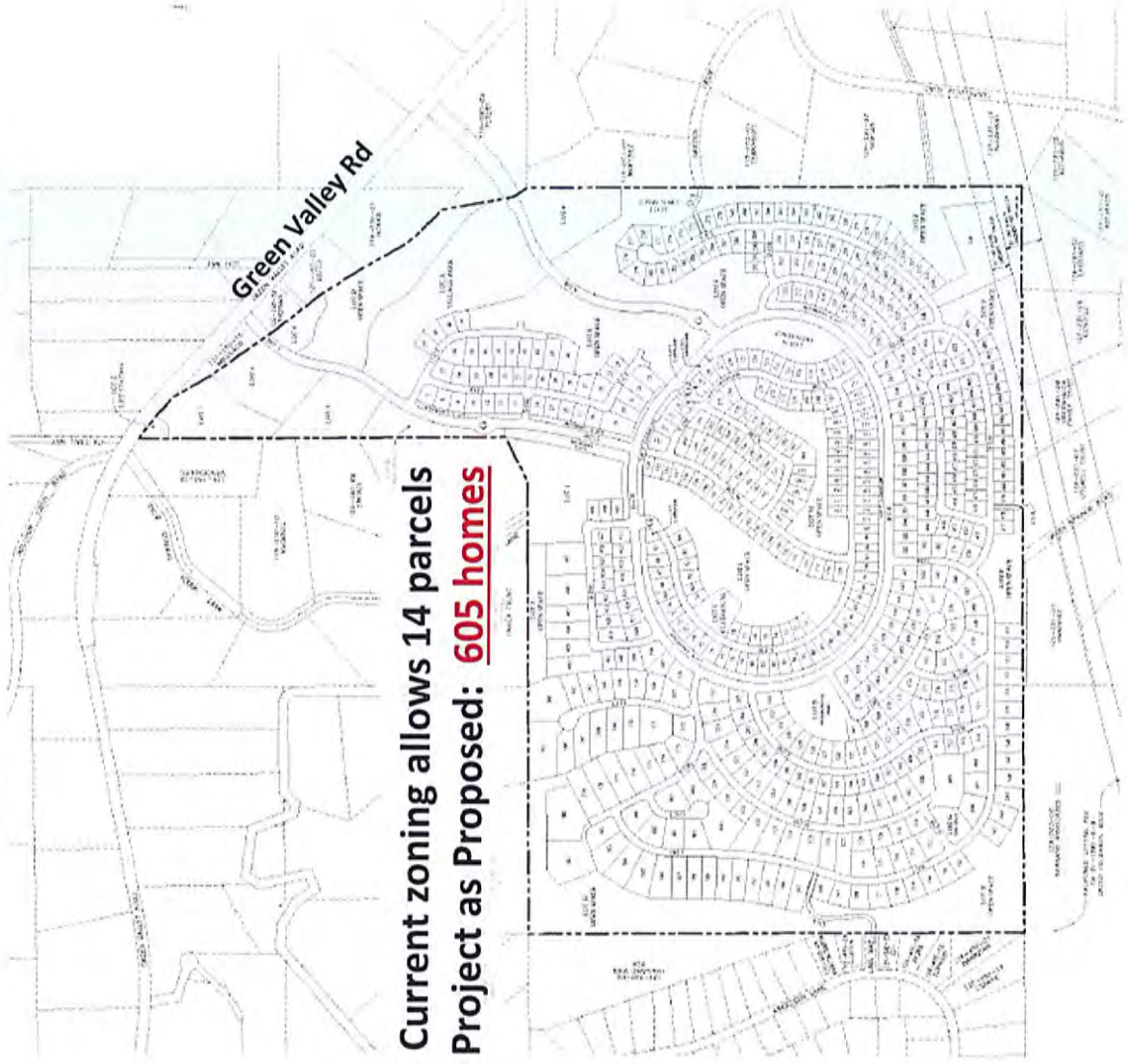


SITE PLAN  
**DIXON RANCH**

COUNTY OF EL DORADO

MARCH 2013

STATE OF CALIFORNIA



Current zoning allows 14 parcels  
Project as Proposed: **605 homes**



**GREEN VALLEY  
ALLIANCE**

**Dixon Ranch, BOS meeting 2/14/17, Legistar file no. 14-1617**

**GVA Public Comment to the Board of Supervisors**

Submitted by Ellen Van Dyke on behalf of Green Valley Alliance

Dear Supervisors-

Please *do not approve* a General Plan amendment and rezone for this project. The 605 unit Dixon Ranch proposal is completely out of character with the surrounding area, and the Final Environmental Impact Report (FEIR) and its accompanying Findings are flawed. Detailed comments:

- 1. The project is incompatible with the surrounding Rural Region:** The Draft EIR (DEIR) impact analysis is focused primarily on proving that Dixon Ranch is compatible with development in the adjacent Community Region (CR), however, 75% of the project is bordered by Rural Region (RR), where both access roads are located. The FEIR falsely asserts that the project is compatible *because* it is in the Community Region, ignoring impacts on the rural 75%. Our General Plan requires transition zoning between high and low density, yet here this project is proposed adjacent to existing vineyards and a lavender farm, and the noise, light, and visual impact associated with higher density development is asserted to have no impact on the adjacent rural residents.

An aerial photo exhibit submitted with DEIR comments showed the extent of the project that is bordered by existing rural and agricultural uses. From Van Dyke DEIR comments, 2/6/15:

*(orange line was added to base graphic with land use descriptions from Figure IV.A-1, the DEIR)*



Orange line indicates  
Adjacent low density or  
undeveloped land

In response to this concern, FEIR Master Response 1 falsely asserts that "By directing growth to the El Dorado Hills Community Region, the proposed project would be compatible with existing and future uses ..." as though the incompatibility with the Rural Region was irrelevant.

Dixon Ranch land, designated as Low Density Residential (LDR), was placed in the Community Region under the 2004 General Plan via a *program level* EIR analysis. Before upzoning, projects are required to demonstrate consistency with General Plan policies. This FEIR fails to do that, relying instead on the false assumption that location in the CR is enough.

*2004 Gen Plan D-EIR, Intro section 1.1, pg 1 of 9 - program level vs. project level review:*

### 1.1 TYPE OF ENVIRONMENTAL IMPACT REPORT

The adoption of the County General Plan is considered a programmatic action: the General Plan acts as the "constitution" for County land use decisions and provides the basis for decisions regarding the county's long-term physical development. The General Plan is the first step in a series of actions the County will undertake in considering and approving future development. **Future discretionary projects will undergo project-specific environmental review at the time they are proposed and the specific impacts of those projects can be determined.** **This General Plan EIR is a program EIR intended to provide information at a more general level of detail on the potential impacts of all development likely to occur under each of the proposed General Plan alternatives.**

- 2. The project is inconsistent with General Plan policy:** CEQA (California Environmental Quality Act) requires that a project must be consistent with the county's General Plan, and this project is not. Public comment submitted by the Green Valley Alliance (GVA) 3/8/16 demonstrated this project is inconsistent with multiple General Plan policies, including density transition requirements (policy 2.1.1.2), maintaining the rural character of an area (goal 2.2), prioritizing road safety over capacity (policy 5.1.3.2), existence of adequate school access and other public services (2.2.5.3), oak tree retention standards (7.4.4.4), noise impacts (6.5.1.9) and more.

You cannot simply amend the General Plan to accommodate a project that would be otherwise inconsistent, and then call it consistent, according to attorney Marsha Burch in her letter submitted 3/3/16 on behalf of Eleni Morgan. Excerpt:

#### D. The Project is inconsistent with the General Plan

The General Plan provides a vision of development in the County, and the citizens of the County did not approve or anticipate development of the density proposed by the Project in the rural area where the Project will be constructed. California Land Use Planning law requires that a Project be consistent with a General Plan. **While it has been the habit of El Dorado County to simply amend its General Plan to accommodate projects that would otherwise be inconsistent, that is a violation of the law.**

Because of the issues raised above, we believe that the FEIR fails to meet the requirements of the California Environmental Quality Act. For these reasons, and because the necessary findings cannot be made by the County, we believe the proposal should be denied, pending appropriate environmental review and a revised Project consistent with the General Plan.

Sincerely,

// Marsha A. Burch //

Marsha A. Burch  
Attorney

cc: Eleni Morgan  
El Dorado County Board of Supervisors, Clerk of the Board  
(edc.cob@edcgov.us)

14-1617 Public Comment  
BOS Rcvd 3-3-16

- 3. Findings of Consistency are Flawed:** CEQA requires an EIR to provide sufficient information for the lead agency to make an informed decision regarding a project's General Plan consistency. The Findings then demonstrate that consistency. This project's Findings (attachment 3B) are flawed, falsely misleading both the public and the decision makers. Some examples include:

- a. Finding no. 1.2.37 falsely say the new roadways will be constructed per county standards:

*"1.2.37 - As conditioned and mitigated, the proposal is consistent with the intent of Policy 6.9.1.3 (new roadway connections) because the primary access roads into the project from Green Valley Road will be constructed in accordance with County standards."*

But under section 4.0 there are twelve (12) waivers to the County's road standards needed. The project cannot claim to be consistent with the General Plan based on its ability to meet county road standards.

*List of waivers from road standards Dixon Ranch must have:*

- 4.1 Reduced right-of-way (ROW) and roadway width for 'A' Drive and 'B' Circle to a 50 foot ROW with a 36 foot width from curb face to curb face, with reduced width of 26 feet from curb face to curb face on 'B' Circle near the intersection of 'A' Drive and 'B' Circle only.
  - 4.2 Reduced roadway width for 'C' Drive to 24 feet from curb face to curb face in the vicinity of the Green Springs Creek crossing.
  - 4.3 Reduced ROW and roadway width for 'D' Drive through 'N' Drive and 'P' Drive through 'Y' Drive to a 40 foot ROW with a 30 foot width from curb face to curb face.
  - 4.4 Reduced roadway width for dead-end roads in excess of 500 feet to 30 feet from curb face to curb face.
  - 4.5 Modification of Standard Plan 103A-1 to:
    - A. Allow driveway to be within 25 feet from a radius return;
    - B. Reduce minimum driveway widths from 16 feet to 10 feet wide for secondary single car garages where a larger driveway for the same property is also proposed; and
    - C. Eliminate 4 foot taper to back of curb.
  - 4.6 Reduced sidewalk width to 5 feet (4.5 feet from back of curb to back of walk).
  - 4.7 Reduced gutter pan width for both vertical and rolled curb and gutter to 10 inches and 8 inches, respectively.
  - 4.8 Sidewalks on one side of roads, as delineated on Exhibit G1 (Phase 1 Development Plan).
  - 4.9 Reverse horizontal curves without a 100 foot tangent.
  - 4.10 Reduce ROW and roadway width for hammerhead and Wye turnarounds.
  - 4.11 Maximum centerline grade for 'A' Drive to be 12 percent.
  - 4.12 Reduce intersection spacing to less than 300 feet between the intersections of 'B' Circle/'A' Drive and 'B' Circle/'E' Drive
- b. General Plan Findings section 2.3 claims the project is consistent with Zoning Ordinance (ZO) chapter 130.68 regarding open space standards, yet the majority of open space lots are too small to meet required standards. The public was not informed that waivers were needed, nor is evidence presented to show that the lots qualify for them. From section 2.3:

- 2.3 The proposed development is consistent with the requirements of the zone regulations, with one exception. Chapter 130.68 of the Zoning Ordinance Open Space standards require a minimum 10-acre lot size unless used as an easement for pedestrian trails or paths, links between recreation or scenic areas and populations centers, or areas adjacent to water bodies or streams for scenic or recreation uses. All but two of the open space lots would be smaller than the 10-acre minimum, but the smaller lots would qualify for the size standard waiver due to the uses proposed for them, as well as by the flexibility allowed under the development plan.

- c. The Statement of Overriding Considerations includes the claim that at buildout, the project will "generate positive fiscal impacts to the County's operating funds" resulting in an annual surplus (attachment 5L, pg 44). However, in an 8/21/16 email from the County's auditor, Joe Harn, to the Development Services director Roger Trout, it is clear that this analysis was not confirmed by anyone in the office of the County Auditor and that there were serious concerns regarding the process and accuracy behind the analysis. FEIR claims regarding the positive fiscal impact of the project are unsupported by evidence, and in fact, data on increased police services needed has not been provided, nor the full cost of school impacts for increased bussing, portables, etc. (Additional information both informing the public and refuting this has not been posted as of 2/11/17). Joe Harn email excerpt:

*"The bottom line summary of the FIA (based on the Fiscal 2014-15 budget) is a \$6,000 annual "profit" to the general fund. I am not impressed with the bottom line \$10 per dwelling unit contribution to the general fund at build out. Based on the information that I have at this time, I believe that it would be a mistake for the BOS to rely on this FIA and the project's \$10 per dwelling unit projected "profit". Based on the information that I have at this time, this project would be a bad thing for the County general fund."*

4. **FEIR & its responses to comments are Flawed:** CEQA requires the DEIR comments to be answered in the FEIR, in order to fully inform the public and to provide a complete analysis of the project impacts for the decision makers. This FEIR contains many responses to comments that are erroneous, inconsistent, or simply don't answer the question. Some specific examples include:
- a. FEIR Master Response 3 falsely states that "The Green Valley corridor report does not conclude, as comments suggest, that Green Valley Rd is generally unsafe under existing conditions." when the study actually pointed out many unsafe conditions and line of sight deficiencies. This was noted in public comments previously submitted (Van Dyke, 2/6/15) along with the list of deficiencies.
- b. There is no supporting evidence for the DEIR claim that the project is 'visually compatible'. The FEIR response (B25-82) was "The project proposes no physical changes to Green Springs Ranch properties, so there would be no visual impact on the Green Springs Ranch properties." This does not constitute evidence so much as circular reasoning. Photos submitted by residents (3/8/16 GVA comments and resident Mary Williams) show the existing views of rolling hills and oak woodland that will be replaced with vast expanses of rooftops, causing significant visual impact from adjacent properties and Green Valley Rd. This rezone is not needed to meet housing requirements.
- c. FEIR Response (A1-13) to LAFCO comments misleads the agency on the project's contribution to EDC's Regional Housing Needs Allocation (RHNA). While stating Dixon would provide "above moderate housing" toward the RHNA required 1,757 units, it does not clarify that we have a surplus of 14,404 units without Dixon Ranch. Approved Housing Element, Table HO28 showing surplus:

Table HO28  
**2013 Land Inventory Summary –El Dorado County**

	Income Category			Total
	VL/L	Mod	Above	
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
<b>Subtotal</b>	<b>4,034</b>	<b>914</b>	<b>16,037</b>	<b>20,985</b>
RHNA (net 2013-2021)	1,740	821	1,633	4,194
<b>Surplus (Deficit)</b>	<b>2,294</b>	<b>93</b>	<b>14,404</b>	<b>16,791</b>

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"

- d. FEIR Response to comments B25-55 states the project cannot guarantee compliance with policy 6.5.1.9 regarding the impact of new transportation noise on existing residences, because they haven't designed the roadway for TRANS-5 mitigations yet. Please note: *Compliance with General Plan policies is not optional*. Mitigations must be shown to be feasible and an impact analysis performed.
- e. On-site noise mitigation NOI-2 calls for sound walls that have not been analyzed in the EIR. The project's Findings (attachment 5L, pg 11) include the sound walls as mitigation, and list them as extending along western boundary of Lot 2 for 100 feet, the eastern property line of Lot 3 to the project entrance, the entire length of the eastern property of Lot 4 facing Green Valley Rd as well as the northern entrance roadway for another 100 feet, all at undetermined heights, and with no plan submitted showing their locations.

When questioned in the DEIR (2/6/15 VanDyke letter) the FEIR response (B25-83) stated that *"even if berms or sound walls are incorporated into the project, they would not result in significant visual impacts"*. This assertion is backed only by the claim that Green Valley Rd is not a protected viewshed, when in fact there are many repercussions to sound wall construction besides view degradation, including the blocking of wildlife movements and infringement on wetlands. No plans have been provided and no analysis has been done to inform the public or the decision makers.

Additionally, the FEIR response noted that certain lots would need sound walls if built on within 294' of the centerline of Green Valley Rd. Have property owners on the opposite side of Green Valley Rd been informed of this? Would this be considered a 'taking' of sorts?

- f. FEIR response B25-40 regarding population increase due to the project, states "*it is not anticipated that the proposed project would cumulatively exceed the growth projections anticipated by the General Plan*", disregarding the fact that this project itself would amend the General Plan. The FEIR assertion offers no supporting evidence, and the cumulative impacts analysis omits the major Village of Marble Valley Specific Plan; see k. below.
- g. Many inquiries were made for more detail regarding the Reduced Build Alternative that had been dismissed in the DEIR as not being economically viable for the developer. The FEIR wrongly dismisses those comments: insufficient detail was provided to allow meaningful evaluation and analysis as required under CEQA. Excerpt from a recent court ruling that backs this up (*Sierra Club v. Tahoe Regional Planning Agency*, No. CIV.2:12-0044 WBS CKD., US Dist Court, ED California, Feb. 27, 2013):

*CEQA Guidelines " .. prescribe that an EIR "include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project."<sup>2</sup> Cal. Code Regs., tit. 14, § 15126.6, subd. (d). An EIR-EIS must have "detail sufficient to enable those who did not participate in its preparation to understand and to consider meaningfully the issues raised by the proposed project."<sup>3</sup> Pres. Action Council v. City of San Jose, 141 Cal.App.4th 1336, 1355 (6th Dist. 2006) (quoting *Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.*, 47 Cal.3d 376, 405 (1988)). Further, "the agency preparing the EIR may not simply accept the project proponent's assertions about an alternative; the agency must `independently participate, review, analyze and discuss the alternatives in good faith.'" *Save Round Valley Alliance v. County of Inyo*, 157 Cal.App.4th 1437, 1460 (4th Dist. 2007) (quoting *Kings Cnty. Farm Bureau v. City of Hanford*, 221 Cal.App.3d 692, 708 (5th Dist. 1990))."*

Link to Judge's memo:

<http://www.leagle.com/decision/In%20FDCO%2020130228A59/SIERRA%20CLUB%20v.%20TAHOE%20REGIONAL%20PLANNING%20AGENCY>

- h. FEIR responses to comments B8-5 and B22-4 are examples of the EIR rationalizing the project by incorrectly asserting the land has insignificant agricultural value and is surrounded by development, when evidence to the contrary is provided on both points. The project site itself 280 acres of agricultural land surrounded primarily by rural residential and agricultural uses. As recorded in the Ag Commission meeting minutes from 11/9/11, the soil on site was recognized in Feb 2010 by the agricultural commission as "Soil of Local Importance for El Dorado County Vineyards" and a petition was submitted to the Commission by 24 neighbors showing significant opposition to changing the site's agricultural zoning to residential zoning.

Aaron Meun:

Ag Commission Meeting Date: November 9, 2011

RE: Dixon Ranch Subdivision

Page 2

zonings include One-Half Acre Residential, Estate Residential Five-Acre (RE-5) and Estate Residential Ten-Acre (RE-10). Existing soil types on the project site include AxD - Auburn Very Rocky Silt Loam, 2 to 30% Slopes and AwD - Auburn Silt Loam, 2 to 30% Slopes (a soil type recognized on February 10, 2010, by the Agricultural Commission, as a Soil of Local Importance for El Dorado County Vineyards). The Auburn series produces good forage for grazing and are considered suitable rangeland soils.



Note: Three letters and one petition were received stating opposition of the Dixon Ranch Subdivision project from the following neighbors: Victoria L. Sacksteder, Robert and Bonnie Reitz, John T. Hossack and twenty-four signatures were listed on the petition.

If you have any questions regarding the Agricultural Commission's actions, please contact the Agriculture Department at (530) 621-5520.

GB:ra

cc: Dixon Ranch Partners  
CTA Engineering & Surveying

- i. Response B25-11 says increased police services will be necessary due to the project, but there is no estimation of the increased need, and only a contrary statement provided that there will be no impact. The Town Center Apt project for a mere 255 units provided detailed analysis showing the need for two additional officers. This project is 605 units, yet there are no answers provided in the FEIR as to what the increased needs will entail.
- j. Response B25-40 incorrectly claims the Cumulative Impact Analysis need not include the Village of Marble Valley Specific Plan (VMVSP) because the application came in after the Dixon Ranch NOP. However, the Dixon Ranch NOP was posted in December 2012, and the VMVSP application was submitted prior to that in November 2012, and should have been included in the cumulative impacts analysis.

*From the Marble Valley Map Extension Staff Report 2/13/14 (file 14-0163 attachment A):*

In November 2012, the applicant filed an application for a specific plan on the subject property. The proposed Village of Marble Valley Specific Plan (File No.SP12-0003), which consists of 3,236 residential lots and 500,000 square feet of commercial, is currently in process and, if approved, would supersede the approved tentative maps (Exhibit H).

Since its original expiration date, the maps have been granted several time extensions: First extension request was approved on April 12, 2001 extending the map expiration to February 10, 2002; second time extension request was approved in July 2005 with a new expiration date of February 10, 2007; a third time extension was approved in July 2007 extending the expiration to February 2012. In July 2011, Assembly Bill AB 208 was enacted which legislatively extended the expiration dates of approved tentative maps that have not expired prior to January 2014. This bill automatically extended the expiration of this map to February 10, 2014. Exhibit G summarizes the timelines discussed above.

#### **ANALYSIS**

This fifth time extension is for a total of four remaining years vested under the Development Agreement, pursuant to Subdivision Map Act Section 66452.6(a). If approved, the expiration of the maps would be extended to February 10, 2018 coinciding with the expiration of the Development Agreement.

14-0163 A 2 of 3

*Dixon Ranch NOP, December 2014:*



**County of El Dorado**  
**Notice of Preparation**  
**Dixon Ranch Residential Project**

**Date:** December 14, 2012  
**To:** Public Agencies, Interested Organizations, and Individuals  
**From:** Pierre Rivas, Principal Planner, El Dorado County  
**Subject:** Notice of Preparation of an Environmental Impact Report for the Dixon Ranch Residential Project (File Nos. A11-0006, Z11-0008, PD11-0006, & TM11-1505)

This Notice of Preparation (NOP) is intended to initiate the environmental review process in accordance with the California Environmental Quality Act for a land development project in El Dorado County. El Dorado County will be the Lead Agency and will prepare the Environmental Impact Report (EIR) for the project described below. A new project, which includes development of 605 units, has been proposed for the project site, and with this NOP a new CEQA review process has been initiated. Therefore, this NOP supersedes the NOP (SCH #2012062023) sent out on June 6, 2012 for the former 709 unit Dixon Ranch Residential Project.

The project description, location, and probable environmental effects of the Dixon Ranch Residential Project are described in the attached materials. The County of El Dorado is soliciting comments from public agencies, private organizations, and individuals regarding the scope and content of the environmental documentation. Note that other public agencies may need to use the EIR when considering permitting or other approvals. Because of time limits mandated by State law, your response to this NOP must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please note that your written response to this NOP must be addressed to **Pierre Rivas, Principal Planner**, at the address shown below by 5 p.m., **January 17, 2013** to be included as a comment during the scoping period.

**Mr. Pierre Rivas, Principal Planner**  
 El Dorado County  
 Development Services Department  
 2850 Fairlane Court Placerville, CA 95667  
 Email: [pierre.rivas@edcgov.us](mailto:pierre.rivas@edcgov.us)

County of El Dorado  
 December 14, 2012

Dixon Ranch Residential Project EIR  
 Notice of Preparation

*Incorrect claim in the Dixon Ranch FEIR, indicating the VMVSP came later:*

Bass Lake Hills Specific Plan was included in the analysis performed for the 2004 General Plan EIR. The Marble Valley Master Plan was approved on February 10, 1998, for 398 residential lots that were also included in the General Plan EIR cumulative analysis. The tentative map for Marble Valley has not expired. The application for the currently proposed Village of Marble Valley Specific Plan was submitted after the Dixon Ranch project Notice of Preparation, and so it was not included in the growth analysis within the Draft EIR, but it was included in the 2035 traffic study addendum (included in Appendix D of this RTC Document), which did not identify any new transportation impacts.

The analysis of cumulative impacts for Dixon Ranch is adequate and accurately reflects all significant cumulative impacts.

- k. DEIR commenters pointed out that the Project Description (p70) states CEQA was conducted for the entire project, while elsewhere it states phase 2 requires additional CEQA (DEIR Appendices Vol2, pdf version pg 133/675). Both cannot be correct.

FEIR response (B25-18) only repeats this inconsistency rather than clarifying. Per FEIR Master Response 4, CEQA cannot be completed for the entire project with this approval:

As described on page 225 of the Draft EIR, in total, the project would result in the removal of 19.76 acres of oak tree canopy. The proposed project cannot meet the Option A requirement alone for retention and removal of this oak canopy. Because the County does not currently have an Option B (or other option) through which the project could comply with Policy 7.4.4.4 to mitigate the additional 15.31 acres of oak canopy that is proposed to be removed, only that portion of the map and development plan that can be found compliant with Option A can be considered for approval at this time. In order to comply with Policy 7.4.4.4, the applicant is proposing to phase development, as follows:

1. Phase 1 would develop that portion of the overall tentative map and development plan that can meet the requirement for oak canopy retention and replacement under Option A.
2. Phase 2 would develop the remaining portion of the project. If and when the County has adopted amendments to the General Plan pursuant to the General Plan Biological Update (described above), a new tentative map and development plan (with additional CEQA

<sup>6</sup> This mitigation requirement is consistent with Public Resources Code Section 21083.4 (b)(2), which allows for planting and maintaining of trees as mitigation for the loss of oak woodland under CEQA. Notably, the County's requirement for 10 to 15 years of monitoring exceed the requirements of Public Resources Code Section 21083.4 (b)(2)(B), which provide that the requirement to maintain trees terminates seven years after the trees are planted.

The Project Description is required to be stable- this lack of clarity is a CEQA violation itself. But bifurcating this analysis of the project's impacts to allow extra oak woodland removal, before the new oak policies have been completed, does not allow for adequate analysis or mitigation. Consider also the biological policies may be facing their own legal challenges.

The Legistar file details for the Biological Resources Update (file 12-1203) must be incorporated as a related file in the administrative record for Dixon Ranch. This excerpt from attorney M. Graf, letter dated 8/15/16 on behalf of the Center for Sierra Nevada Conservation (CSNS) shows there may be legal challenges to the biological update:

In contrast to the County's heavy reliance on the future formulation of the INRMP to identify and establish important habitat for wildlife refuge and movement, the proposed General Plan changes eliminates Policy 7.4.1.6 and substantially modifies Policy 7.4.2.8, replacing it with a series of mitigation measures that no longer requires the County to establish a coordinated strategy of protecting important habitat. Instead, the proposed changes 1) defers the assessment of mitigation measures for loss of important habitat to the project level stage; 2) limits the requirements for full mitigation to development within Important Biological Corridors; and 3) limits mitigation for loss of oak woodlands to areas identified in PCAs.

We believe there are a number of problems with this approach, which constitutes a weakening of the existing General Plan standards for protecting important habitat in the County.

5. **Impacts not yet analyzed in the DEIR-** CEQA requires all identified impacts to be analyzed prior to project approval. This EIR fails to fully identify the impacts in order to analyze them:

- a. TRANS-5 traffic mitigation requires adding a through lane in each direction on Green Valley Rd at EDH Blvd/ Silva Valley, because the project both creates and 'worsens' Level of Service (LOS) F conditions by 2018, per DEIR Table IV.C-5:

**Table IV.C-5: Existing Plus Approved Projects (2018) and Existing Plus Approved Projects (2018) Plus Proposed Project Intersection Levels of Service**

#	Intersection	Analysis Scenario*	Traffic Control	AM Peak Hour		PM Peak Hour	
				Delay (sec)	LOS	Delay (sec)	LOS
1	Green Valley Rd/ Francisco Dr	EPAP	Signal	33.0	C	32.8	C
		EPAP+PP		34.6	C	34.6	C
2	Green Valley Rd/El Dorado Hills Blvd/Salmon Falls Rd	EPAP	Signal	83.7	F	78.7	E
		EPAP+PP		108.0	F	108.1	F
3	Green Valley Rd/Silva Valley Pkwy/Allegheny Rd	EPAP	Signal	33.6	C	25.8	C
		EPAP+PP		46.7	D	42.9	D
4	Green Valley Rd/ Loch Wy	EPAP	TWSC <sup>b</sup>	24.0 (NBL)	C	32.3 (NBL)	D
		EPAP+PP		36.8 (NBL)	E	60.6 (NBL)	F
5	Green Valley Rd/ Wilson Estates Connector	EPAP	TWSC <sup>b</sup>	17.7 (SB)	C	17.6 (SB)	C
		EPAP+PP		24.8 (SB)	C	26.1 (SB)	D

The FEIR (B25-48) incorrectly states that the mitigation is "not 'part' of the Dixon Ranch project" because it is scheduled to be done sometime in the 20-year CIP under projects GP178 and GP159. This is not actually Measure Y compliant (10-yr CIP requirement).

As mitigation for Dixon Ranch, GP178 and 159 must now have timely completion, they must be proven feasible, and the impacts must be analyzed. This has not been done in spite of numerous DEIR requests (APAC comments 2/9/15; GVA comments 2/20/15; Van Dyke comments 2/6/15). There are no plans to indicate how TRANS-5 will be accomplished. Will eminent domain be required, or 30' tall retaining walls?



**Green Valley Road Widening - Francisco to Silva Valley Parkway**  
CIP Project Summary

Project No: **GP178** Type: Roadway Supervisor District(s) 1

*All Figures in Thousands*

Revenue	by Funding Source	Prior FY*	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22-25/26	FY 26/27-35/36	Total
TIM - El Dorado Hills Zoning		\$0	\$0	\$0	\$0	\$0	\$0	\$208	\$5,821	\$6,029
<b>Total</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$208	\$5,821	\$6,029

*All Figures in Thousands*

Expenditures	Prior FY*	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22-25/26	FY 26/27-35/36	Total
Planning/Env - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$150	\$300
Planning/Env - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$58	\$58	\$116
Design - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100	\$100
Design - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$731	\$731
Right of Way - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2	\$2
Right of Way - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$1
Construction Mgmt - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$623	\$623
Direct Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,156	\$4,156
<b>Total</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$208	\$5,821	\$6,029

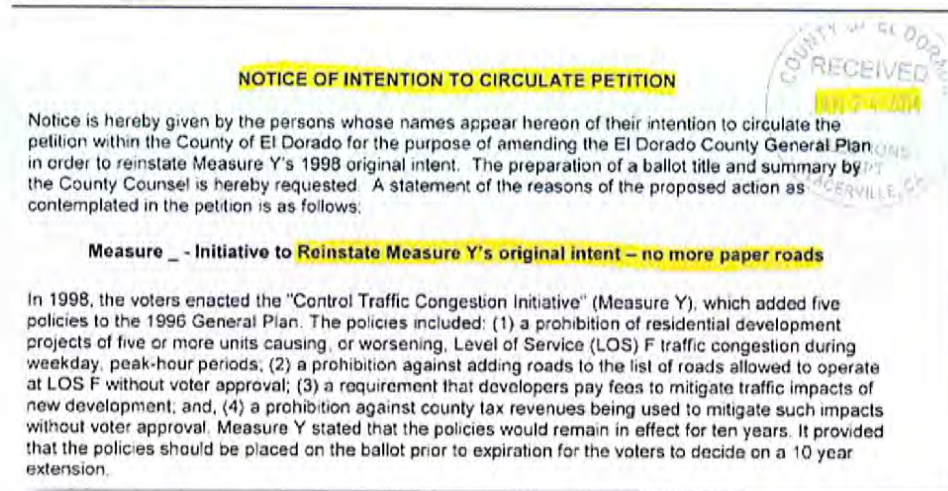
Project Schedule	Prior FY*	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22-25/26	FY 26/27-35/36
Planning/Environmental								
Design								
Right Of Way								
Construction								
Environmental Monitoring								

\*Prior FY includes actual revenue and expenditures through 06/30/16.

Additionally, Measure E now requires this improvement to be completed prior to approval. The applicant has repeatedly told us they believe the project to be Measure E compliant, but there is no mention of Measure E in the project documents.

The petition for ballot initiative for Measure E was being circulated for signature in Jan. 2014, well before the Dec 2014 release of the Dixon Ranch DEIR. It's passage was reasonably foreseeable and no entitlements had been granted at the time the Measure became law in July 2016, making it applicable to the project.

