



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Asking for Support from BOS

1 message

The BOSFOUR <bosfour@edcgov.us>

Fri, Jan 25, 2013 at 4:45 PM

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

RE: Item #23

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

From: **Larry Keenan** <lobbythis@comcast.net>

Date: Fri, Jan 25, 2013 at 4:20 PM

Subject: Asking for Support from BOS

To: Supervisor 5 <bosfive@edcgov.us>, Supervisor 4 <bosfour@edcgov.us>, Supervisor 3 <bosthree@edcgov.us>, Supervisor 2 <bostwo@edcgov.us>, Supervisor 1 <bosone@edcgov.us>

Dear EDC Supervisors,

I have written several emails to the BOS on the issues of development projects and their impact on Green Valley Rd. Since there has been an election and new members are now in place on the board I want to make you aware that all of my subdivision (Sterlingshire/84 homes) are in agreement that in the event that any or all of these projects are in some way approved, we all agree that Green Valley Rd. changes need to be included simultaneously.

We disagree with the planning commissions data about the traffic impact and appeal to you to see through that and make an independent assessment as to what would need to be done to mitigate the increased traffic. This includes, but not limited to, Wilson Estates and the Dixon Ranch project. Living in Sterlingshire we are having a tough time just getting onto Green Valley Rd. If you add traffic of any size to that already treacherous road you will be doing a disservice to all our residents and making it more hazardous than it is currently. The CHP in their assessment have said that 60% of accidents on Green Valley Rd. are in the area of Silva Valley Rd where it meets Green Valley Rd and along Green Valley to the Mormon Church.

In short, we need your help and assistance and understanding that this is no small matter.

Approval of any part of these proposed projects cannot be viable unless Green Valley Rd. is included by signalization, turn lanes, widening, and an overall restructuring of the rd. to meet the demand that will certainly come. And one more issue. I am told that they are planning an addition to the Mormon Church on Green Valley Rd. If that is true it surely begs the question of traffic mitigation.

Thank you in advance for seeing that a change in focus and vision is needed from the BOS. It is the perfect opportunity for the board to set a new course in its approach to approving projects with a close eye on infrastructure.

Sincerely,

Larry Keenan
916 933 9475
Sterlingshire

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Thank you.



EDC COB <edc.cob@edcgov.us>

Wilson Estates

1 message

Ellen Van Dyke <vandyke.5@sbcglobal.net>

Mon, Jan 28, 2013 at 5:55 AM

To: Jack Sweeney <bosthree@edcgov.us>, John Knight <bosone@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Terri Daly <edc.cob@edcgov.us>, Pierre Rivas <pierre.rivas@edcgov.us>, tom.dougherty@edcgov.us

I understand the Wilson Estates project (Z11-0007/TM11-1504) will be before the Board of Supervisors tomorrow afternoon (Tuesday, 1/29). Please find our letter attached here, with our objections to the project.

Thank you – Ellen Van Dyke

**WilsonEstates BOS Letter_1.28.13.pdf**

10K

January 28, 2013

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

**RE: Proposed Wilson Estates (Z11-0007 & TM11-1504)
and Mitigated Negative Declaration**

Dear Supervisors:

The current proposal for the Wilson Estates project is a perfect example of why the Board of Supervisors needs to put the brakes on Green Valley Road development. *Now*. While a relatively modest project, the proposed rezoning for Wilson Estates will result in a near 100 percent increase in residential units above that allowed by the existing zoning. Each project proposed along Green Valley Road - Alto, Grande Amis, Diamante, La Canada, Dixon Ranch, Springs Equestrian - includes a request for zoning intensification. Each 'proposed project' is invisible to the one that comes before it, and the effect is a piece-meal handling of the traffic issue, with turn lanes as band-aids, and talk of stoplights bandied about but never put in, and increasingly dangerous conditions for those who drive Green Valley Road. You are doing all of us a disservice by ignoring the true problem: **A two-lane Green Valley Road is inadequate to handle the cumulative impact of all of these developments; the county cannot afford to expand it, and the developers are either unable or unwilling to foot the bill.**

You must give Planning Services and DOT the impetus to stop allowing these projects through, and review the 'big picture', in order to address the rapidly gathering requests to intensify development all along the Green Valley corridor. Together they need to evaluate a build-out scenario, in order to estimate how many total parcels may be allotted before hindsight is all that is left.

