



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Strongly Oppose Item#13

8 messages

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:10 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

—— Forwarded message ——

From: **Varshney, Sanjay** <varshney@saclink.csus.edu>

Date: Mon, Jan 23, 2012 at 1:07 PM

Subject: Strongly Oppose Item#13

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

### Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

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135K

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:16 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors

12-0076.G.1 of 47

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

From: <[jack@jaxonboats.com](mailto:jack@jaxonboats.com)>

Date: Mon, Jan 23, 2012 at 1:13 PM

Subject: RE: Strongly Oppose Item#13

To: "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>, "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>

As property owners we completely concur with this position.

jack walter

916-941-1444

----- Original Message -----

Subject: Strongly Oppose Item#13

From: "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>

Date: Mon, January 23, 2012 1:07 pm

To: "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>

#### **Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

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[Quoted text hidden]

The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Mon, Jan 23, 2012 at 1:19 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: [mcurry72@comcast.net](mailto:mcurry72@comcast.net) <[mcurry72@comcast.net](mailto:mcurry72@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:17 PM

Subject: Re: Strongly Oppose Item#13

To: "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>

Cc: "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>

12-0076.G.2 of 47

["bosfive@edcgov.us"](mailto:bosfive@edcgov.us) <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

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<BOS Agenda 01-24-12.pdf>

[Quoted text hidden]

**The BOSTWO** <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>  
To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Mon, Jan 23, 2012 at 1:20 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

**From:** Klaff, Neal <[neal.klaff@intel.com](mailto:neal.klaff@intel.com)>  
**Date:** Mon, Jan 23, 2012 at 1:19 PM  
**Subject:** FW: Strongly Oppose Item#13  
**To:** "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>  
**Cc:** "[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>, Michelle Klaff <[mklaff@earthlink.net](mailto:mklaff@earthlink.net)>, "Klaff, Neal" <[neal.klaff@intel.com](mailto:neal.klaff@intel.com)>

We will be out of town tomorrow for this meeting, but fully agree with the message sent by Sanjay Varshney below.

We OPPOSE Item #13 !

Thanks,  
Neal & Michelle Klaff  
3706 Sohair Ct.

**From:** "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)<<mailto:varshney@saclink.csus.edu>>>  
**Date:** Mon, 23 Jan 2012 21:07:26 +0000  
**To:** "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)<<mailto:edc.cob@edcgov.us>>" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)<<mailto:edc.cob@edcgov.us>>>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)<<mailto:bosone@edcgov.us>>" <[bosone@edcgov.us](mailto:bosone@edcgov.us)<<mailto:bosone@edcgov.us>>>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)<<mailto:bostwo@edcgov.us>>" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)<<mailto:bostwo@edcgov.us>>>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)<<mailto:bosthree@edcgov.us>>" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)<<mailto:bosthree@edcgov.us>>>

12-0076.G.3 of 47

[three@edcgov.us](mailto:three@edcgov.us)>" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)<mailto:bosthree@edcgov.us>>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)<mailto:bosfour@edcgov.us>" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)<mailto:bosfour@edcgov.us>>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)<mailto:bosfive@edcgov.us>" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)<mailto:bosfive@edcgov.us>>

Subject: Strongly Oppose Item#13

Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

[Quoted text hidden]

 **BOS Agenda 01-24-12.pdf**  
135K

**The BOSFIVE <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>**

**Tue, Jan 24, 2012 at 10:40 AM**

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

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

From: **satish satish** <[satish0000@hotmail.com](mailto:satish0000@hotmail.com)>

Date: Tue, Jan 24, 2012 at 10:37 AM

Subject: Strongly Oppose Item#13

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

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[Quoted text hidden]

**The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>**

**Tue, Jan 24, 2012 at 4:44 PM**

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

[Quoted text hidden]

12-0076.G.4 of 47

**The BOSTWO** <bostwo@edcgov.us>  
 To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:49 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: **Art Wong** <artwong888@sbcglobal.net>

Date: Mon, Jan 23, 2012 at 1:28 PM

Subject: Strongly Oppose Item #13

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

Cc: [varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)

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**Art Wong**

2648 Aberdeen Lane

EDH, CA 95762

[Quoted text hidden]

**The BOSTWO** <bostwo@edcgov.us>  
 To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 5:11 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: **McCoy, Ian** <IMcCoy@frk.com>

Date: Mon, Jan 23, 2012 at 1:55 PM

Subject: Strongly Oppose Item#13

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us) <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us) <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, [bostwo@edcgov.us](mailto:bostwo@edcgov.us) <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, [bosthree@edcgov.us](mailto:bosthree@edcgov.us) <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, [bosfour@edcgov.us](mailto:bosfour@edcgov.us) <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, [bosfive@edcgov.us](mailto:bosfive@edcgov.us) <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>

Cc: "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>

12-0076.G.5 of 47

As a resident of Highland View I strong oppose Item #13 and believe developing a EIR is waste of funds given the inconsistencies of this project as it relates to the General Plan and Zoning.