*Dated Notice of Intention to Circulate:*



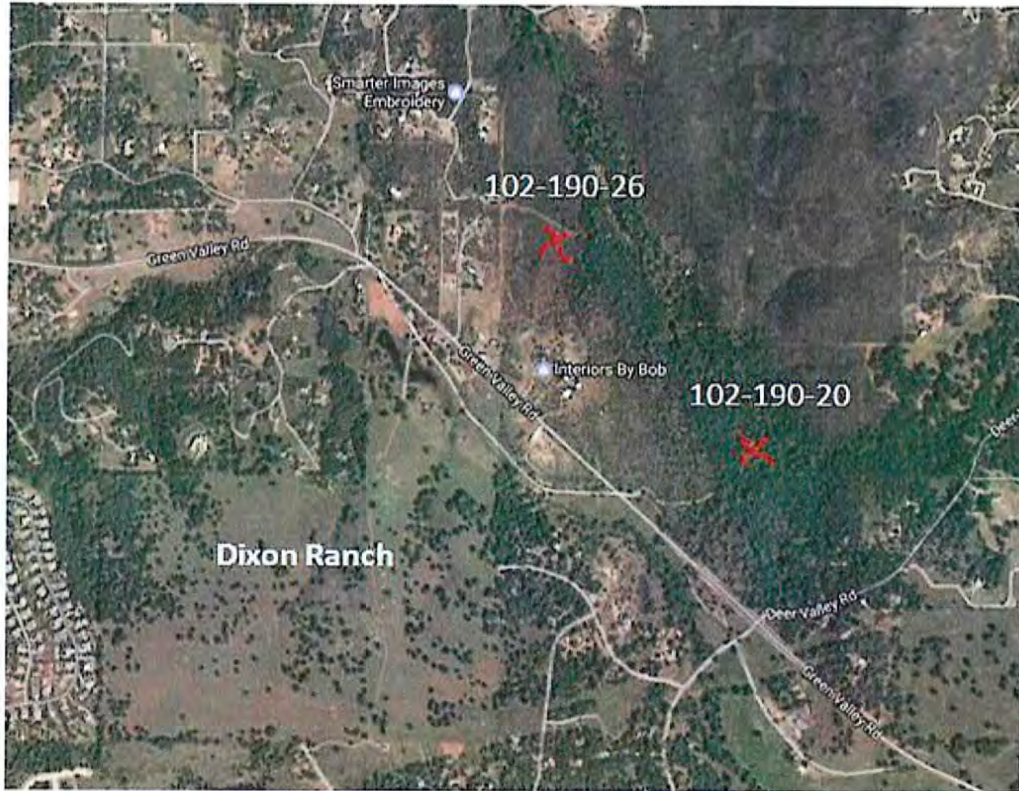
*County's website showing the close of public comment on the DEIR as Feb 9, 2015:*

Dixon Ranch Residential Project (TM11-1505)-Based on action taken by the Board of Supervisors December 9, 2014, the public comment period for the Draft Environmental Impact Report (DEIR) has been extended to 5:00 p.m. February 9, 2015

Dixon Ranch Residential Project (TM11-1505)-Corrected Notice of Availability for the Draft Environmental Impact Report (DEIR)

- Dixon Ranch PublicReview Draft EIR
- Dixon Ranch DEIR Vol 1 Appendices A & B
- Dixon Ranch DEIR Vol 2 Appendices C - G

- b. Growth Inducement impact analysis was dismissed on the false assertion that the project's location in the Community Region made it unnecessary. The DEIR also asserted that "*the improvements would not encourage growth in these adjacent areas, as they are already developed with suburban uses*" (p371). Neither of these claims are accurate.
- i. the site has been mischaracterized as surrounded by development when in reality, the site is at the outer edge of the CR boundary and is 75% bordered by rural and undeveloped land, as previously discussed here and in other public comments.
  - ii. several large parcels on Green Valley Rd opposite the project site have a single home on them just as the Dixon site does today, and could feasibly be developed at a similarly increased density if the Dixon project were approved, particularly once water and sewer are brought within reach via the Dixon Ranch development. See aerial photo below marking under-developed parcels:



Assessors website info showing APN 102-190-26 as 83-acres, no structure:

9/12/2016

Parcel Number 102-190-26-100

Property Type	Value
Land	105,713
Land Total	105,713
Total Roll	105,713
Net Roll	105,713

#### Event List

Roll	Date	APN Status	Event Status	Seq.	Type	I.D.	Stmt. #	Value
2016	01/01/2016	Annual Roll	Active	1	Roll		066302	105,713
2015	01/01/2015	Annual Roll	Active	1	Roll		066322	104,126

#### Property Characteristics

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 01/03/2014	Value
Estimated Acreage		83.370
Road Type		Maintained Dirt
Access Type		City or County road

From the Assessors website, APN 102-190-20 is 105 acres, underdeveloped with a single older structure; the Dixon Ranch DEIR misleadingly refers to this as suburban development with no potential for growth or further development:

**Property Characteristics**

Area calculations and characteristics are not guaranteed.

Users should verify items such as permits, building areas, acreages, zoning, legal use, etc.

Characteristic	Change Date 05/14/2013 Value
Estimated Acreage	104.880
Proper Building Use	Yes
Workmanship	Average
Water Source	P
Architectural Attractiveness	Fair
Road Type	Asphalt
Access Type	City or County road
Construction type	Wood
Construction quality	3.0
Building Shape	Rectangular
Building Type	Pre 1950 style
Total Units	1
Stories	1.0
Approx. Total Square feet Improvements	2,046
Year Built	1871
Effective Year Built	1920
Bedrooms	3
Bathrooms	1.0
Total Rooms	5
Building condition	Fair
Functional Plan	Poor
Building Design	Single family residence

<http://main.edcgov.us/CGM/VV/B012/WWW/422/A?P=210219020100&C=00>

9/12/2016

Parcel Number 102-190-20-100

Building Use	Single family residence
--------------	-------------------------

- iii. the General Plan update approved by the Board of Supervisors in Dec 2015 amended policy 2.9.1.4 to allow the Board to adjust the Community Region (CR) boundaries "*as the Supervisors deem necessary*", so bringing one of those large parcels into the CR is not only feasible but more easily done, and growth inducement is foreseeable. From the ~~strike-out~~/underline version of that 2015 policy revision:

**Policy 2.9.1.4** The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2 or as the Board of Supervisors deems necessary to achieve objective 2.4.1.

- c. Increased need for police services will be created by this project (DEIR page 338). When questioned on how great the increased need or how the county might mitigate, the Response to comments (B25-11) merely said it would "*be addressed by the County Board of Supervisors and would be analyzed during the annual budget process*". The EIR is expressly intended for impact analysis and deferring that until later is not an option.

- d. The elimination of construction noise standards under the Zoning Ordinance update was approved in Dec 2015. These standards were listed as mitigation in the Dixon Ranch FEIR, even though they no longer exist (Responses to comment B29-26 & 27).
- e. Sound walls included as mitigation must be located and heights given in order to have their impact analyzed- see number (4) above.
- f. MalcomDixon/ValleVerde/Oxtail/GreenValley Rd intersection is an existing safety problem as described in the Green Valley Rd traffic study<sup>1</sup> (pgs 79-80) that will be exacerbated by the addition of approximately 3800 daily westbound car trips from the project. DEIR comments pertaining to this intersection have been disregarded, and no improvements have been proposed for mitigation, in spite of General Plan policy 5.1.3.2 that requires traffic safety issues to be addressed before capacity, in the Rural Region.



- g. The Village of Marble Valley Specific Plan (VMVSP, SP12-0003), which includes 3,236 residential units and 500,000 sf of commercial space, submitted in November 2012, must be included in the cumulative impacts analysis, but was wrongly omitted.
6. **Nexus points between Dixon Ranch and pending lawsuits** - the 2015 amended 2004 General Plan applies to this project, which could be problematic if the courts overturn that approval. Any nexus to that action could risk a Dixon Ranch approval and consume County resources. Nexus points:
- a. The Travel Demand Model used in the Dixon Ranch traffic analysis is alleged under the TGPA/ZOU lawsuit to exacerbate inconsistencies between development potential of the Land Use Element and level of service requirements of the General Plan's Circulation Element (See *RCU v. El Dorado*, PC 20160024, filed Jan. 13, 2016, El Dorado County Superior Court, Dept. 9, p. 26-27, para.63.)
  - b. The TGPA/ZOU upzoned the Dixon Ranch project parcels from agricultural zoning (AE) to residential (RE10) without site specific review or mitigations as required under 2004 General Plan policy 8.1.3.4 and mitigation measure AF-A. Dixon Ranch represents the loss of 280 acres of agriculturally zoned land that was designated as having 'important soils' and is currently active grazing land. From the 2004 Gen Plan EIR Findings Att 2 Resolution:

<sup>1</sup> Final Corridor Analysis Report Green Valley Rd, El Dorado County, CA October 2014,



- o 1.1 mitigation required for loss of agricultural land:
- o A monitoring program for septic systems throughout the County;
- o Strengthened protections against exposure to naturally occurring asbestos;
- o Policies requiring Fire Safe measures for protection against wildfire;
- o Policies protecting the economic viability of agricultural land uses together with sensitive environmental resources by requiring development of new agricultural Best Management Practices to ensure environmentally sound agricultural operations;
- o Standards for wood-burning fireplaces and stoves to promote improved air quality;
- o Standards for development and implementation of countywide Integrated Natural Resources Management Plan;

- c. The TGPA/ZOU relocated the tables for noise standards as well as revising those standards, including removing their applicability to construction noise. Findings of Consistency for the Dixon Ranch project includes those mitigations as though they still exist. Construction noise immediately adjacent to existing homes in a quiet rural setting is listed as a significant and unavoidable impact, unmitigated, that will continue through the 20-year build out of the project.
- d. The Dixon Ranch FEIR must utilize the updated biological policies that have not yet been completed. The separation of the Biological Resources Update from the General Plan update was challenged in the pending RCU lawsuit, potentially entangling all three projects (Biological Policy Update, TGPA/ZOU, and Dixon Ranch) and jeopardizing a Dixon approval.
- e. The Dixon Ranch DEIR asserts there is no impact on Visual Resources. However, the pending RCU suit includes allegations of increased impacts from development that have gone unmitigated due to the lack of implementation of General Plan policies, including the scenic corridor ordinance. The Scenic District overlay and its implementing ordinance 2.6.1.6 were required to be in place within 1 year of the adoption of the 2004 General Plan, and are as yet unfinished, leaving sections of Green Valley unprotected. (See list of 2004 General Plan mitigations that have not been implemented, as submitted under the RCU lawsuit, at the end of these comments)

Residents have spoken out and participated in this process in every way they can since the NOP in 2012. This is a *discretionary* project that is just too intensive for the site. Please uphold the existing low density residential land use designation, and do not disregard the rights of residents who chose to live in this rural setting first. **Please deny the Dixon Ranch General Plan amendment and rezone.**

Respectfully,  
Ellen Van Dyke on behalf of the Green Valley Alliance

List of incomplete 2004 Gen Plan Mitigations, matrix submitted for TGPA/ZOU hearings 11/10/15:

### Incomplete 2004 GP Implementations

Attachment 1 to Van Dyke letter to BOS 11/10/15

Mitigation Measure	Past-due Date	Revised due date	Policy/mitigation description	Impact from TGPA/ZOU project
LU-A	2005	deferred	establish the Scenic corridor district (2.6.1.6)	4 significant & unavoidable impacts on Aesthetics including light & glare, and increased development, but scenic corridor location and standards have not been completed. Sign ordinance changes were fast-tracked ahead of scenic corridors and added to FEIR errata, but were not analyzed in the DEIR. could conflict with undefined scenic areas
LU-A	2005	proposed for deletion	Create dam failure inundation overlay zone	Rather than protection, TGPA proposes elimination of DFI mitigation measure. MANY acres proposed for upzoning in DFI areas.
LU-A	2005	ZOU reverses	Establish open space protection [7.6.1.1/7.6.1.3]	TGPA instead proposes reductions in open space
LU-D	2005	ZOU	Revise ZO to ensure uses by right within zones are compatible	ZOU allows Off Highway Vehicle tracks in RE5 with no neighbor notification, creating neighborhood conflicts (Mtn Dem, Sept '15); Vacation rentals proposed by right in residential neighborhoods; Auto body repair in Res. neighborhoods via the HOO, and elimination of screening of business materials/vehicles from neighbors.
LU-E	2006	-	DISM Revisions	
LU-F	2007	delayed	Create Community Design Review Districts	Shingle Springs efforts to create Community Design standards were derailed, and county Design Stds will rule until theirs can be put in place
LU-G	2007	deferred	Identify & establish Historic DR districts	Downtown historic areas are vulnerable to proposed density increases and new mixed use design standards under the Project. Many rezones proposed for Diamond Springs.
LU-I	2005	deferred	Scenic corridor standards were to include ridgeline protection & off-premise sign amortization	ZOU increases ridgeline development before scenic protections have been put in place; the sign ordinance was approved simultaneous with the TGPA process and <u>omitted amortization</u>
LU-K	!	deferred	Community Region Boundary review. [This item was noted as 'complete' in the GP Implementation Progress Report matrix for both the 2014 and 2015 reports]	Community Regions are integral to determining where density increases, agricultural land conversions, and changes of use occur. This review was in the NOP, the ROI's, and public comments, and has been a HUGE community issue that was formally deferred by the Board in Feb '14. Ballot Measure O resulted, but failed under developer dollars.
LU-O	2005	ZOU	Tahoe zoning coordination, +	
TC-F	2005	-	Develop system to ensure traffic LOS	noted as "complete" but intersections & interchanges are still not being analyzed as required, & the TDM is highly flawed. Lack of monitoring allowed levels of service to exceed those allowed by policy.
TC-C	2006	TGPA/ZOU	DISM/LDM manuals update	Sections of these manuals were added with the recirculated DEIR, but the public was overwhelmed with a chaos of documents at that point; the project description has been a moving target.
TC-G	2005	-	Placerville truck routes	
TC-V2	2005	deferred	Evaluate EDH Bus Park employment cap	
TC-W	2005	deferred	establish truck routes to minimize noise impacts	Green Valley Rd and other rural connectors suffering increased traffic due to ZOU policy (conversion of Ag to Residential, increased densities, & expanded Commercial uses into rural areas) will have nearby residents impacted by not having this mitigation completed. The HOO could bring additional truck traffic into neighborhoods, and potential routes should have been analyzed rather than deferred again.
TC-X	2006	deferred	Program for synchronization of traffic signals	"program" to date is complaint driven; intersections are not analyzed.
PS-G		-	Recycled water infrastructure related to future capacity expansion is noted as 'completed'	Dixon Ranch is proposed to be approved without providing infrastructure for recycled water. Mitigation not being done.
PS-H		-	Recycled water- develop & implement water use efficiency program for Ag, Comm'l, Res- noted as 'completed'	Mitigation requirement not being followed through on: "Encourage use of recycled water in new development served by public wastewater systems" (ie. Dixon Ranch; Carson Creek)
PS-R	2009	-	Develop a program to attract UC to EDC	Noted as "in progress", but no programs are apparent, and the Mar '15 application to UC by a citizen committee almost missed the June deadline due to the county's lack of having a process in place. (Mtn Dem article June '15; K. Payne publicly expressed serious frustration to the BOS)
HS-I	2009	TGPA/ZOU	Adopt a Noise Ordinance. Limit noise-generating construction activities.	The TGPA does the opposite, making construction noise exempt under policy 6.5.1.11.

## Incomplete 2004 GP Implementations

Attachment 1 to Van Dyke letter to BOS 11/10/15

Mitigation Measure	Past-due Date	Revised due date	Policy/mitigation description	Impact from TGPA/ZOU project
HS-J	2007	-	Establish working group for cross-regional noise issues	Per 2015 GP Implementation Report, working group will be convened "as necessary". The Mather Airport Expansion in Sacramento received 11th-hour support from the County rather than early participation because EDC had no working group to lend support.
HS-O	2009	-	Hazardous materials- develop and implement plan for handling for storage, transport & disposal of hazardous materials from County operated facilities	Sounds serious that this hasn't been completed.
CO-A	2005	deferred	Biological Resources. Tree Presevation Ordinance	The 2015 GP Implementation Report refers to this as "ongoing", but establishing a tree preservation ordinance was a finite task to be done in 2005. Increased development via the TGPA/ZOU can irreparably harm existing unprotected resources. Deferred Bio Policies (separate project running concurrently) actually eliminate oak preservation guidelines to allow mitigation fees and 100% tree removal instead.
CO-C	2007	-	Roadside Maintenance Program	not complete; says "in progress"
CO-L	2009	deferred	Bio Study report guidelines	To be done with Bio Resource Policy update project. In the meantime, significantly increased development will proceed under the project without protective guidelines.
CO-M	2007	eliminated	Develop INRMP consistent with 7.4.2.8	INRMP eliminated under the separate Bio. Resource Policy project, rather than implemented. This was not accounted for in the FEIR analysis.
CO-N	2006	deferred	Review and update IBC's.(Important Biological Corridors)	Many IBC parcels are being upzoned without site specific review, and many adjacent IBC parcels are also being upzoned without having been reviewed for inclusion in the IBC.
CO-O	2007	ZOU reduced	Prepare & adopt riparian setback ordinance.	The setback written into the ZOU is 50% of that set forth in the 2004 Gen Plan, but there is no evidence to support that this reduction will protect against the increase development of the ZOU. Additionally, the remaining Bio Resource issues are deferred, so how they interact is an unknown.

CO-P	2006	deferred	Develop & adopt Oak Resources Mngmnt Plan	protective policies being deleted have not been considered in the cumulative impacts of the FEIR for the TGPA/ZOU. Increased development under the ZOU has 38 significant and unavoidable impacts in multiple categories, 4 in Biological Resources
CO-Q	2006	deferred	Cultural Resources	2 of the 38 significant and unavoidable impacts of the TGPA/ZOU are in Cultural Resources. Ordinances for preservation were supposed to have been completed 2 years after the Gen Plan adoption (by 2006)
CO-R		deferred		
CO-T	2010	not done	identify Marshall Gold State Historic Park (Coloma) viewshed & establish development guidelines	Proposed high tech cell towers in this historic district will continue to waste county resources until this mitigation is completed, now 5-years overdue. (Mtn Dem article from Dec 2010 )
CO-U	2009	deferred	Develop requirements in support of Bio policy 7.4.1.6	Bio Policy 7.4.1.6 is being deleted under separate Bio policy update project.
AF-A	2012	ZOU reversed	Reduce potential conversion of important farmland/ grazing land	Rather than being reduced, thousands of acres of Exclusive Agriculture (AE) land is being converted to non-Ag zoning under the blanket rezoning proposed. Example: Dixon Ranch project site includes 280 acres of active grazing land & prime vineyard soil is to be converted to Residential zoning via the ZOU.
AF-C	2012	-	Determinations of suitability for Forest and Ag lands- develop/update procedure	
AF-D	2009	TGPA/ZOU reversed	Develop & implement programs to ensure conservation, enhancement & use of Ag & grazing lands	The ZOU proposal is opposite the mitigation. The EIR mitigation says "limit extent of ranch marketing activities, wineries and other non-ag uses within ag designations", but the Zou creates new zone RL (Rural Lands) as an Ag Opt-In zone that clearly identifies parcels as "suitable for limited residential development" and not supportive of exclusive Agricultural use.
AF-E	2009	ZOU	identify suitable, sustainable, grazing land	Extensive grazing land is being converted to Residential zoning through the ZOU rather than preserved

## Incomplete 2004 GP Implementations

Attachment 1 to Van Dyke letter to BOS 11/10/15

Mitigation Measure	Past-due Date	Revised due date	Policy/mitigation description	Impact from TGPA/ZOU project
AF-F	2009	deferred	identify acceptable mitigation for loss of Ag land	Thousands of acres of Agriculture land is being converted to non-Ag zoning under the blanket rezoning AND via Ag-Opt outs of the ZOU. Because it is being called a "program" level review, site specific mitigation of conversions per 8.1.3.4 are not being required, and the Ag land will be lost.
AF-H	2007	ZOU does reverse	Secure & maintain long-term water supply for Ag-u	The ZOU will substantially deplete groundwater supply (Significant & Unavoidable impact WS-2). The Ag districts are proposed for expansion under the ZOU, yet the water supply is not yet secure for existing Ag uses, as required per incomplete mitigation AF-H.
AF-J	2006	TGPA/ZOU	Expand Ag Districts ( - what about the water and WS-2?)	Water analysis is being based on incomplete data regarding the extent of Ag districts, if AF-J is not completed.
AF-K	2005	TGPA/ZOU	Develop BMP's for Ag to reduce impact on sensitive habitats	
PR-B		-	Park land acquisition	
PR-D	2014	-	Interpretive centers & historical trails/sites	
PR-H	2009	-	Funding mechanisms for new park development	
PR-J	2012	-	Recreation provider working group coord.	
PR-M	2014	-	Relocate county fairgrounds	
ED-P		ZOU	Expand classes of uses in PD's/specific plans	
ED-R		ZOU	Statement of proposed laws and their purposes	
ED-HH		ZOU	Develop information system re: commercial and industrial vacancies	
ED-II		ZOU		
ED-JJ		ZOU		
ED-KK		ZOU	Designate lands to accommodate retail/commercial	Where in the ZOU is this & when did it receive public review? Mapping?
ED-PP		ZOU	Home workplace alternatives	As proposed, Significant impacts under the HOO.
ED-QQ		ZOU	standards for residentially compatible home businesses	Many of the business are <i>not compatible in residential neighborhoods</i> , but not acknowledged in the FEIR so mitigations are not recommended.
AF-I	2009	ZOU reverses	Limit extent of ranch marketing activities-marked as "complete" per the 2015 GP Implementation Report	the ZOU vastly expands the ranch marketing activities. This "undoes" 2004 mitigation measure AF-I (2004 Gen Plan DEIR Mit Measure 5.2-2, Ag & Forestry section page 5.2-63 )

## Incomplete 2004 GP Implementations

Attachment 1 to Van Dyke letter to BOS 11/10/15

<p><b>Data sources include:</b></p> <p>1) 2004 GP Implementation Plan, EIR supplementals 'Staff Report #4', Attachment 5;</p> <p>2) 2004 Gen Plan Implementation Progress Report Sept 2015 matrix beginning on page 40</p> <p>3) 2004 Gen Plan Draft EIR</p>
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11/8/2015

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

#	Name	Date	Comments
1	Ali Bailey	2/3/2017 23:38	Respect the rural nature of the land. Dixon Ranch does NOT fit in with the surrounding area. Vote NO on Dixon Ranch!
2	Craig Campbell	2/3/2017 23:54	I strongly urge that this project be voted down for all of the problems it causes and the fact it goes against the will of the voter. TOO MUCH DENSITY!
3	Jared Campbell	2/4/2017 0:23	
4	Ronald Keil	2/4/2017 1:07	50% increase in the amount of traffic on Green Valley Road makes no sense whatsoever.
5	Catherine Keil	2/4/2017 1:14	I am deeply concerned about the traffic congestion this project will cause!
6	Lee Nuttall	2/4/2017 1:18	I believe that this project is far too large for the surrounding infrastructure.
7	Don Van Dyke	2/4/2017 1:22	This project is far too dense for the area. It will have a huge impact on traffic on Green Valley Road and noise for nearby rural parcels.
8	David Hilton	2/4/2017 2:35	100% against. Traffic, quality of life on area and environmental
9	Dale Flood	2/4/2017 2:39	The roads, traffic and infrastructure around EDH will not support another housing project of this type. We are all going to be stuck in traffic like the Bay Area!
10	Laurie Crane	2/4/2017 2:47	Green Valley rd is a narrow country rd it cannot handle approx another 1000 cars!!!
11	Melanie Reibin	2/4/2017 3:28	
12	Gina Weber	2/4/2017 4:00	I moved up here because there wasn't 600 plus homes on green valley! I want to keep it rural!!
13	Kevin O'Meara	2/4/2017 4:15	
14	Anna Elliott	2/4/2017 4:57	Stop this !!! I already pray driving on Green Valley Road.
15	Michael Bailey	2/4/2017 5:05	
16	Janna Buwalda	2/4/2017 5:14	
17	Cheryl Fuelleman	2/4/2017 5:54	Stop the proposed building on Dixon Ranch! The roads (infrastructure) can't handle it!!!
18	Leslie Ellwood	2/4/2017 6:03	
19	Dan Skubal	2/4/2017 6:29	
20	Alyssa Spencer	2/4/2017 6:29	
21	Janet Edwards	2/4/2017 6:29	
22	Bruce Edwards	2/4/2017 6:37	NO!!!!
23	Cal Reynolds	2/4/2017 6:44	
24	Claudia Hughes	2/4/2017 6:58	
25	Katelyn	2/4/2017 7:03	
26	Lee Wiegand	2/4/2017 14:21	
27	Kathleen Sumimoto	2/4/2017 14:36	
28	Joy Miller	2/4/2017 14:38	
29	Tim Snyder	2/4/2017 14:51	This is too much condensed housing in our rural community!
30	Michael Lyster	2/4/2017 15:05	
31	John Sanguinetti	2/4/2017 15:08	Ridiculous density! 4 parcels= 4 homes.
32	Stan Stailey	2/4/2017 15:09	Please deny this project and honor full implementation of the general plan including the voter approved Measure E.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

33	Jessica Phillips	2/4/2017 15:24	
34	Tracie antar	2/4/2017 15:25	
35	Rebecca Snyder	2/4/2017 15:30	Stop this development!!! The proposed development is completely out of keeping with the rural character of our community.
36	Charlie Joyce	2/4/2017 15:31	Not every open space needs a housing development.
37	June Stailey	2/4/2017 15:43	
38	Lindsay Al-Esawi	2/4/2017 15:55	This project is ridiculous! Our schools are impacted and we don't need more traffic!
39	Karen Schiro	2/4/2017 15:57	
40	Rosalie Williams	2/4/2017 16:08	This high density housing project is obnoxious as it has people living on top of each other. This is unnecessary up in the beautiful foothills. The project contributes to further crowding on our roads, schools and the area. Half the amount of homes seems reasonable - less dangerous on Green Valley, houses that are more attractive and people enjoying living in the foothills, not some high density city area. Please stop, drive around, look at projects of this type in other areas (San Ramon, CA) and think "will I be proud I made this happen, will this better the community for my children and grandchildren? Is this the legacy I want to leave?" Thank you for your thoughtful reconsideration. Rosalie Williams
41	Mike sheets	2/4/2017 16:39	Major traffic concerns have never been addressed
42	Barbara J Jensen	2/4/2017 16:40	When my family had the opportunity to move to the Bay Area for a much larger income, we agreed to be here on our 5 acres. The rural life was precious to us, way above money. Please vote "no" on Dixon Ranch so we can continue our chosen life.
43	Sueanne Zufelt	2/4/2017 16:43	Stop Dixon Ranch!!!
44	Katrine kruger	2/4/2017 16:49	
45	Jeff G Lee	2/4/2017 16:53	
46	Marcia Lenci	2/4/2017 17:20	
47	Adam Hall	2/4/2017 17:21	We did not buy out here over a decade ago to have this many homes negatively impact our lives.
48	Sara Bradford	2/4/2017 17:22	I lived many years in El Dorado County and have family and friends that will be directly affected by the Dixon Ranch development. Please put a stop to this unlawful change to the general plan.
49	Amy Swarbrick	2/4/2017 17:22	
50	Jamie Hall	2/4/2017 17:24	NO DIXON RANCH.
51	Vanessa Pebley	2/4/2017 17:27	Dixon Ranch will negatively impact the already congested roads. Furthermore, these lot sizes are laughable; packing as many people into such a small space on serves to make developers rich, leaving the community to suffer the consequences.
52	William Pitt	2/4/2017 17:43	
53	Shelley Wiley	2/4/2017 17:46	
54	Shawn Crofoot	2/4/2017 17:49	El Dorado Hills does not have the infrastructure for this large number of homes in such a small area. Our schools and roads would be negatively impacted. Please don't support this development as it
55	Angela Bilotta	2/4/2017 17:55	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

56	Debbie McClenahan	2/4/2017 17:55	Really? Why do we have to continue going through this!
57	Jenifer	2/4/2017 17:55	
58	Mark Tanner	2/4/2017 17:58	The project is too dense and would negative impact the traffic on green valley road and surrounding neighborhoods like ours in highland view with increased traffic in a neighborhood that has no
59	Diane Barclay	2/4/2017 18:08	
60	Mike Griffiths	2/4/2017 18:13	
61	Deana louden	2/4/2017 18:14	This is not good for our country way of life.
62	Marilyn Meinzer	2/4/2017 18:15	
63	Jennifer James	2/4/2017 18:16	
64	Theodore J Lee	2/4/2017 18:16	
65	Joy Merrill	2/4/2017 18:18	The congestion on Green Valley Road its at its peak. No more development! We moved up this way because of the beautiful lands, not for more congestion.
66	Jeff B	2/4/2017 18:18	Donate the land to a Land Trust and turn it into a park with trails for walkers, mt bikers and equestrians. Be a hero.
67	Darin Lentzner	2/4/2017 18:19	Absolutely No to Dixon Ranch. Go find some other peaceful area to waste consumer's bank deposits building hi-density housing. How about in your own neighborhood.
68	Matt Gugin	2/4/2017 18:31	Do not sell out our rural space, this is far too dense and does not fit with surrounding land use
69	Dr Richard Boylan	2/4/2017 18:33	Vote NO on the Dixon ranch project. Vote NO on piece-mealing it.
70	Haylee Brown	2/4/2017 18:34	
71	Paul Madsen	2/4/2017 18:35	
72	Janie Bailey	2/4/2017 18:35	
73	Stefanie Lyster	2/4/2017 18:43	
74	Ron Shevock	2/4/2017 18:46	No on Dixon Ranch. No. No. No.
75	Heather Gordon	2/4/2017 18:48	
76	Mark Allen	2/4/2017 18:53	No way, no how...wrong decision to build 605 homes in such a small area. The traffic, pollution, etc. to name a few of our concerns.
77	Lorilani jenks	2/4/2017 18:56	
78	Joe jenks	2/4/2017 18:58	
79	Christy Cummins	2/4/2017 19:01	
80	michael downer	2/4/2017 19:04	
81	Rosanne Mcbrayer	2/4/2017 19:10	Vote no!
82	Charlet Burcin	2/4/2017 19:12	Vote no on Dixon Ranch project.
83	Wendy Sedlak	2/4/2017 19:29	We want to stay rural. Green Valley Road cannot support over 600 more homes. The gridlock during commute hours is already bad enough right now.
84	Jennifer Ahnberg	2/4/2017 19:29	This is ridiculous! Quit developing where there is no water to support these new houses!
85	Pat Brandt	2/4/2017 19:35	
86	Phyllis Lee	2/4/2017 19:39	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

87	Cindy Promes	2/4/2017 19:42	Allowing this 605 home project would create hazards we just moved away to avoid. We moved from the Bay Area to get away from all the people and the extremely congested traffic problems. It got to the point you could not travel on any highways, freeways or streets where there was not a mass of cars, no matter what time of day or night it was. It was miserable to live there so we moved up here to El Dorado County to get away from that. It has been so pleasant and we love it here. We live on Deer Valley Road that crosses over Green Valley. At times it is crazy on Green Valley but that is usually work traffic and school traffic. The rest of the time, it is a dream to drive. Many parts of Green Valley have two lane per direction but there is also a very long distance with only one lane per direction. As the Bay Area grew, none of the amenities or utilities grew with it. The roads were never widened until the traffic was a horrible gridlock. Due to the large and never ending increase of population, roads were NEVER ample to accommodate all the people no matter how many years
88	jon yoffie	2/4/2017 19:49	Development needs to be focused on walkable, multi-use communities closer to transportation hubs. More attached housing, more senior housing, more density closer to services. Continued sprawl is unsustainable. Everyone should read the Strong Towns blog <a href="https://www.strongtowns.org/">https://www.strongtowns.org/</a>
89	Kristin alioto	2/4/2017 19:50	
90	Bob Stangroom	2/4/2017 19:51	
91	Rob Carey	2/4/2017 20:08	
92	Cindy Minghelli	2/4/2017 20:12	Green Valley Road has killed so many people already, this is the worst thing that could happen to EDH.
93	Cindy Simon	2/4/2017 20:29	
94	Matt Beatty	2/4/2017 20:48	
95	Estee Horn	2/4/2017 20:51	
96	Karen Ellis	2/4/2017 21:05	
97	Edward Mattson	2/4/2017 21:24	Measure E should stop this terrible project. If not something nasty must be going on!
98	James Jen	2/4/2017 21:34	Thank you for organizing this!
99	Pamela Cole	2/4/2017 21:42	To many homes for this area. Greenvalley road will not be able to handle the traffic congestion.
100	Amy ray	2/4/2017 21:47	
101	Mary Lou Giles	2/4/2017 22:02	
102	David Gersten	2/4/2017 22:08	Too Many homes for Green Valley.
103	Karen Smith	2/4/2017 22:18	Definitely a vote no.
104	Nikki Gunter	2/4/2017 22:30	
105	Lynne Burgan	2/4/2017 22:38	
106	Charles F Frey	2/4/2017 23:00	Traffic snarls, destruction of pasture lands replaced by dense housing alters the total atmosphere of the area.
107	Jane Frey	2/4/2017 23:15	A vote NO is requested for the use of this land bringing 605 homes. Traffic will clog the road already heavily used by residents and bicyclists, increase air pollution and continue to crush the road with needed heavy construction equipment.



# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

108	Diane Adams	2/4/2017 23:37	We need to preserve or history, this ranch is on a well traveled rd where it can be seen as a standing piece of history.
109	Steven Proe	2/4/2017 23:40	Please deny this project of some 605 homes. These types of projects are ruining the quality of life for the other residents of El Dorado
110	Donna Milliron	2/4/2017 23:44	This is a terrible idea, wrong location for this density! The area cannot support this increase in need for water and traffic mitigation!
111	Dave falca	2/5/2017 0:14	How about 20 estates? 600 homes is too large
112	Doug Cole	2/5/2017 0:14	To congested as far as traffic. Keep it rural!!!!
113	Britta Fletcher	2/5/2017 0:29	
114	Michael Freire	2/5/2017 0:46	
115	Nancy engdall	2/5/2017 1:04	This would turn traffic into a nightmare. Please control the congestion on Green Valley Road!
116	Peggy Zappen	2/5/2017 1:16	Keep El Dorado Hills open. Green Valley Road not designed to carry all the additional traffic.
117	Brooke Samudio	2/5/2017 1:20	This goes against everything this county is about. Dont turn us into another Elk Grove.
118	John Foss	2/5/2017 1:23	The People approved Measure E. Don't blow them off! Too dense, too much traffic with no plan to improve Green Valley Rd., Build it someplace that's more appropriate for such density!
119	Dana Ward	2/5/2017 1:30	
120	Jennifer Hagen	2/5/2017 1:33	
121	Daniel E Jenkins	2/5/2017 1:46	
122	Sue McClurg	2/5/2017 2:08	This project is not compatible with the surrounding properties. High-density does not meet current zon
123	Marcia Robinson	2/5/2017 2:13	We want to keep this area rural and no re-zoning. Green Valley Road is not prepared to handle all the traffic that would come from this! People did not purchase homes in this area to have this happen.
124	Mary Atkinson	2/5/2017 2:28	
125	Mark Kleinhans	2/5/2017 3:02	Approving this request for land use change would be a careless choice preserving the intentions for buffers of original RE zoning between the suburban areas of El Dorado Hills and Cameron Park along Green Valley Rd. unable to accommodate the demands of increased traffic for this vulnerable and fragile thoroughfare. The conceptual design of this project is attractive but it's out of place for this geographic setting. A mix of RE3 to RE5 is more appropriate and conducive to our neighborhood of RE5 zoning directly next door here in Green Springs Ranch. We would be threatened and impacted significantly if approved.
126	Derek Sumimoto	2/5/2017 3:41	
127	Bruce Quinn	2/5/2017 3:46	Please vote no on the Dixon Ranch proposal for a General Plan amendment. The negative impacts brought about by the increased density will significantly degrade our quality of life.
128	Carrie Steed	2/5/2017 4:30	
129	Shanna Steed	2/5/2017 4:51	
130	Deirdre smith	2/5/2017 5:45	
131	Barb Onasch	2/5/2017 6:02	
132	Gary Ellis	2/5/2017 6:31	Keep Green Valley a country highway.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

133	Brian Wieland	2/5/2017 6:40	
134	Karyn Reed	2/5/2017 7:21	
135	Cynthiana Spears	2/5/2017 11:48	Remember who you are sworn to serve your constituents, not big developers. Respect what your constituency has already told you they value with their votes.
136	Laura Freeman	2/5/2017 13:58	
137	Carol Hayes	2/5/2017 14:37	Nooooooooooooooooo
138	Kate Christiansen	2/5/2017 15:09	Please don't place so many houses in a such a small area! Too much traffic and too little lots makes for itty bitty living space for families. Kids need trees to climb and open spaces to run in.
139	Lea Ralph	2/5/2017 15:30	
140	Kristine Morphew	2/5/2017 15:42	The density of this project is obscene. This project is not in keeping with the surrounding areas and will create major traffic problems. Please vote NO
141	Alfred Alegria	2/5/2017 15:43	The people of the county have spoken through Measure E. Be persons of integrity and listen to them, not be greedy, tools of the
142	John Gustafson	2/5/2017 15:49	Way to many houses for this area.
143	CHARLET NALBACH BURCIN	2/5/2017 16:33	I stand with the 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.
144	Calder Reid	2/5/2017 17:42	
145	Frank Verdin	2/5/2017 17:45	Measure E was voted into place by the voters of El Dorado County despite the false and misleading opposition to it by special interest groups sponsored by developers. The measure was passed to prevent developments such as Dixon Ranch from being wrongfully approved when the circumstances merit denial. Dixon Ranch does not belong in the proposed location. Supervisors, uphold the will of the people and apply Measure E when considering this development. Dixon Ranch should be a NO vote.
146	Susan Stangroom	2/5/2017 18:25	
147	Charlene magda	2/5/2017 18:36	
148	Betty peterson	2/5/2017 19:07	Vote no. This project is too dense and is not compatible with the surrounding rural area
149	Anita	2/5/2017 19:11	
150	Rhea kowardy	2/5/2017 19:35	Too big, too many homes For the water and overuse of green valley road
151	Rondi Bussey	2/5/2017 20:24	
152	Jeanni Whiting	2/5/2017 21:33	
153	Patricia Chelseth	2/5/2017 22:26	I am in favor of only current zoning in accordance with the General Plan, not a change of the zoning to allow too many homes here.
154	Richard Salmeri	2/5/2017 22:29	
155	Sandra Molitor	2/5/2017 22:39	
156	Brooke Stern	2/5/2017 22:40	
157	Fred Molitor	2/5/2017 22:45	
158	Jack Eder	2/5/2017 22:50	Terrible design. There will be many accidents on Green Valley Road if this is allowed.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

159	Janel	2/5/2017 23:48	Keep the current zoning. The developer will ask for a lot but settle for what is right for all in the end I hope.
160	Linda Dyer	2/6/2017 2:55	
161	Mary Williams	2/6/2017 3:28	Please stand with the current residents of this community and vote NO on the Dixon Ranch project. This is a rural area and should stay that way allowing the residents to enjoy what they already purchased; Peace, quiet, and visual tranquility. Adding the number of cars that Dixon Ranch would bring to this stretch of Green Valley Rd is a disaster waiting to happen as well as impacting connecting roads. It does not make sense to add 600 homes in this spot. The local schools would be impacted or you would be setting up a situation where local kids would need to be bussed out of the area. Does that sound like a good plan? You don't have to approve this situation. Please support this community and the intent of Measure E instead of the developer. Please vote NO!
162	Sherryle smith	2/6/2017 3:30	We want the general plan kept. It is not a good plan and your job is to protect the people living here. Green Valley Rd is a disaster it was not designed for that much traffic.
163	Jeremiah Bailey	2/6/2017 3:59	Keep the country COUNTRY!
164	J L Finch	2/6/2017 4:12	
165	Claire Miles	2/6/2017 4:20	Please vote no on the Dixon Ranch proposal. I drive from Bass Lake Road to Folsom every day. I take my grand child to school and pick her up. (4 Trips). Traffic is backed up 3 out of 5 days and when the horse ranch goes in next to Pleasant Grove School everything is going to come to a halt. I vote no.
166	Michael Phillips	2/6/2017 4:43	
167	Jonathan Schmeeckle	2/6/2017 4:49	
168	Zachary Hall	2/6/2017 4:50	
169	Kim madsen	2/6/2017 5:00	
170	Michael Bailey	2/6/2017 5:53	
171	Stephanie Bailey	2/6/2017 5:55	
172	Antony Boody	2/6/2017 6:00	Do not allow this development to continue!!
173	Marianne Everton	2/6/2017 6:30	
174	amy	2/6/2017 6:33	We don't need or want these houses. We live here to avoid the congested areas, to have our space.
175	Eric Estes	2/6/2017 8:02	Bass Lake and Green Valley are becoming more and more congested every day. 600+ homes would be a disaster.
176	Debra Raphael	2/6/2017 14:07	
177	Brian C Neil	2/6/2017 14:41	We move here because it was a rural area. Also the increase in traffic on Green valley road would be a nightmare
178	Gina Degner	2/6/2017 15:14	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

179	Viola Tara	2/6/2017 15:49	The Dixon Ranch, home and barn, are historic sites. John C Fremont once toasted his toes there in front of the fireplace. It also served as a Pony Express stop. If you look at the sidewalk leading to the house, you will see the entire route of the Pony Express engraved there. This place should be a California History Museum, not another blight of houses. Lose your history, lose your future. El Dorado is the historic seat of this state. Quit throwing it away to developers who
180	Jerry Bloom	2/6/2017 16:19	This area is already zoned. This kind of dramatic change is just a developer attempt at a money grab.
181	Charles lang	2/6/2017 16:46	
182	Peggi linn	2/6/2017 16:52	
183	Lorretta Laslo	2/6/2017 16:55	
184	Christine Heitmeyer	2/6/2017 17:03	
185	Lori Mortensen	2/6/2017 17:40	
186	James Mestanza	2/6/2017 18:12	
187	Blake Bethards	2/6/2017 18:24	My property backs up to Dixon ranch.
188	annette chinn	2/6/2017 18:54	Please respect the General Plan and the quality of life for residents who voted for you to represent us and NOT the developers. Thank
189	Deb Payne	2/6/2017 19:06	
190	Lynn Murray	2/6/2017 20:14	No more glut in the Foothills.
191	Eric Burroughs	2/6/2017 21:46	
192	francesca duchamp	2/6/2017 22:06	
193	Michael DiSalvo	2/6/2017 22:24	
194	Candis Donaldson	2/6/2017 22:24	I would like to see this side of the county stay rural , this is the reason we bought our dream home out this way , traffic on my way to work will increase and not ok for this two lane highway
195	Michael Windbigler	2/6/2017 22:48	
196	Leslie Erickson	2/6/2017 23:04	Please Deny this subdivision! Green Valley Road is not a good location for so many homes and conjestion. Does not matter promises of expanding roads subsidized by the developers! Please keep this area RURAL
197	Laura Perry	2/6/2017 23:18	
198	Mary Kay Judt	2/6/2017 23:31	
199	Sarah Pottin	2/7/2017 0:47	Get the infrastructure and schools done before developing
200	Natalie DeBruin	2/7/2017 1:49	
201	Connie Yates	2/7/2017 1:50	
202	Teresa Bull	2/7/2017 2:10	This development will add severely to the already congested traffic on Green Valley. We do not want this low density housing in our neighborhood!
203	Rebecca Mitchell	2/7/2017 2:46	
204	Robert Kramer	2/7/2017 2:54	This development would be horrible for El Dorado Hills
205	Robert flint	2/7/2017 3:05	
206	Robin Laurie Lentini	2/7/2017 3:55	Eldorado County supervisors need to be stopped before they ruin all of our county
207	Pat Judt	2/7/2017 4:13	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

208	Lisa Jones	2/7/2017 4:16	We don't want you're stinking development! That's too many homes, Serrano is bad enough!!
209	Linda Siqueido	2/7/2017 4:23	Where are you going to get the water from ? What are you going to do about all that traffic?
210	Deborah Alaywan	2/7/2017 4:30	Vote No!
211	Ziad Alaywan	2/7/2017 4:31	
212	Kathy	2/7/2017 5:08	
213	Loretta Zermani	2/7/2017 5:24	We don't have the water or roads, schools, etc.
214	Curtis Raphael	2/7/2017 5:26	
215	Gina Bartok	2/7/2017 5:48	Keep it rural
216	Kassandra Dickerson	2/7/2017 5:55	Please deny this EIR as visual and aesthetic impacts cannot be undone. Traffic counts. Water usage. Cultural sensitive areas. Biological habitat including endangered species I have identified on and near the project site. Increased runoff from impervious surfaces. Pollution. Light pollution. Air quality in the area and immediate vicinity. All are just a few things that should be grounds for denial.
217	Janie K	2/7/2017 6:06	
218	Karen	2/7/2017 6:17	No on the new development, keep this area rural
219	Justin	2/7/2017 6:26	
220	Linda	2/7/2017 6:28	
221	John	2/7/2017 6:29	
222	Laura mayes	2/7/2017 6:31	Keep us rural! !!!
223	Joyce La Jeunesse	2/7/2017 7:29	
224	Keith Stowe	2/7/2017 8:48	
225	Becky McCook	2/7/2017 8:52	
226	Jeri Lee Snyder Hicks	2/7/2017 10:39	
227	Lloma Alameda	2/7/2017 12:02	
228	Dorothy Burke	2/7/2017 12:36	We are already having so much traffic. We do not. Need anymore new homes built!!!
229	Ryan Burke	2/7/2017 14:15	Where will the water come from for this development? We need to fix our current infrastructure before adding to the water shortage.
230	Thomas Jonas	2/7/2017 15:39	
231	Josh Robson	2/7/2017 15:59	
232	Jose Rivera	2/7/2017 16:12	NO.
233	Karen Ricks	2/7/2017 16:14	Our traffic problems throughout the county, not just in the high dollar areas, need to be fixed before any new developments are approved.
234	Shelby	2/7/2017 16:14	Please stop ruining our land. Its a rural area. We do not need this nor the congestion it will add to our roads.
235	Eric Fechter	2/7/2017 16:16	
236	Teja	2/7/2017 16:18	
237	Ken clifford	2/7/2017 16:36	Keep rural
238	JEFFERY B GREENWOOD	2/7/2017 16:45	
239	Sandra Houston	2/7/2017 17:40	
240	Darla Martin	2/7/2017 18:02	This high-density development is incongruous with the rural character of El Dorado County. Please do not allow this

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

241	Jeremy Pollet	2/7/2017 18:22	This development is far too dense for El Dorado County, especially when it is embedded in the Green Valley rural corridor. No thank
242	Kenneth N Lewis	2/7/2017 18:38	To much density for these four parcels. The traffic can not be supported by the existing Green Valley Road
243	Jodie aldridge	2/7/2017 18:50	No we are no longer a small town enjoying the country life. It's all about getting rich developing this or that. Go away go back where you came from visit us on the weekends.
244	Denise young	2/7/2017 19:07	Stop Dixon Ranch!
245	Dan Kelly	2/7/2017 19:26	
246	Sue Taylor	2/7/2017 19:48	This is a clear violation of Measure E. Especially as the Board of Supervisors has currently interpreted the measure.
247	Michelle Wright	2/7/2017 20:36	
248	Kevin Steed	2/7/2017 20:37	Please don't allow this to go through.
249	Kerry Steed	2/7/2017 20:42	Too many homes for that parcel. Too many cars added to Green Valley Road. Design a subdivision that fits the area.
250	John mcdowell	2/7/2017 20:57	
251	Janet Telfer	2/7/2017 21:58	
252	Lori Parlin	2/7/2017 22:13	
253	Stefani Anderson	2/7/2017 22:34	
254	Kelly Lazon	2/7/2017 22:37	
255	Jennifer Jensen	2/7/2017 22:38	Stop high density growth in our rural area!
256	Darlene Anderson	2/7/2017 23:23	
257	Susan Wilson	2/7/2017 23:24	I strongly oppose this development project. It is completely incompatible with surrounding land uses and does not have enough supporting infrastructure. The EIR is insufficient and full of recycled, broad-brush language rather than an honest statement of the many significant adverse impacts of this proposed project. Please protect the the integrity of the existing land uses, and the rights (to a proper public hearing/review process--required by CEQA) & desires of those who actually live in this community.
258	Merrilee Posner	2/7/2017 23:28	Too many unresolved issues and poor planning.
259	Nic fox	2/7/2017 23:48	
260	Lynn Harrison	2/7/2017 23:48	
261	Shelane Dormandy	2/8/2017 0:53	
262	Shawna Crowley	2/8/2017 0:55	
263	Michelle Lemley	2/8/2017 1:16	We do NOT want any further high-density development in our County! We do NOT have the water or the infrastructure for that, and we want to remain rural. Just stop it!
264	Ms Carla Compton	2/8/2017 1:23	Oh Ya, ME TOO!
265	Alfred wright	2/8/2017 1:34	Too dense compared to adjacent lands. Traffic increase dangerous and unacceptable for green valley road. Thought this was rural el dorado county. Why do we need this density. What's the purpose.
266	Mike Terrazas	2/8/2017 1:52	
267	Mona Smith	2/8/2017 2:17	Moved from the city to get away from human congestion, traffic, noise. Please no more homes.
268	Jeff davis	2/8/2017 2:27	We do not want to be like Folsom, the infrastructure will be too

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

269	Jeannette Maynard	2/8/2017 2:36	Wrong location for this project. Way too dense for the area. Does not follow EDC General Plan. I say NO Dixon Ranch!
270	Joshua Linker	2/8/2017 3:10	Keep it rural !!
271	Cathy Narr	2/8/2017 3:20	
272	Kelly Black	2/8/2017 3:33	Keep Cameron Park rural...
273	Ellen Terra	2/8/2017 4:04	
274	Nathan San Martin	2/8/2017 4:10	
275	Laurie Moores	2/8/2017 4:28	
276	Russell schultz	2/8/2017 4:29	
277	Trina Hayek	2/8/2017 5:08	
278	Heather Valdez	2/8/2017 5:32	
279	Caroline M Kiley	2/8/2017 5:43	
280	Bryan Cash	2/8/2017 5:47	
281	Kevin Wayne Arney	2/8/2017 5:48	This is ridiculous and should not be built it will improve nothing for anyone.
282	Mckenzie	2/8/2017 6:44	
283	Marlo Dardano	2/8/2017 6:52	
284	Kirk Smith	2/8/2017 6:54	
285	Joseph McMeans	2/8/2017 7:26	
286	Karen Marriott	2/8/2017 8:04	
287	Maureen Brennan-Petitt	2/8/2017 8:16	
288	Karen Warne	2/8/2017 8:38	We need to preserve what makes EDC a desirable place to call home... and that is not wall to wall houses. We don't have the resources such as water or infrastructure to support this kind of growth, and it's not wanted by those that call this place home.
289	Leah Valla	2/8/2017 9:07	
290	Stacey Goulart	2/8/2017 11:06	Stop Dixon Ranch
291	Julie wilson	2/8/2017 11:20	We need to fix our infrastructure issues first.
292	Julie Palmer Suetta	2/8/2017 12:00	
293	Deb findley	2/8/2017 13:22	No more homes. Pollution and traffic, keep us rural
294	Scott Minnick	2/8/2017 13:25	
295	SC Pierce	2/8/2017 13:28	Traffic is already congested and natural resources will be impacted. Please don't let developers turn us into a big city that simply makes them richer.
296	Shawn scherck	2/8/2017 13:56	
297	Denise Tharpe	2/8/2017 14:22	
298	Susan STATTI	2/8/2017 14:52	
299	Theresa Henderson	2/8/2017 15:08	
300	Audrey Gomm	2/8/2017 15:15	Please keep our county rural.
301	Timothy d gibbons	2/8/2017 15:16	Our county can't handle the traffic we have now. This will ruin our beautiful town. Don't let them build
302	Marla de Graaff	2/8/2017 15:19	Please do not approve the Dixon ranch proposal.
303	Melanie Amatulli	2/8/2017 15:46	Roads, water, even schools are not enough to build another community!
304	Meghan King	2/8/2017 15:46	
305	Shawn Hutchinson	2/8/2017 15:48	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

306	Tim Schiro	2/8/2017 16:08	
307	Danielle Moran	2/8/2017 16:09	No to development, this will cause to much traffic for the area. This will negatively effect those who already live in the area. Don't overpopulate the area!
308	Richard White	2/8/2017 16:12	
309	Kimber Azevedo	2/8/2017 16:15	
310	Chuck Vanderpool	2/8/2017 16:15	This county needs help tying it's shoes, approving this project will further exacerbate the problem. Our roads and all infrastructure need to be addressed before we move on additional development. We need no additional big money influencing our board members. Do not approve this project.
311	David Pava	2/8/2017 16:31	This project is clearly not in the best interests of the community and should not be approved. There is no infrastructure to support it.
312	Kim Barney	2/8/2017 16:35	
313	Valarie fontaine	2/8/2017 16:43	
314	Amber Graham	2/8/2017 16:46	
315	Bob Reeves	2/8/2017 16:50	NO MORE
316	Dave Hammond	2/8/2017 16:51	
317	alan jackson	2/8/2017 17:10	travel this road fairly often and I would not like this proposal passed
318	Robert E Fitchett	2/8/2017 17:10	I vote NO.
319	Marissa	2/8/2017 17:11	It's too beautiful to destroy.
320	Michelle russo	2/8/2017 17:22	
321	John J Ladasky	2/8/2017 17:25	
322	Marti Avolicino	2/8/2017 17:30	Green Valley Road would become Green Valley Freeway if this development is approved....and, that is not the worst of the impact on this lovely community!
323	Cathy abram	2/8/2017 17:37	
324	Debbie Reed	2/8/2017 17:40	Too much traffic!
325	Sandy	2/8/2017 17:42	
326	Brittany Gibbons	2/8/2017 17:42	There is no reason to build more houses in our town. As of now our roads can't handle the traffic that it has. Roads are falling apart due to the amount of traffic. We are just ruining our nice town by allowing a contractor to build 605 houses. Please do let this happen.
327	Ed Gardner	2/8/2017 17:52	
328	Denise Ruark	2/8/2017 17:57	
329	AnneMarie Olson	2/8/2017 18:01	Let's promote prudent RESPONSIBILITY in growing our communities.
330	Karen	2/8/2017 18:02	We do not need more car's on Green Valley Rd, and the impact it will make on the water table not to mention the environment is to much!! Do not allow this. Please.
331	Paula agostini	2/8/2017 18:03	Please deny or significantly scale back this project. It will significantly impact our quality of life by increasing traffic, and impacting services such as police and fire protection. The project will also have negative impacts on schools, libraries and other services. Thank you, Paula Agostini
332	Lisa Ewing	2/8/2017 18:07	There is not enough infrastructure in place to have this many more homes in this area!!!
333	Michele	2/8/2017 18:22	



# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

334	Judith Gee	2/8/2017 18:23	Our area cannot support this overly-large development! There will be heavy impact on traffic, water, and quality of life for the people who already live here!
335	Jessica Simon	2/8/2017 18:26	
336	Brittany Gibbons	2/8/2017 18:32	
337	Kevin Manzer	2/8/2017 18:33	
338	Frankie L Morino	2/8/2017 18:36	
339	Molly Kelly	2/8/2017 18:37	Sorry, but our roads cannot take this burden. Keep density out!
340	Shirley Miller	2/8/2017 18:49	
341	Brandy Gugger	2/8/2017 18:50	We already have way to much traffic on this road! building additional homes in this area is crazy!
342	Dolores Shemes	2/8/2017 19:01	
343	Yolanda Vreede	2/8/2017 19:12	
344	Jaimie Porter	2/8/2017 19:15	Too many houses!! Don't waive the parcel size requirements for this development. El Dorado County has already grown too much. Let's keep the rest of El Dorado County rural. That's the whole reason why we live here!
345	Cathy Bollong	2/8/2017 19:17	We are running out of water to support more people in this state. Greedy politicians.
346	Jonnie Galindo	2/8/2017 19:22	Please don't allow this project to go through!
347	Pamela Gustafson	2/8/2017 19:25	Please keep the original plan with 5 acre homesites. With so many other homes being built in El Dorado Hills I doubt we can squeeze in a plan like Dixon. The only people benefiting from this proposal is the developer. Why should they make money at the expense of our quality of life? This is nothing but greed and I can't believe it's even being considered.
348	Patrick Holmes	2/8/2017 19:25	Please don't approve this development.
349	Veronica E	2/8/2017 19:27	
350	Dustin Bingham	2/8/2017 19:28	
351	Marilyn Anderson	2/8/2017 19:37	We do NOT want this project.
352	V Lynn Anderson	2/8/2017 19:38	NO on this development - too much traffic and no resolution for it or bad road surfaces. Also, we are being rationed on water - but it is OK for all these new homes? Someone is lying to us!!!
353	Jennifer Child	2/8/2017 19:39	
354	Heidi Howard	2/8/2017 19:41	We don't have the infrastructure to add this amount of homes to
355	Abby Parker	2/8/2017 19:44	I didn't move from a big congested city to have one start growing here!!!
356	Kolton lyle	2/8/2017 19:45	No more development, we don't need Sacramento to come to us
357	Jennifer Decker	2/8/2017 19:46	
358	Jennifer Zabel	2/8/2017 19:49	
359	James Blinkenberg	2/8/2017 19:50	DO NOT BUILD THIS DEVELOPMENT!
360	Trudy LaMonica	2/8/2017 19:55	
361	Sara Wilson	2/8/2017 19:57	Vote no
362	Brandi white	2/8/2017 19:58	
363	Sally Buckley	2/8/2017 19:58	
364	Kyle Mattson	2/8/2017 20:02	We don't have the infrastructure, the water and other resources for this many homes. Traffic is already bad enough.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

365	Nicole McCormack	2/8/2017 20:02	
366	Steve Clark	2/8/2017 20:03	Please Do what we Voted you in to Do!! Protect our community !
367	Tony Murphy	2/8/2017 20:06	Double the size of green valley road, magically create enough water, develop an alternative route (have you ever driven Green Valley Road at 7:30AM or 5PM) and then come back and propose this nonsense
368	Alicia Moore	2/8/2017 20:17	
369	shana	2/8/2017 20:19	Fuck that this is my home.
370	Amanda Hughes	2/8/2017 20:19	
371	John Lennon	2/8/2017 20:21	
372	Josh Fontaine	2/8/2017 20:28	
373	Susan Smith	2/8/2017 20:28	
374	Morgan Panero-Eley	2/8/2017 20:30	
375	Schuyler D Bayless	2/8/2017 20:45	
376	Denise Cardoso	2/8/2017 21:06	Traffic is already a mess on this road. Do not approve this.
377	jim Lennon	2/8/2017 21:12	
378	Kaitlin McCuen	2/8/2017 21:19	
379	Brittney Farrand	2/8/2017 21:23	
380	Ty Simmons	2/8/2017 21:37	
381	Anne Smith	2/8/2017 21:48	We do not have the infrastructure to build this project!
382	Al Avolicino	2/8/2017 21:49	I object to a project of this size off of Green Valley Rd. Make Green Valley Rd. a parkway and I will change my vote.
383	Danielle	2/8/2017 21:56	
384	John Kelly	2/8/2017 22:10	Gridlock again,
385	Romeo Manzano	2/8/2017 22:26	
386	Jeff Mikkelsen	2/8/2017 22:45	
387	Danny De La Rosa	2/8/2017 22:57	
388	mel byrd	2/8/2017 23:06	start listening to the residents of this county...
389	Tara Galloway	2/8/2017 23:12	Where will they all work to afford \$700000 houses. EDH is building 1000's of homes too.
390	Rusty Everett	2/8/2017 23:16	
391	Richard Perez	2/8/2017 23:19	No,No and No Dixon Ranch Drvelopmen
392	Emma Gibson	2/8/2017 23:26	
393	Taira Mulliken	2/8/2017 23:38	
394	Matthew Fowlkes	2/8/2017 23:49	Instead of bring in homes that produce more traffic and waste to a rural area to produce money for the county. How about focusing on bringing in business and services to that end of Cameron park for those that already live and work there.
395	Andrew Masarweh	2/8/2017 23:53	
396	Carol Smith	2/9/2017 0:01	
397	Constance DeCoud	2/9/2017 0:21	I live it because of the rural nature of the community. When I moved here, I could look at green fields. Now I look at brown roof tops. We have just gone through a drought. My well was affected. Where is the water coming from for these new residents?
398	Brian McCormick	2/9/2017 0:21	
399	Brianna Hlavay	2/9/2017 0:30	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

400	Michael Anthony Canfield	2/9/2017 0:55	please DO NOT allow this development into the area.
401	karen warner	2/9/2017 0:56	
402	Mary wyler	2/9/2017 1:04	
403	Lori Minear	2/9/2017 1:17	
404	Donald Larson	2/9/2017 1:25	The proposed project density is high and inconsistent with surrounding properties. Traffic on Green Valley Road is already heavy and dangerous, and no improvement to that roadway is planned. Dixon Ranch will wedge ribbons of Serrano-like rooftops between low-density rural acreage properties. Dixon Ranch just doesn't fit in with the character of the Green Valley corridor. Please do not permit this project to proceed. Please vote no.
405	Patricia king	2/9/2017 1:32	No to Dixon Ranch
406	Diane Primicerio	2/9/2017 1:35	
407	Liz ONeill	2/9/2017 1:43	I am vehemently opposed to the Dixon Ranch development plan for new homes. I drive Green Valley Rd daily & it cannot tolerate the additional traffic that will be created by this development
408	Lendy West	2/9/2017 1:47	
409	Ashley Whitcomb	2/9/2017 1:47	
410	Brent Golubski	2/9/2017 1:51	
411	Kara	2/9/2017 1:52	
412	Davita Edmundson	2/9/2017 2:04	
413	Tonya Ackerman	2/9/2017 2:23	
414	David black	2/9/2017 2:29	
415	Beth Fredricksen	2/9/2017 2:29	housing density too high
416	Barbara Carpenter	2/9/2017 2:38	I do not agree with developing this area on Greenvally... Right now it is only a 2 lane road and with over 600 homes there could possibly be over 1,000 cars a day just from that housing area. Too many for a 2 lane road.
417	Susan O'Hagan	2/9/2017 2:54	
418	FLORENCE ROESSLER	2/9/2017 3:04	voting NO on DIXON RANCH PROPOSAL
419	Sienna Bisson	2/9/2017 3:07	Keep it rural! God bless!
420	Robert Smith	2/9/2017 3:13	
421	Joe Lizarraga	2/9/2017 4:00	Vote no
422	Marlene Albright	2/9/2017 4:13	
423	Charles Burns	2/9/2017 4:35	We can't let this go through!
424	Chris hoversten	2/9/2017 4:36	
425	Kathy Stewart	2/9/2017 4:42	Please stop all development that goes against the wishes of the county residents and does not make the necessary infrastructure changes before more people and traffic are added!
426	Louise Gibbs	2/9/2017 4:53	Vote no!!!!
427	Megan Lorenzo	2/9/2017 5:04	
428	Eric Camilli	2/9/2017 5:06	
429	Kevin khouri	2/9/2017 5:14	Stop dixon ranch!
430	Susan Nelson	2/9/2017 5:17	Listen to reasons from the people who live in the area. Traffic is not good now, will be so much worse if you allow this project.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

431	Lyle Cunningham	2/9/2017 5:27	I strongly oppose the Dixon Ranch project as it is currently being promoted.
432	Kris Harrison	2/9/2017 5:30	
433	Jeff Reed	2/9/2017 5:49	Stop Dixon ranch!
434	James Fry	2/9/2017 5:52	
435	Robbie Flint	2/9/2017 6:11	
436	Araceli Gonzalez	2/9/2017 6:16	
437	Bill Carcot	2/9/2017 7:07	
438	Teri chatfield	2/9/2017 7:11	
439	Patrick Bell	2/9/2017 8:24	Signed. Do not want this development.
440	Madison Pratt	2/9/2017 8:36	
441	Stephanie Harvey	2/9/2017 8:38	
442	Sara Smith	2/9/2017 9:43	
443	Beth Diffley	2/9/2017 10:14	
444	Clinton Carson	2/9/2017 12:49	
445	Patrick A Santillanes	2/9/2017 13:36	This project has too many proposed parcels from these four original parcels.
446	William Burgesen	2/9/2017 14:15	
447	Chris Sarabia	2/9/2017 14:18	
448	Vicky Morasci	2/9/2017 14:19	Enough is enough!
449	Dan Zahra	2/9/2017 14:23	No Dixon Ranch!
450	Mackenzie pratt	2/9/2017 14:40	Increased traffic is not what our town needs!
451	Bob Petitt	2/9/2017 14:45	
452	Ken morgan	2/9/2017 15:07	No more traffic!
453	Rebecca Ulrich	2/9/2017 15:19	
454	Mark gomm	2/9/2017 15:50	Too many cars on Green valley road.
455	Penne Usher	2/9/2017 16:40	
456	Taylor Fowler	2/9/2017 16:44	
457	Cheryl Smith	2/9/2017 16:49	
458	Julie Quinn	2/9/2017 16:52	
459	Diana estrada	2/9/2017 16:56	
460	Amanda Steiner	2/9/2017 16:58	
461	Bob Burdekin	2/9/2017 16:58	There is already too much development is this once rural community.
462	Leah Phillips	2/9/2017 17:04	
463	Kimberly Abbasi	2/9/2017 17:18	
464	Ashlie Couch	2/9/2017 17:31	
465	Frank Liebert	2/9/2017 17:33	No on Dixon Ranch.
466	Tami	2/9/2017 17:38	
467	socorro melchor	2/9/2017 17:40	I say NO!!!!
468	Jeff Erdmann	2/9/2017 17:48	The traffic is already getting unbearable for a non-urban area. This would turn EDH blvd into Bidwell, which already takes 2-3 lights to cross the intersection on weekends....incredibly poor planning.
469	Jessica Disney	2/9/2017 18:16	
470	John burke	2/9/2017 18:17	Way to concentrated housing . Minimum 1/2 acre each
471	Catherine Ryan Tenner	2/9/2017 18:21	Support the general plan and not developers.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

472	David Madsen	2/9/2017 18:39	This is insane. Infrastructure cannot handle this. Greenvally road will be a mess along with the traffic comes noise and pollution
473	Rich Kazanjian	2/9/2017 19:03	Don't Destroy EDH. The traffic and congestion are already bad enough. People want to live here for the openness. Projects like this ruin the reasons to be here.
474	Charles T Barwis	2/9/2017 19:13	If growth is to be limited then new construction permits should be sold to our residents. Developers should not be allowed to purchase all available permits and create these large subdivision land projects.
475	Kurt Phillips	2/9/2017 19:17	
476	Sean Ginnodo	2/9/2017 19:26	
477	Bruce Lewis	2/9/2017 21:05	
478	Spencer Tregilgas	2/9/2017 21:22	
479	Jon Rudnicki	2/9/2017 21:27	
480	Dave Gates	2/9/2017 21:41	No to Dixon ranch
481	T Carl Snyder	2/9/2017 21:48	This is way too much housing on this property!!!
482	Gregory Swan	2/9/2017 22:25	
483	Scott Forrest	2/9/2017 22:34	
484	Sarah murray	2/9/2017 22:46	
485	Raymond Campbell	2/9/2017 22:48	
486	Cathy Hargrove	2/9/2017 23:05	
487	c cotter	2/9/2017 23:06	
488	James Thompson	2/9/2017 23:09	
489	Roberta Stratton Philipp	2/9/2017 23:18	This is a crazy number of homes. There is no quality of life when too many rats in such a small cage. Please reconsider.
490	Daniel summers	2/9/2017 23:27	
491	Justin Hall	2/9/2017 23:31	
492	Tony Esquibel	2/9/2017 23:40	
493	Vern K Kendle	2/10/2017 0:09	The area cannot support this kind of density. What are you thinking? How does this development contribute to the quality of life for the existing neighborhood?
494	Mike Twedt	2/10/2017 0:16	
495	Debra Hoss	2/10/2017 0:19	We just moved into Highland View and was told there would be no construction behind our home. Do not want more traffic in the area.
496	Margaret Krintz	2/10/2017 0:41	No no no
497	Dan May	2/10/2017 1:14	
498	Cathy Avallone	2/10/2017 1:24	
499	Shyreen ruppert	2/10/2017 1:24	
500	Kim Ortega	2/10/2017 1:35	Please do not approve this project.
501	MICHAEL FIELDS	2/10/2017 1:47	we did not move out here to be in a crammed city type of
502	James Adam	2/10/2017 1:50	Please don't develop the open space
503	David frizzell	2/10/2017 1:50	
504	Gayle Gay	2/10/2017 1:53	
505	Sherida Raddigan	2/10/2017 1:56	Only people who have to drive through the traffic jams this new housing division is going to cause should be allowed to vote for it! Do NOT approve this!
506	Austin Thiel	2/10/2017 2:03	
507	Willy Chi	2/10/2017 2:03	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