Regarding the Mitigated Negative Declaration for the project, we have multiple issues with the 'conclusions' that are drawn. There is a blatant disregard, or perhaps simple denial, of impact on biological resources, as well as the location of a concrete block sound wall where our view currently is of blue oak woodland. But if the county is willing to overlook the basics of traffic safety, what is the likelihood they will be interested in our thoughts on trees and red tail hawks and frogs?

We emphatically urge you to delay the final approval of this and all other Green Valley projects, and focus on a Green Valley Corridor 'Master Plan'.

Sincerely,

Ellen and Don Van Dyke
Green Springs Ranch residents

cc: Pierre Rivas, EDC Planning Services
Tom Dougherty, EDC Planning Services
EDC Board of Supervisors
Terri Daly, Clerk of the Board



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: rezoning of Z11-007/Tentative Map TM 11-1504 Wilson Estates Tuesday BOS

1 message

The BOSFOUR <bosfour@edcgov.us>

Sun, Jan 27, 2013 at 12:57 PM

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

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

From: **Bob Hablitzel** <bhablitzel@sbcglobal.net>

Date: Sun, Jan 27, 2013 at 8:24 AM

Subject: rezoning of Z11-007/Tentative Map TM 11-1504 Wilson Estates Tuesday BOS

To: bosfour@edcgov.us

Dear Member of the Board,

El Dorado County has not adequately taken into consideration the traffic and resulting safety concerns of this project (Wilson Estates) in concert with the cumulative impact of Alto, Grande Amis, Diamante and La Canada that will all add significant traffic to Green Valley Road and this portion of El Dorado Hills.

In addition,

It has not addressed the required protocol-level survey to document the absence of California red-legged frogs

in the pond located 200 feet north of the site

It has not resolved the inconsistency by completing the process of a General Plan Amendment changing the land use to MDR that is *compatible with adjoining land uses*.

The County should restrict all vehicular access to Malcolm Dixon Road to be consistent with adjoining parcel restrictions and land usages for this project to be approved.

The proponents and county have not demonstrated that the proposed wastewater disposal system can accommodate the highest possible demand of the "cumulative impacts" of all 5 proposed projects.

Please vote that this project be continued, and that the above and all concerns are addressed prior to approval.

Bob Hablitzel, 1500 Lake Vista Ln, EDH 95762

13-0024 | 4 of 33

1/28/13

Edcgov.us Mail - Fwd: rezoning of Z11-007/Tentative Map TM 11-1504 Wilson Estates Tuesday BOS

Bob Hablitzel
916-337-3482
bhablitzel@sbcglobal.net

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Green Valley Road

1 message

The BOSFOUR <bosfour@edcgov.us>

Sun, Jan 27, 2013 at 12:57 PM

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

RE: Item #23

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

From: **Marcia Lenci** <marcia@maxwigs.com>

Date: Sun, Jan 27, 2013 at 10:12 AM

Subject: Green Valley Road

To: bosfour@edcgov.us, +bosfive@edcgov.us, +pierra.rivas@edcgov.us

Dear Sirs,

I am writing to you out of concern for the potential traffic impact on Green Valley Road. I am concerned that the County has not adequately taken into consideration the traffic and resulting safety concerns of the Wilson Estates project in concert with the cumulative impact of Alto, Grande Amis, Diamante and La Canada that will all add significant traffic to Green Valley Road. As it is the congestion at Silva Valley and Green Valley road is terrible at peak morning times in which I travel from my home. The traffic backs up all the way to Folsom when I am trying to make my way home in the early evenings to El Dorado Hills via Green Valley Road. Additional traffic would severely impact the already bad traffic conditions we are experiencing. Please be sensitive to the traffic and safety concerns of the residents along Green Valley Road when making decisions that will severely impact us. Please make sure you have weighed all the data carefully before making any decisions to move forward with large scale projects along the Green Valley Corridor.