Ian S. McCoy

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

3 messages

The BOSTWO &lt;bostwo@edcgov.us&gt;

Mon, Jan 23, 2012 at 1:09 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: catherine Taylor &lt;catherineetaylor@comcast.net&gt;

Date: Mon, Jan 23, 2012 at 1:07 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

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From: Ken Reynolds &amp; Catherine Taylor

3804 Amer Court

El Dorado Hills, CA

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The BOSTWO &lt;bostwo@edcgov.us&gt;

Mon, Jan 23, 2012 at 1:16 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

12-0076.G.7 of 47

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

From: <[helenderksen@comcast.net](mailto:helenderksen@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:13 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: edc cob <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

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Regards,  
Helen Derksen

[Quoted text hidden]

---

The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:36 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: Paul Pegadiotes <[pegadiotes@sbcglobal.net](mailto:pegadiotes@sbcglobal.net)>

Date: Tue, Jan 24, 2012 at 11:56 AM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Sincerely,

Paul and Sherry Pegadiotes

[Quoted text hidden]



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

**Fwd:**

1 message

**The BOSTWO <bostwo@edcgov.us>**

Tue, Jan 24, 2012 at 4:48 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: Bill &lt;bill@automall.com&gt;

Date: Mon, Jan 23, 2012 at 1:32 PM

Subject:

To: [edc\\_cob@edcgov.us](mailto:edc_cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)Cc: "Varshney, Sanjay" <[varshney@saclink.csus.edu](mailto:varshney@saclink.csus.edu)>

Dear members of the Board the following item, #13 is unacceptable.

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

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Regards,

Bill

=====  
**AutoMall.com**

*The Internet's Original AutoMall™*

Bill Jeppesen

Ph: 916-941-7553

[bill@AutoMall.com](mailto:bill@AutoMall.com)

1/24/12

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---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

---

**Fwd: Strongly opposed**

1 message

---

**The BOSTWO <bostwo@edcgov.us>**  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:39 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

——— Forwarded message ———

From: **Kathy Colvin** <colvinkr@comcast.net>  
Date: Mon, Jan 23, 2012 at 7:57 PM  
Subject: Strongly opposed  
To: [bostwo@edcgov.us](mailto:bostwo@edcgov.us)

We **STRONGLY** oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Kirk and Kathy Colvin  
3560 Amer Way  
EDH, CA

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Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Fw: Opposition to Item no 13

1 message

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:42 PM

#13 - 1/24/12 Agenda  
Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Robin Weinberger** <[robin@eaglefinance.biz](mailto:robin@eaglefinance.biz)>

Date: Mon, Jan 23, 2012 at 2:00 PM

Subject: Fw: Opposition to Item no 13

To: "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <To:>, [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us), [jorge\\_rivas@dot.ca.dot](mailto:jorge_rivas@dot.ca.dot)

### Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming densities before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Doarado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan directing a County contract to a Consultant to develop an EIR for a project is outrageously premature and question its legal validity.

#### County Zoning Ordinance

##### 1. 17.63.020 Ordinance Amendments and Zone Change Applications

"C. Where a zone change amendment to a higher density or intensity zone is being proposed, approval shall be based on, but not limited to findings of adequate infrastructure and support services for the increased land use demands, and lack of significant impacts to the surrounding area (General Plan Policy 2.2.5.3)."

#### This does not lack SIGNIFICANT IMPACTS TO THE SURROUNDING AREA

Dear Board of Supervisors,

I will be unable to attend your January 24th meeting to personally voice my opposition to the Dixon Ranch development (agenda item 13, 12-0076). The high density housing plans that I saw are inconsistent with the existing development of 0.5 acre properties and will greatly diminish our quality of life and property values. As our board members, I respectfully request that you reject the Dixon ranch plan and spend no further time on it. My opposition is based on the traffic, environmental impact, and inconsistency with the existing neighborhood.

Thanks for your consideration of this email. I will be monitoring the vote this Tuesday.

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12-0076.G.12 of 47

1/24/12

Edcgov.us Mail - Fwd: Fw: Opposition to Item no 13

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Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: El Dorado Hills Development Proposals

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 4:43 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: &lt;daneeley@comcast.net&gt;

Date: Mon, Jan 23, 2012 at 2:28 PM

Subject: El Dorado Hills Development Proposals

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

Dear El Dorado County Board of Supervisors:

I am writing as the President of the Homeowners Association for Sterlingshire, an 83 lot subdivision off Green Valley Road near El Dorado Hills Boulevard.