508	Lesley kelley	2/10/2017 2:19	
509	Sylvia	2/10/2017 3:05	The traffic will be ridiculous!
510	Alex Aguilar	2/10/2017 3:20	
511	Christopher forrester	2/10/2017 3:33	
512	Robert Fero	2/10/2017 3:34	Ridiculously high density. It will ruin our rural environment. Impact on traffic will be severe.
513	Brian White	2/10/2017 3:36	
514	Katie Holt	2/10/2017 3:44	Nooooo
515	Don Hill	2/10/2017 3:47	
516	James Emick	2/10/2017 4:07	I moved here in1 1978 to get out of the city ,don't let the city follow me.
517	Jessica Kimball	2/10/2017 4:18	
518	Ariel Quiros	2/10/2017 4:19	Keep our towns small
519	Trevor Jukes	2/10/2017 4:20	
520	Nancy Jonas	2/10/2017 4:24	THIS IS A HORRIBLE PLAN AND WE DO NOT WANT IT!!!!!!!
521	Thomas Martin	2/10/2017 4:32	No Dixon Ranch!
522	LARRY CAREW	2/10/2017 4:34	
523	Donna	2/10/2017 4:39	
524	Jason crist	2/10/2017 4:52	
525	Frances Franchi	2/10/2017 5:07	
526	Daniel Gerard	2/10/2017 5:19	This does not benefit our community, it only stands to benefit the developer. Don't ignore the masses to appease a few.
527	Scott Beijer	2/10/2017 5:47	
528	Emily	2/10/2017 5:55	
529	Eugene salmina	2/10/2017 5:55	
530	Paul holtzen	2/10/2017 6:15	
531	Kathy Ramirez	2/10/2017 6:54	
532	Brittany Ogden	2/10/2017 8:46	I want to help to stop this! We need to keep our beautiful land! No more houses!
533	Sharon Evans	2/10/2017 9:07	We don't want our rural area to be overcrowded with way too many on the amount of housing that should be in that acreage! It will impact our roads and our environment to do this development!. Please say No to the Dixon Ranch project!
534	Joan Lambert	2/10/2017 9:17	
535	Kylee giovanetti	2/10/2017 9:18	
536	Sean and Rebecca Neilon	2/10/2017 9:24	I can't believe this proposal has gotten this far. There goes what was left of our small town charm. Also, I have never seen a case where the extra burden on roads, schools, services, safety, etc. is ever mitigated by the permit fees/ incoming tax base. In other words: the higher density the housing, the worse the area. Please vote this down. Thank you.
537	John Ginn	2/10/2017 9:55	
538	Michelle Miller	2/10/2017 12:39	Please don't build these houses.
539	Jim elliott	2/10/2017 12:40	I live close by and there's no way I support that development Greenvalley Road is bad enough already

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

540	Kelly Cowger	2/10/2017 13:07	The area is already negatively impacted by excess traffic. Also, remember the drought? It is discouraging to think our representatives are willing to sell out the existing communities for the personal \$ gain of a few. Ethics...conflict of interest?
541	Carmelita Grijalva	2/10/2017 13:19	
542	Barbara Kelly	2/10/2017 13:57	
543	John Dozier	2/10/2017 14:17	
544	Todd Pieplow	2/10/2017 14:34	Vote no on Dixon Ranch
545	Jim Jeffers	2/10/2017 14:43	This densely populated plan does not in any way fit the surrounding homes and properties in the area. Reducing the lot number by 50% would still be over developing the plot. The developer does not adequately address the issues of short or long term water supply, drainage, increased utility burden, improved and additional access to the area to manage the huge increase in traffic flow, or have a realistic plan for funding for ongoing property and road maintenance, or emergency services. This plan is poorly designed and unrealistic for the proposed location. It's a definite NO.
546	Stephanie Honda	2/10/2017 15:17	I moved to RURAL country, for just that!!! Don't turn our RURAL into your profit!!!
547	Adrian DeVivo	2/10/2017 15:22	
548	Shelly Brown	2/10/2017 15:22	There are enough housing elsewhere. No need to develop any more land. The impact on the roads, schools, and community would HUGE. I vote NO.
549	McKenzie Gunderson	2/10/2017 15:23	
550	Nicky Painter	2/10/2017 15:34	
551	Tim Brown	2/10/2017 15:49	I just moved into the area from the suburbs of Southern California. There is no need to continually expand urban sprawl! The developers of this land will most assuredly not live here. They will merely take their profits and return to the gated community that they already I've in, or buy a vacation home on a few secluded acres somewhere
552	Cheryl Langley	2/10/2017 16:10	
553	Suzanne Bradley	2/10/2017 16:15	Who is going to pay for the roads, schools, parks, etc. Obviously no room for those things for families and neighbors. A new high school will be needed and Usually rocky hillsides are what are made available for PURCHASE. Prime examples are Marina and Rolling Hills Middle Schools. The districts had to spend a small fortune to level out hillsides to make playing fields. Developers do NOT care about the quality of life for the families. It is ALL about \$\$\$
554	Dan Clark	2/10/2017 16:27	
555	Kristine Moore	2/10/2017 16:39	
556	Nick Carboni	2/10/2017 16:47	Green Valley road can not handle the traffic now, what will happen when 605 more houses are added to the problem.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

557	Curtis Leipold	2/10/2017 16:49	Please vote NO on Dixon Ranch. It is wrong to keep changing zoning and land use restrictions everytime a developer waves money around. Residents do not want this project and RESIDENTS are the ones who should have the greatest say in what their communities should look like.
558	Richard Faust	2/10/2017 17:08	
559	Joyce Radmanovich	2/10/2017 17:09	No on increased density
560	Kyle Salyer	2/10/2017 17:22	
561	John Hovey	2/10/2017 17:39	A yes vote on this project is a vote to destroy the rural character of this area and the property values of the 5 plus acre parcels adjacent to this abomination. Please Vote NO.
562	Debra Kelley	2/10/2017 17:44	Vote no on Dixon Ranch. Too many concomitant responsibilities being dodged by Dixon Ranch Ventures.
563	Justin Wymore	2/10/2017 17:49	Lets fix up the current houses before adding more. Leave the land to nature and stop allowing greedy developers to make millions by stealing out natural land.
564	Ray Myers	2/10/2017 17:57	I oppose Dixon Ranch
565	Julie Berry	2/10/2017 17:58	
566	Vincent Graham	2/10/2017 18:08	Does not make sense for this area.
567	Jim Langley	2/10/2017 18:26	This is obviously an inappropriate neighborhood for such a high-density development. In addition, we need to resolve the infrastructure issues before adding the additional strain on the County resources this project would create.
568	Ernest Howard Wilson Jr	2/10/2017 18:51	
569	John Garcia	2/10/2017 18:59	Please Vote no on Dixon Ranch proposal of 605 residential parcels. These high density projects are destroying our rural character.
570	Phil Odion	2/10/2017 19:06	Please let me know if there is any volunteer work for RCU I could do.
571	Janice Mayfield	2/10/2017 19:06	
572	Patricia McCabe	2/10/2017 19:07	Let' preserve EDH. No more building! Just like the song "pave paradise to put up a parking lot".
573	Sharon Johnson	2/10/2017 19:08	
574	D Gross	2/10/2017 19:20	
575	David Lee	2/10/2017 19:29	
576	Dennis R Beland	2/10/2017 19:33	Do not ignore the peoples voice
577	Melissa Tregilgas	2/10/2017 19:45	The loss of valuable grazing land is irreplaceable. People in our county need to eat and you can't grow nutrient dense animal protien in a subdivision.
578	Sandee Merrick	2/10/2017 19:45	
579	Foster Bumpus	2/10/2017 20:01	This proposed development will wreck the rural environment in EL Dorado Hills. Don't do it.
580	Marie Disho	2/10/2017 20:02	
581	Karolina Gonzlez	2/10/2017 20:07	
582	Ron kelly	2/10/2017 20:08	
583	Christina McLauchlin	2/10/2017 20:09	
584	christina simpson	2/10/2017 20:42	no one Dixon ranch!



# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

585	Tom Williams	2/10/2017 20:44	
586	Mark Paoli	2/10/2017 20:51	I too am originally from the bay area. Moved up here 30 years ago to go to school and never left. First settled in Sacramento but it got too crazy. Then moved to Briggs Ranch in Folsom where I had a view of open space along with horses...then came Empire Ranch and all the surrounding development and so much for my serenity. Moved to El Dorado Hills 15 years ago to get away from the uncontrolled development and now here we go again. I am not opposed to growth or development but it needs to be reasonable and it needs to fit in with the surrounding communities and nature. Dixon Ranch is way too dense and does not fit in with the type of developments the residents of this community want. Not to say we were here first but those of us who have been here for some time moved here for a reason. We liked what EDH offered...nice homes with good size lots, the rural character, the good schools etc. We pay a premium to live here...homes are pricey, taxes are high and do I have to mention EID or PG&E. Let's keep El Dorado Hills as the wonderful place it is. No on
587	Kristen Armstrong	2/10/2017 20:53	We want to keep El Dorado County rural!
588	Ron Evans	2/10/2017 21:21	Too many houses close together for this rural area! No on Dixon Ranch development.
589	Lorraine King	2/10/2017 21:32	
590	Heather chapman	2/10/2017 21:39	Don't build more
591	Chase McLauchlin	2/10/2017 21:42	
592	Diane Connolly	2/10/2017 21:45	
593	Anthony Sarge	2/10/2017 21:53	Respectfully, "no means no". ams
594	Carol Sarge	2/10/2017 21:54	
595	James	2/10/2017 22:05	
596	Andrea J Ohlemutz	2/10/2017 22:09	
597	Della Clavere	2/10/2017 22:32	
598	Jeff Beezley	2/10/2017 22:34	
599	Michael Dennis	2/10/2017 22:34	
600	Marc Glynn	2/10/2017 22:39	No on Dixon Ranch!
601	Cheryl Adler	2/10/2017 22:42	The traffic backups and congestion at the corner of Green Valley and Salmon Falls drive is seriously dangerous. I have almost been hit head on twice waiting to make a left onto Salmon Falls drive from Green Valley while waiting at the stoplight there. We need road improvements before any more development goes in.
602	Avis Caybut	2/10/2017 22:45	
603	Julianna McFadden	2/10/2017 22:45	
604	John Bruce	2/10/2017 22:46	
605	Gregory Caybut	2/10/2017 22:48	No to Dixon Ranch
606	John Scheibmeir	2/10/2017 22:51	
607	george g garrison	2/10/2017 23:07	
608	Ray Antar	2/10/2017 23:15	
609	Russell LeBlanc	2/10/2017 23:17	We don't need another characterless, homogenized subdivision in EDH. I support the NO Vote against this project!

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

610	Joe Homsy	2/10/2017 23:18	Hi. Please turn away this high density project. The 600+ homes would make this semi-rural area look like Fremont. Green Valley Rd. and Bass lake Rd. would be too narrow to handle the traffic from the
611	karrie	2/10/2017 23:19	
612	Scott Ogden	2/10/2017 23:50	
613	Marichu Redoble	2/10/2017 23:51	
614	jerry lindley	2/10/2017 23:53	
615	Corey	2/10/2017 23:53	
616	Barbara Lloyd	2/10/2017 23:57	Stop Dixon Ranch
617	Debbie Heise	2/11/2017 0:05	
618	Sharon McCrary	2/11/2017 0:13	We don't have enough water and are penalized financially for overusing. Our infrastructure will not support the number vehicles the development put onto Green Valley Road
619	Nancy Swenson	2/11/2017 0:13	No high density housing in this area. It will harm the wildlife, cause traffic, and damage the rural community.
620	Florin Arsene	2/11/2017 0:18	
621	Linda Larkin	2/11/2017 0:19	Are you prople kidding me ; the traffic congestion will be over the top! Keep it rural!
622	Linda Williams	2/11/2017 0:21	
623	Andreas Schildt	2/11/2017 0:23	
624	Paul Bisbee	2/11/2017 0:28	
625	Margaret A Williams	2/11/2017 0:46	
626	Walter Wolfe	2/11/2017 0:48	I am voting against Dixon Ranch being built.
627	Wendy E Mather	2/11/2017 0:50	
628	Janne Cooper	2/11/2017 0:52	Green Valley Road is bumper to bumper now! There is no room for more traffic - there will just be more accidents!
629	Anthony Franceschi	2/11/2017 1:03	No more houses anywhere.
630	Myron Cooper	2/11/2017 1:12	Don't do this! Too much traffic. Infrastructure does not support this!
631	Pete	2/11/2017 1:37	Keep rural rural.
632	Lorene Zimbelman	2/11/2017 1:55	NO on Dixon Ranch!!!
633	Mark Nelson	2/11/2017 2:10	
634	angie matheu bryan	2/11/2017 2:20	No McDonald houses!!! Stand for something ED!
635	Ben souders	2/11/2017 2:24	
636	Kathy Russell	2/11/2017 2:39	Stop ruining El Dorado County.
637	Lisa Luperini	2/11/2017 2:59	
638	Chris	2/11/2017 3:02	Schools are already filled to capacity!
639	Lynda	2/11/2017 3:04	
640	Elizabeth Hopkins	2/11/2017 3:11	Voicing a big "No" on more development in Green Valley Rd.
641	Serena	2/11/2017 3:16	We don't need more houses built to be what is farming land. We need our land for wildlife etc.
642	Catherine Palmer	2/11/2017 3:18	
643	Bonnie Reitz	2/11/2017 3:24	
644	Lori Alireza	2/11/2017 3:26	Please don't build all those homes! Green Valley road is already too crowded and was never designed to carry that much traffic.

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

645	Jesse Cooper	2/11/2017 3:41	Please take this ridiculous proposal elsewhere, it doesn't belong here. Take an actual look at the culture of El Dorado county and consider just how unwelcome this would be.
646	Stacie Sherman	2/11/2017 3:43	The only interests that the Dixon Ranch development benefits are the developer's. It should not be approved.
647	Jenny Nikakis	2/11/2017 4:10	
648	Todd Ellwood	2/11/2017 4:11	
649	Joey Cattone	2/11/2017 4:24	
650	Monica Baldonado-Brown	2/11/2017 4:25	No more building please!
651	David Beauchamp	2/11/2017 4:50	Me Too Dixon Ranch not a place for any large development of any
652	Rita K Shaw	2/11/2017 5:30	
653	Addam Schwartz	2/11/2017 6:13	Don't build high density housing in Dixon Ranch!!
654	Susanna Fong	2/11/2017 6:29	
655	Christina Martin	2/11/2017 6:30	
656	Jennifer Stebbins	2/11/2017 7:12	
657	Brian Camper	2/11/2017 8:06	
658	Kelly Deruelle	2/11/2017 8:10	
659	Ashley Zimmer	2/11/2017 11:49	
660	Susanne Kegarise	2/11/2017 13:35	
661	Elizabeth Swan	2/11/2017 13:48	Stop Dixon Ranch!!
662	Art Cunnington	2/11/2017 14:12	
663	maggie Jones	2/11/2017 14:19	TOO BIG! PEOPLE BEFORE PROFITS!!
664	Emily Steed	2/11/2017 14:37	
665	Dan Cattone	2/11/2017 14:38	
666	Fletcher hadley	2/11/2017 15:11	No more new homes
667	Elaine Green	2/11/2017 15:35	If I wanted to live in San Jose I would move there. I chose a rural environment. Please don't ruin it.
668	Elizabeth Evans	2/11/2017 15:46	
669	Patricia Mayer	2/11/2017 15:47	We moved here from LA to get away from this type of housing density project.
670	SWB Brown	2/11/2017 16:03	These developments are not consistent with the feel and lot size of the surrounding areas. Please uphold the general plan and the will of the residents of our county.
671	Louise west	2/11/2017 16:10	
672	Andrea Forrester	2/11/2017 16:10	
673	Darla Quaresma	2/11/2017 16:16	Please listen to the community.
674	Suzanne Shipler	2/11/2017 16:34	
675	Jack Golightly	2/11/2017 16:47	Too many houses!
676	Diane	2/11/2017 16:53	Without the proper infrastructure, roads, schools, etc, the impact would horrific.
677	Heather Pratt	2/11/2017 17:17	
678	Sheryl Sage	2/11/2017 17:28	Stop building on every square inch of land. I don't want to live in a cement world!!!!!!
679	Melynda Carter	2/11/2017 17:37	

# "Me too!" petition to deny Dixon Ranch

Posted for Green Valley Alliance- print date 2/12/17

680	Michele Rose	2/11/2017 18:06	Keep Cameron Park Rural, the traffic impact alone would be a nightmare. Adding that many cars on roads that are barely holding up as it is.
681	Aaron Calanchini	2/11/2017 19:19	
682	Karen Smallen	2/11/2017 19:22	
683	john cordova	2/11/2017 19:24	stop it!
684	brandi	2/11/2017 20:49	preserve the beauty and the way
685	John Dennis	2/11/2017 21:35	Keep ED County rural!
686	Tammy Thompson	2/11/2017 22:39	
687	Thomas McCabe	2/11/2017 22:45	No more homes in EDH!
688	Lisa johnson	2/11/2017 23:18	If they want to develop something then develop the south side of highway 50 that's where town center is!
689	sandra simmons	2/11/2017 23:19	Thank you
690	James Johnson	2/11/2017 23:29	Traffic; light pollution and the next election should weigh heavily on the supervisors vote. Do not change the zoning structure.
691	Karen M Ligouri	2/11/2017 23:45	Growing too too fast. Too much traffic already on Green Valley. Crime rate is on the rise. Not enough water. Slow down growth.
692	Janna Weiss	2/11/2017 23:50	
693	Bryan Peebler	2/11/2017 23:50	
694	Fernando Neal	2/11/2017 23:55	Please vote no Our schools, our quality of life and our roads can't afford a yes vote
695	Tim Langston	2/12/2017 0:31	
696	Lee Robinson	2/12/2017 1:36	Green Valley Rd. can not handle this amount of increased traffic and is out of character with existing housing density.
697	Nancy Beverage	2/12/2017 1:39	
698	Michelle Lemley	2/12/2017 1:45	I would be happy to pay my Bar dues to become active again and help guide a massive lawsuit to shut this down. I don't have to do the work. Strategy is my fortÃ©. Maybe you'd better budget \$2-3 million for the litigation.
699	Mo king	2/12/2017 2:05	No.
700	Dale Bradshaw	2/12/2017 2:20	
701	Randy Gilbreath	2/12/2017 5:04	
702	Tiffani Treleven	2/12/2017 5:05	Green Valley Road can not handle the traffic and this would take away the Quaint country living that this part of El Dorado Hill's is trying to save. South of highway 50 is a better idea closer to the stores, shopping and entertainment.
703	Zachary hall	2/12/2017 5:33	
704	Robert Hablitzel	2/12/2017 5:34	
705	Heather Bailey	2/12/2017 5:42	
706	Antonette Romo	2/12/2017 6:36	
707	Cathy dawson	2/12/2017 7:58	
708	Jim Williams	2/12/2017 8:10	
709	Karla campbell	2/12/2017 9:13	The Dixon ranch project does not fit in with the surrounding community. It is much too dense. It doesn't make sense to build a project like this in an otherwise rural setting. Please vote no.
710	Diana	2/12/2017 12:24	
711	Jeff Martin	2/12/2017 14:03	

# "Me too!" petition to deny Dixon Ranch

*Posted for Green Valley Alliance- print date 2/12/17*

712	Patrick Blake	2/12/2017 14:29	2 to 3 cars per house, 1500 plus cars driving daily on Green Valley is just Ludicrous. Look at Roseville and even worse Elk Grove.
713	Jen Landeros	2/12/2017 14:31	I'd like to see the plans on how they plan to accommodate traffic and know that the homeowners who live there now will not have to suffer due to poor planning.
714	Cynthia L Hardy	2/12/2017 14:56	
715	Robert Meyer	2/12/2017 15:09	Absurd density. Only reason is greed.
716	Tara Hansen	2/12/2017 15:17	
717	Dori Alpert	2/12/2017 15:40	
718	Brett Gallagher	2/12/2017 15:55	

**Measure E Committee statement - Dixon Ranch, BOS 2/14/17 (file no. 14-1617)**

Measure E was approved by 30,340 voting residents and became effective July 29, 2016. Those who voted for it have every expectation that you will respect their wishes.

Measure E says that any discretionary project that worsens traffic per General Plan policy TC-Xe must construct the necessary road improvements to alleviate that condition. And the implementation language requires the County to accept the Caltrans determination of Level of Service (LOS) on Hwy 50, (attachment 2).

In 2013 and several times since, Caltrans determined that the EDH Blvd segment of Hwy 50 operates at LOS F during peak hour, consistent with what commuters on Hwy 50 experience (attachment 1).

The Dixon Ranch proposal is a major General Plan amendment, and a *discretionary* project, which exceeds the policy TC-Xe threshold, and will impact Hwy 50 segments that operate at LOS F; it cannot be approved as proposed.

Additionally, segments of El Dorado Hills Blvd and Green Valley Rd also trigger the Measure E requirements. The Saratoga Estates project approved in Sept 2016 had conditions added to address the El Dorado Hills Blvd segments (attachment 3), but this has NOT been done on Dixon Ranch. The improvements required on Green Valley Rd under mitigation measure TRANS-5 have not been detailed to even determine feasibility, which is NOT in keeping with Measure E requirements. The LOS F levels of traffic in front of Pleasant Grove Middle School at a.m. peak hour have not even been addressed, which is certainly not compliant with Measure E.

Another lawsuit sapping this County of public resources is unnecessary if you vote 'no' on this purely discretionary project, in keeping with the will of the voters.

Sue Taylor  
Measure E Committee

## Attachment 1

*Excerpt from the May 5, 2015 Caltrans letter to the County (M. Flournoy to S. Purvines) states that the traffic at the EDH Blvd segment of Hwy 50 operates at level of service (LOS) F, but that the county's traffic model significantly underestimated it down to LOS C. Caltrans questions that determination:*

- 3.9.2 Environmental Impacts, Project Impacts, Table 3.9-13 LOS Summary Table (Page 3.9-58)  
– The LOS values reported for the existing conditions scenario differ from expected values on US 50. For example, according to PeMS the westbound US 50 segment between El Dorado Hills Boulevard/Latrobe Road and the El Dorado/Sacramento County line, currently operates at LOS F during the AM peak hour due to the high density of vehicles on US 50 and the weaving/merging traffic from the El Dorado Hills Boulevard/Latrobe Road on-ramp. Table 3.9-13 indicates that this segment currently operates at LOS C. While the existing LOS of this segment may change slightly from day to day, reporting the existing LOS as C significantly underestimates the traffic at this location (as detailed below) and adversely impacts the reasonableness of the future scenario analysis. Caltrans recommends the existing LOS analysis for this segment, and any others with lower than expected LOS for US 50, be recalculated using more appropriate input volumes. Attachment 1 shows existing PeMS volumes (AM peak hour, Monday-Thursday, spring and fall of 2010 and 2012) for the westbound US 50 segment between El Dorado Hills Boulevard/Latrobe Road and the El Dorado/Sacramento County line. The data shows that the general purpose lane peak hour volume used in the PRDEIR of 2,240 vehicles per hour (vph) (Segment 2, existing conditions – AM peak hour) is significantly lower than the reported general purpose lane count peak hour volumes in PeMS. Of the 170 days of PeMS peak hour volumes data attached, the PRDEIR volume of 2,240 vph is the second lowest count volume (see attached table). Furthermore, the data for this segment show that the 2035 build-out projection general purpose lane peak hour volumes are lower than existing PeMS volumes. Additionally, Attachment 2 shows PeMS volumes from the westbound US 50 detector station used in the PRDEIR (E. of Scott Rd mainline station 316993, March 2010). The data shows that

*"Provide a safe, sustainable, integrated and efficient transportation system  
to enhance California's economy and livability"*

**Attachment 2**

*Measure E, page 3, 'Implementation'*

**IMPLEMENTATION:**

This measure is not applicable within the jurisdictions of the Tahoe Regional Planning Agency and the City of Placerville.

This measure shall take effect upon certification of election results.

All 2004 General Plan Traffic Impact Mitigation Fees for all projects shall be paid at the building permit stage.

No Traffic mitigation fee shall be required for remodeling of existing residential units including adding a second kitchen, shower or bath in the house or garage that were built pursuant to a valid building permit from the County of El Dorado.

Tenant Improvements of existing buildings shall receive T.I.M. fee credit for prior use, unless the new use is less impacting, then there shall be no fee required.

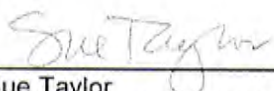
Mobile homes on permanent foundation shall be subject to the single-family residential fee.

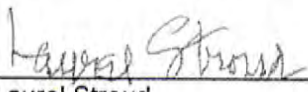
Second dwelling as defined under County Code Chapter 17.15.030 shall be subject to the multi-family fee.

LOS traffic levels on Highway 50 on-off ramps and road segments shall be determined by CalTrans and fully accepted by the County for traffic planning purposes.

If any provision of this measure is for any reason held to be invalid, the remaining provisions shall remain in full force and effect.

Proponents

  
\_\_\_\_\_  
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### Attachment 3

from Saratoga project-

**Measure E:** With the passage of Measure E, which became effective on July 29, 2016, the environmental documents and conditions of approval for the subdivision were reviewed in order to ensure the subdivision, as conditioned, would be in compliance with the General Plan as amended by Measure E. The Draft Environmental Impact Report (DEIR) and traffic study conducted for the subdivision reveals that there are two intersections to which the subdivision will contribute additional traffic and which are forecast to operate at Level of Service F: 1) the intersection of El Dorado Hills Boulevard, Park Drive and Saratoga Way, and 2) the intersection of Town Center Boulevard and Latrobe Road. Both of these intersections were forecast to operate at LOS F with or without the approval of this project, but the project will contribute 10 or more trips at the intersection at buildout. With respect to the Town Center Boulevard Latrobe Road intersection, the recommendation in the DEIR was that the impact would be mitigated through the payment of TIM Fees because the needed improvements are programmed into the 10 Year CIP program. With the amendment to the General Plan made by Measure E, the payment of TIM fees is no longer a means of determining General Plan consistency with Policy TC-Xf. Accordingly, the proposed mitigation in the Final EIR has been modified to require the construction of the improvements as a condition of approval of the project and a project condition has been included in the conditions of approval requiring these improvements be constructed subject only to an updated traffic study being completed prior to the 100th building permit and for which demonstrates the continued need for both improvements to be constructed by the Project.

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**Dixon Ranch, BOS 2/14/17 (file no. 14-1617)**

(My comments in red, County or consultant comments in black)

*On August 30<sup>th</sup> 2016 the Board of Supervisors made the decision to interpret Measure E, TC-Xa 3 literally as written:*

"All necessary road capacity improvements shall be fully completed to prevent cumulative traffic impacts from new development from reaching level of Service F during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county before any form of discretionary approval can be given to a project."

*Given this declaration by the Board of Supervisors, it is confusing as to what is the County's intent. Has the Board changed direction on this decision? If not this project must be denied since the necessary road capacity improvements are not fully completed to mitigate LOS F at the Intersections of Green Valley Rd/El Dorado Hills Blvd/Salmon Falls Rd and El Dorado Hills Blvd/ Francisco Dr.*

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*If the County has decided to change direction in regards of how they are interpreting Measure E, then I would like to address some of the proposed revised conditions of approval within the February 9, 2017 Dixon Ranch staff memo and the development agreement:*

"25. Off-Site Improvements:

All necessary off-site roadway improvements are identified in the project mitigation measures (MM). Where timing of mitigation is specified in the Development Agreement, the terms of the Development Agreement **shall take precedence** over these Conditions of Approval."

*There are conflicts with the Development Agreement and Conditions of Approval and therefore the Development Agreement must not stand as written, this will be explain further in this document.*

"3.3 .2. Green Valley Road/Trans 5 Improvements. The Draft EIR identified Mitigation Measure Trans 5 requiring the payment of TIM fees towards the installation of an additional through lane in each direction along Green Valley Road at the intersection of Green Valley Road and El Dorado Hills Boulevard/Salmon Falls Road. To alleviate this existing condition and provide further mitigation for the Project, Developer shall advance the construction of those improvements called for in Mitigation Measure Trans 5 in the EIR. The construction of such improvements shall be **substantially** completed to the satisfaction of the County Transportation Division to allow use of the roadway by the public, before the first residential building permit, other than those for model homes, being issued within the Project."

*"Substantially" is not the same as "shall be fully completed" and thus violates the requirement for the improvements to be completed prior to approval.*

"3.5. Age-Restricted Lots Reduced TIM Fees. County agrees that those portions of the Project which are designated as age restricted lots shall be entitled to reduced school fees and TIM fees based on their reduced impacts, consistent with the adopted TIM fee program in effect at the time of building permit issuance. Should El Dorado County discontinue the age restricted TIM fee program, the **County will allow a TIM fee reduction for the age restricted development as defined in the current TIM fee Resolution 21-2012 which sets the fee at 38 percent of the fee for single family housing.**"

*Homes built for those 55 and over should not be granted a special TIM fee discount simply due to their age. The impact to our roads is the same if not greater given the likelihood of being retired and thus contributing to more road trips than an average employed homeowner.*

*This is a statement within the Development Agreement:*

"If traffic signal warrants are met at the time of application for final map (including the lots proposed by that final map) the applicant shall construct the improvements prior to issuance of the **first certificate of occupancy for any lot within that final map**. If traffic signal warrants are not met upon application for the last final map within the project the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case payment of TIM fees is considered to be the project's proportionate fair share towards this improvement."

*"first certificate of occupancy for any lot within that final map" conflicts with the conditions of approval which state, "first building permit is issued for the project".*

*"If traffic signal warrants are not met upon application for the last final map within the project the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. In which case payment of TIM fees is considered to be the project's proportionate fair share towards this improvement" conflicts with the conditions of approval which state, "If traffic signal warrants are not met or LOS E is not reached upon application for the final map for the 351st lot, the project applicant shall install the traffic signal control at this intersection prior to issuance of the first building permit for any lot within that final map."*

*This needs to be corrected in the Development Agreement or it violates Measure E if left as written.*

"The improvement plans for each Small-Lot final map shall contain within the plans, or by separate plan set, the off-site roadway improvements identified in the Design Traffic Study, and such improvements shall be completed in accordance with a Subdivision Improvement Agreement or Road Improvement Agreement between the applicant and County. Alternatively, **if the mitigating off-site roadway improvements are included in the County's CIP, and construction of such improvements are scheduled to commence within the 10-year CIP, the project shall pay its Traffic Impact Mitigation Fees in place at the time a building permit is issued.**"

*"Alternatively, if the mitigating off-site roadway improvements are included in the County's CIP, and construction of such improvements are scheduled to commence within the 10-year CIP, the project shall pay its Traffic Impact Mitigation Fees in place at the time a building permit is issued" conflicts with the conditions of approval in which that entire wording was removed.*

*This needs to be corrected in the Development Agreement or it violates Measure E if left as written.*

Off-site Improvements (Acquisition): As specified in the conditions of approval, the applicant is required to perform off-site improvements. If it is determined that the applicant does not have or cannot secure sufficient title or interest of such property where said off-site improvements are required, the County may, at the applicant's expense and within 120 days of filing the applicable Small Lot final map, acquire by negotiation or commence proceedings to acquire an interest in the property which will permit the improvements to be made, including proceedings for immediate possession of the property. In such cases, prior to filing of the applicable Small Lot final map, the applicant shall submit the following to the

EDCTD, Right of Way Unit, and enter into an agreement pursuant to Government Code Section 66462.5 and provide acceptable security to complete the offsite improvements, including costs of acquiring real property interest to complete the required improvements, construction surveying, construction management and a 20 percent contingency.

*This requirement involves the use of eminent domain which could cause a road block in providing the necessary infrastructure needed to maintain allowable levels of service if those right-of-ways become unavailable. This is another reason why the project should be denied until all conditions can be shown to be possible that would guarantee the ability to provide the required levels of service due to the enormity of the impacts of this project. Also much of the improvements are not being required until the approval of the small lot final map rather than the project as a whole. This needs to be corrected in the Development Agreement or it violates Measure E if left as written.*

*Even though the conditions of approval are flawed there is an attempt to require the applicant to comply with the requirements of Measure E. There is no such attempt in the Development Agreement, therefore the Development Agreement must be denied.*

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Also within the conditions of approval:

“Building permits for model homes may be issued prior to construction of the required off-site improvements.”

*This needs to be corrected in the Conditions of Approval and the Development Agreement since it violates Measure E if left as written, model homes are also a discretionary part of this project and no different than a new single family residence.*

“The project EIR forecasts that by 2018 the LOS for this intersection will reach LOS F in the AM Peak without the project and LOS F in the PM Peak with the project. Accordingly, to ensure that the project constructs all road improvements necessary to maintain or attain LOS E, these improvements shall be substantially completed to the satisfaction of the County Transportation Division before the first building permit is issued for the project.”

*\*See note below.*

“Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road. In addition to implementation of Mitigation Measures TRANS-1 and TRANS-3, the project applicant shall complete the installation of an additional through lane in each direction along Green Valley Road. The applicant may be eligible for fee credits and/or reimbursement of costs in excess of the project’s fair share, subject to a reimbursement agreement with the County. The project EIR forecasts that by 2025, the LOS for this intersection will reach LOS F in the AM and PM Peak Hours without the project. Accordingly, to ensure that the project constructs all road improvements necessary to maintain or attain LOS E, unless already completed by the County’s CIP, these improvements shall be substantially completed to the satisfaction of the County Transportation Division before the first building permit is issued for the project.”