Regards,

Marcia Lenci

EDH Resident

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: FW: Information Required: Wilson Estates Board of Supervisors meeting January 29, 2013

1 message

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

Fri, Jan 25, 2013 at 6:28 PM

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

From: John & Kelley <bugginu@sbcglobal.net>

Date: Fri, Jan 25, 2013 at 6:21 PM

Subject: FW: Information Required: Wilson Estates Board of Supervisors meeting January 29, 2013

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us, bosthree@edcgov.us, The BOSFOUR <bosfour@edcgov.us>, bosfive@edcgov.us

Michelle and Other BOS members:

Please include this in the public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]

Sent: Monday, January 14, 2013 10:05 PM

To: 'Peter Maurer'

Cc: 'Tom Dougherty'; 'Bosfive@co.el-dorado.ca.us'; 'bosfour@co.el-dorado.ca.us'; 'bosthree@co.el-dorado.ca.us'; 'bostwo@co.el-dorado.ca.us'; 'bosone@co.el-dorado.ca.us'

Subject: Information Required: Wilson Estates Board of Supervisors meeting January 29, 2013

Peter,

Thank you for the additional information. We are aware of this letter and have had a copy for some time now. This letter only emphasizes our argument that this land should have NEVER been changed to HDR and that the Wilson Family will say whatever they need to say at the time to have the designation changed. What is proposed in this letter from 1995 is not at all what is being proposed today and was filled with misleading facts to get their land use changed. Where is the park that is proposed here? Where is the community asset?

First, RIA encourages a grid-like subdivision of this beautiful 28 acre site into 28 one-acre parcels, with little open space, a fenced off atmosphere, and park in lieu fees instead of dedicated land for parks. By allowing a smaller parcel size, a more suitable design can be achieved from an environmental and aesthetic standpoint. If one-third acre parcels were allowed, 55 lots would still leave almost twelve acres for open space and a community park. The value of this land, at a conservative \$50,000 per acre, is over half a million dollars, which would be a valuable asset to the Community. Compare this to areas such as Wild Oak Park, which was sold to the community at a price of over \$150,000 per acre!

Futhermore, in 1995 no neighbors were given the opportunity to oppose this since it was buried in the hundreds of GP letters and responses.

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Second, this community, especially with the lower impacts associated with higher density rather than medium density, has no substantial opposition from the neighbors or the community. The only exception would be the large out-of-county landowners who try to limit development outside their own monopolies.

In 1995 they could not foresee the traffic problems that we have at this time. Green Valley Road @Salmon Falls is at a Service level F with no Capitol Improvement funds until 2021

significant economic and social forces of a larger context. It is in the proximity of other higher density estates, such as Sterlingshire, which is right down the road. It is bordered by Green Valley Road on one side and Malcom Dixon Road on the other, suitable roads from a capacity standpoint.

For the record, Sterlingshire is MDR, R1A. The statement in their request above is inaccurate and allowed the owners to create an island of high density which is incompatible with the surrounding land uses. The Wilson project is currently being proposed and voted on by our BOS. Our current general plan states:

Policy 2.2.5.21 Development projects shall be located and designed in a manner that avoids incompatibility with adjoining land uses that are permitted by the policies in effect at the time the development project is proposed. Development projects that are potentially incompatible with existing adjoining uses shall be designed in a manner that avoids any incompatibility or shall be located on a different site.

Allowing the HDR designation was, and is, in direct violation of this policy.

Under the freedom of information act what we are asking for is public record information. I have tried to locate this information through other channels of the county and it comes back to the planning department. I genuinely feel that we are being stone walled when we have every "right to know" this information as an El Dorado County land owner. We are vividly aware of your statement: *The fact of the matter is that a high density residential designation was included for this site as part of the 1996 General Plan, and the designation was retained when the 2004 Plan was adopted* We contend that this was only included and retained using false statements in their request.

This change was not made with public comment (besides the land owner) and individual parcels were not supposed to be individually evaluated. Per your own Policy listed here:

EDAW EL DORADO COUNTY GENERAL PLAN

County of El Dorado RESPONSE TO COMMENTS

January 2004 Section 4.1 Master Responses

Master Response 8 – General Plan Alternatives, Public Process, and Individual Property Designations

The land use designations assigned to each of the Land Use Diagrams for the equal weight General Plan alternatives are based on historical land use designations (not necessarily zoning) and policy direction contained in the alternative. The staff did not go through the county parcel by parcel and assign land use designations.

The focus of General Plan level of planning is not on individual properties, but rather on countywide and area wide planning, policies, and land use patterns. Examination of individual property characteristics and circumstances was not performed.