The residents of Sterlingshire have become increasingly concerned about the current direction we see the El Dorado County Planning Commission taking with regards to recommending for approval the development applications of a number of residential projects proposing higher density than their current zoning allows. Our subdivision and those around us all have larger lots, which is why many of the homeowners in the area moved to El Dorado Hills. To allow for increased density without corresponding infrastructure improvements would be irresponsible. The traffic entry/exit to Sterlingshire is currently dangerous as evidenced by the number of accidents we see. To increase traffic by adding the 714 dwelling units at Dixon Ranch and 58 units at Wilson Estates invites disaster.

We respectfully request you require the pending development applications be consistent with the parcel sizes and neighborhoods surrounding them, and avoid unnecessarily impacting the traffic that increased density generates. Without proper infrastructure planning for traffic, you will cause irreparable harm to El Dorado Hills and certainly impact public safety.

As elected officials we realize you need to be responsive to your constituents. Please understand that our group of homeowners is concerned and not comfortable with the path we see El Dorado Hills going down.

Feel free to call me if you would like to discuss any of my comments.

Dennis Neeley

12-0076.G.14 of 47

1/24/12

Edcgov.us Mail - Fwd: El Dorado Hills Development Proposals

President, Sterlingshire HOA

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---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

5 messages

The BOSTWO &lt;bostwo@edcgov.us&gt;

Mon, Jan 23, 2012 at 1:09 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **catherine Taylor** <catherineetaylor@comcast.net>

Date: Mon, Jan 23, 2012 at 1:07 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

### Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

From: Ken Reynolds &amp; Catherine Taylor

3804 Amer Court

El Dorado Hills, CA

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Thank you.

The BOSTWO &lt;bostwo@edcgov.us&gt;

Mon, Jan 23, 2012 at 1:16 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

12-0076.G.16 of 47

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

From: <[helenderksen@comcast.net](mailto:helenderksen@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:13 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: edc cob <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Regards,  
Helen Derksen

[Quoted text hidden]

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The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:36 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: Paul Pegadiotes <[pegadiotes@sbcglobal.net](mailto:pegadiotes@sbcglobal.net)>

Date: Tue, Jan 24, 2012 at 11:56 AM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Sincerely,

Paul and Sherry Pegadiotes

[Quoted text hidden]

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The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:42 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors

12-0076.G.17 of 47

1/24/12

Edcgov.us Mail - Fwd: Item#13 Award Dixon Ranch EIR contract to Consult...

530) 621-5651

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

From: Amy Gargiulo <[a.gargiulo@comcast.net](mailto:a.gargiulo@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:57 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Regards,

Rick and Amy Gargiulo

Local Business Owners - Highland View Residents

3809 Amer Court

El Dorado Hills, CA 95762

916-941-9307

[Quoted text hidden]

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 **BOS Agenda 01-24-12.pdf**  
135K

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**The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>**

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:45 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: MaryEllen Hall <[meyogini@pacbell.net](mailto:meyogini@pacbell.net)>

Date: Mon, Jan 23, 2012 at 2:18 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

12-0076.G.18 of 47

Cc: [aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

Good Afternoon,

My name is MaryEllen Hall and I just purchased a house in Highland View in December 2011. I am deeply disturbed that I was not notified of this proposal prior to my family moving to this neighborhood. Our neighborhood can not support the amount of traffic this division will cause. I am requesting that item #13 be pulled from the Consent Calendar and left up for review. I do not feel the proper environmental and infrastructure studies have been performed to support this decision. Again, I am saddened that my move to this beautiful area and been marred by this division. I had friends looking at houses in our neighborhood, however, now they have put that off due to this proposal.

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Sincerely,

MaryEllen Hall  
4045 Morning View Way  
El Dorado Hills, CA 95672  
916.817.1559

[Quoted text hidden]



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Dixon Ranch Subdivision; agenda #35 for Tues., Jan. 24, 2012 Board meeting

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 5:05 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: Ann Roomel &lt;amroomel@yahoo.com&gt;

Date: Fri, Jan 20, 2012 at 9:24 PM

Subject: Dixon Ranch Subdivision; agenda #35 for Tues., Jan. 24, 2012 Board meeting

To: "[boson@edcgov.us](mailto:boson@edcgov.us)" <[boson@edcgov.us](mailto:boson@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>, "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>

Cc: "[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)" <[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)>

My family lives in the Highland View area of El Dorado Hills. Our quiet, family-orientated neighborhood will be destroyed if the Dixon Ranch Subdivision is allowed to build 714 homes. Currently, we already have a problem of cars going too fast through our area because of the steep hills; this has been documented through years of the Homeowners' Association addressing this problem in their letters to the homeowners. Can you imagine how much worse this will be if thousands of other cars are using our neighborhood as an entry and exit point? I currently have to ride my brakes to keep my car's speed in check as I drive through our area. I seriously doubt that people from other neighborhoods (example, the proposed Dixon Ranch subdivision) will care as much as we do as they try to use our neighborhood to quickly cut through to Silva Valley Parkway.