*\*See note below.*

“Intersection #7, Green Valley Road/Deer Valley Road. In order to ensure proper timing for the installation of the traffic signal control, the applicant shall be responsible to perform traffic signal warrants and LOS analysis at this intersection with each final map in accordance with the Manual on

Uniform Traffic Control Devices (version in effect at the time of application). If traffic signal warrants are met, or LOS E reached at the intersection at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first building permit for any lot within that final map. If traffic signal warrants are not met or LOS E is not reached upon application for the final map for the 351st lot, the project applicant shall install the traffic signal control at this intersection prior to issuance of the first building permit for any lot within that final map.”

*\*See note below.*

TRANS-9: The applicant shall construct intersection improvements as described below:

- Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road.

WBL: If this improvement is not constructed with TRANS-5 prior to issuance of the project’s first building permit, the westbound left-turn pocket at this intersection from Green Valley Road to El Dorado Hills Boulevard shall be extended to 250 feet (from 105 feet) to accommodate future traffic projections. This extension would require widening Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway. The documented queuing currently is utilizing the entire storage space between intersections, but is not exceeding it. This queuing would exceed the storage capacity with future traffic, as well as with the addition of the proposed project. These improvements shall be **substantially** completed to the satisfaction of the County Transportation Division before issuance of the first building permit for the project. To the extent the cost of this improvement exceeds the project’s proportionate fair share, the applicant may be eligible for reimbursement, subject to a reimbursement agreement with the County.

WBT/R: If this improvement is not constructed with TRANS-5 prior to issuance of the project’s first building permit, to accommodate the westbound through queue, an additional westbound through lane shall be provided on Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway that is long enough to accommodate the anticipated queuing and other operational considerations. These improvements shall be **substantially** completed to the satisfaction of the County Transportation Division before issuance of the first building permit for the project. To the extent the cost of this improvement exceeds the project’s proportionate fair share, the applicant may be eligible for reimbursement, subject to a reimbursement agreement with the County.

NBT/R: The northbound through queue extends beyond the next intersection to the south, Timberline Ridge Drive. To prevent blocking of traffic entering and exiting Timberline Ridge Drive, “Keep Clear” markings shall be added to northbound El Dorado Hills Boulevard lanes in front of the Timberline Ridge Drive intersection. There is approximately 960 feet beyond Timberline Ridge Drive until the next intersection to the south that would accommodate the queue. These improvements shall be **substantially** completed to the satisfaction of the County Transportation Division before the first building permit is issued for the project.

- Intersection #12, El Dorado Hills Boulevard/Francisco Drive

SBT: The southbound through queue extends beyond the next intersection to the north, Telegraph Hill Road. To prevent blocking of traffic entering and exiting Telegraph Hill Road, “Keep Clear” markings shall be added to southbound El Dorado Hills Boulevard lanes in front of the Telegraph Hill Road intersection. There is approximately 440 feet beyond Telegraph Hill Road until the next intersection to the north that

would accommodate the queue. These improvements shall be **substantially** completed to the satisfaction of the County Transportation Division before the first building permit is issued for the project.

*“Substantially” is not the same as “shall be fully completed” and thus violates the requirement for the improvements to be completed prior to approval.*

*This mitigation measure does not appear to mitigate LOS F at this intersection.*

*\*The traffic mitigation is flawed and violates General Plan Policy TC-Xd, given that the County is only requiring improvements to maintain or attain LOS E, but the intersection of Loch Road and Green Valley is in a rural region which is required to maintain LOS D or better. This project also violates El Dorado County General Plan Policy TC-Xa 1,2,3 & 7 as amended by Measure E. It also violates El Dorado County General Plan Policy TC-Xa 1 2 & 3 that was in place prior to Measure E. Since this project worsens areas that have already reached LOS F, this project must be denied until those roads mentioned above have been improved to acceptable levels of services, or the Board of Supervisors must first get the voters’ approval prior to allowing these roads to function at LOS F. If the County determines that Measure E does not apply then the Board must either get the voters’ approval prior to allowing these roads to function at LOS F or by a 4/5<sup>th</sup> vote of the Board of Supervisors. **But this must be done prior to the approval of this project.***

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*Error on Page 1 of the Final EIR, B under Proposed Project:*

*“The project site comprises four parcels which include APNs: 126-020-01, 126-020-02, 126-020-03, 126-020-04, and 126-150-23.” Throughout the document the report mentions four parcels when there appears to be 5 parcels.*

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*Per Page 69-70 of the EIR:*

*“The Dixon Ranch project cannot meet the Option A requirement alone for retention and removal of its oak canopy; therefore, only that portion of the map and development plan that can be found compliant with Option A can be considered for approval at this time. In order to be compliant with Option A, the applicant is proposing a phasing plan, as follows:*

- 1. Phase 1 will include that portion of the overall tentative map and development plan that can meet the requirements for oak canopy retention and replacement under Option A.*
- 2. Phase 2 will include the remaining portion of the project. When Option B becomes available, the tentative map and development plan for Phase 2 would then be processed for approval.”*

*Oak Woodlands: Option B is not allowed per lawsuit. No new ordinance has been adopted.*

*Per County Website:*

*“On May 6, 2008 the Board of Supervisors adopted the Oak Woodland Management Plan (OWMP) and its implementing ordinance, to be codified as Chapter 17.73 of the County Code (Ord. 4771. May 6, 2008.). The primary purpose of this plan is to implement the Option B provisions of Policy 7.4.4.4 and*

Measure CO-P. These provisions establish an Oak Conservation In-Lieu Fee for the purchase of conservation easements for oak woodland in areas identified as Priority Conservation Areas.

A lawsuit was filed in El Dorado Superior Court on June 6, 2008 against the Oak Woodland Management Plan. On February 2, 2010, the Court ruled to uphold the Board's action to adopt the Plan. However, on appeal, the Appellate Court over-ruled that decision, remanding the case back to Superior Court, with the direction to require the County to prepare an Environmental Impact Report for the OWMP. The OWMP was rescinded on September 4, 2012 (Resolution 123-2012) and its implementing ordinance was rescinded on September 11, 2012 (Ord. No. 4892). For the time being, only Option A of Policy 7.4.4.4 is available to mitigate impacts to oak woodlands."

*In the EIR, the project has been broken into 2 phases in order to get around the County's Oak Woodland Management Plan, which the project violates as it stands as a whole.*

"The project would be divided into two phases that relate to resolution of issues associated with the County's Oak Woodland Management Plan."

*This statement appears to be altered in a recent response to a comment, but the statement and intent was left to stand in the Development Agreement which takes precedence over the Conditions of Approval.*

*There is other issues in creating 2 phases given that phase 1 will depend on infrastructure that is part of phase 2 and phase 2 appears to be clustered in different patches throughout phase 1, therefore the project is truly not being "phased", even so this is not allowed per CEQA.*

*As part of the CEQA process, CEQA allows a lead agency, such as the County in this case, to make a determination that even though a Project will engender adverse environmental consequences, the lead agency can still determine that consequences are "less than significant" if the lead agency imposes conditions on the project that will reduce those impacts to a nonexistent or miniscule status. Such conditions are referred to as "mitigations".*

*However, a lead agency may not determine that a particular environmental impact—for example, the Project's impact on water quality--has been reduced to a level of insignificance -- by imposing a condition that itself has yet to be developed, is not a simple cut and dried formula that everyone can look at and determine that the mitigation will work, and where the mitigation itself involves discretionary judgments as to how it will be developed or constructed. These types of "mitigations" are "future mitigations" and are not permitted under CEQA. Sundstrom v. County of Mendocino (1988), 202 Cal. App. 3d 296.*

*They are not permitted for two reasons. First, the environmental review process is hidden from the public and CEQA is a public participation process first and foremost. Secondly, a future mitigation to be imposed later in the Project's processing, unless it refers to an exact standard---such as for example a pipe size for a domestic leach field contained in a publicly available manual covering such matters—represents a development of a discretionarily approved mitigation which may or may not be adequate. Since it is developed in private neither the public nor the scientific or technical consultants who might review the mitigation on behalf of the public, ever get to see the proposed mitigation or challenge its*

*adequacy. Therefore, severing the impact of this project into 2 phases in order to avoid the County's Oak Woodland Policies is a violation of CEQA and therefore this project must be denied.*

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*Also in the Conditions of Approval:*

"Required project approvals would include: a General Plan Amendment (File No. A11-0006); Zone Change (File No. Z11-0008); Planned Development (File No. PD11-0006); Tentative Map (File No. TM11-1505); Development Agreement (File No. DA14-0001); annexation into the El Dorado Irrigation District; annexation into the El Dorado Hills Community Service District; and annexation into the El Dorado Hills County Water District (El Dorado Hills Fire Department)." *This development would require connection to public water and sewer and these parcels are not even a part of the El Dorado County Irrigation District.*

		demolition permits.	
<b>L. UTILITIES</b>			
UTIL-1: A degree of uncertainty is inherent in EID's ability to meet long-term cumulative water supplies, which could result in the need to construct new or expand existing water facilities, the construction of which could cause significant environmental effects, and/or could require new or expanded entitlements for water supplies.	S	UTIL-1: Prior to approval of any final subdivision map for the proposed project, the applicant shall secure a "will serve" letter or equivalent written verification from EID demonstrating the availability of sufficient water supply for the project.	LTS

*The project is dependent on access to the SMUD easement for off-site sewer lines. Does this project have rights to that easement? Has SMUD been notified?*

"The existing capacity of the gravity lines running through the streets of Highland View can adequately serve the project after the flows are split. Currently, there is capacity for an additional 200+/- EDUs within the existing sewer line along the EID sewer access road. Once this capacity is reached, approximately 1,050 lateral feet of existing gravity sewer line within the access road would be upsized as part of the project to accommodate proposed flows."

*Where is the guarantee that upsizing the sewer line will accommodate more houses than the 200 available EDU's? Are there existing parcels that are planning on accessing those same EDU's?*

*Below are comments, per the staff addendum to the Final EIR which was requested by the Board to assist with the decision making process, that pop out as issues moving forward with this project:*

"However, at full build-out of the 2004 General Plan, as projected to a 50 year planning horizon, all purveyors will need additional water supplies." And "Finally, as part of the annexation process, LAFCO is requiring the applicant to obtain approval from the Bureau of Reclamation prior to accessing water from the Folsom Reservoir."

*There is no clear response as to the availability of water and sewer nor the impact that this project will have on existing parcels with previous entitlements. It appears that the project approval is based on future mitigation which is a violation of CEQA as stated previously.*

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## B. SUMMARY OF IMPACTS AND MITIGATION MEASURES

### 3. Significant and Unavoidable Impacts (page 6):



Implementation of the proposed project would result in the following significant and unavoidable impacts:

- Traffic impacts to the following intersections would be considered significant and unavoidable until the identified mitigation measures are implemented:

- Intersection #12, El Dorado Hills Boulevard/Francisco Drive [Existing (2013) Plus Proposed Project Scenario]

- Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road [Existing Plus Approved Projects (2018) Plus Project and Cumulative (2025) Plus Proposed Project Scenario]

- Implementation of the proposed project would add additional queue lengths to Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, which would be considered significant and unavoidable until the identified improvement is implemented.

5: Cumulative Impacts (Page 7):

Implementation of the proposed project would result in the following cumulative impacts:

- Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, would operate at LOS F during the AM and PM peak hours without the project, and the project contributes more than 10 peak-hour trips to the intersection during both peak hours under the Cumulative (2025) Plus Proposed Project scenario. This impact is considered significant and unavoidable until the identified improvement is constructed.

Table II-1: Summary of Impacts and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<b>A. LAND USE AND PLANNING POLICY</b>			
<i>There are no significant impacts to land use and planning policy.</i>			
<b>B. POPULATION AND HOUSING</b>			
<i>There are no significant impacts to population and housing.</i>			
<b>C. TRANSPORTATION AND CIRCULATION</b>			
TRANS-1: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, would operate at LOS F during the AM peak hour with the proposed project under the Existing (2013) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-1: The project applicant shall be responsible for modifying lane configuration on the southbound approach to result in one left-turn lane, one through lane, and one right-turn lane. These improvements are subject to review and approval by the Community Development Agency, Transportation Division.	LTS
TRANS-2: Intersection #12, El Dorado Hills Boulevard/Francisco Drive, would operate at LOS F during the AM and PM peak hours without the project, and the project contributes more than 10 peak hour trips to the intersection during both peak hours under the Existing (2013) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-2: The project applicant shall pay TIM fees for the project consistent with the County's CIP program. Improvements to this intersection include the addition of an eastbound channelized right-turn lane on Francisco Drive and southbound receiving lane on El Dorado Hills Boulevard as identified in the County's CIP Project #71358 (Francisco Drive Right Turn Pocket). Completion is scheduled within the County's 10-year CIP.	SU [until the improvements are constructed]  LTS [after the improvements are constructed]
TRANS-3: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road operates at LOS F during the AM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the AM peak hour and results in LOS F during the PM peak hour under the Existing Plus Approved Projects (2018) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-3: In addition to Mitigation Measure TRANS-1, the project applicant shall pay TIM fees for the project consistent with the County's CIP program. Additional improvements to this intersection include changing the northbound and southbound signal phasing from split-phased to concurrent protected left turns. This work is included in the County's CIP Project #73151 (Green Valley Road Traffic Signal Interconnect), and completion is scheduled within the County's 10-year CIP.	SU [until the improvements are constructed]  LTS [after the improvements are constructed]

Table II-1: Summary of Impacts and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-4: Intersection #4, Green Valley Road/Loch Way operates at LOS F during the PM peak hour with the project under the Existing Plus Approved Projects (2018) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-4: The project applicant shall be responsible for the addition of a two-way left-turn lane along Green Valley Road in the immediate vicinity of the intersection with Loch Way. This improvement would provide a left-turn lane for westbound traffic on Green Valley Road to turn left onto Loch Way and would allow for vehicles making a northbound left-turn movement from Loch Way onto Green Valley Road to clear eastbound traffic and wait for a gap in westbound traffic to merge onto westbound Green Valley Road.	LTS
TRANS-5: Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road, operates at LOS F during the AM and PM peak hours without the project, and the project contributes more than 10 peak hour trips to the intersection during both peak hours under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-5: In addition to implementation of Mitigation Measures TRANS-1 and TRANS-3, the project applicant shall pay TIM fees towards the installation of an additional through lane in each direction along Green Valley Road if this improvement is included in the 10-year County CIP. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact. If the additional through lanes are not included in the 10-year CIP prior to this impact being triggered (issuance of the first building permit), the applicant shall construct the improvements and may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.	SU [until the improvements are constructed]  LTS [after the improvements are constructed]
TRANS-6: Intersection #4, Green Valley Road/Loch Way, would operate at LOS F during the PM peak hour with the project under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.	S	TRANS-6: Implement Mitigation Measure TRANS-4.	LTS

**Table II-1: Summary of Impacts and Mitigation Measures from the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>TRANS-7: Intersection #7, Green Valley Road/Deer Valley Road, operates at LOS E during the PM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the PM peak hour under the Cumulative (2025) Plus Proposed Project scenario. This is a potentially significant impact.</p>	<p>S</p>	<p>TRANS-7: In order to ensure proper timing for the installation of the traffic signal control, the applicant shall be responsible to perform traffic signal warrants and LOS analysis at this intersection with each final map in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application). If traffic signal warrants are met, or LOS E reached at the intersection at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.</p> <p>If traffic signal warrants are not met or LOS E is not reached upon application for the last final map within the project, the project applicant shall pay its TIM fees toward the installation of a traffic signal control at this intersection. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.</p> <p>If the traffic signal control at this intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.</p> <p>Traffic signal controls constructed by the project applicant may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.</p>	<p>LTS</p>

**Table II-1: Summary of Impacts and Mitigation Measures from the EIR**

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
<p>TRANS-8: Intersection #24, Silva Valley Parkway/Appian Way, operates at LOS F during the PM peak hour without the project, and the project contributes more than 10 peak hour trips to the intersection during the PM peak hour and results in LOS F during the AM peak hour under the Cumulative (2025) Plus Proposed Project scenario. This is a significant impact.</p>	<p>S</p>	<p>TRANS-8: In order to ensure proper timing for the installation of the traffic signal control, the applicant shall be responsible to perform traffic signal warrants and LOS analysis at this intersection with each final map in accordance with the Manual on Uniform Traffic Control Devices (version in effect at the time of application). If traffic signal warrants are met, or LOS F reached at the intersection at the time of application for final map (including the lots proposed by that final map), the applicant shall construct the improvements prior to issuance of the first certificate of occupancy for any lot within that final map.</p> <p>If traffic signal warrants are not met or LOS F is not reached upon application for the last final map within the project, the project shall pay its TIM fees toward the installation of a traffic signal control at this intersection. Payment of TIM fees is considered to be the project's proportionate fair share towards mitigation of this impact.</p> <p>If the traffic signal control at this intersection is constructed by the County or others prior to triggering of mitigation by the project, payment of TIM fees is considered to be the projects proportionate fair share towards mitigation of this impact.</p> <p>Traffic signal controls constructed by the project may be eligible for reimbursement of costs in excess of the project's fair share, subject to a reimbursement agreement with the County.</p>	<p>LTS</p>

Table II-1: Summary of Impacts and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-9: Implementation of the proposed project would add additional queue lengths to various intersections. This would result in a significant impact.	S	TRANS-9: The applicant shall construct intersection improvements as described below: <ul style="list-style-type: none"> <li><b>Intersection #2, Green Valley Road/El Dorado Hills Boulevard/Salmon Falls Road</b> <ul style="list-style-type: none"> <li><b>WBL:</b> If this improvement is not constructed with TRANS-5 prior to issuance of the project's first building permit, the westbound left-turn pocket at this intersection from Green Valley Road to El Dorado Hills Boulevard shall be extended to 250 feet (from 105 feet) to accommodate future traffic projections. This extension would require widening Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway. The documented queuing currently is utilizing the entire storage space between intersections, but is not exceeding it. This queuing would exceed the storage capacity with future traffic, as well as with the addition of the proposed project. To the extent the cost of this improvement exceeds the project's proportionate fair share, the applicant may be eligible for reimbursement.</li> </ul> </li> </ul>	SU [until the improvement is constructed]  LTS [after construction of the improvement is completed]
		<ul style="list-style-type: none"> <li><b>WBT/R:</b> If this improvement is not constructed with TRANS-5 prior to issuance of the project's first building permit, to accommodate the westbound through queue, an additional westbound through lane shall be provided on Green Valley Road between El Dorado Hills Boulevard and Silva Valley Parkway that is long enough to accommodate the anticipated queuing and other operational considerations. To the extent the cost of this improvement exceeds the project's proportionate fair share, the applicant may be eligible for reimbursement.</li> </ul>	SU [until the improvement is constructed]  LTS [after construction of the improvement is completed]

Table II-1: Summary of Impacts and Mitigation Measures from the EIR

Environmental Impacts	Level of Significance Without Mitigation	Mitigation Measures	Level of Significance With Mitigation
TRANS-9 Continued		<ul style="list-style-type: none"> <li><b>NBT/R:</b> The northbound through queue extends beyond the next intersection to the south, Timberline Ridge Drive. To prevent blocking of traffic entering and exiting Timberline Ridge Drive, "Keep Clear" markings shall be added to northbound El Dorado Hills Boulevard lanes in front of the Timberline Ridge Drive intersection. There is approximately 960 feet beyond Timberline Ridge Drive until the next intersection to the south that would accommodate the queue.</li> </ul>	LTS
		<ul style="list-style-type: none"> <li><b>Intersection #12, El Dorado Hills Boulevard/Francisco Drive</b> <ul style="list-style-type: none"> <li><b>SBT:</b> The southbound through queue extends beyond the next intersection to the north, Telegraph Hill Road. To prevent blocking of traffic entering and exiting Telegraph Hill Road, "Keep Clear" markings shall be added to southbound El Dorado Hills Boulevard lanes in front of the Telegraph Hill Road intersection. There is approximately 440 feet beyond Telegraph Hill Road until the next intersection to the north that would accommodate the queue.</li> </ul> </li> </ul>	LTS

The traffic mitigation was previously addressed above.

Some of these approvals will be a violation of the General Plan which the Board of Supervisors has the right to override by ordinance, but some of the approvals being offered by the County are a violation of

*law which the Board of Supervisors cannot override by ordinance or resolution without returning to court or putting the issue before the vote of the public.*

*One violation is the use of Oak Woodland Mitigation Option B, which was disallowed by the court until a proper EIR was compiled for Option B, and Measure Y and E which was invoked by the vote of the public. How can the county approve this project ignoring policies which are clearly a violation of law?*

*If for some reason the County were to decide that Measure E does not apply to this project, then the 2008 Measure Y policies would apply:*

Policy TC-Xa The following policies shall remain in effect until December 31, 2018:

1. Traffic from single family residential subdivision development projects of five or more parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
2. The County shall not add any additional segments of U.S. Highway 50, or any other roads, to the County's list of roads that are allowed to operate at Level of Service F without first getting the voters' approval or by a 4/5ths vote of the Board of Supervisors.
3. Developer-paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county.

If approved by the voters on November 4, 2008, this amended policy TC-Xa shall become effective on January 1, 2009, and shall expire in ten years. It may only be amended with voter approval during that term.

*As stated above, since this project worsens areas that have already reached LOS F, this project must be denied until those roads mentioned above have been improved to acceptable levels of services, or the Board of Supervisors must first get the voters' approval or by a 4/5<sup>th</sup> vote of the Board of Supervisors prior to allowing these roads to function at LOS F. The applicant must also show how the funds are available to fully offset and mitigate all direct and cumulative traffic impacts from new development upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. This must be done prior to the approval of this project. Whether Measure Y or Measure E applies, this project must be denied until the necessary infrastructure issues are addressed as required by the applicable measure.*

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*Other issues with the Dixon Ranch Project:*

*Per 2004 General Plan* "Policy 7.1.2.1 Development or disturbance shall be prohibited on slopes exceeding 30 percent unless necessary for access. The County may consider and allow development or disturbance on slopes 30 percent and greater when:

- Reasonable use of the property would otherwise be denied.
- The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California registered civil engineer or a registered engineering geologist.
- The project is necessary for the repair of existing infrastructure to avoid and mitigate hazards to the public, as determined by a California-registered civil engineer or an engineering geologist.
- Replacement or repair of existing structures would occur in substantially the same foot print.

- The use is a horticultural or grazing use that utilizes “best management practices (BMPs)” recommended by the County Agricultural Commission and adopted by the Board of Supervisors. Access corridors on slopes 30 percent and greater shall have a site specific review of soil type, vegetation, drainage contour, and site placement to encourage proper site selection and mitigation. Septic systems may only be located on slopes under 30 percent. Roads needed to complete circulation/access and for emergency access may be constructed on such cross slopes if all other standards are met.”

*It is interesting to note that the one of the areas that contains slopes over 30% is the route being used to access Green Valley Road. In a normal situation the road would be designed to run along the natural contour of the hillside, instead the design of this road will be cutting through the hill violating the intent of General Plan Goal 7.1: Soil Conservation – “To conserve and protect the County’s soil resources. Also many of the new parcels being created are on slopes that exceed 30 percent. These parcels should not be allowed according to Policy 7.1.2.1. since there are no findings that would allow for exceptions.*

Policy 7.1.2.2. “Discretionary and ministerial projects that require earthwork and grading, including cut and fill for roads, shall be required to minimize erosion and sedimentation, conform to natural contours, maintain natural drainage patterns, minimize impervious surfaces, and maximize the retention of natural vegetation. Specific standards for minimizing erosion and sedimentation shall be incorporated into the Zoning Ordinance.”

*It appears that the developer has been allowed to use the access exception in order to maximum the highest and best use of the project for economic reasons even though the mass pad grading that will be taking place on this property and especially on the road going out to Green Valley Road will seriously conflict with the El Dorado County General Plan Conservation and Open Space Element. The design should be revised in order to comply with Policy 7.1.2.2.*

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*Per Rescue Union School District: “The 444 non-age restricted homes and the 160 age restricted homes will generate approximately \$2.0 million in impact fees based on the current fees of \$1.81 per square foot for residential construction and \$0.29 per square foot for commercial/industrial construction, leaving a **funding shortfall of approximately \$4.9 million for the facilities that will be required to serve the students generated by the Dixon Ranch Residential Project.**”*

*Contrary to the consultant’s report regarding no reported impacts to schools due to school impact fees, apparently there is an impact according to the Rescue Union School District. This impact must be addressed.*

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*Regarding the noise level on Road A which is required to remain under 60dBs, it’s not clear how the consultants came up with this assumption in quotes below, especially given that all other data collected in the study was reported at noise levels between approximately 68 and 70 dBs:*

*“CNEL AT 50 FT FROM NEAR TRAVEL LANE CENTERLINE (dB) 59.76”*

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*This project violates the General Plan Objective 8.1.2 for Grazing. This property is historically been used for grazing which means it is of local importance for the grazing of domestic livestock. Policies 8.1.2.1, 8.1.2.2, 8.1.2.3 should have been considered in order to protect this local resource. Since this has been in*

*the Williamson Act for grazing Policy 8.1.3.4 should be used to include a 1:1 replacement for the grazing land that will be lost. If it is truly the County's intent to protect our Agricultural resources then these policies must be considered.*

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*The consultant referenced Policy 2.1.1.2: Establish Community Regions to define those areas which are appropriate for the highest intensity of self-sustaining compact urban-type development or suburban type development within the County based on the municipal spheres of influence, availability of infrastructure, public services, major transportation corridors and travel patterns, the location of major topographic patterns and features, and the ability to provide and maintain appropriate transitions at Community Region boundaries. These boundaries shall be shown on the General Plan land use map.*

*The consultant emphasized the first section of this Policy but dropped off "based on the municipal"... to the end. This Policy cannot be read without referencing the overall Objective of 2.1.1: Community Regions with Purpose is to "Provide opportunities that allow for continued population growth and economic expansion while preserving the character and extent of existing rural centers and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life and economic health of the County."*

*There is a quality of life element that is lacking in this project for all those surrounding this project and for those that will be impacted by the traffic and noise generated by this project. To say that we sacrifice good design policies in order for this applicant to gain the most profit in order to save the rest of the rural county is disingenuous. Aside from the few policies that have been previously mentioned there are numerous other General Plan policies and elements that should have been considered throughout this project. This project must be denied. It is the Board of Supervisor's duty to protect the citizens from developers that want to side step critical elements and policies that protect the public's quality of life in El Dorado County. The Board must require that developers adhere to our standards of development in order to protect the County's resources that create our rural environment which is the County's most precious asset and not allow developers to cherry pick those elements which will bring them the most profit.*

*Thank you for your consideration on this matter.*

*Sue Taylor  
Save Our County.*

## 'Me too!' letter to deny Dixon Ranch

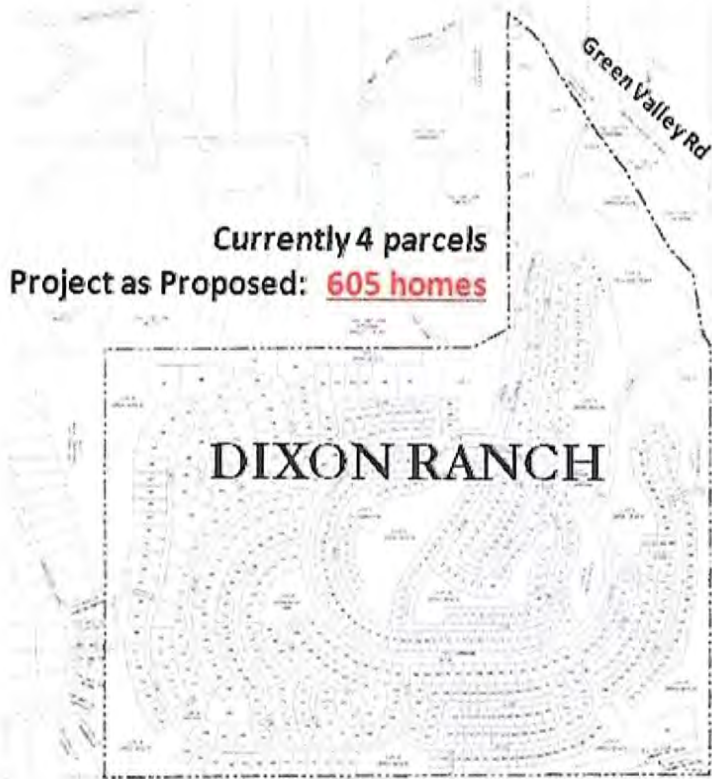
Ellen Van Dyke

The Petition

2 Highlights

357 Comments

821  
~~806~~ 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



# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
1	Ali Bailey	2/3/2017 23:38	Respect the rural nature of the land. Dixon Ranch does NOT fit in with the surrounding area. Vote NO on Dixon Ranch!
2	Craig Campbell	2/3/2017 23:54	I strongly urge that this project be voted down for all of the problems it causes and the fact it goes against the will of the voter. TOO MUCH DENSITY!
3	Jared Campbell	2/4/2017 0:23	
4	Ronald Keil	2/4/2017 1:07	50% increase in the amount of traffic on Green Valley Road makes no sense whatsoever.
5	Catherine Keil	2/4/2017 1:14	I am deeply concerned about the traffic congestion this project will cause!
6	Lee Nuttall	2/4/2017 1:18	I believe that this project is far too large for the surrounding infrastructure.
7	Don Van Dyke	2/4/2017 1:22	This project is far too dense for the area. It will have a huge impact on traffic on Green Valley Road and noise for nearby rural parcels.
8	David Hilton	2/4/2017 2:35	100% against. Traffic, quality of life on area and environmental concerns
9	Dale Flood	2/4/2017 2:39	The roads, traffic and infrastructure around EDH will not support another housing project of this type. We are all going to be stuck in traffic like the Bay Area!
10	Laurie Crane	2/4/2017 2:47	Green Valley rd is a narrow country rd it cannot handle approx another 1000 cars!!!
11	Melanie Reibin	2/4/2017 3:28	
12	Gina Weber	2/4/2017 4:00	I moved up here because there wasn't 600 plus homes on green valley! I want to keep it rural!!
13	Kevin O'Meara	2/4/2017 4:15	
14	Anna Elliott	2/4/2017 4:57	Stop this !!! I already pray driving on Green Valley Road.
15	Michael Bailey	2/4/2017 5:05	
16	Janna Buwalda	2/4/2017 5:14	
17	Cheryl Fuelleman	2/4/2017 5:54	Stop the proposed building on Dixon Ranch! The roads (infrastructure) can't handle it!!!
18	Leslie Ellwood	2/4/2017 6:03	
19	Dan Skubal	2/4/2017 6:29	
20	Alyssa Spencer	2/4/2017 6:29	
21	Janet Edwards	2/4/2017 6:29	
22	Bruce Edwards	2/4/2017 6:37	NO!!!!
23	Cal Reynolds	2/4/2017 6:44	
24	Claudia Hughes	2/4/2017 6:58	
25	Katelyn	2/4/2017 7:03	
26	Lee Wiegand	2/4/2017 14:21	
27	Kathleen Sumimoto	2/4/2017 14:36	
28	Joy Miller	2/4/2017 14:38	
29	Tim Snyder	2/4/2017 14:51	This is too much condensed housing in our rural community!
30	Michael Lyster	2/4/2017 15:05	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
31	John Sanguinetti	2/4/2017 15:08	Ridiculous density! 4 parcels= 4 homes.
32	Stan Stailey	2/4/2017 15:09	Please deny this project and honor full implementation of the general plan including the voter approved Measure E.
33	Jessica Phillips	2/4/2017 15:24	
34	Tracie antar	2/4/2017 15:25	
35	Rebecca Snyder	2/4/2017 15:30	Stop this development!!! The proposed development is completely out of keeping with the rural character of our community.
36	Charlie Joyce	2/4/2017 15:31	Not every open space needs a housing development.
37	June Stailey	2/4/2017 15:43	
38	Lindsay Al-Esawi	2/4/2017 15:55	This project is ridiculous! Our schools are impacted and we don't need more traffic!
39	Karen Schiro	2/4/2017 15:57	
40	Rosalie Williams	2/4/2017 16:08	This high density housing project is obnoxious as it has people living on top of each other. This is unnecessary up in the beautiful foothills. The project contributes to further crowding on our roads, schools and the area. Half the amount of homes seems reasonable - less dangerous on Green Valley, houses that are more attractive and people enjoying living in the foothills, not some high density city area. Please stop, drive around, look at projects of this type in other areas (San Ramon, CA) and think "will I be proud I made this happen, will this better the community for my children and grandchildren? Is this the legacy I want to leave?" Thank you for your thoughtful reconsideration. Rosalie Williams
41	Mike sheets	2/4/2017 16:39	Major traffic concerns have never been addressed
42	Barbara J Jensen	2/4/2017 16:40	When my family had the opportunity to move to the Bay Area for a much larger income, we agreed to be here on our 5 acres. The rural life was precious to us, way above money. Please vote "no" on Dixon Ranch so we can continue our chosen life.
43	Sueanne Zufelt	2/4/2017 16:43	Stop Dixon Ranch!!!
44	Katrine kruger	2/4/2017 16:49	
45	Jeff G Lee	2/4/2017 16:53	
46	Marcia Lenci	2/4/2017 17:20	
47	Adam Hall	2/4/2017 17:21	We did not buy out here over a decade ago to have this many homes negatively impact our lives.
48	Sara Bradford	2/4/2017 17:22	I lived many years in El Dorado County and have family and friends that will be directly affected by the Dixon Ranch development. Please put a stop to this unlawful change to the general plan.
49	Amy Swarbrick	2/4/2017 17:22	
50	Jamie Hall	2/4/2017 17:24	NO DIXON RANCH.
51	Vanessa Pebley	2/4/2017 17:27	Dixon Ranch will negatively impact the already congested roads. Furthermore, these lot sizes are laughable; packing as many people into such a small space on serves to make developers rich, leaving the community to suffer the consequences.