The Wilson parcels WERE individually reviewed against your own recommendations.

EDAW EL DORADO COUNTY GENERAL PLAN

County of El Dorado RESPONSE TO COMMENTS

January 2004 Section 4.2 Responses to Letters

LETTER 51: JUNE 2, 2003 PLANNING COMMISSION HEARING ORAL COMMENTS

Note: The following responds to comments and questions raised during the Planning Commission General Plan comment hearing.

Response to Comment 51-48 (GP): Please refer to Letter 56 for documentation of Mr.

Veit's parcel-specific request. As noted by Commissioner Machado, assignment of a certain land use designation would not guarantee construction of a certain type of housing (e.g., affordable versus market rate). The opinion regarding the inclusion of the subject parcels in the Community Region is noted for the record and will be considered by the Planning Commission and Board of Supervisors during deliberations on the General Plan.

If El Dorado County had a perfectly written General Plan that wasn't repeatedly challenged and a writ of mandate issued by the Supreme court of California you may be able to push us away with a blanket statement such as that. But the fact of the matter is El Dorado County's general plan was and is riddled with inconsistencies and errors.

We want to make this simple for you. Please research this one parcel as requested. When did the land usage change associated with these timelines listed below. Withholding this information is not advisable.

1. Parcel Number: 126-070-30-100 (previous 067-270-30-100)

Date:	Zoning:	Land Use Designation:	Who requested and signed off on the change?
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10/1988			
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10/1989			
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11/1994			
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11/1995			
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11/1996			
---------	--	--	--

11/1997			
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Kind Regards

John and Kelley Garcia

From: Peter Maurer [mailto:peter.maurer@edcgov.us]

Sent: Monday, January 14, 2013 2:17 PM

13-0024 | 9 of 33

To: John & Kelley
Cc: Tom Dougherty
Subject: Re: Wilson Estates

John and Kelley,

I have attempted to locate any historical information on the change in land use designation for the site of the proposed Wilson Estates subdivision. What I was able to find was a "Site Specific Request" form, received on March 30, 1995, submitted by Ann Wilson.

The site specific request process was set up by the Board of Supervisors where property owners could request the County to consider a land use designation for a parcel. These requests were reviewed by the Planning Commission and the Board. This request, a copy of which is attached, was considered by the County and included in the 1996 General Plan. I cannot readily find information on whether it was included by staff recommendation, by action of the Planning Commission, or the Board of Supervisors.

That would take a great deal of additional research, and there is no guarantee that the information is still available. The Department charges \$100 per hour for that type of research. The fact of the matter is that a high density residential designation was included for this site as part of the 1996 General Plan, and the designation was retained when the 2004 Plan was adopted. The rules regulating development projects are those in place at the time the application is deemed complete.

Peter Maurer

Principal Planner

On Mon, Jan 14, 2013 at 9:48 AM, John & Kelley <bugginu@sbcglobal.net> wrote:

Tom,

We hope that you had a nice holiday. We just received notification that Wilson Estates is on the BOS calendar for January 29, 2013. The information that we have requested here is critical to our discussion with the BOS. Please raise this request on your priority list.

Kind Regards,

Kelley & John Garcia

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Thank you.

 **Site Specific Request Form (2).pdf**
223K

1-26 TAZ 142
SD
Z RIA
OFFICIAL

EL DORADO COUNTY

MAR 30 1995

RECEIVED

95682

REQUEST FOR CONSIDERATION OF GENERAL PLAN LAND USE DESIGNATION
SITE SPECIFIC REQUEST

APPLICANT INFORMATION:

Property Owner's Name: ANN WILSON

Mailing Address: 450 FOXWOOD LANE Shingle Springs

Telephone Number: (916) 677-1894

Agent (if applicable):

Address:

Telephone Number: ()

PROPERTY IDENTIFICATION:

Street Address (if applicable): N/A

*Assessor's Parcel Number(s): 067.270 - 22, 23, AND 30

Parcel Size/Total Acreage: 28 ACRES

REQUESTED LAND USE:

Summary description of proposed use of property: PLEASE SEE
ATTACHED LETTER.

Statement of appropriateness of the proposed land use: PLEASE SEE
ATTACHED LETTER.