Also, the additional projects proposed off of Green Valley Road will make it extremely dangerous for us to enter our neighborhoods at Sterlingshire. As it is now, when I drive along Green Valley Road, coming from the Cameron Park area, I have to continuously look in my rear view mirror to check on how many cars are behind me. If I see oncoming traffic and there are a number of cars behind me, my husband and I turn off into the Mormon Church parking lot to let the traffic subside before we continue on Green Valley and cross the traffic to turn into

Sterlingshire. It is such a dangerous area to cross traffic and so easy to get rear-ended. If even more high density developments are added with exits onto Green Valley, this will lead to extremely dangerous conditions, and I predict numerous accidents and deaths because of poor infrastructure planning.

Please, seriously think about how your decisions will affect the quality of life and safety of three established neighborhoods: Highland View, Sterlingshire, and Highland Hills.

12-0076.G.20 of 47

**John and Ann Roomel  
Highland View**

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---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Malcolm Dixon Road - Wilson Estates - PD11-0004

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 5:08 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

——— Forwarded message ———

From: Cheryl McDougal &lt;cheryl\_mcdougal@yahoo.com&gt;

Date: Thu, Jan 19, 2012 at 5:35 PM

Subject: Malcolm Dixon Road - Wilson Estates - PD11-0004

To: Tom Dougherty &lt;tom.dougherty@edcgov.us&gt;, "aaron.mount@edcgov.us" &lt;aaron.mount@edcgov.us&gt;

Cc: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bosfour@gov.us" &lt;bosfour@gov.us&gt;, "bosfive@gov.us" &lt;bosfive@gov.us&gt;, "bosthree@edcgov.us" &lt;bosthree@edcgov.us&gt;

I have read through the documents regarding the above subject proposed planned development, and I do not see where the cumulative effect has been taken into consideration with regards to increased traffic on Malcolm Dixon road and Green Valley road. I do see mention of recommended improvements to Malcolm Dixon road but do not understand how this can be done with the limited amount of space including safety setback from existing homes to the existing road. Also, it is my understanding that the historical bridges are restricted from being further widened of which these bridges already pose a significant safety/traffic concern. From what I researched, Green Valley road is already significantly behind the planned widening declaration with no definitive date as to such. Three years ago there was a bicyclist death very close to the intersection of Malcolm Dixon road and Green Valley road and a bicyclist had to be airlifted off of Green Valley road as recently as Christmas Eve of 2011.

The DOT traffic study needs to be revisited as to time in day of the study as traffic increases significantly at different times in the day and month due to school in session. We have seen in prior DOT documents for prior proposals whereby the studies completed were limited at best, whereby the DOT Representative appeared ill informed and not familiar with her study and appeared to be pro-development at the cost of safety of current residents.

Again, it appears that this planned development **is being looked upon at its own "merit" and does not take into consideration how the traffic and environmental concerns** add into the cumulative effect with other projects such as Diamante, Altos, LaCanada, Dixon Ranch, etc. Where is the cumulative study with the total effects of all of these projects collectively?

I am not able to attend this January 26st meeting, but I do want to keep kept informed on this development and any other future proposed developments within close proximity to the Malcolm Dixon road and Green Valley road corridor. It is important that I have the plans, discussion and outcomes on file off all projects surrounding the Malcolm Dixon corridor as I was chastised on the Farren project that I waited until three weeks after I learned of the development to hire legal representation. I will not let that happen again to ensure that the county follows policy that was put in place to protect the safety of concerns of it constituents.

12-0076.G.22 of 47

Thank you,

Cheryl McDougal

ownat to Ma not

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

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## Fwd: Opposition to: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

1 message

---

**The BOSTWO <bostwo@edcgov.us>**

Tue, Jan 24, 2012 at 4:46 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Krista Giusti** <krista.giusti@gmail.com>

Date: Mon, Jan 23, 2012 at 1:44 PM

Subject: Opposition to: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)Cc: Krista Giusti <krista.giusti@gmail.com>, David Giusti <dgiusti@gmail.com>, [golden59@pacbell.net](mailto:golden59@pacbell.net)

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Thank you,  
David and Krista Giusti  
3638 Amer Way, El Dorado Hills, CA 95762  
[916-293-8018](tel:916-293-8018)

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Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Item#13 Agenda -Award Dixon Ranch EIR contract to Consultant ICF International

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 4:44 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

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

From: Michael Gilles <[mgilles77@hotmail.com](mailto:mgilles77@hotmail.com)>

Date: Mon, Jan 23, 2012 at 1:43 PM

Subject: Item#13 Agenda -Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)**To: Boards of Supervisors El Dorado County****Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

**"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."**

**Sincerely,****Michael J Gilles****2970 Aberdeen Lane****El Dorado Hills, CA 95762**

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

---

## Fwd: Dixon Ranch Zoning

1 message

The BOSTWO <bostwo@edcgov.us>  
 To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:45 PM