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
52	William Pitt	2/4/2017 17:43	
53	Shelley Wiley	2/4/2017 17:46	
54	Shawn Crofoot	2/4/2017 17:49	El Dorado Hills does not have the infrastructure for this large number of homes in such a small area. Our schools and roads would be negatively impacted. Please don't support this development as it currently stands.
55	Angela Bilotta	2/4/2017 17:55	
56	Debbie McClenahan	2/4/2017 17:55	Really? Why do we have to continue going through this!
57	Jenifer	2/4/2017 17:55	
58	Mark Tanner	2/4/2017 17:58	The project is too dense and would negative impact the traffic on green valley road and surrounding neighborhoods like ours in highland view with increased traffic in a neighborhood that has no sidewalks.
59	Diane Barclay	2/4/2017 18:08	
60	Mike Griffiths	2/4/2017 18:13	
61	Deana louden	2/4/2017 18:14	This is not good for our country way of life.
62	Marilyn Meinzer	2/4/2017 18:15	
63	Jennifer James	2/4/2017 18:16	
64	Theodore J Lee	2/4/2017 18:16	
65	Joy Merrill	2/4/2017 18:18	The congestion on Green Valley Road its at its peak. No more development! We moved up this way because of the beautiful lands, not for more congestion.
66	Jeff B	2/4/2017 18:18	Donate the land to a Land Trust and turn it into a park with trails for walkers, mt bikers and equestrians. Be a hero.
67	Darin Lentzner	2/4/2017 18:19	Absolutely No to Dixon Ranch. Go find some other peaceful area to waste consumer's bank deposits building hi-density housing. How about in your own neighborhood.
68	Matt Gugin	2/4/2017 18:31	Do not sell out our rural space, this is far too dense and does not fit with surrounding land use
69	Dr Richard Boylan	2/4/2017 18:33	Vote NO on the Dixon ranch project. Vote NO on piece-mealing it.
70	Haylee Brown	2/4/2017 18:34	
71	Paul Madsen	2/4/2017 18:35	
72	Janie Bailey	2/4/2017 18:35	
73	Stefanie Lyster	2/4/2017 18:43	
74	Ron Shevock	2/4/2017 18:46	No on Dixon Ranch. No. No. No.
75	Heather Gordon	2/4/2017 18:48	
76	Mark Allen	2/4/2017 18:53	No way, no how...wrong decision to build 605 homes in such a small area. The traffic, pollution, etc. to name a few of our concerns.
77	Lorilani jenks	2/4/2017 18:56	
78	Joe jenks	2/4/2017 18:58	
79	Christy Cummins	2/4/2017 19:01	
80	michael downer	2/4/2017 19:04	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
81	Rosanne Mcbrayer	2/4/2017 19:10	Vote no!
82	Charlet Burcin	2/4/2017 19:12	Vote no on Dixon Ranch project.
83	Wendy Sedlak	2/4/2017 19:29	We want to stay rural. Green Valley Road cannot support over 600 more homes. The gridlock during commute hours is already bad enough right now.
84	Jennifer Ahnberg	2/4/2017 19:29	This is ridiculous! Quit developing where there is no water to support these new houses!
85	Pat Brandt	2/4/2017 19:35	
86	Phyllis Lee	2/4/2017 19:39	
87	Cindy Promes	2/4/2017 19:42	Allowing this 605 home project would create hazards we just moved away to avoid. We moved from the Bay Area to get away from all the people and the extremely congested traffic problems. It got to the point you could not travel on any highways, freeways or streets where there was not a mass of cars, no matter what time of day or night it was. It was miserable to live there so we moved up here to El Dorado County to get away from that. It has been so pleasant and we love it here. We live on Deer Valley Road that crosses over Green Valley. At times it is crazy on Green Valley but that is usually work traffic and school traffic. The rest of the time, it is a dream to drive. Many parts of Green Valley have two lane per direction but there is also a very long distance with only one lane per direction. As the Bay Area grew, none of the amenities or utilities grew with it. The roads were never widened until the traffic was a horrible gridlock. Due to the large and never ending increase of population, roads were NEVER ample to accommodate all the people no matter how many years they were working on freeways and highways, trying to widen them. It was a mess 24/7. Many people are up here due to the beauty and openness of the land. Please do not allow all that to
88	jon yoffie	2/4/2017 19:49	Development needs to be focused on walkable, multi-use communities closer to transportation hubs. More attached housing, more senior housing, more density closer to services. Continued sprawl is unsustainable. Everyone should read the Strong Towns blog <a href="https://www.strongtowns.org/">https://www.strongtowns.org/</a>
89	Kristin alioto	2/4/2017 19:50	
90	Bob Stangroom	2/4/2017 19:51	
91	Rob Carey	2/4/2017 20:08	
92	Cindy Minghelli	2/4/2017 20:12	Green Valley Road has killed so many people already, this is the worst thing that could happen to EDH.
93	Cindy Simon	2/4/2017 20:29	
94	Matt Beatty	2/4/2017 20:48	
95	Estee Horn	2/4/2017 20:51	
96	Karen Ellis	2/4/2017 21:05	
97	Edward Mattson	2/4/2017 21:24	Measure E should stop this terrible project. If not something nasty must be going on!
98	James Jen	2/4/2017 21:34	Thank you for organizing this!

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
99	Pamela Cole	2/4/2017 21:42	To many homes for this area. Greenvalley road will not be able to handle the traffic congestion.
100	Amy ray	2/4/2017 21:47	
101	Mary Lou Giles	2/4/2017 22:02	
102	David Gersten	2/4/2017 22:08	Too Many homes for Green Valley.
103	Karen Smith	2/4/2017 22:18	Definitely a vote no.
104	Nikki Gunter	2/4/2017 22:30	
105	Lynne Burgan	2/4/2017 22:38	
106	Charles F Frey	2/4/2017 23:00	Traffic snarls, destruction of pasture lands replaced by dense housing alters the total atmosphere of the area.
107	Jane Frey	2/4/2017 23:15	A vote NO is requested for the use of this land bringing 605 homes. Traffic will clog the road already heavily used by residents and bicyclists, increase air pollution and continue to crush the road with needed heavy construction equipment.
108	Diane Adams	2/4/2017 23:37	We need to preserve or history, this ranch is on a well traveled rd where it can be seen as a standing piece of history.
109	Steven Proe	2/4/2017 23:40	Please deny this project of some 605 homes. These types of projects are ruining the quality of life for the other residents of El Dorado County.
110	Donna Milliron	2/4/2017 23:44	This is a terrible idea, wrong location for this density! The area cannot support this increase in need for water and traffic mitigation!
111	Dave falca	2/5/2017 0:14	How about 20 estates? 600 homes is too large
112	Doug Cole	2/5/2017 0:14	To congested as far as traffic. Keep it rural!!!!
113	Britta Fletcher	2/5/2017 0:29	
114	Michael Freire	2/5/2017 0:46	
115	Nancy engdall	2/5/2017 1:04	This would turn traffic into a nightmare. Please control the congestion on Green Valley Road!
116	Peggy Zappen	2/5/2017 1:16	Keep El Dorado Hills open. Green Valley Road not designed to carry all the additional traffic.
117	Brooke Samudio	2/5/2017 1:20	This goes against everything this county is about. Dont turn us into another Elk Grove.
118	John Foss	2/5/2017 1:23	The People approved Measure E. Don't blow them off! Too dense, too much traffic with no plan to improve Green Valley Rd., Build it someplace that's more appropriate for such density!
119	Dana Ward	2/5/2017 1:30	
120	Jennifer Hagen	2/5/2017 1:33	
121	Daniel E Jenkins	2/5/2017 1:46	
122	Sue McClurg	2/5/2017 2:08	This project is not compatible with the surrounding properties. High-density does not meet current zon
123	Marcia Robinson	2/5/2017 2:13	We want to keep this area rural and no re-zoning. Green Valley Road is not prepared to handle all the traffic that would come from this! People did not purchase homes in this area to have this happen.
124	Mary Atkinson	2/5/2017 2:28	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
125	Mark Kleinhans	2/5/2017 3:02	Approving this request for land use change would be a careless choice preserving the intentions for buffers of original RE zoning between the suburban areas of El Dorado Hills and Cameron Park along Green Valley Rd. unable to accommodate the demands of increased traffic for this vulnerable and fragile thoroughfare. The conceptual design of this project is attractive but it's out of place for this geographic setting. A mix of RE3 to RE5 is more appropriate and conducive to our neighborhood of RE5 zoning directly next door here in Green Springs Ranch. We would be threatened and impacted significantly if approved.
126	Derek Sumimoto	2/5/2017 3:41	
127	Bruce Quinn	2/5/2017 3:46	Please vote no on the Dixon Ranch proposal for a General Plan amendment. The negative impacts brought about by the increased density will significantly degrade our quality of life.
128	Carrie Steed	2/5/2017 4:30	
129	Shanna Steed	2/5/2017 4:51	
130	Deirdre smith	2/5/2017 5:45	
131	Barb Onasch	2/5/2017 6:02	
132	Gary Ellis	2/5/2017 6:31	Keep Green Valley a country highway.
133	Brian Wieland	2/5/2017 6:40	
134	Karyn Reed	2/5/2017 7:21	
135	Cynthiana Spears	2/5/2017 11:48	Remember who you are sworn to serve your constituents, not big developers. Respect what your constituency has already told you they value with their votes.
136	Laura Freeman	2/5/2017 13:58	
137	Carol Hayes	2/5/2017 14:37	Nooooooooooooo
138	Kate Christiansen	2/5/2017 15:09	Please don't place so many houses in a such a small area! Too much traffic and too little lots makes for itty bitty living space for families. Kids need trees to climb and open spaces to run in.
139	Lea Ralph	2/5/2017 15:30	
140	Kristine Morphew	2/5/2017 15:42	The density of this project is obscene. This project is not in keeping with the surrounding areas and will create major traffic problems. Please vote NO
141	Alfred Alegria	2/5/2017 15:43	The people of the county have spoken through Measure E. Be persons of integrity and listen to them, not be greedy, tools of the developer.
142	John Gustafson	2/5/2017 15:49	Way to many houses for this area.
143	CHARLET NALBACH BURCIN	2/5/2017 16:33	I stand with the 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.
144	Calder Reid	2/5/2017 17:42	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
145	Frank Verdin	2/5/2017 17:45	Measure E was voted into place by the voters of El Dorado County despite the false and misleading opposition to it by special interest groups sponsored by developers. The measure was passed to prevent developments such as Dixon Ranch from being wrongfully approved when the circumstances merit denial. Dixon Ranch does not belong in the proposed location. Supervisors, uphold the will of the people and apply Measure E when considering this development. Dixon Ranch should be a NO vote.
146	Susan Stangroom	2/5/2017 18:25	
147	Charlene magda	2/5/2017 18:36	
148	Betty peterson	2/5/2017 19:07	Vote no. This project is too dense and is not compatible with the surrounding rural area
149	Anita	2/5/2017 19:11	
150	Rhea kowardy	2/5/2017 19:35	Too big, too many homes For the water and overuse of green valley road
151	Rondi Bussey	2/5/2017 20:24	
152	Jeanni Whiting	2/5/2017 21:33	
153	Patricia Chelseth	2/5/2017 22:26	I am in favor of only current zoning in accordance with the General Plan, not a change of the zoning to allow too many homes here.
154	Richard Salmeri	2/5/2017 22:29	
155	Sandra Molitor	2/5/2017 22:39	
156	Brooke Stern	2/5/2017 22:40	
157	Fred Molitor	2/5/2017 22:45	
158	Jack Eder	2/5/2017 22:50	Terrible design. There will be many accidents on Green Valley Road if this is allowed.
159	Janel	2/5/2017 23:48	Keep the current zoning. The developer will ask for a lot but settle for what is right for all in the end I hope.
160	Linda Dyer	2/6/2017 2:55	
161	Mary Williams	2/6/2017 3:28	Please stand with the current residents of this community and vote NO on the Dixon Ranch project. This is a rural area and should stay that way allowing the residents to enjoy what they already purchased; Peace, quiet, and visual tranquility. Adding the number of cars that Dixon Ranch would bring to this stretch of Green Valley Rd is a disaster waiting to happen as well as impacting connecting roads. It does not make sense to add 600 homes in this spot. The local schools would be impacted or you would be setting up a situation where local kids would need to be bussed out of the area. Does that sound like a good plan? You don't have to approve this situation. Please support this community and the intent of Measure E instead of the developer. Please vote NO!
162	Sherryle smith	2/6/2017 3:30	We want the general plan kept. It is not a good plan and your job is to protect the people living here. Green Valley Rd is a disaster it was not designed for that much traffic.

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
163	Jeremiah Bailey	2/6/2017 3:59	Keep the country COUNTRY!
164	J L Finch	2/6/2017 4:12	
165	Claire Miles	2/6/2017 4:20	Please vote no on the Dixon Ranch proposal. I drive from Bass Lake Road to Folsom every day. I take my grand child to school and pick her up. (4 Trips). Traffic is backed up 3 out of 5 days and when the horse ranch goes in next to Pleasant Grove School everything is going to come to a halt. I vote no.
166	Michael Phillips	2/6/2017 4:43	
167	Jonathan Schmeackle	2/6/2017 4:49	
168	Zachary Hall	2/6/2017 4:50	
169	Kim madsen	2/6/2017 5:00	
170	Michael Bailey	2/6/2017 5:53	
171	Stephanie Bailey	2/6/2017 5:55	
172	Antony Boody	2/6/2017 6:00	Do not allow this development to continue!!
173	Marianne Everton	2/6/2017 6:30	
174	amy	2/6/2017 6:33	We don't need or want these houses. We live here to avoid the congested areas, to have our space.
175	Eric Estes	2/6/2017 8:02	Bass Lake and Green Valley are becoming more and more congested every day. 600+ homes would be a disaster.
176	Debra Raphael	2/6/2017 14:07	
177	Brian C Neil	2/6/2017 14:41	We move here because it was a rural area. Also the increase in traffic on Green valley road would be a nightmare
178	Gina Degner	2/6/2017 15:14	
179	Viola Tara	2/6/2017 15:49	The Dixon Ranch, home and barn, are historic sites. John C Fremont once toasted his toes there in front of the fireplace. It also served as a Pony Express stop. If you look at the sidewalk leading to the house, you will see the entire route of the Pony Express engraved there. This place should be a California History Museum, not another blight of houses. Lose your history, lose your future. El Dorado is the historic seat of this state. Quit throwing it away to developers who will pave it over.
180	Jerry Bloom	2/6/2017 16:19	This area is already zoned. This kind of dramatic change is just a developer attempt at a money grab.
181	Charles lang	2/6/2017 16:46	
182	Peggi linn	2/6/2017 16:52	
183	Lorretta Laslo	2/6/2017 16:55	
184	Christine Heitmeyer	2/6/2017 17:03	
185	Lori Mortensen	2/6/2017 17:40	
186	James Mestanza	2/6/2017 18:12	
187	Blake Bethards	2/6/2017 18:24	My property backs up to Dixon ranch.
188	annette chinn	2/6/2017 18:54	Please respect the General Plan and the quality of life for residents who voted for you to represent us and NOT the developers. Thank you.



# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
189	Deb Payne	2/6/2017 19:06	
190	Lynn Murray	2/6/2017 20:14	No more glut in the Foothills.
191	Eric Burroughs	2/6/2017 21:46	
192	francesca duchamp	2/6/2017 22:06	
193	Michael DiSalvo	2/6/2017 22:24	
194	Candis Donaldson	2/6/2017 22:24	I would like to see this side of the county stay rural , this is the reason we bought our dream home out this way , traffic on my way to work will increase and not ok for this two lane highway
195	Michael Windbigler	2/6/2017 22:48	
196	Leslie Erickson	2/6/2017 23:04	Please Deny this subdivision! Green Valley Road is not a good location for so many homes and conjection. Does not matter promises of expanding roads subsidized by the developers! Please keep this area RURAL
197	Laura Perry	2/6/2017 23:18	
198	Mary Kay Judt	2/6/2017 23:31	
199	Sarah Pottin	2/7/2017 0:47	Get the infrastructure and schools done before developing
200	Natalie DeBruin	2/7/2017 1:49	
201	Connie Yates	2/7/2017 1:50	
202	Teresa Bull	2/7/2017 2:10	This development will add severely to the already congested traffic on Green Valley. We do not want this low density housing in our neighborhood!
203	Rebecca Mitchell	2/7/2017 2:46	
204	Robert Kramer	2/7/2017 2:54	This development would be horrible for El Dorado Hills
205	Robert flint	2/7/2017 3:05	
206	Robin Laurie Lentini	2/7/2017 3:55	Eldorado County supervisors need to be stopped before they ruin all of our county
207	Pat Judt	2/7/2017 4:13	
208	Lisa Jones	2/7/2017 4:16	We don't want you're stinking development! That's too many homes, Serrano is bad enough!!
209	Linda Siqueido	2/7/2017 4:23	Where are you going to get the water from ? What are you going to do about all that traffic?
210	Deborah Alaywan	2/7/2017 4:30	Vote No!
211	Ziad Alaywan	2/7/2017 4:31	
212	Kathy	2/7/2017 5:08	
213	Loretta Zermani	2/7/2017 5:24	We don't have the water or roads, schools, etc.
214	Curtis Raphael	2/7/2017 5:26	
215	Gina Bartok	2/7/2017 5:48	Keep it rural
216	Kassandra Dickerson	2/7/2017 5:55	Please deny this EIR as visual and aesthetic impacts cannot be undone. Traffic counts. Water usage. Cultural sensitive areas. Biological habitat including endangered species I have identified on and near the project site. Increased runoff from impervious surfaces. Pollution. Light pollution. Air quality in the area and immediate vicinity. All are just a few things that should be grounds for denial.

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
217	Janie K	2/7/2017 6:06	
218	Karen	2/7/2017 6:17	No on the new development, keep this area rural
219	Justin	2/7/2017 6:26	
220	Linda	2/7/2017 6:28	
221	John	2/7/2017 6:29	
222	Laura mayes	2/7/2017 6:31	Keep us rural! !!!
223	Joyce La Jeunesse	2/7/2017 7:29	
224	Keith Stowe	2/7/2017 8:48	
225	Becky McCook	2/7/2017 8:52	
226	Jeri Lee Snyder Hicks	2/7/2017 10:39	
227	Lloma Alameda	2/7/2017 12:02	
228	Dorothy Burke	2/7/2017 12:36	We are already having so much traffic. We do not. Need anymore new homes built!!!
229	Ryan Burke	2/7/2017 14:15	Where will the water come from for this development? We need to fix our current infrastructure before adding to the water shortage.
230	Thomas Jonas	2/7/2017 15:39	
231	Josh Robson	2/7/2017 15:59	
232	Jose Rivera	2/7/2017 16:12	NO.
233	Karen Ricks	2/7/2017 16:14	Our traffic problems throughout the county, not just in the high dollar areas, need to be fixed before any new developments are approved.
234	Shelby	2/7/2017 16:14	Please stop ruining our land. Its a rural area. We do not need this nor the congestion it will add to our roads.
235	Eric Fechter	2/7/2017 16:16	
236	Teja	2/7/2017 16:18	
237	Ken clifford	2/7/2017 16:36	Keep rural
238	JEFFERY B GREENWOOD	2/7/2017 16:45	
239	Sandra Houston	2/7/2017 17:40	
240	Darla Martin	2/7/2017 18:02	This high-density development is incongruous with the rural character of El Dorado County. Please do not allow this development to occur!
241	Jeremy Pollet	2/7/2017 18:22	This development is far too dense for El Dorado County, especially when it is embedded in the Green Valley rural corridor. No thank you.
242	Kenneth N Lewis	2/7/2017 18:38	To much density for these four parcels. The traffic can not be supported by the existing Green Valley Road
243	Jodie aldrige	2/7/2017 18:50	No we are no longer a small town enjoying the country life. It's all about getting rich developing this or that. Go away go back where you came from visit us on the weekends.
244	Denise young	2/7/2017 19:07	Stop Dixon Ranch!
245	Dan Kelly	2/7/2017 19:26	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
246	Sue Taylor	2/7/2017 19:48	This is a clear violation of Measure E. Especially as the Board of Supervisors has currently interpreted the measure.
247	Michelle Wright	2/7/2017 20:36	
248	Kevin Steed	2/7/2017 20:37	Please don't allow this to go through.
249	Kerry Steed	2/7/2017 20:42	Too many homes for that parcel. Too many cars added to Green Valley Road. Design a subdivision that fits the area.
250	John mcdowell	2/7/2017 20:57	
251	Janet Telfer	2/7/2017 21:58	
252	Lori Parlin	2/7/2017 22:13	
253	Stefani Anderson	2/7/2017 22:34	
254	Kelly Lazon	2/7/2017 22:37	
255	Jennifer Jensen	2/7/2017 22:38	Stop high density growth in our rural area!
256	Darlene Anderson	2/7/2017 23:23	
257	Susan Wilson	2/7/2017 23:24	I strongly oppose this development project. It is completely incompatible with surrounding land uses and does not have enough supporting infrastructure. The EIR is insufficient and full of recycled, broad-brush language rather than an honest statement of the many significant adverse impacts of this proposed project. Please protect the the integrity of the existing land uses, and the rights (to a proper public hearing/review process--required by CEQA) & desires of those who actually live in this community.
258	Merrilee Posner	2/7/2017 23:28	Too many unresolved issues and poor planning.
259	Nic fox	2/7/2017 23:48	
260	Lynn Harrison	2/7/2017 23:48	
261	Shelane Dormandy	2/8/2017 0:53	
262	Shawna Crowley	2/8/2017 0:55	
263	Michelle Lemley	2/8/2017 1:16	We do NOT want any further high-density development in our County! We do NOT have the water or the infrastructure for that, and we want to remain rural. Just stop it!
264	Ms Carla Compton	2/8/2017 1:23	Oh Ya, ME TOO!
265	Alfred wright	2/8/2017 1:34	Too dense compared to adjacent lands. Traffic increase dangerous and unacceptable for green valley road. Thought this was rural el dorado county. Why do we need this density. What's the purpose.
266	Mike Terrazas	2/8/2017 1:52	
267	Mona Smith	2/8/2017 2:17	Moved from the city to get away from human congestion, traffic, noise. Please no more homes.
268	Jeff davis	2/8/2017 2:27	We do not want to be like Folsom, the infrastructure will be too costly
269	Jeannette Maynard	2/8/2017 2:36	Wrong location for this project. Way too dense for the area. Does not follow EDC General Plan. I say NO Dixon Ranch!
270	Joshua Linker	2/8/2017 3:10	Keep it rural !!
271	Cathy Narr	2/8/2017 3:20	
272	Kelly Black	2/8/2017 3:33	Keep Cameron Park rural...

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
273	Ellen Terra	2/8/2017 4:04	
274	Nathan San Martin	2/8/2017 4:10	
275	Laurie Moores	2/8/2017 4:28	
276	Russell schultz	2/8/2017 4:29	
277	Trina Hayek	2/8/2017 5:08	
278	Heather Valdez	2/8/2017 5:32	
279	Caroline M Kiley	2/8/2017 5:43	
280	Bryan Cash	2/8/2017 5:47	
281	Kevin Wayne Arney	2/8/2017 5:48	This is ridiculous and should not be built it will improve nothing for anyone.
282	Mckenzie	2/8/2017 6:44	
283	Marlo Dardano	2/8/2017 6:52	
284	Kirk Smith	2/8/2017 6:54	
285	Joseph McMeans	2/8/2017 7:26	
286	Karen Marriott	2/8/2017 8:04	
287	Maureen Brennan-Petitt	2/8/2017 8:16	
288	Karen Warne	2/8/2017 8:38	We need to preserve what makes EDC a desirable place to call home... and that is not wall to wall houses. We don't have the resources such as water or infrastructure to support this kind of growth, and it's not wanted by those that call this place home.
289	Leah Valla	2/8/2017 9:07	
290	Stacey Goulart	2/8/2017 11:06	Stop Dixon Ranch
291	Julie wilson	2/8/2017 11:20	We need to fix our infrastructure issues first.
292	Julie Palmer Suetta	2/8/2017 12:00	
293	Deb findley	2/8/2017 13:22	No more homes. Pollution and traffic, keep us rural
294	Scott Minnick	2/8/2017 13:25	
295	SC Pierce	2/8/2017 13:28	Traffic is already congested and natural resources will be impacted. Please don't let developers turn us into a big city that simply makes them richer.
296	Shawn scherck	2/8/2017 13:56	
297	Denise Tharpe	2/8/2017 14:22	
298	Susan STATI	2/8/2017 14:52	
299	Theresa Henderson	2/8/2017 15:08	
300	Audrey Gomm	2/8/2017 15:15	Please keep our county rural.
301	Timothy d gibbons	2/8/2017 15:16	Our county can't handle the traffic we have now. This will ruin our beautiful town. Don't let them build
302	Marla de Graaff	2/8/2017 15:19	Please do not approve the Dixon ranch proposal.
303	Melanie Amatulli	2/8/2017 15:46	Roads, water, even schools are not enough to build another community!
304	Meghan King	2/8/2017 15:46	
305	Shawn Hutchinson	2/8/2017 15:48	
306	Tim Schiro	2/8/2017 16:08	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
307	Danielle Moran	2/8/2017 16:09	No to development, this will cause to much traffic for the area. This will negatively effect those who already live in the area. Don't overpopulate the area!
308	Richard White	2/8/2017 16:12	
309	Kimber Azevedo	2/8/2017 16:15	
310	Chuck Vanderpool	2/8/2017 16:15	This county needs help tying it's shoes, approving this project will further exacerbate the problem. Our roads and all infrastructure need to be addressed before we move on additional development. We need no additional big money influencing our board members. Do not approve this project.
311	David Pava	2/8/2017 16:31	This project is clearly not in the best interests of the community and should not be approved. There is no infrastructure to support it.
312	Kim Barney	2/8/2017 16:35	
313	Valarie fontaine	2/8/2017 16:43	
314	Amber Graham	2/8/2017 16:46	
315	Bob Reeves	2/8/2017 16:50	NO MORE
316	Dave Hammond	2/8/2017 16:51	
317	alan jackson	2/8/2017 17:10	travel this road fairly often and I would not like this proposal passed
318	Robert E Fitchett	2/8/2017 17:10	I vote NO.
319	Marissa	2/8/2017 17:11	It's too beautiful to destroy.
320	Michelle russo	2/8/2017 17:22	
321	John J Ladasky	2/8/2017 17:25	
322	Marti Avolicino	2/8/2017 17:30	Green Valley Road would become Green Valley Freeway if this development is approved....and, that is not the worst of the impact on this lovely community!
323	Cathy abram	2/8/2017 17:37	
324	Debbie Reed	2/8/2017 17:40	Too much traffic!
325	Sandy	2/8/2017 17:42	
326	Brittany Gibbons	2/8/2017 17:42	There is no reason to build more houses in our town. As of now our roads can't handle the traffic that it has. Roads are falling apart due to the amount of traffic. We are just ruining our nice town by allowing a contractor to build 605 houses. Please do let this happen.
327	Ed Gardner	2/8/2017 17:52	
328	Denise Ruark	2/8/2017 17:57	
329	AnneMarie Olson	2/8/2017 18:01	Let's promote prudent RESPONSIBILITY in growing our communities.
330	Karen	2/8/2017 18:02	We do not need more car's on Green Valley Rd, and the impact it will make on the water table not to mention the environment is to much!! Do not allow this. Please.

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
331	Paula agostini	2/8/2017 18:03	Please deny or significantly scale back this project. It will significantly impact our quality of life by increasing traffic, and impacting services such as police and fire protection. The project will also have negative impacts on schools, libraries and other services. Thank you, Paula Agostini
332	Lisa Ewing	2/8/2017 18:07	There is not enough infrastructure in place to have this many more homes in this area!!!
333	Michele	2/8/2017 18:22	
334	Judith Gee	2/8/2017 18:23	Our area cannot support this overly-large development! There will be heavy impact on traffic, water, and quality of life for the people who already live here!
335	Jessica Simon	2/8/2017 18:26	
336	Brittany Gibbons	2/8/2017 18:32	
337	Kevin Manzer	2/8/2017 18:33	
338	Frankie L Morino	2/8/2017 18:36	
339	Molly Kelly	2/8/2017 18:37	Sorry, but our roads cannot take this burden. Keep density out!
340	Shirley Miller	2/8/2017 18:49	
341	Brandy Gugger	2/8/2017 18:50	We already have way to much traffic on this road! building additional homes in this area is crazy!
342	Dolores Shemes	2/8/2017 19:01	
343	Yolanda Vreede	2/8/2017 19:12	
344	Jaimie Porter	2/8/2017 19:15	Too many houses!! Don't waive the parcel size requirements for this development. El Dorado County has already grown too much. Let's keep the rest of El Dorado County rural. That's the whole reason why we live here!
345	Cathy Bollong	2/8/2017 19:17	We are running out of water to support more people in this state. Greedy politicians.
346	Jonnie Galindo	2/8/2017 19:22	Please don't allow this project to go through!
347	Pamela Gustafson	2/8/2017 19:25	Please keep the original plan with 5 acre homesites. With so many other homes being built in El Dorado Hills I doubt we can squeeze in a plan like Dixon. The only people benefiting from this proposal is the developer. Why should they make money at the expense of our quality of life? This is nothing but greed and I can't believe it's even being considered.
348	Patrick Holmes	2/8/2017 19:25	Please don't approve this development.
349	Veronica E	2/8/2017 19:27	
350	Dustin Bingham	2/8/2017 19:28	
351	Marilyn Anderson	2/8/2017 19:37	We do NOT want this project.
352	V Lynn Anderson	2/8/2017 19:38	NO on this development - too much traffic and no resolution for it or bad road surfaces. Also, we are being rationed on water - but it is OK for all these new homes? Someone is lying to us!!!
353	Jennifer Child	2/8/2017 19:39	
354	Heidi Howard	2/8/2017 19:41	We don't have the infrastructure to add this amount of homes to EDH.