SIGNATURES: Owner: Ann Wilson Date: 3/7/95

Agent: Date:

*Attach a copy of the Assessor's Parcel Map indicating the subject property.
Please deliver or mail completed forms to: El Dorado County Planning Department,
Attention: Pierre Rivas, 2850 Fairlane Court, CA 95667.

owner has been paying assessments for this service. It would seem a shame to require extensive pipelines built in more remote areas of the County when these already exist.

Environment/Aesthetics

From a superficial analysis, it may appear that medium density is always better than higher density in terms of environmental and aesthetic concerns. However, a project has been developed based on a slightly higher density than that of medium density residential, and there are a number of reasons that support eventual R1 zoning instead of R1A zoning for this property.

First, R1A encourages a grid-like subdivision of this beautiful 28 acre site into 28 one-acre parcels, with little open space, a fenced off atmosphere, and park in lieu fees instead of dedicated land for parks. By allowing a smaller parcel size, a more suitable design can be achieved from an environmental and aesthetic standpoint. If one-third acre parcels were allowed, 55 lots would still leave almost twelve acres for open space and a community park. The value of this land, at a conservative \$50,000 per acre, is over half a million dollars, which would be a valuable asset to the Community. Compare this to areas such as Wild Oak Park, which was sold to the community at a price of over \$150,000 per acre!

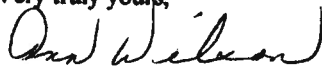
A continuous open space would allow pedestrian access from one end of the site to the other, and a community space common to all residents, maintained by a homeowner's association. This dedication is more than just lip service regarding non-vehicular transportation in this County, and is very flexible. From a community standpoint, this space is a much higher use as park land than as mere backyard. From an aesthetic standpoint, it would create a buffer on the site from Green Valley Road, protecting residents while at the same time reducing the visual impact on Green Valley Road to almost nil. Witness past mistakes such as Green Valley Hills, with unavoidable visual impacts from Green Valley Road and other parts of the County.

Second, this community, especially with the lower impacts associated with higher density rather than medium density, has no substantial opposition from the neighbors or the community. The only exception would be the large out-of-county landowners who try to limit development outside their own monopolies.

Third, the impacts to the environment would be less with higher density than medium density, because of the ability to better cluster the development in the suitable part of the site, while leaving the creek area to the eastern part untouched and additional contiguous open space throughout the site. This parcel is being designed with the utmost regard to site compatibility, to a degree that is rare in this county. No substantial trees will be impacted, and by allowing a park-like setting for twelve of the site's twenty acres, more natural vegetation will exist and more trees can be planted in these buffer areas. EID water means no local ground water pumping and EID sewer means no impacts to ground water from septic systems.

In closing, the current design under medium density would allow 28 parcels, approximately 1 acre gross density, with no open or park space, and typifies the lack of flexibility and thought that characterize all too many projects in El Dorado County. The proposed design for the property should the land use designation be changed to high density envisions 55 parcels on 28 acres, approximately 1/2 acre gross density with 12 acres of open/park space, a real change from the mistakes of the past committed in this County. But this can only be achieved in R1, not R1A zoning, and hence a high density, not medium density, land use designation.