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

—— Forwarded message ——

From: **Victoria Kean** <[victoriakean@sbcglobal.net](mailto:victoriakean@sbcglobal.net)>  
 Date: Mon, Jan 23, 2012 at 1:49 PM  
 Subject: Dixon Ranch Zoning  
 To: [edc\\_cob@edcgov.us](mailto:edc_cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us)

**I strongly agree with the statement below.**

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

--  
 Thank you,

Victoria Kean

400 Reem Court  
 El Dorado Hills, CA. 95762  
 916.933.3550

&gt;&lt;))&gt; Jesus

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 Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

**Fwd:**

1 message

**The BOSTWO** <bostwo@edcgov.us>

Tue, Jan 24, 2012 at 4:49 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

—— Forwarded message ——

From: **Tomaino** <[ltomaino@sbcglobal.net](mailto:ltomaino@sbcglobal.net)>

Date: Mon, Jan 23, 2012 at 1:32 PM

Subject:

To: [bostwo@edcgov.us](mailto:bostwo@edcgov.us)**Item# 13 Award Dixon Ranch EIR contract to Consultant ICF International**

"We oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming densities before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Doarado Hills do not find the inconsistancies can be mitigated with the current General Plan and Zoning Ordinance that until the General plan and Zoning Update has been vetted and brought consistant with all other Elements of the General Plan directing a County contract to a Consultant to develop an EIR for a project is outrageously premature and question its legal validity. County Zoning Ordinance

## 1. 17.63.020 Ordinance Amendments and Zone Change Applications

"C. Where a zone change amendment to a higher density or intensity zone is being proposed, approval shall be based on, but not limited to findings of adequate infrastructure and support services for the increased land use demands, and lack of significant impacts to the surrounding area (General Plan Policy 2.2.5.3)."

This does not lack SIGNIFICANT IMPACTS TO THE SURROUNDING AREA

**Agenda Item #8 Awarding Targeted General Plan Amendment & Zoning Ordinance Update EIR to Consultant ICF International**

" We object to the County moving forward with awarding the EIR for Agenda Item #8. This is being done prematurely without significant Traffic Circulation Element update. For example the rezoning of lands in the Community Regions on the western side of the County to be consistant with land use designations such as high density from the 2004 General Plan without Traffic Element Updates to reflect actual significant cummulative impacts and a viable circulation plan will be an economic disaster for the County, resulting in potential law suits, additional time of extended contacts for EIR's that are poorly defined and rely heavily on documents and data not available yet. This method of forcing an outcome with assumptions used in the 2004 General Plan to broad brush the expansion of the community regions that have inconsistant zoning and now force the zoning to be consistant where cummulative traffic impacts will be tragically significant. This will be a disaster for both the Countv tax pavers as well as public confidence in our regional planning. The EIR's should not be

awarded to the same consultant ICF International, Inc. of Sacramento, as Item #13 High Density Subdivision Proposal. It is a direct conflict of interest as is stated in Agreement 387 S1211 ICF International Inc. Article V:

"Consultant to the County in all matters pertaining to this agreement Consultant shall act as a Consultant only to the County and not act as a Consultant to any other individual or entity effected by this agreement nor provide any information in any manner to any party outside of this agreement that would conflict with Consultants responsibilities to the County." This is a complete conflict of interest to have ICF contracted to produce an EIR for the General Plan Amendment and Zoning Ordinance Update and also as a Consultant to owner of major high density subdivision such as the Dixon Ranch Subdivision proposal who stands to benefit significantly by that relationship.

The Traffic Cirulation Element and Traffic Model Updates should be consistant with County's Traffic Congestion Mitigation Plan, County Design Standards, AirQuality GHG emmissions planning policy's, and regional circulation plan. It should not be so expedited as to leave the only avenue of mitigation by design and policy exceptions and would be contrary to CEQA law. It should be vetted and tested in public forums to support a regionally acceptable direction of the General Plan Amendment and Compatable Zoning Ordinance Update not unilaterally rezoning for the sake of making the community regions land use consistant where they clearly are not to allow developers to put the most density on each acre. This is not a good Economic Solution for El Dorado County to award an EIR for developing a flawed Tentative General Plan based on forcing inconsistant zoning changes not supported by Traffic Infrastructure.

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Cindy Johnson <cynthia.johnson@edcgov.us>

# Fwd: Object to item#13

1 message

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:13 PM

13

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: Alexis, Ranjeet <ranjeet.alexis@intel.com>  
Date: Mon, Jan 23, 2012 at 1:11 PM  
Subject: Object to item#13  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

## Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

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BOS Agenda 01-24-12.pdf

135K

13



Cindy Johnson <cynthia.johnson@edcgov.us>

# Fwd: Dickson Ranch

1 message

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:18 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

----- Forwarded message -----  
From: <pdhansen003@comcast.net>  
Date: Mon, Jan 23, 2012 at 9:51 AM  
Subject: Dickson Ranch  
To: [bostwo@edcgov.us](mailto:bostwo@edcgov.us)

## NO ON DICKSON RANCH OR ANY OTHER HIGH DENSITY HOUSING!

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Thank you.