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
355	Abby Parker	2/8/2017 19:44	I didn't move from a big congested city to have one start growing here!!!
356	Kolton lyle	2/8/2017 19:45	No more development, we don't need Sacramento to come to us
357	Jennifer Decker	2/8/2017 19:46	
358	Jennifer Zabel	2/8/2017 19:49	
359	James Blinkenberg	2/8/2017 19:50	DO NOT BUILD THIS DEVELOPMENT!
360	Trudy LaMonica	2/8/2017 19:55	
361	Sara Wilson	2/8/2017 19:57	Vote no
362	Brandi white	2/8/2017 19:58	
363	Sally Buckley	2/8/2017 19:58	
364	Kyle Mattson	2/8/2017 20:02	We don't have the infrastructure, the water and other resources for this many homes. Traffic is already bad enough.
365	Nicole McCormack	2/8/2017 20:02	
366	Steve Clark	2/8/2017 20:03	Please Do what we Voted you in to Do!! Protect our community !
367	Tony Murphy	2/8/2017 20:06	Double the size of green valley road, magically create enough water, develop an alternative route (have you ever driven Green Valley Road at 7:30AM or 5PM) and then come back and propose this nonsense
368	Alicia Moore	2/8/2017 20:17	
369	shana	2/8/2017 20:19	F*** that this is my home.
370	Amanda Hughes	2/8/2017 20:19	
371	John Lennon	2/8/2017 20:21	
372	Josh Fontaine	2/8/2017 20:28	
373	Susan Smith	2/8/2017 20:28	
374	Morgan Panero-Eley	2/8/2017 20:30	
375	Schuyler D Bayless	2/8/2017 20:45	
376	Denise Cardoso	2/8/2017 21:06	Traffic is already a mess on this road. Do not approve this.
377	jim Lennon	2/8/2017 21:12	
378	Kaitlin McCuen	2/8/2017 21:19	
379	Brittney Farrand	2/8/2017 21:23	
380	Ty Simmons	2/8/2017 21:37	
381	Anne Smith	2/8/2017 21:48	We do not have the infrastructure to build this project!
382	Al Avolicino	2/8/2017 21:49	I object to a project of this size off of Green Valley Rd. Make Green Valley Rd. a parkway and I will change my vote.
383	Danielle	2/8/2017 21:56	
384	John Kelly	2/8/2017 22:10	Gridlock again,
385	Romeo Manzano	2/8/2017 22:26	
386	Jeff Mikkelsen	2/8/2017 22:45	
387	Danny De La Rosa	2/8/2017 22:57	
388	mel byrd	2/8/2017 23:06	start listening to the residents of this county...
389	Tara Galloway	2/8/2017 23:12	Where will they all work to afford \$700000 houses. EDH is building 1000's of homes too.
390	Rusty Everett	2/8/2017 23:16	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
391	Richard Perez	2/8/2017 23:19	No,No and No Dixon Ranch Drvelopmen
392	Emma Gibson	2/8/2017 23:26	
393	Taira Mulliken	2/8/2017 23:38	
394	Matthew Fowlkes	2/8/2017 23:49	Instead of bring in homes that produce more traffic and waste to a rural area to produce money for the county. How about focusing on bringing in business and services to that end of Cameron park for those that already live and work there.
395	Andrew Masarweh	2/8/2017 23:53	
396	Carol Smith	2/9/2017 0:01	
397	Constance DeCoud	2/9/2017 0:21	I live it because of the rural nature of the community. When I moved here, I could look at green fields. Now I look at brown roof tops. We have just gone through a drought. My well was affected. Where is the water coming from for these new residents?
398	Brian McCormick	2/9/2017 0:21	
399	Brianna Hlavay	2/9/2017 0:30	
400	Michael Anthoney Canfield	2/9/2017 0:55	please DO NOT allow this development into the area.
401	karen warner	2/9/2017 0:56	
402	Mary wyler	2/9/2017 1:04	
403	Lori Minear	2/9/2017 1:17	
404	Donald Larson	2/9/2017 1:25	The proposed project density is high and inconsistent with surrounding properties. Traffic on Green Valley Road is already heavy and dangerous, and no improvement to that roadway is planned. Dixon Ranch will wedge ribbons of Serrano-like rooftops between low-density rural acreage properties. Dixon Ranch just doesn't fit in with the character of the Green Valley corridor. Please do not permit this project to proceed. Please vote no.
405	Patricia king	2/9/2017 1:32	No to Dixon Ranch
406	Diane Primicerio	2/9/2017 1:35	
407	Liz O'Neill	2/9/2017 1:43	I am vehemently opposed to the Dixon Ranch development plan for new homes. I drive Green Valley Rd daily & it cannot tolerate the additional traffic that will be created by this development
408	Lendy West	2/9/2017 1:47	
409	Ashley Whitcomb	2/9/2017 1:47	
410	Brent Golubski	2/9/2017 1:51	
411	Kara	2/9/2017 1:52	
412	Davita Edmundson	2/9/2017 2:04	
413	Tonya Ackerman	2/9/2017 2:23	
414	David black	2/9/2017 2:29	
415	Beth Fredricksen	2/9/2017 2:29	housing density too high



# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
416	Barbara Carpenter	2/9/2017 2:38	I do not agree with developing this area on Greenvalley.... Right now it is only a 2 lane road and with over 600 homes there could possibly be over 1,000 cars a day just from that housing area. Too many for a 2 lane road.
417	Susan O'Hagan	2/9/2017 2:54	
418	FLORENCE ROESSLER	2/9/2017 3:04	voting NO on DIXON RANCH PROPOSAL
419	Sienna Bisson	2/9/2017 3:07	Keep it rural! God bless!
420	Robert Smith	2/9/2017 3:13	
421	Joe Lizarraga	2/9/2017 4:00	Vote no
422	Marlene Albright	2/9/2017 4:13	
423	Charles Burns	2/9/2017 4:35	We can't let this go through!
424	Chris hoversten	2/9/2017 4:36	
425	Kathy Stewart	2/9/2017 4:42	Please stop all development that goes against the wishes of the county residents and does not make the necessary infrastructure changes before more people and traffic are added!
426	Louise Gibbs	2/9/2017 4:53	Vote no!!!!
427	Megan Lorenzo	2/9/2017 5:04	
428	Eric Camilli	2/9/2017 5:06	
429	Kevin khouri	2/9/2017 5:14	Stop dixon ranch!
430	Susan Nelson	2/9/2017 5:17	Listen to reasons from the people who live in the area. Traffic is not good now, will be so much worse if you allow this project.
431	Lyle Cunningham	2/9/2017 5:27	I strongly oppose the Dixon Ranch project as it is currently being promoted.
432	Kris Harrison	2/9/2017 5:30	
433	Jeff Reed	2/9/2017 5:49	Stop Dixon ranch!
434	James Fry	2/9/2017 5:52	
435	Robbie Flint	2/9/2017 6:11	
436	Araceli Gonzalez	2/9/2017 6:16	
437	Bill Carcot	2/9/2017 7:07	
438	Teri chatfield	2/9/2017 7:11	
439	Patrick Bell	2/9/2017 8:24	Signed. Do not want this development.
440	Madison Pratt	2/9/2017 8:36	
441	Stephanie Harvey	2/9/2017 8:38	
442	Sara Smith	2/9/2017 9:43	
443	Beth Diffley	2/9/2017 10:14	
444	Clinton Carson	2/9/2017 12:49	
445	Patrick A Santillanes	2/9/2017 13:36	This project has too many proposed parcels from these four original parcels.
446	William Burgesen	2/9/2017 14:15	
447	Chris Sarabia	2/9/2017 14:18	
448	Vicky Morasci	2/9/2017 14:19	Enough is enough!
449	Dan Zahra	2/9/2017 14:23	No Dixon Ranch!
450	Mackenzie pratt	2/9/2017 14:40	Increased traffic is not what our town needs!
451	Bob Petitt	2/9/2017 14:45	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
452	Ken morgan	2/9/2017 15:07	No more traffic!
453	Rebecca Ulrich	2/9/2017 15:19	
454	Mark gomm	2/9/2017 15:50	Too many cars on Green valley road.
455	Penne Usher	2/9/2017 16:40	
456	Taylor Fowler	2/9/2017 16:44	
457	Cheryl Smith	2/9/2017 16:49	
458	Julie Quinn	2/9/2017 16:52	
459	Diana estrada	2/9/2017 16:56	
460	Amanda Steiner	2/9/2017 16:58	
461	Bob Burdekin	2/9/2017 16:58	There is already too much development is this once rural community.
462	Leah Phillips	2/9/2017 17:04	
463	Kimberly Abbasi	2/9/2017 17:18	
464	Ashlie Couch	2/9/2017 17:31	
465	Frank Liebert	2/9/2017 17:33	No on Dixon Ranch.
466	Tami	2/9/2017 17:38	
467	socorro melchor	2/9/2017 17:40	I say NO!!!!
468	Jeff Erdmann	2/9/2017 17:48	The traffic is already getting unbearable for a non-urban area. This would turn EDH blvd into Bidwell, which already takes 2-3 lights to cross the intersection on weekends....incredibly poor planning.
469	Jessica Disney	2/9/2017 18:16	
470	John burke	2/9/2017 18:17	Way to concentrated housing , Minimum 1/2 acre each
471	Catherine Ryan Tenner	2/9/2017 18:21	Support the general plan and not developers.
472	David Madsen	2/9/2017 18:39	This is insane. Infrastructure cannot handle this. Greenvally road will be a mess along with the traffic comes noise and pollution
473	Rich Kazanjian	2/9/2017 19:03	Don't Destroy EDH. The traffic and congestion are already bad enough. People want to live here for the openness. Projects like this ruin the reasons to be here.
474	Charles T Barwis	2/9/2017 19:13	If growth is to be limited then new construction permits should be sold to our residents. Developers should not be allowed to purchase all available permits and create these large subdivision land projects.
475	Kurt Phillips	2/9/2017 19:17	
476	Sean Ginnodo	2/9/2017 19:26	
477	Bruce Lewis	2/9/2017 21:05	
478	Spencer Tregilgas	2/9/2017 21:22	
479	Jon Rudnicki	2/9/2017 21:27	
480	Dave Gates	2/9/2017 21:41	No to Dixon ranch
481	T Carl Snyder	2/9/2017 21:48	This is way too much housing on this property!!!
482	Gregory Swan	2/9/2017 22:25	
483	Scott Forrest	2/9/2017 22:34	
484	Sarah murray	2/9/2017 22:46	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
485	Raymond Campbell	2/9/2017 22:48	
486	Cathy Hargrove	2/9/2017 23:05	
487	c cotter	2/9/2017 23:06	
488	James Thompson	2/9/2017 23:09	
489	Roberta Stratton Philipp	2/9/2017 23:18	This is a crazy number of homes. There is no quality of life when too many rats in such a small cage. Please reconsider.
490	Daniel summers	2/9/2017 23:27	
491	Justin Hall	2/9/2017 23:31	
492	Tony Esquibel	2/9/2017 23:40	
493	Vern K Kendle	2/10/2017 0:09	The area cannot support this kind of density. What are you thinking? How does this development contribute to the quality of life for the existing neighborhood?
494	Mike Twedt	2/10/2017 0:16	
495	Debra Hoss	2/10/2017 0:19	We just moved into Highland View and was told there would be no construction behind our home. Do not want more traffic in the area.
496	Margaret Krintz	2/10/2017 0:41	No no no
497	Dan May	2/10/2017 1:14	
498	Cathy Avallone	2/10/2017 1:24	
499	Shyreen ruppert	2/10/2017 1:24	
500	Kim Ortega	2/10/2017 1:35	Please do not approve this project.
501	MICHAEL FIELDS	2/10/2017 1:47	we did not move out here to be in a crammed city type of enviroment
502	James Adam	2/10/2017 1:50	Please don't develop the open space
503	David frizzell	2/10/2017 1:50	
504	Gayle Gay	2/10/2017 1:53	
505	Sherida Raddigan	2/10/2017 1:56	Only people who have to drive through the traffic jams this new housing division is going to cause should be allowed to vote for it! Do NOT approve this!
506	Austin Thiel	2/10/2017 2:03	
507	Willy Chi	2/10/2017 2:03	
508	Lesley kelley	2/10/2017 2:19	
509	Sylvia	2/10/2017 3:05	The traffic will be ridiculous!
510	Alex Aguilar	2/10/2017 3:20	
511	Christopher forrester	2/10/2017 3:33	
512	Robert Fero	2/10/2017 3:34	Ridiculously high density. It will ruin our rural environment. Impact on traffic will be severe.
513	Brian White	2/10/2017 3:36	
514	Katie Holt	2/10/2017 3:44	Nooooo
515	Don Hill	2/10/2017 3:47	
516	James Emick	2/10/2017 4:07	I moved here in1 1978 to get out of the city ,don't let the city follow me.
517	Jessica Kimball	2/10/2017 4:18	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
518	Ariel Quiros	2/10/2017 4:19	Keep our towns small
519	Trevor Jukes	2/10/2017 4:20	
520	Nancy Jonas	2/10/2017 4:24	THIS IS A HORRIBLE PLAN AND WE DO NOT WANT IT!!!!!!!
521	Thomas Martin	2/10/2017 4:32	No Dixon Ranch!
522	LARRY CAREW	2/10/2017 4:34	
523	Donna	2/10/2017 4:39	
524	Jason crist	2/10/2017 4:52	
525	Frances Franchi	2/10/2017 5:07	
526	Daniel Gerard	2/10/2017 5:19	This does not benefit our community, it only stands to benefit the developer. Don't ignore the masses to appease a few.
527	Scott Beijer	2/10/2017 5:47	
528	Emily	2/10/2017 5:55	
529	Eugene salmina	2/10/2017 5:55	
530	Paul holtzen	2/10/2017 6:15	
531	Kathy Ramirez	2/10/2017 6:54	
532	Brittany Ogden	2/10/2017 8:46	I want to help to stop this! We need to keep our beautiful land! No more houses!
533	Sharon Evans	2/10/2017 9:07	We don't want our rural area to be overcrowded with way too many on the amount of housing that should be in that acreage! It will impact our roads and our environment to do this development!. Please say No to the Dixon Ranch project!
534	Joan Lambert	2/10/2017 9:17	
535	Kylee giovanetti	2/10/2017 9:18	
536	Sean and Rebecca Neilon	2/10/2017 9:24	I can't believe this proposal has gotten this far. There goes what was left of our small town charm. Also, I have never seen a case where the extra burden on roads, schools, services, safety, etc. is ever mitigated by the permit fees/ incoming tax base. In other words: the higher density the housing, the worse the area. Please vote this down. Thank you.
537	John Ginn	2/10/2017 9:55	
538	Michelle Miller	2/10/2017 12:39	Please don't build these houses.
539	Jim elliott	2/10/2017 12:40	I live close by and there's no way I support that development Greenvalley Road is bad enough already
540	Kelly Cowger	2/10/2017 13:07	The area is already negatively impacted by excess traffic. Also, remember the drought? It is discouraging to think our representatives are willing to sell out the existing communities for the personal \$ gain of a few. Ethics...conflict of interest?
541	Carmelita Grijalva	2/10/2017 13:19	
542	Barbara Kelly	2/10/2017 13:57	
543	John Dozier	2/10/2017 14:17	
544	Todd Pieplow	2/10/2017 14:34	Vote no on Dixon Ranch

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
545	Jim Jeffers	2/10/2017 14:43	This densely populated plan does not in any way fit the surrounding homes and properties in the area. Reducing the lot number by 50% would still be over developing the plot. The developer does not adequately address the issues of short or long term water supply, drainage, increased utility burden, improved and additional access to the area to manage the huge increase in traffic flow, or have a realistic plan for funding for ongoing property and road maintenance, or emergency services. This plan is poorly designed and unrealistic for the proposed location. It's a definite NO.
546	Stephanie Honda	2/10/2017 15:17	I moved to RURAL country, for just that!!! Don't turn our RURAL into your profit!!!
547	Adrian DeVivo	2/10/2017 15:22	
548	Shelly Brown	2/10/2017 15:22	There are enough housing elsewhere. No need to develop any more land. The impact on the roads, schools, and community would HUGE. I vote NO.
549	McKenzie Gunderson	2/10/2017 15:23	
550	Nicky Painter	2/10/2017 15:34	
551	Tim Brown	2/10/2017 15:49	I just moved into the area from the suburbs of Southern California. There is no need to continually expand urban sprawl! The developers of this land will most assuredly not live here. They will merely take their profits and return to the gated community that they already I've in, or buy a vacation home on a few secluded acres somewhere else.
552	Cheryl Langley	2/10/2017 16:10	
553	Suzanne Bradley	2/10/2017 16:15	Who is going to pay for the roads, schools, parks, etc. Obviously no room for those things for families and neighbors. A new high school will be needed and Usually rocky hillsides are what are made available for PURCHASE. Prime examples are Marina and Rolling Hills Middle Schools. The districts had to spend a small fortune to level out hillsides to make playing fields. Developers do NOT care about the quality of life for the families. It is ALL about \$\$\$
554	Dan Clark	2/10/2017 16:27	
555	Kristine Moore	2/10/2017 16:39	
556	Nick Carboni	2/10/2017 16:47	Green Valley road can not handle the traffic now, what will happen when 605 more houses are added to the problem.
557	Curtis Leipold	2/10/2017 16:49	Please vote NO on Dixon Ranch. It is wrong to keep changing zoning and land use restrictions everytime a developer waves money around. Residents do not want this project and RESIDENTS are the ones who should have the greatest say in what their communities should look like.
558	Richard Faust	2/10/2017 17:08	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
559	Joyce Radmanovich	2/10/2017 17:09	No on increased density
560	Kyle Salyer	2/10/2017 17:22	
561	John Hovey	2/10/2017 17:39	A yes vote on this project is a vote to destroy the rural character of this area and the property values of the 5 plus acre parcels adjacent to this abomination. Please Vote NO.
562	Debra Kelley	2/10/2017 17:44	Vote no on Dixon Ranch. Too many concomitant responsibilities being dodged by Dixon Ranch Ventures.
563	Justin Wymore	2/10/2017 17:49	Lets fix up the current houses before adding more. Leave the land to nature and stop allowing greedy developers to make millions by stealing out natural land.
564	Ray Myers	2/10/2017 17:57	I oppose Dixon Ranch
565	Julie Berry	2/10/2017 17:58	
566	Vincent Graham	2/10/2017 18:08	Does not make sense for this area.
567	Jim Langley	2/10/2017 18:26	This is obviously an inappropriate neighborhood for such a high-density development. In addition, we need to resolve the infrastructure issues before adding the additional strain on the County resources this project would create.
568	Ernest Howard Wilson Jr	2/10/2017 18:51	
569	John Garcia	2/10/2017 18:59	Please Vote no on Dixon Ranch proposal of 605 residential parcels. These high density projects are destroying our rural character.
570	Phil Odion	2/10/2017 19:06	Please let me know if there is any volunteer work for RCU I could do.
571	Janice Mayfield	2/10/2017 19:06	
572	Patricia McCabe	2/10/2017 19:07	Let' preserve EDH. No more building! Just like the song "pave paradise to put up a parking lot".
573	Sharon Johnson	2/10/2017 19:08	
574	D Gross	2/10/2017 19:20	
575	David Lee	2/10/2017 19:29	
576	Dennis R Beland	2/10/2017 19:33	Do not ignore the peoples voice
577	Melissa Tregilgas	2/10/2017 19:45	The loss of valuable grazing land is irreplaceable. People in our county need to eat and you can't grow nutrient dense animal protien in a subdivision.
578	Sandee Merrick	2/10/2017 19:45	
579	Foster Bumpus	2/10/2017 20:01	This proposed development will wreck the rural environment in EL Dorado Hills. Don't do it.
580	Marie Disho	2/10/2017 20:02	
581	Karolina Gonzlez	2/10/2017 20:07	
582	Ron kelly	2/10/2017 20:08	
583	Christina McLaughlin	2/10/2017 20:09	
584	christina simpson	2/10/2017 20:42	no one Dixon ranch!
585	Tom Williams	2/10/2017 20:44	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
586	Mark Paoli	2/10/2017 20:51	I too am originally from the bay area. Moved up here 30 years ago to go to school and never left. First settled in Sacramento but it got too crazy. Then moved to Briggs Ranch in Folsom where I had a view of open space along with horses...then came Empire Ranch and all the surrounding development and so much for my serenity. Moved to El Dorado Hills 15 years ago to get away from the uncontrolled development and now here we go again. I am not opposed to growth or development but it needs to be reasonable and it needs to fit in with the surrounding communities and nature. Dixon Ranch is way too dense and does not fit in with the type of developments the residents of this community want. Not to say we were here first but those of us who have been here for some time moved here for a reason. We liked what EDH offered...nice homes with good size lots, the rural character, the good schools etc. We pay a premium to live here...homes are pricey, taxes are high and do I have to mention EID or PG&E. Let's keep El Dorado Hills as the wonderful place it is. No on Dixon Ranch!!!
587	Kristen Armstrong	2/10/2017 20:53	We want to keep El Dorado County rural!
588	Ron Evans	2/10/2017 21:21	Too many houses close together for this rural area! No on Dixon Ranch development.
589	Lorraine King	2/10/2017 21:32	
590	Heather chapman	2/10/2017 21:39	Don't build more
591	Chase McLaughlin	2/10/2017 21:42	
592	Diane Connolly	2/10/2017 21:45	
593	Anthony Sarge	2/10/2017 21:53	Respectfully, "no means no". ams
594	Carol Sarge	2/10/2017 21:54	
595	James	2/10/2017 22:05	
596	Andrea J Ohlemutz	2/10/2017 22:09	
597	Della Clavere	2/10/2017 22:32	
598	Jeff Beezley	2/10/2017 22:34	
599	Michael Dennis	2/10/2017 22:34	
600	Marc Glynn	2/10/2017 22:39	No on Dixon Ranch!
601	Cheryl Adler	2/10/2017 22:42	The traffic backups and congestion at the corner of Green Valley and Salmon Falls drive is seriously dangerous. I have almost been hit head on twice waiting to make a left onto Salmon Falls drive from Green Valley while waiting at the stoplight there. We need road improvements before any more development goes in.
602	Avis Caybut	2/10/2017 22:45	
603	Julianna McFadden	2/10/2017 22:45	
604	John Bruce	2/10/2017 22:46	
605	Gregory Caybut	2/10/2017 22:48	No to Dixon Ranch
606	John Scheibmeir	2/10/2017 22:51	
607	george g garrison	2/10/2017 23:07	
608	Ray Antar	2/10/2017 23:15	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
609	Russell LeBlanc	2/10/2017 23:17	We don't need another characterless, homogenized subdivision in EDH. I support the NO Vote against this project!
610	Joe Homsy	2/10/2017 23:18	Hi. Please turn away this high density project. The 600+ homes would make this semi-rural area look like Fremont. Green Valley Rd. and Bass lake Rd. would be too narrow to handle the traffic from the new homes.
611	karrie	2/10/2017 23:19	
612	Scott Ogden	2/10/2017 23:50	
613	Marichu Redoble	2/10/2017 23:51	
614	jerry lindley	2/10/2017 23:53	
615	Corey	2/10/2017 23:53	
616	Barbara lloyd	2/10/2017 23:57	Stop Dixon Ranch
617	Debbie Heise	2/11/2017 0:05	
618	Sharon McCrary	2/11/2017 0:13	We don't have enough water and are penalized financially for overusing. Our infrastructure will not support the number vehicles the development put onto Green Valley Road
619	Nancy Swenson	2/11/2017 0:13	No high density housing in this area. It will harm the wildlife, cause traffic, and damage the rural community.
620	Florin Arsene	2/11/2017 0:18	
621	Linda Larkin	2/11/2017 0:19	Are you prople kidding me ; the traffic congestion will be over the top! Keep it rural!
622	Linda Williams	2/11/2017 0:21	
623	Andreas Schildt	2/11/2017 0:23	
624	Paul Bisbee	2/11/2017 0:28	
625	Margaret A Williams	2/11/2017 0:46	
626	Walter Wolfe	2/11/2017 0:48	I am voting against Dixon Ranch being built.
627	Wendy E Mather	2/11/2017 0:50	
628	Janne Cooper	2/11/2017 0:52	Green Valley Road is bumper to bumper now! There is no room for more traffic - there will just be more accidents!
629	Anthony Franceschi	2/11/2017 1:03	No more houses anywhere.
630	Myron Cooper	2/11/2017 1:12	Don't do this! Too much traffic. Infrastructure does not support this!
631	Pete	2/11/2017 1:37	Keep rural rural.
632	Lorene Zimbelman	2/11/2017 1:55	NO on Dixon Ranch!!!
633	Mark Nelson	2/11/2017 2:10	
634	angie matheu bryan	2/11/2017 2:20	No McDonald houses!!! Stand for something ED!
635	Ben souders	2/11/2017 2:24	
636	Kathy Russell	2/11/2017 2:39	Stop ruining El Dorado County.
637	Lisa Luperini	2/11/2017 2:59	
638	Chris	2/11/2017 3:02	Schools are already filled to capacity!
639	Lynda	2/11/2017 3:04	
640	Elizabeth Hopkins	2/11/2017 3:11	Voicing a big "No" on more development in Green Valley Rd.



# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
641	Serena	2/11/2017 3:16	We don't need more houses built to be what is farming land. We need our land for wildlife etc.
642	Catherine Palmer	2/11/2017 3:18	
643	Bonnie Reitz	2/11/2017 3:24	
644	Lori Alireza	2/11/2017 3:26	Please don't build all those homes! Green Valley road is already too crowded and was never designed to carry that much traffic.
645	Jesse Cooper	2/11/2017 3:41	Please take this ridiculous proposal elsewhere, it doesn't belong here. Take an actual look at the culture of El Dorado county and consider just how unwelcome this would be.
646	Stacie Sherman	2/11/2017 3:43	The only interests that the Dixon Ranch development benefits are the developer's. It should not be approved.
647	Jenny Nikakis	2/11/2017 4:10	
648	Todd Ellwood	2/11/2017 4:11	
649	Joey Cattone	2/11/2017 4:24	
650	Monica Baldonado-Brown	2/11/2017 4:25	No more building please!
651	David Beauchamp	2/11/2017 4:50	Me Too Dixon Ranch not a place for any large development of any kind.
652	Rita K Shaw	2/11/2017 5:30	
653	Addam Schwartz	2/11/2017 6:13	Don't build high density housing in Dixon Ranch!!
654	Susanna Fong	2/11/2017 6:29	
655	Christina Martin	2/11/2017 6:30	
656	Jennifer Stebbins	2/11/2017 7:12	
657	Brian Camper	2/11/2017 8:06	
658	Kelly Deruelle	2/11/2017 8:10	
659	Ashley Zimmer	2/11/2017 11:49	
660	Susanne Kegarise	2/11/2017 13:35	
661	Elizabeth Swan	2/11/2017 13:48	Stop Dixon Ranch!!
662	Art Cunnington	2/11/2017 14:12	
663	maggie Jones	2/11/2017 14:19	TOO BIG! PEOPLE BEFORE PROFITS!!
664	Emily Steed	2/11/2017 14:37	
665	Dan Cattone	2/11/2017 14:38	
666	Fletcher hadley	2/11/2017 15:11	No more new homes
667	Elaine Green	2/11/2017 15:35	If I wanted to live in San Jose I would move there. I chose a rural environment. Please don't ruin it.
668	Elizabeth Evans	2/11/2017 15:46	
669	Patricia Mayer	2/11/2017 15:47	We moved here from LA to get away from this type of housing density project.
670	SWB Brown	2/11/2017 16:03	These developments are not consistent with the feel and lot size of the surrounding areas. Please uphold the general plan and the will of the residents of our county.
671	Louise west	2/11/2017 16:10	
672	Andrea Forrester	2/11/2017 16:10	
673	Darla Quaresma	2/11/2017 16:16	Please listen to the community.
674	Suzanne Shipler	2/11/2017 16:34	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
675	Jack Golightly	2/11/2017 16:47	Too many houses!
676	Diane	2/11/2017 16:53	Without the proper infrastructure, roads, schools, etc, the impact would be horrific.
677	Heather Pratt	2/11/2017 17:17	
678	Sheryl Sage	2/11/2017 17:28	Stop building on every square inch of land. I don't want to live in a cement world!!!!!!
679	Melynda Carter	2/11/2017 17:37	
680	Michele Rose	2/11/2017 18:06	Keep Cameron Park Rural, the traffic impact alone would be a nightmare. Adding that many cars on roads that are barely holding up as it is.
681	Aaron Calanchini	2/11/2017 19:19	
682	Karen Smallen	2/11/2017 19:22	
683	john cordova	2/11/2017 19:24	stop it!
684	brandi	2/11/2017 20:49	preserve the beauty and the way
685	John Dennis	2/11/2017 21:35	Keep ED County rural!
686	Tammy Thompson	2/11/2017 22:39	
687	Thomas McCabe	2/11/2017 22:45	No more homes in EDH!
688	Lisa johnson	2/11/2017 23:18	If they want to develop something then develop the south side of highway 50 that's where town center is!
689	sandra simmons	2/11/2017 23:19	Thank you
690	James Johnson	2/11/2017 23:29	Traffic; light pollution and the next election should weigh heavily on the supervisors vote. Do not change the zoning structure.
691	Karen M Ligouri	2/11/2017 23:45	Growing too too fast. Too much traffic already on Green Valley. Crime rate is on the rise. Not enough water. Slow down growth.
692	Janna Weiss	2/11/2017 23:50	
693	Bryan Peebler	2/11/2017 23:50	
694	Fernando Neal	2/11/2017 23:55	Please vote no Our schools, our quality of life and our roads can't afford a yes vote
695	Tim Langston	2/12/2017 0:31	
696	Lee Robinson	2/12/2017 1:36	Green Valley Rd. can not handle this amount of increased traffic and is out of character with existing housing density.
697	Nancy Beverage	2/12/2017 1:39	
698	Michelle Lemley	2/12/2017 1:45	I would be happy to pay my Bar dues to become active again and help guide a massive lawsuit to shut this down. I don't have to do the work. Strategy is my fortÃ©. Maybe you'd better budget \$2-3 million for the litigation.
699	Mo king	2/12/2017 2:05	No.
700	Dale Bradshaw	2/12/2017 2:20	
701	Randy Gilbreath	2/12/2017 5:04	
702	Tiffani Treleven	2/12/2017 5:05	Green Valley Road can not handle the traffic and this would take away the Quaint country living that this part of El Dorado Hill's is trying to save. South of highway 50 is a better idea closer to the stores, shopping and entertainment.
703	Zachary hall	2/12/2017 5:33	
704	Robert Hablitzel	2/12/2017 5:34	

# "Me too!" petition to deny Dixon Ranch

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#	Name	Date	Comments
705	Heather Bailey	2/12/2017 5:42	
706	Antonette Romo	2/12/2017 6:36	
707	Cathy dawson	2/12/2017 7:58	
708	Jim Williams	2/12/2017 8:10	
709	Karla campbell	2/12/2017 9:13	The Dixon ranch project does not fit in with the surrounding community. It is much too dense. It doesn't make sense to build a project like this in an otherwise rural setting. Please vote no.
710	Diana	2/12/2017 12:24	
711	Jeff Martin	2/12/2017 14:03	
712	Patrick Blake	2/12/2017 14:29	2 to 3 cars per house, 1500 plus cars driving daily on Green Valley is just Ludicrous. Look at Roseville and even worse Elk Grove.
713	Jen Landeros	2/12/2017 14:31	I'd like to see the plans on how they plan to accommodate traffic and know that the homeowners who live there now will not have to suffer due to poor planning.
714	Cynthia L Hardy	2/12/2017 14:56	
715	Robert Meyer	2/12/2017 15:09	Absurd density. Only reason is greed.
716	Tara Hansen	2/12/2017 15:17	
717	Dori Alpert	2/12/2017 15:40	
718	Brett Gallagher	2/12/2017 15:55	
719	Terence Chaffin	2/12/2017 16:50	
720	Tom Allgaier	2/12/2017 16:50	There will surely be a recall on supervisors that vote yes on this.
721	Mat Peterson	2/12/2017 17:32	
722	Ken Utley	2/12/2017 17:51	
723	Kimberly Snyder	2/12/2017 18:34	This project is right next to my families home stead! This will ruin the quality of life for my family!
724	Theresa Balderrama	2/12/2017 18:46	This huge development will have a serious impact on Green Valley Road and the area. It will be close to our middle school which will creat all sorts of traffic and pedestrian problems. It is just too much for this area.
725	Beth Glynn	2/12/2017 18:48	Please deny the Dixon Ranch project. The General Plan is in place for a reason.
726	Joe Lentini	2/12/2017 18:55	
727	cassie hill	2/12/2017 18:58	
728	Bill Statti	2/12/2017 18:59	
729	Gale dean	2/12/2017 19:45	
730	Jeff Janowiak	2/12/2017 19:57	Please vote NO. Keep our county rural. Stop urban sprawl.
731	Rachel Leon	2/12/2017 20:15	We moved here from the Bay Area 16 years ago to get away from congestion and to retire in a peaceful and rural community. Green Valley Road would have to be widened and traffic lights and who's going to pay for that? That many homes if needed could be built off 50 not here!
732	Chris Brookshire	2/12/2017 20:54	High density homes alter the style of life that exists up here. It brings city living, city environments to our rural community that do not and should not exist. This area will permanently and the damage will be unrecoverable if this is allowed to proceed.