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Opposition to Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Mon, Jan 23, 2012 at 1:19 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Dixon  
Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Dave and Susan Comstock** <dandscomstock@comcast.net>

Date: Mon, Jan 23, 2012 at 1:17 PM

Subject: Opposition to Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

**We will be attending tomorrow's meeting, and request that Item#13 "Award Dixon Ranch EIR contract to Consultant ICF International" be pulled from the Consent Calendar and opened to discussion.**

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance and that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan, directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

David and Susan Comstock

2809 Aberdeen Lane

El Dorado Hills, CA 95762

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision

2 messages

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:35 PM

#13 - 2/24/12

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **dena skrbina** <[dena.skrbina@gmail.com](mailto:dena.skrbina@gmail.com)>  
Date: Tue, Jan 24, 2012 at 10:31 AM  
Subject: We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision  
To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Thanks,  
Dena

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Thank you.

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Tue, Jan 24, 2012 at 4:47 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Michael Ikemoto** <[mikemotos@yahoo.com](mailto:mikemotos@yahoo.com)>  
Date: Mon, Jan 23, 2012 at 1:49 PM  
Subject: We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision

12-0076.G.32 of 47

1/24/12

Edcgov.us Mail - Fwd: We STRONGLY oppose awarding an EIR for Dixon ...

To: "[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)" <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, "[bosone@edcgov.us](mailto:bosone@edcgov.us)" <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, "[bostwo@edcgov.us](mailto:bostwo@edcgov.us)" <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, "[bosthree@edcgov.us](mailto:bosthree@edcgov.us)" <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, "[bosfour@edcgov.us](mailto:bosfour@edcgov.us)" <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, "[bosfive@edcgov.us](mailto:bosfive@edcgov.us)" <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>

We support the letter below.

Mike & Lee-Ann Ikemoto  
2988 Aberdeen Lane  
El Dorado Hills, CA 95762

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

[Quoted text hidden]

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: EDH High Density Designations

1 message

The BOSTWO <bostwo@edcgov.us>

Tue, Jan 24, 2012 at 4:37 PM

To: Cindy Johnson <cynthia.johnson@edcgov.us>

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

—— Forwarded message ——

From: Carole Terrazas <caroleterrazas@sbcglobal.net>

Date: Tue, Jan 24, 2012 at 9:52 AM

Subject: EDH High Density Designations

To: [edc\\_cob@edcgov.us](mailto:edc_cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

Cc: Mike Terrazas <[mterrazas2005@sbcglobal.net](mailto:mterrazas2005@sbcglobal.net)>, Carole Terrazas <[caroleterrazas@sbcglobal.net](mailto:caroleterrazas@sbcglobal.net)>

Dear El Dorado County Board of Supervisors,

We are residents of Highland View and support the letter below from David Goldenberg.

Sincerely,

Mike and Carole Terrazas  
3233 Appian Way  
El Dorado Hills, CA 95762

**Dear El Dorado County Board of Supervisors**

**RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)**

**Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010**

I am the President of Highland View Homeowners Association, a 247 home planned community in El Dorado Hills.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last General Plan Amendment, but has not seen any substantial traffic infrastructure upgrades planned to deal with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,

12-0076.G.34 of 47

1/24/12

Edcgov.us Mail - Fwd: EDH High Density Designations

Coruany,  
David J. Goldenberg  
President  
Highland View Home Owners Association  
3548 Amer Way  
El Dorado Hills, CA 95762  
916-718-8455

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Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Dixon Ranch Subdivision

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 4:57 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

—— Forwarded message ——

From: &lt;mlhutch@comcast.net&gt;

Date: Sat, Jan 21, 2012 at 11:12 AM

Subject: Dixon Ranch Subdivision

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

Cc: aaron mount <aaron.mount@edcgov.us>, golden59@pacbell.net

El Dorado County Board of Supervisors,

I agree with the letter below from our HOA President, David Goldenberg in his letter dated Friday, January 20, 2012.

I would like to add that we have already had one child killed by a motorist, and one pedestrian seriously injured by a motorist, in our neighborhood. WE CAN NOT ACCOMMODATE MORE TRAFFIC in Highland View.

**Highland View was not designed for the traffic that you are proposing to inject with the development of Dixon Ranch.**

Martha Hutchinson  
 Resident  
 3577 Amer Way  
 El Dorado Hills, CA 95762

**From:** David Goldenberg [mailto:golden59@pacbell.net]

**Sent:** Friday, January 20, 2012 5:14 PM

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

**Cc:** aaron.mount@edcgov.us

**Subject:** Board of Supervisor's Meeting - EDH High Density Designations

**Dear El Dorado County Board of Supervisors**

**RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)**

**Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010**

I am the President of Highland View Homeowners Association, a 247 home planned community in El Dorado Hills.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last General Plan Amendment, but has not seen any substantial traffic infrastructure updates. I would like to deal

with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,  
David J. Goldenberg  
President  
Highland View Home Owners Association  
3548 Amer Way  
El Dorado Hills, CA 95762  
916-718-8455

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Thank you.

---



Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Dixon ranch subdivision

1 message

The BOSTWO <bostwo@edcgov.us>

Tue, Jan 24, 2012 at 4:55 PM

To: Cindy Johnson <cynthia.johnson@edcgov.us>

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Kelly.Burke2** <kelly.burke2@gmail.com>

Date: Sun, Jan 22, 2012 at 2:16 PM

Subject: Fwd: Dixon ranch subdivision

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

Sent from my iPhone

Begin forwarded message:

**From:** "Kelly.Burke2" <kelly.burke2@gmail.com>

**Date:** January 22, 2012 2:12:56 PM PST

**To:** "edc.cob@edcgov.us" <edc.cob@edcgov.us>

**Subject:** Dixon ranch subdivision

I am a resident of highland view and I support the email below.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last General Plan Amendment, but has not seen any substantial traffic infrastructure upgrades planned to deal with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address the concerns of 47

1/25/12

Edcgov.us Mail - Fwd: Dixon ranch subdivision

zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,  
David J. Goldenberg  
President  
Highland View Home Owners Association  
[3548 Amer Way](#)  
[El Dorado Hills, CA 95762](#)  
[916-718-8455](#)

Sent from my iPhone

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Thank you.

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Proposed Dixon Ranch Subdivision

1 message

The BOSTWO &lt;bostwo@edcgov.us&gt;

Tue, Jan 24, 2012 at 4:53 PM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
 El Dorado County Board of Supervisors  
 530) 621-5651

—— Forwarded message ——

From: Janet Cote &lt;janet@cote.org&gt;

Date: Sun, Jan 22, 2012 at 3:52 PM

Subject: Proposed Dixon Ranch Subdivision

To: [bosfive@edcgov.us](mailto:bosfive@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)Cc: [aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

To: El Dorado County Board of Supervisors

As Highland View residents, we share our concern about the impact of the Dixon Ranch subdivision on the Highland Village community and support Mr. Goldenberg's letter (below).

Sincerely,  
 Rick and Janet Cote'  
 2490 Aberdeen Lane

From: David Goldenberg [mailto:[golden59@pacbell.net](mailto:golden59@pacbell.net)]

Sent: Friday, January 20, 2012 5:14 PM

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us); [bosone@edcgov.us](mailto:bosone@edcgov.us); [bostwo@edcgov.us](mailto:bostwo@edcgov.us); [bosthree@edcgov.us](mailto:bosthree@edcgov.us); [bosfour@edcgov.us](mailto:bosfour@edcgov.us); [bosfive@edcgov.us](mailto:bosfive@edcgov.us)Cc: [aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

Subject: Board of Supervisor's Meeting - EDH High Density

Dear El Dorado County Board of Supervisors

RE: Jan 24, 2012 B.O.S. Agenda(not yet posted)

Targeted General Plan Amendment and Comprehensive Zoning Update and Update to the Traffic Model 2010

I am the President of Highland View Homeowners Association, a 247 home planned community in El Dorado Hills.

In November we became alarmed when we learned about the Dixon Ranch Subdivision, a high density development adjoining our neighborhood with plans to add 714 new homes in the same footprint as ours; and which will feed additional traffic through our neighborhood's highly sloped and poorly graded streets. We have since learned the County is processing multiple high density projects in El Dorado Hills which require rezoning to be consistent with the Community Region. The Community Region was expanded under the last

General Plan Amendment, but has not seen any substantial traffic infrastructure upgrades planned to deal with the additional congestion impacts. The nine cumulative projects proposed attaching to Green Valley Road warrant significant infrastructure improvements sooner than what is identified in the Capital Improvement Program. The traffic congestion will become intolerable and Green Valley Road will be dangerous with the high potential for left turn movements being broadsided in an attempt to cross two lanes of an undivided road not to mention an extremely high potential for rear end collisions without added widening and turn pockets at existing developments such as Sterlingshire.

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high density subdivisions without adequate traffic element updates and accommodations being brought current in the General Plan Amendment. We urge that the Traffic

1/25/12

Edgov.us Mail - Fwd: Proposed Dixon Ranch Subdivision

adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

Please let me know if we can be of assistance and if you have any questions.

Cordially,  
David J. Goldenberg  
President  
Highland View Home Owners Association  
3548 Amer Way  
El Dorado Hills, CA 95762  
916-718-8455

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Thank you.