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
733	Chris Paull	2/12/2017 20:55	Moved here to get away from congestion. The zoning should NOT be changed to allow high density.
734	pamela Farrell webb	2/12/2017 21:46	
735	Jennifer S	2/12/2017 22:49	
736	Damon Parks	2/12/2017 23:13	
737	Lynn Derrick	2/12/2017 23:22	
738	Linda brown	2/12/2017 23:25	The Davis Ranch development should be canceled due to the rural lifestyle we, the people of Eldorado cherish here. It is important to stay rural and to protect the fragile environment it is.
739	Margaret Lippe	2/12/2017 23:43	No Dixon Ranch as it is currently proposed
740	Susan miller	2/12/2017 23:46	Keep us rural! The residents of this county don't want high density housing!
741	William cooper	2/13/2017 0:13	I oppose this! Questions call 5107728022
742	Gina Statti	2/13/2017 0:22	
743	Debi Hoffman	2/13/2017 0:22	Please vote No on the Dixon Ranch proposal. The infrastructure cannot accommodate an influx of that much traffic.
744	Joel Wiley	2/13/2017 1:20	
745	Chris Witek	2/13/2017 1:23	Please do not approve Dixon ranch.
746	Martin D Hoffman	2/13/2017 2:02	
747	Elizabeth Witt	2/13/2017 2:24	This project does not provide the correct self sufficiency in supporting infrastructure - transportation plus roads/lights emergency/fire, water, and school funding to make this a reasonably viable venture. This project MUST provide self sufficient funding and not harm already thin resources.
748	Tammie Van Bebber	2/13/2017 2:45	
749	Sharon Campbell	2/13/2017 2:56	
750	Matthew Schug	2/13/2017 3:30	This county is already stretched to the limit, in drought times, which will return. Keep El Dorado County rural.
751	Gihan Cosentino	2/13/2017 3:46	This will create a traffic nightmare and our schools are already overcrowded. Oak Ridge has over 2500 students this year and only keeps increasing.
752	Kay and Monte Osborn	2/13/2017 4:30	
753	Jeffrey Fruit	2/13/2017 4:51	
754	Lise Martin	2/13/2017 5:13	
755	Rayona Sharpnack	2/13/2017 12:48	This will be a disaster on so many levels.....we must stop it!!
756	Ashley Sandman	2/13/2017 14:17	
757	Kim Daly	2/13/2017 14:58	
758	Chelsea Bassett	2/13/2017 15:27	
759	Scott Bassett	2/13/2017 16:16	
760	Don Holmes	2/13/2017 16:19	
761	CAMMY LESSA	2/13/2017 16:20	

# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
762	Richard Lessa	2/13/2017 16:21	
763	Marc Vermette	2/13/2017 16:38	Please use common sense and deny this massive expansion. The area cannot support it!
764	Jana Vermette	2/13/2017 16:38	
765	Joe Carolan	2/13/2017 16:40	This will create a traffic nightmare and our schools are already overcrowded. Oak Ridge has over 2500 students this year and only keeps increasing.
766	Tim Taylor	2/13/2017 17:37	
767	Katherine Bertram	2/13/2017 17:41	
768	Keith Eide	2/13/2017 18:10	Keep EDH open-space...it's why most of us chose to live here!
769	Dillon romero	2/13/2017 18:13	
770	Jason T Watson	2/13/2017 18:15	
771	Kara Bertram	2/13/2017 18:26	Originally, we were under the impression this was to be a much smaller development. For there to be a high density project, with only a 2 lane highway at it's main entrances, and not think of the impact this would have on our surrounding neighborhoods is a slap in the face. Because there is open land doesn't mean that we want it built on; we LOVE our rural areas, and for there to be housing at every open space we see is disheartening. Please rethink this; for us as a county to be put on water restrictions due to the recent drought, but asked to make space for MORE people to move in (when there are still so many open homes and continuous building going on in Blackstone on the other side of El Dorado Hills) is not something that aligns with our vision as a community.
772	Nicole Donnelly	2/13/2017 18:28	
773	Jena Pugliese	2/13/2017 18:38	
774	Carlotta Davies	2/13/2017 18:40	You can't handle the infrastructure of the county now - you should be embarrassed. Stop this nonsense now or get your resume updated. Thank You
775	Diane Carlson	2/13/2017 19:44	
776	Janet Basileu	2/13/2017 20:01	Please consider the impact this would have on Green Valley Road. We moved here to get away from mass developments
777	Kenny nuetzman	2/13/2017 20:41	
778	Barbara Orosco	2/13/2017 21:07	The impact on Green Valley Rd alone would be totally unsafe since it a two lane rd.
779	Art Barker	2/13/2017 21:56	
780	Barbara Barker	2/13/2017 21:57	
781	Terri Rios	2/13/2017 21:59	
782	Tony Rios	2/13/2017 22:05	
783	Gary Garcia	2/13/2017 22:54	
784	Lynette DeWilde	2/13/2017 23:19	Please do what is right for the people you represent and vote NO!!!
785	Brittney Mitchell	2/13/2017 23:49	

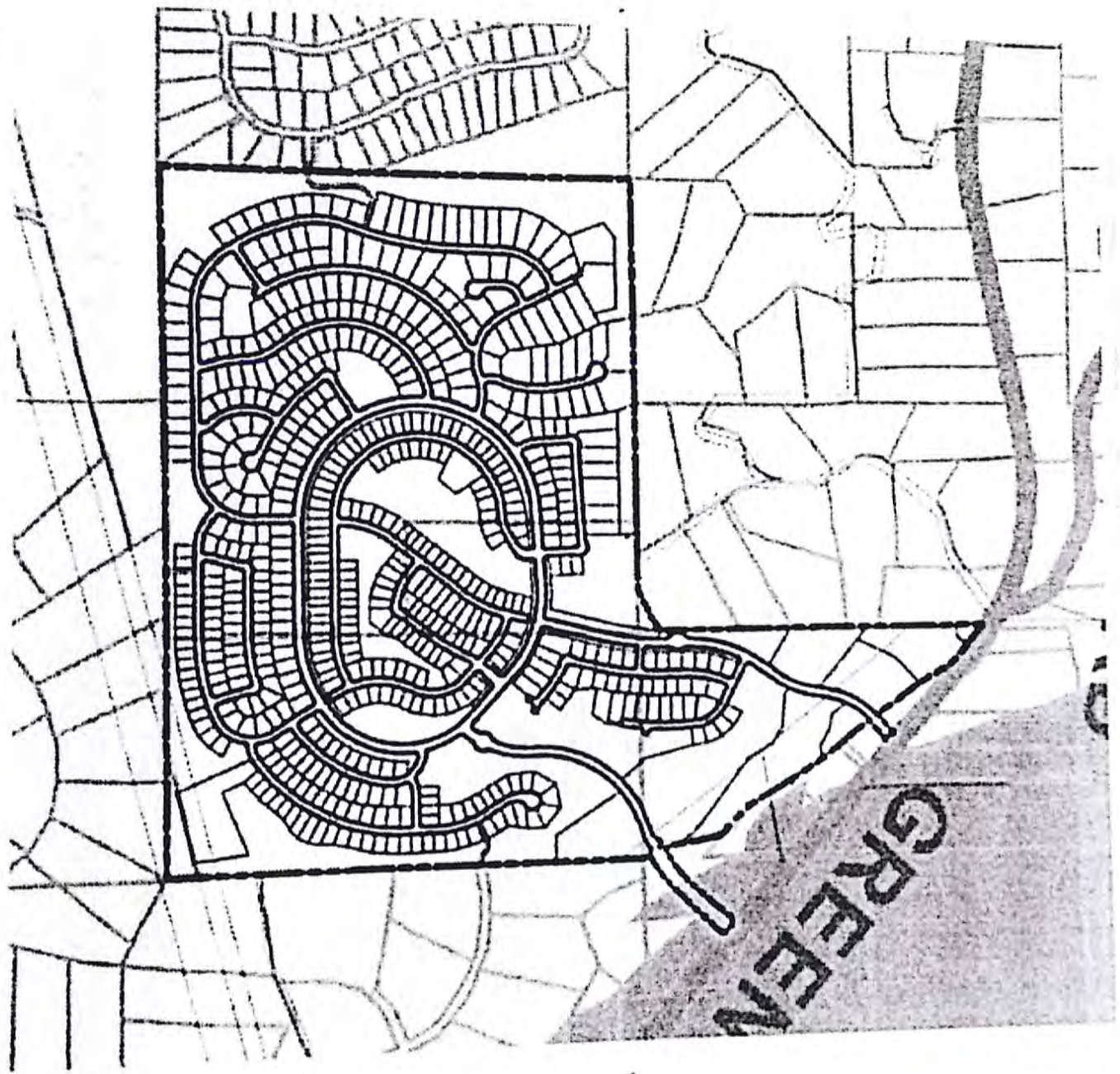
# "Me too!" petition to deny Dixon Ranch

Posted by Green Valley Alliance - printed for BOS hearing 2/14/17

#	Name	Date	Comments
786	Courtney Thayer	2/14/2017 0:01	If this land was up for sale in 5 to 10 Acre plots I would be in the market to purchase.
787	Jennifer grillat	2/14/2017 3:12	
788	Braeden Spencer	2/14/2017 5:29	
789	Greg Porter	2/14/2017 5:40	
790	Rebecca velasquez	2/14/2017 5:43	
791	Kristin Futran	2/14/2017 5:44	
792	Christine Askari	2/14/2017 5:51	
793	Megan Gallagher	2/14/2017 6:08	
794	Kyle budd	2/14/2017 6:18	Have already changed what el dorado hills use to feel like growing up let's not make it worse. Follow the laws we voted on!!
795	Janet suttlles	2/14/2017 6:46	
796	Jamie	2/14/2017 6:49	
797	Cecily Maberry	2/14/2017 6:52	
798	Jennifer Genovese	2/14/2017 6:56	This will ruin our rural neighborhood! So many of us will move... This development does not belong here!
799	Dani mancinelli	2/14/2017 6:58	
800	Juan Osorio	2/14/2017 6:58	
801	J L Finch	2/14/2017 7:01	We did our due diligence before moving up here 23 years ago and knew what was to have been permitted to be built in the space behind our home. However, since then you have obliterated the general plan and rezoned lots to a ridiculous level! Never in our wildest dreams would we ever think you would be allowed to take 4 parcels and divide them into 605! That should be illegal!
802	Melissa genovese	2/14/2017 7:05	Big money stop ruining our neighborhood and lifestyle. This is ridiculous.
803	Amber McMurtry	2/14/2017 7:05	
804	Bonnie Battaglia	2/14/2017 7:41	
805	Christine Starr	2/14/2017 8:08	We need to keep El Dorado County Rural! We don't need more homes being built so more flatlanders can move up here & tell us what we need to change in our county. If they don't like the way things are, GO Back Home! Keep El Dorado County Rural! No new homes!
806	Tim Johnson	2/14/2017 11:41	
807	M Hofsommer	2/14/2017 13:03	
808	Erin Sboemake	2/14/2017 13:20	I am interested in keeping Malcolm Dixon rural and country without high density housing.
809	Elliot Porter	2/14/2017 14:21	
810	Kelsey Dow	2/14/2017 15:10	

B. Peterson #26 BDS 2/14/17

From DEIR Figure IV-D.1 (pdf pg167/394)



DIXON Ranch  
Belle Peterson  
comments  
2/14/17

PUBLIC COMMENT 2/14/13  
D. GOLDENBERG #26

**Subject:** RE: Dixon Ranch Development  
**From:** Varshney, Sanjay (varshney@saclink.csus.edu)  
**To:** wmwelty@gmail.com;  
**Date:** Wednesday, August 21, 2013 9:41 AM

Hi Bill,

I personally have no comments. I appreciate the strong effort by you and many colleagues on this issue. Our goal is the same. I had no idea Ron's property is in the middle of all this! Let me do some information gathering and we can connect again if needed.

Sanjay

**From:** Bill Welty [mailto:wmwelty@gmail.com]  
**Sent:** Tuesday, August 20, 2013 11:08 AM  
**To:** Varshney, Sanjay  
**Subject:** Dixon Ranch Development

Hey Sanjay,

You know me through the Green Valley Alliance, working with Ellen Van Dyke and the rest.

Just a quick note to express my concern that your HOA has aligned itself with the Dixon Ranch Developers (per Goldenberg's letter to your membership). Seems like a bad idea to us.

Is there anyway to get the HOA to see that putting 600 - 700 homes next door is not good for them or the surrounding communities, or Green Valley Road? For all the reasons why (TRAFFIC!)?

Mikulaco - Mock

If Supervisor Mikulaco challenges the Dixon's planned second access road because it's running through his property (there's a non-recorded easement there), and wins, then LIMA will become the default second access road in/out of Dixon. And like Tara advises, the agreement on which route sticks is not between Goldenberg/HOA and Dixon, it's between Dixon and the county. So, regardless of what Goldenberg has negotiated, it could easily go against the HOA. And there are some of us who'd push for that, to keep the traffic off of GVR.



Anyway, we'd like to get the HOA to make a little more noise against the proposed development as it is now proposed, if possible. If the HOA is fine with it, then there's not much we can do. Just seems unfortunate that they'd acquiesce to such a terrible idea, for all the reasons why: traffic, schools, loss of rural ambiance, quality of life, etc.

I'd support a LDR..... but not the proposed HDR. Not against development.... just trying to avoid becoming San Jose in 10 years.

Any comments would be appreciated.

Thanks for listening.

--

Bill

PUBLIC COMMENT  
2/14/17 #26  
E. VANDYKE

Dixon Ranch - podium comments for BOS 2/14/17 -3 minutes-Ellen Van Dyke/ GVA

I trust you've seen the detailed comments we submitted Sunday (2/12) in opposition to the project.

Late yesterday staff added several documents to Legistar (attachments 6F -H and the Auditor's comments) including a Feb 9th staff memo (6H) that refers to another staff memo (3A, 12/10/2015) confirming the project is compliant with the 2004 Gen Plan and AE zoning. I'm pretty sure that this project must actually comply with the 2015 amended version of the General Plan. You cannot, via this project, attempt to amend a General Plan that no longer exists, and the 2004 version was rendered out-of-date in December 2015.

We don't expect the project site to remain undeveloped, but 605 units is just too many. Of the detailed list of issues we've submitted, nearly every one of them would be resolved by reducing the density of the project. Reducing the number of units (significantly) would reduce the traffic impacts, transportation noise, impacts to services such as schools and police, reduce the visual impacts, and more.

The density is the issue that is causing this project to be incompatible with the rural area surrounding the majority of the site, but the 'Reduced Build Alternative' was rejected in the Draft EIR as not being economically viable, without actually providing any details.

So I want to point out the Wilson Estates project to the west on Green Valley Rd. It was originally proposed for some 77 homes. After an exhaustive series of public hearings, Supervisors agreed the density was not compatible and upheld the existing zoning, requiring the applicant to come back with "28 homes on 28 acres". And now it is being built - the developer somehow managed to make it 'pencil out' - *they just had to be told to do it.*

We are asking THIS Board to uphold the General Plan and zoning for the Dixon Ranch site. 605 homes is even LESS compatible than those 77 were. And while it may not 'pencil out' for the profit that Dixon Ventures LLC would like to achieve, rest assured that SOMEONE is going to be able to develop that property, and we would prefer that you make it something we neighbors can live with. Developed per the current zoning- 28 homes on 280 acres- I doubt anyone would be here to argue.

This is a totally discretionary decision: we do not need more high end housing, there is no pre-existing entitlement to it, and there are problems with the EIR and its Findings that we have pointed out (detailed comments submitted 2/12/17). There are plenty of reasons to say 'no'. Please do not approve this project in one phase, or two, or ten.

Please say no today, and let the developer get on to the business of finding a proposal that DOES work compatibly with the adjacent rural setting.

Date: February 9, 2017  
To: Board of Supervisors  
From: Lillian MacLeod, Principal Planner  
Subject: A11-0006/Z11-0008/PD11-0006/TM11-1505/DA14-0001/Dixon Ranch;  
Proposed Revisions

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The purpose of this memorandum is to transmit proposed revisions to the following Dixon Ranch Residential Subdivision documents:

1. Conditions of Approval
2. Mitigation Measures
3. Mitigation Monitoring and Reporting Program
4. CEQA Findings of Fact and Statement of Overriding Considerations
5. Tentative Map General Plan Consistency Findings

The Community Development Agency, Development Services Department finds that the Dixon Ranch Residential Subdivision ("Dixon Ranch project") is required to comply with Measure E, adopted by the voters on June 7, 2016 with an effective date of July 29, 2016. Measure E resulted in amendments to Policies in the County General Plan Transportation Element, specifically Policies TC-Xa, TC-Xf, and TC-Xg. The Dixon Ranch project includes a Tentative Map application (TM11-1505) which is required to be found in compliance with the General Plan by the Subdivision Map Act and local Subdivision Ordinance.

The Department finds that the Dixon Ranch project is consistent with the General Plan, as described in the staff report of December 10, 2015 and as amended by this Memorandum in order to fully to address compliance with the Measure E policy changes to TC-Xa, TC-Xf, and TC-Xg. The Department finds that the Dixon Ranch project is consistent with Measure E's Policy TC-Xa-3 because an Environmental Impact Report was prepared for the project that identified all the project's impacts from traffic, including a cumulative traffic scenario. The project's cumulative impacts are addressed in the County's adopted Capital Improvement Program (December 6, 2016) and the companion Traffic Impact Mitigation Fee Program (Ordinance 5045). However, the Board need not rely solely on this particular analysis and application of Measure E to conclude that the Dixon Ranch project complies with Policy TC-Xa-

Dixon Ranch, BOS 2-14-17 File #14-1617

For years, community groups have been attending meetings and coming to you, the Board of Supervisors, for help in preserving their quality of life and for providing clarity to both residents and developers on how we are going to grow our neighborhoods. And yet, here we are today, with no sense of clarity for anyone. The County has failed us.

Remember in 2013, when we saw all of these high-density developments coming at us like a freight train? Supervisor Veerkamp, you were on the Board then, and you were in support of creating a policy to stop the deluge of General Plan Amendments so that the communities could get a breather from battling with developers. We never got that breather. Why not?

In 2014, we spent tireless hours at LUPPU, Regulatory Reform, and "Community" and Economic Development Advisory Committee meetings. It seemed that at every meeting, staff changed their mind as to whether or not the urban boundary lines would be included in LUPPU's General Plan overhaul process.

In the meantime, we were told that creating Community Plans would help provide clarity for both residents and developers as to how we want our communities to grow. That seemed like a great idea and many of us moved forward with that effort, only to be blocked by a lack of support and funds from the County.

By that time it became very clear that the County was going to throw roadblocks at us rather than work with us, so we took to the streets and collected enough signatures to put 4 separate initiatives on the ballot. That speaks volumes about the lack of trust the residents have in the County processes.

At the very end of 2014, the Board of Supervisors drafted a resolution to move forward with changing the urban boundary lines to reflect the natural growth pattern of the local communities. One of the first actions of the new 2015 Board of Supervisors was to ignore that resolution and bury the urban boundary line issue in a priority matrix, which in effect, killed the discussion entirely. The LUPPU process was completed in December 2015. What happened to all the promises made for "Beyond LUPPU?"

So here we are, with Dixon Ranch before you. Just look at it on paper. At 1½ pages, it is one of the longest agenda items I've ever seen. This project is not consistent with our General Plan. It requires amendments to the General Plan, rezoning of the land, design waivers from our zoning ordinance, and overriding considerations to approve the Final Environmental Impact Report. Overriding considerations means that there are significant impacts to the environment that can't be mitigated, but we're going to ignore that and do it anyway.

The Dixon Ranch project does not fit our General Plan, it does not follow our Zoning Ordinance, and it does not follow environmental law. Please reject the Dixon Ranch project.

2/14/17 PUBLIC COMMENT #26

**Clerk of the Board:**

Please add this comment document and the associated references to the **Administrative Record**. (Supporting references are on the submitted disks— (one master disk, one copy.) Titles of reference materials on disk are identified at the end of this document; also included on disk are references for my March 8, 2016 comments.

**Public Comment**  
Cheryl Langley  
**Board of Supervisors**  
February 14, 2017  
Agenda Item No.26  
File No. 14-1617

Supervisors:

Thank you for the opportunity to comment on the Dixon Ranch residential development proposal. I have the following comments.

An assessment of El Dorado Irrigation District’s (EID) water supply—as presented in the *Dixon Ranch Environmental Impact Report (EIR)*, the *Addendum to the Final Environmental Impact Report (fEIR)*, and El Dorado Irrigation District’s *SB 610 Water Supply Assessment (WSA) for the Dixon Ranch Residential Project*—indicate **EID’s water supply is not adequate to serve this development.** The draft EIR states “...as described in the [Water Supply Assessment] WSA, EID’s existing water supplies **would not be sufficient** to meet EID’s existing water demands and the buildout water demands of the proposed project when combined with all other past, present and reasonably probable future uses.”<sup>1</sup>

**Secured vs Planned Water Assets**

According to EID’s 2015 Urban Water Management Plan, after 2040 it is anticipated the water supply will be about 108,190 acre-feet per year (AFY) in a “normal” water year. However, this assumes the acquisition of 37,000 AFY of planned water supply (Central Valley Project [CVP] Fazio water; Sacramento Municipal Utility District [SMUD]), and 3,500 AFY recycled water.<sup>2</sup> **This AFY supply—including both secured and planned water assets—falls short of satisfying the most conservative water supply figure (149,000 AFY) deemed necessary to fulfil 2004 General Plan buildout.**

The WSA for Dixon Ranch concluded EID **“should”** have sufficient water available to meet project needs through 2035 **if EID successfully executes water rights contracts and permit approvals...**

**...for currently unsecured water supplies discussed in Section 4. Absent these steps, the water supplies currently held by EID...would be insufficient in 2035 to meet the Proposed Project demands along with all other existing and planned future uses.**<sup>3</sup>

**Section 4** unsecured water rights include pre-1914 water rights. However, pre-1914 appropriative rights are difficult to establish, and require evidence of *original use* prior to 1914 and *continued use* thereafter.<sup>4</sup> The appropriative right is lost by non-use; continuity of use is as important as the origin of the right.

Thus, **acquisition of additional water is a gamble.** While EID is hoping to acquire water rights to cover shortfall via multiple “planned water assets,” **there is no promise EID will be able to acquire these assets.** In fact, it is highly likely EID **will not** be able to acquire water rights to support additional growth in the County because of need elsewhere in the State—especially in light of **over-allocation** and the potential impact of climate change.

A recent article in the Sacramento Bee describes this over-allocation issue:

*“The state of California has handed out five times more water rights than nature can deliver... California’s total freshwater runoff in an average year is about 70 million acre-feet...but the state has handed out junior water rights totaling 370 million acre-feet.”*<sup>5</sup>

<sup>1</sup> LSA. 2014. *Public Review Draft—Dixon Ranch Residential Project Environmental Impact Report*. November, 2014; page 307.  
<sup>2</sup> El Dorado Irrigation District. 2015. *2015 Urban Water Management Plan*. Adopted June 27, 2016; Table 3-3, page 3-16.  
<sup>3</sup> EID. 2013. *SB 610 Water Supply Assessment for the Dixon Ranch Residential Project*. August, 2013; page 5-5.  
<sup>4</sup> Sawyers, G.W. Undated. *A Primer on California Water Rights*.  
<sup>5</sup> Weiser, M. 2014. *Water is Way Below Allotments*. Sacramento Bee, August 20, 2014; pages B1 & B3.

**These shortfall estimates appear to be conservative; actual need is likely higher.** Projected water need has been based on recent multiple downward “adjustments” that have the effect of reducing the amount of water supply reported as necessary. These adjustments include revisions to the following estimates:

- Agricultural water use
- Gallon per capita per day use
- County growth

### **Water for Agriculture**

Despite the statement in 2014 WRDMP, that “Ensuring adequate water supply for agriculture is critical to a growing vibrant County economy...El Dorado County’s agricultural tourism brings visitors from the Sacramento region and from all over the state...”<sup>14</sup> it is not at all certain the water supply necessary to support the agricultural community is adequate. For instance, when EID developed its forecast, it reduced projected need through the following means:

- By reducing the land area identified as “agricultural”;
- by reducing the projected growth rate of agriculture in EDC; and
- by not acknowledging that agricultural operations currently using groundwater (that have been excluded from the “definition” of agriculture) may require surface water in the future. (“Agricultural demands... may not be possible or sustainable with fractured rock groundwater supplies.”)<sup>15</sup>

### **Agricultural Land Area Reduction**

Estimates of land used for agricultural purposes were reduced (“refined”) from estimates of “Important Farmland” in the 2004 General Plan (Woods and Rogers, 2003) to “Choice Farmland” (EPS; ECO:LOGIC) in the 2007 WRDMP. (“Choice Farmland” represents areas in El Dorado County (EDC) within and outside of Agricultural Districts, on parcels greater than 10 acres, with an additional 10 percent deducted for roads, outbuildings, etc., and includes only areas outside urbanized areas and Community Regions.)<sup>16</sup> Subsequently, in the 2014 WRDMP, agricultural land estimates were further reduced by excluding “Choice Farmland” not in Agricultural Districts.<sup>17</sup> And, it was acknowledged, “For the 2013 IWRMP [Integrated Water Resources Management Plan], a more limited land area was considered, which resulted in a substantially lower projection for agricultural demand.”<sup>18</sup>

While the agricultural water demand projected in the 2014 WRDMP “...generally represents a mid-point between the projections in the 2007 WRDMP and the 2013 IWRMP,”<sup>19</sup> estimates of water need were also reduced by assuming a land/water usage midpoint based on excluding lands in Agricultural Districts that were not currently being used for agricultural purposes,<sup>20</sup> and including only parcels greater than 10 acres in size that are being used for agricultural purposes.<sup>21</sup> This exclusion of “small” parcels was done despite the statement that exclusion of parcels as small as one

<sup>14</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page ES xvii.

<sup>15</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; pages ES xviii.

<sup>16</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 33.

<sup>17</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 47.

<sup>18</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 53.

<sup>19</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 53.

<sup>20</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 47.

<sup>21</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 34.

EID used all active residential accounts, with and without water usage, to determine the population within their water Service Area. Thus, the baseline gallons per capita per day [GPCD] demand factor presented in the UWMP [Urban Water Management Plan] does not account for a residential vacancy factor of approximately 5%. The result is an underestimated GPCD baseline. While not critical for EID's shorter term planning horizon, for [the Water Agency's] long range planning purposes it is important to capture all factors that may affect future demand.<sup>31</sup>

This appears to also be the case in the 2015 UWMP. It is stated, "Population, residential connections, and water production data were used to generate a (GPCD) baseline."<sup>32</sup> However, no vacancy factor evaluation seems to have influenced the GPCD figure. The 2015 UWMP established the GPCD for the Interim 2015 Urban Water Use Target and the 2020 Urban Water Use Target at **253 GPCD** and **225 GPCD**, respectively,<sup>33</sup> from a historic baseline of **281 GPCD**.<sup>34</sup> As stated in the 2015 UWMP, existing customers "...are expected to lower their existing use..."<sup>35</sup> And, "Continued water efficient practices by District customers and targeted projects to reduce losses should help the District achieve the 2020 Compliance value."<sup>36</sup>

But the 2014 WRDMP has a different take on GPCD: based on "changes in land use patterns and residential vacancy rates...the adjusted target demand factor for EID is **237 for the 2020** demand projection and **255 GPCD for buildout.**"<sup>37</sup> This "gap" between the UWMP 2020 Urban Water Use Target and the WRDMP buildout target is significant—**30 GPCD**. The gap from the "historic baseline" is greater—**56 GPCD**.

It should be noted GPCD has been as high as **326 (2008)**, and has exceeded 300 GPCD in multiple years (1997—**301 GPCD**; 1999—**302 GPCD**; 2001—**310 GPCD**; 2002—**305 GPCD**; 2004—**322 GPCD**; 2006—**302 GPCD**; 2007—**319 GPCD**; 2008—**326 GPCD**).<sup>38</sup>

This equates to half of the years from 1997<sup>39</sup> up to but excluding 2013 (the beginning of the drought cycle)<sup>40</sup> in which EID customer water usage exceeded 300 GPCD.

### **Population Growth Estimates**

According to EID's 2010 UWMP, from 2000 to 2009 County population grew by **13 percent**; since 2005, the District's (EID's Service Area) **population** has grown at an annual rate of **2.8 percent**, compared to the State annual growth rate of 1.4 percent.<sup>41</sup>

The 2014 WRDMP reported that from 1980 to 2010, County **population** grew at a rate of **2.4 percent** (compared to the California growth rate of 1.5 percent), while the West Slope grew at the higher rate of **2.6 percent**.<sup>42</sup>

<sup>31</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 44.

<sup>32</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-1.

<sup>33</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-1 & 4-2.

<sup>34</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 43.

<sup>35</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-7.

<sup>36</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-6 & 4-7.

<sup>37</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page 44.

<sup>38</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-3.

<sup>39</sup> 1997 was the first year with GPCD figures identified in the 2015 UWMP report.

<sup>40</sup> El Dorado Irrigation District. 2016. *2015 Urban Water Management Plan—Adopted June 27, 2016*; page 4-5.

<sup>41</sup> El Dorado Irrigation District. 2011. *2010 Urban Water Management Plan—2010 Update*. July, 2011; pages 2-8 & 2-9. (NOTE: Population growth estimates were derived from the **El Dorado County 2007 Economic and Demographic Profile**, and from population projections prepared for the District by **Economic & Planning Systems [EPS]**.)

<sup>42</sup> El Dorado County Water Agency, et al. 2014. *2014 West Slope Update--Water Resources Development and Management Plan (December 2007)*. November, 2014; page ES xii.

### Water Supply Reliability—acre-feet per year (AFY)

The EID 2016 *Water Resources and Service Reliability Report* (WRSRR) indicates the District currently has a water supply of **59,775 AFY** [single dry year allocation] (23,775 AFY for the El Dorado Hills supply area; 36,000 AFY for the Western/Eastern supply area).<sup>51</sup> For the El Dorado Hills Supply Area, this value includes the **17,000 AFY** from the recently executed Warren Act Contract for Permit 21112, and **6,550 AFY** of the **7,550 AFY United States Bureau of Reclamation (USBR)** Water Service Contract water. (Under the USBR contract, 6,550 AFY = single dry year scenario; 7,550 AFY = normal year scenario).

While the surface water supply figures presented describe what would seem to be a reliably constant water supply, there are actually several factors that can impact this amount. While climate change is an obvious factor, there are other easily quantifiable reasons water supply can fluctuate. These include the following.

- **Warren Act Contract** (El Dorado Hills supply area—Folsom Reservoir)
  - While it currently has no USBR-controlled Shortage Policy provisions, “...the actual yield is expected to vary from year to year based on hydrologic conditions,”<sup>52</sup> and the California WaterFix project could impose limitations on EID’s ability to divert water at Folsom Reservoir.
  - The contract term is to 2030.
  - Additional infrastructure improvements will be needed to utilize the 17,000 AF Warren Act Contract water.<sup>53</sup>
- **USBR Water Service Contract** (El Dorado Hills Supply Area—Folsom Reservoir)
  - USBR water can be reduced from 7, 550 AFY by utilizing a Shortage Policy that enables USBR to allocate supplies when full deliveries cannot be made. USBR can reduce the quantity delivered by up to 75 percent based on “drought, unavoidable causes, or restricted operations based on legal obligations.”<sup>54</sup> “Previously, under severe water shortage conditions, the USBR has...reduced allocation in 1977, 1991, 1992, and 1994, when deliveries were reduced to approximately 2,200 ac-ft per year, and again in 2001, when deliveries were reduced to 5,354 ac-ft per year.”<sup>55</sup>
- **General Precautions**
  - “All water rights are subject to different regulatory and hydrological restrictions that could result, in some instances, in reduction of the water supplies available under the right or entitlement in dry years.”<sup>56</sup> “This includes License 2184 and the additional pre-1914 appropriative rights that are included in Warren Act contract 06-WC-20-3315, Licenses 11835 and 11836, CVP Contract 14-06-200-1375A-LTR1, the Project 184 pre-1914 water rights grouping, and Permit 21112.”<sup>57</sup> (Permit 21112, however, appears thus far to be a “secure dry-year water asset.”)

### Water Supply and Buildout of the TGPA/ZOU

While there is much discussion regarding the inadequacy of EID water assets relative to 2004 General Plan buildout, it is also worth noting EID’s water supply assets **do not support buildout under the TGPA/ZOU**. Buildout of the TGPA/ZOU is anticipated by 2035<sup>58</sup> (buildout under the 2004 General Plan was anticipated to be “sometime beyond 2025.”)<sup>59</sup> It has been acknowledged **there is not ample water supply for buildout of the TGPA/ZOU**:

<sup>51</sup> El Dorado Irrigation District. 2016. *2016 Water Resources and Service Reliability Report*. September 12, 2016; page 5.

<sup>52</sup> El Dorado Irrigation District. 2011. *Urban Water Management Plan—2010 Update*. July 2011; page 4-6.

<sup>53</sup> El Dorado Irrigation District. 2016. *2016 Water Resources and Service Reliability Report*. September 12, 2016; page ES-1.

<sup>54</sup> El Dorado Irrigation District. 2011. *Urban Water Management Plan—2010 Update*. July 2011; page 4-5.

<sup>55</sup> El Dorado Irrigation District. 2011. *Urban Water Management Plan—2010 Update*. July 2011; page 4-6.

<sup>56</sup> El Dorado Irrigation District. 2015. *2015 Urban Water Management Plan*. Adopted June 27, 2016; page 3-13.

<sup>57</sup> El Dorado Irrigation District. 2015. *2015 Urban Water Management Plan*. Adopted June 27, 2016; page 3-13.

<sup>58</sup> ICF, International. 2015. *El Dorado County TGPA/ZOU Final Program EIR*. December, 2015; Page 3.3-29.

<sup>59</sup> ICF, International. 2015. *El Dorado County TGPA/ZOU Final Program EIR*. December, 2015; Page 3.6-9.



water supply as required under SB 221, and the LAFCO requirement for USBR approval, **the project cannot move forward.**

### **Conclusion (Summary)**

- The Dixon Ranch Water Supply Assessment concludes EID's **water supply is not adequate to serve the development**; the draft EIR states "...EID's existing water supplies **would not be sufficient** to meet EID's existing water demands and the buildout water demands of the proposed project when combined with all other past, present and reasonably probable future uses."
- **EID must acquire multiple "planned water assets" to support the project. Acquisition of additional water is a gamble.** In fact, it is highly likely EID **will not** be able to acquire water rights in light of statewide **over-allocation**, an issue Alan Day of the EID Board identified as an obstacle. And, there may be additional obstacles: the California WaterFix project has the potential to impact EID's water supply portfolio, a threat serious enough that EID has retained legal counsel.
- EID's 2016 Reliability Report indicates the district currently has 23,775 AFY for the El Dorado Hills supply area (this includes **17,000 AFY** from the Warren Act Contract and **6,550 AFY** of USBR Water). And while this sounds like a reliably constant water supply, there are several factors that can impact this amount and its usage:
  - USBR can reduce this allotment by up to 75 percent based on "*drought, unavoidable causes, or...legal obligations.*"
  - **All** water rights are subject to regulatory and hydrological restrictions that could result in reduction of water supplies available in dry years, and all rights could potentially be impacted by the State's WaterFix project.
  - While EID has developed a "roadmap" for development of future infrastructure and upgrades to avoid supply shortfalls, "**None of these projects has been planned or designed by EID at this point in time.**" **This lack of water-delivery infrastructure applies to the newly contracted 17,000 acre-feet Warren Act supply.** The total cost of the proposed upgrades is estimated to be **\$475 million.**
- After 2040, it is expected EID's water supply will be about 108,190 acre-feet. This estimate includes 37,000 acre-feet of **planned water supply.** **This supply falls short of the most conservative water supply estimate of 149,000 acre-feet deemed necessary to fulfil 2004 General Plan buildout.** (Water supply need was **previously estimated to be 182,000 acre-feet**). Importantly, according to the TGPA/ZOU EIR, **the District's water supply does not support TGPA/ZOU buildout.**
- The County Water Agency estimated **an additional 58,000 acre-feet of firm yield, or 69,000 acre-feet of safe yield** water supply are needed for West Slope buildout of the 2004 General Plan. These figures increase to about **70,000 acre-feet of firm yield and 74,000 acre-feet of safe yield** when climate change impacts are factored into the projection. These estimates appear to take into account the recently acquired 17,000 acre-feet under the Warren Act Contract.
- **These shortfall estimates appear to be conservative; actual need is likely higher.** Projected water need has been based on recent multiple downward "adjustments," including adjustments to the following estimates:
  - Agricultural water use
  - Gallon per capita per day use
  - County growth

### **Water for Agriculture**

When EID developed its forecast for Agricultural water use, it reduced projected need through the following means:

- By reducing the **land area** identified as "agricultural";
- by reducing the projected **growth rate** of agriculture in EDC; and















- the inadequacy of current wastewater infrastructure coupled with a wastewater plan that remains “conceptual,” and thus unresolved; and
- other issues related to the project.

The constraints on water supply caution us to move forward with care. Annual restrictions on secured water, coupled with the uncertainty of future acquisitions and infrastructure development, are serious matters of concern. Reductions of projected need via the downward adjustments to agricultural land projections, GPCD and County growth estimates, all have the effect of increasing perceived available water supply and water meter availability. What does it mean for the future of this County if water meters are distributed based on unrealistic water supply projections, and promised infrastructure that never comes to fruition?

The project before you today asks for a large share of these limited resources. **Project density is simply too high**, and the negative impacts of such a high-density project on surrounding residents and their properties, roads, wastewater systems, and County services is unnecessary and avoidable.

**Based on these concerns, I ask you to deny this project.**

References provided on disk are listed below:

	4B - Staff Memo 12-14-15.c
	C.Langley_Comments_Well_Deepening
	C.Langley_Dixon Ranch_Mar.8.2016
	CA Codes (gov66473-66474_10).c
	EDCWA_WRDMP_2014_Update.c
	EID Board Policies.c
	EID_Reliability_Report_2016.c
	EID_UWMP_2015.c
	EID_UWMP_2010.c
	guidebook_SB 610_&_221.c
	Public_Resources_Code_Section 21071.m
	Sawyer_Water_Rights_Primer.c
	Steinhauer_NY_Times_6.7.2008.c
	Weiser_Sac_Bee.c

## REFERENCES

For C. Langley Dixon Ranch comments for March 8, 2016 & February 14, 2017) included on 2 disks:  
—1 master disk and 1 copy

Provided to Clerk of the Board on February 14, 2017:

APPENDIX A follows...