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

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## Fwd: Opposition to Dixon Ranch

1 message

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**The BOSTWO <bostwo@edcgov.us>**

Wed, Jan 25, 2012 at 10:02 AM

To: Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

Dixon  
Thank you,Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

—— Forwarded message ——

From: **Kelly.Burke2** <kelly.burke2@gmail.com>

Date: Mon, Jan 23, 2012 at 1:29 PM

Subject: Opposition to Dixon Ranch

To: "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;

Cc: [bosfive@edcgov.us](mailto:bosfive@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us)

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Sent from my iPhone

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Thank you.

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Cindy Johnson &lt;cynthia.johnson@edcgov.us&gt;

## Fwd: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

6 messages

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:09 PM

#13  
Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

—— Forwarded message ——

From: **catherine Taylor** <catherineetaylor@comcast.net>  
Date: Mon, Jan 23, 2012 at 1:07 PM  
Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International  
To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

### Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

From: Ken Reynolds & Catherine Taylor

3804 Amer Court

El Dorado Hills, CA

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Thank you.

The BOSTWO <bostwo@edcgov.us>  
To: Cindy Johnson <cynthia.johnson@edcgov.us>

Mon, Jan 23, 2012 at 1:16 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

12-0076.G.43 of 47

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

From: <[helenderksen@comcast.net](mailto:helenderksen@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:13 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: edc cob <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>, [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Regards,  
Helen Derksen

[Quoted text hidden]

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**The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>**  
To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:36 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: Paul Pegadiotes <[pegadiotes@sbcglobal.net](mailto:pegadiotes@sbcglobal.net)>

Date: Tue, Jan 24, 2012 at 11:56 AM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Sincerely,

Paul and Sherry Pegadiotes

[Quoted text hidden]

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**The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>**  
To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:42 PM

#13 - 1/24/12 Agenda

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors

12-0076.G.44 of 47

1/25/12

Edcgov.us Mail - Fwd: Item#13 Award Dixon Ranch EIR contract to Consult...

530) 621-5651

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

From: **Amy Gargiulo** <[a.gargiulo@comcast.net](mailto:a.gargiulo@comcast.net)>

Date: Mon, Jan 23, 2012 at 1:57 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

**Item#13 Award Dixon Ranch EIR contract to Consultant ICF International**

"We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature."

Regards,

Rick and Amy Gargiulo

Local Business Owners - Highland View Residents

3809 Amer Court

El Dorado Hills, CA 95762

916-941-9307

[Quoted text hidden]



**BOS Agenda 01-24-12.pdf**

135K

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**The BOSTWO** <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>

To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Tue, Jan 24, 2012 at 4:45 PM

Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **MaryEllen Hall** <[meyogini@pacbell.net](mailto:meyogini@pacbell.net)>

Date: Mon, Jan 23, 2012 at 2:18 PM

Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International

To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

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Cc: [aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)

Good Afternoon,

My name is MaryEllen Hall and I just purchased a house in Highland View in December 2011. I am deeply disturbed that I was not notified of this proposal prior to my family moving to this neighborhood. Our neighborhood can not support the amount of traffic this division will cause. I am requesting that item #13 be pulled from the Consent Calendar and left up for review. I do not feel the proper environmental and infrastructure studies have been performed to support this decision. Again, I am saddened that my move to this beautiful area and been marred by this division. I had friends looking at houses in our neighborhood, however, now they have put that off due to this proposal.

We STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

Sincerely,

MaryEllen Hall  
4045 Morning View Way  
El Dorado Hills, CA 95672  
916.817.1559

[Quoted text hidden]

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The BOSTWO <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>  
To: Cindy Johnson <[cynthia.johnson@edcgov.us](mailto:cynthia.johnson@edcgov.us)>

Wed, Jan 25, 2012 at 10:33 AM

Dixon  
Thank you,

Ray Nutting, Chairman  
El Dorado County Board of Supervisors  
530) 621-5651

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

From: **Raymond Rasmussen** <[ray@iconnect007.com](mailto:ray@iconnect007.com)>  
Date: Mon, Jan 23, 2012 at 3:08 PM  
Subject: Item#13 Award Dixon Ranch EIR contract to Consultant ICF International  
To: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us), [bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bostthree@edcgov.us](mailto:bostthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us)

Dear Supervisors:

I STRONGLY oppose awarding an EIR for Dixon Ranch High Density Subdivision in that it has not been rezoned and the EIR is assuming density before that process is complete and arguments presented. It still has land use designation of Low Density Residential and is still zoned Agriculture. We the people of El Dorado Hills do not find the inconsistencies can be mitigated with the current General Plan and Zoning Ordinance - that until the General plan and Zoning Update has been vetted and brought consistent with all other Elements of the General Plan - directing a County contract to a Consultant to develop an EIR for a project is outrageously premature.

12-0076.G.46 of 47

Ray Rasmussen  
3639 Amer Way  
El Dorado Hills

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Ray Rasmussen  
[ray@iconnect007.com](mailto:ray@iconnect007.com)

916-294-7147 Office  
916-337-4402 Cell  
470-201-2956 FAX

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[The PCB Magazine](#)

[Quoted text hidden]

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