Very truly yours,

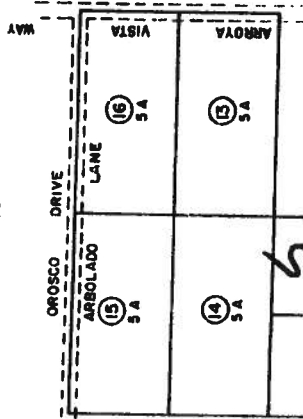

Ann Wilson

EL DORADO TRUS A.P.
ZONING EFF. 1-5-84

P29

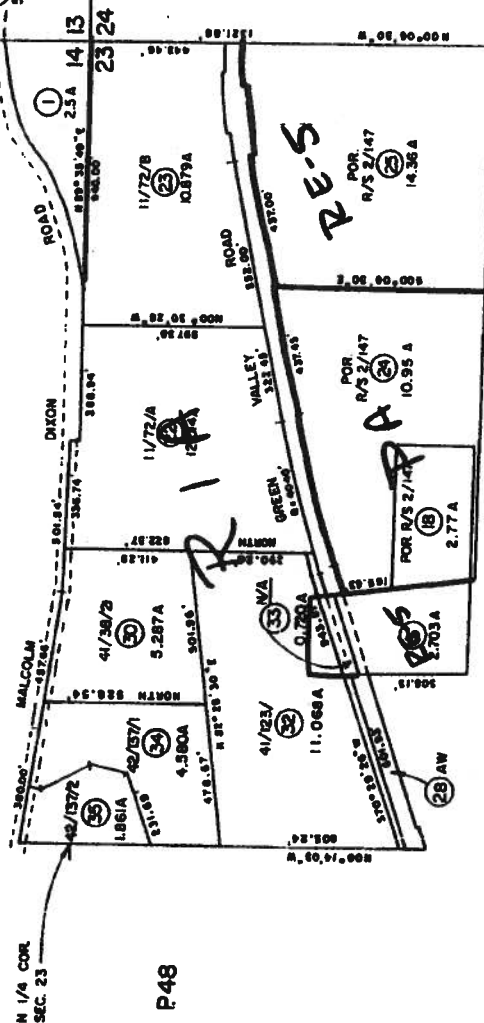
P29

P29



P05

P34



P48

Tract
Upper, Dist.
Zoning
Comm. No. D60040
Panel No. 0700 C
Date 12-4-86

P34

P54

1-30-95
Assessor's Map Bk. 67 - Pg. 27
County of El Dorado, California

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Wilson Estates vs Traffic Safety

1 message

The BOSFOUR <bosfour@edcgov.us>

Sun, Jan 27, 2013 at 2:25 PM

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

RE: Item #23

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

From: **Robin Rice** <wacka88@sbcglobal.net>

Date: Sun, Jan 27, 2013 at 1:06 PM

Subject: Wilson Estates vs Traffic Safety

To: bosfour@edcgov.us

Dear Supervisor,

Due to work I am not able to attend the Board of Supervisor's meeting on January 29th,

However as a resident who has lived immediately adjacent to Green Valley Road for 16 years I have seen the traffic levels increase dramatically in the last few years and safety similarly deteriorate during the same period.

I believe the EDC DOT has not adequately taken into consideration the negative impact to traffic safety caused by an additional 1670 vehicle trips resulting from this project (Willson Estates) in concert with the cumulative impact of Alto, Grande Amis, Diamante and La Canada that will all add significant traffic to Green Valley Road.

When we moved to this area in 1987, it was "out in the country". This was an excuse used recently by one supervisor who suggested he had no compassion or concern because he himself 'lives out in the country'. Due to continued 'modifications' and relaxing of the General Plan this area has been effectively changed to high density over the last 26 years that we have lived here.

I strongly urge you to respect and consider the safety of local residents in your county when reviewing these and future projects.

Sincerely,

Robin Rice
1500 Lakehills Drive
El Dorado Hills, CA 95762

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Wilson Estates Project Hearing

1 message

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

Mon, Jan 28, 2013 at 11:19 AM

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

From: **Brian Saleh** <brian@saleh.com>
Date: Mon, Jan 28, 2013 at 10:36 AM
Subject: Wilson Estates Project Hearing
To: bosfour@edcgov.us

Dear Supervisor,

I believe that the County has not adequately taken into consideration the traffic and resulting safety concerns of this project (Wilson Estates) in concert with the cumulative impact of Alto, Grande Amls, Diamante and La Canada that will all add significant traffic to Green Valley Road.

All the best wishes,
Brian
Brian B. Saleh
Engineering & Management Consultant
brian@saleh.com or briansaleh@sbcglobal.net
2118 Loch Way
El Dorado Hills, CA 95762
Home: (916) 933-4339
Mobile: (408) 888-9222

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Wilson Estates Z11-007 Rezone - Proposed Land Development

1 message

The BOSFOUR <bosfour@edcgov.us>

Mon, Jan 28, 2013 at 11:26 AM

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

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

From: **Cheryl McDougal** <cam4jrm@yahoo.com>

Date: Mon, Jan 28, 2013 at 11:15 AM

Subject: Wilson Estates Z11-007 Rezone - Proposed Land Development

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, pierre.rivas@edcgov.us

Board of Supervisors,

Back in 2008, many local residents were concerned regarding the safety of the traffic on lower Malcolm Dixon road due to the close head-on approach of vehicles (and bicycles) on the two narrow historical bridges. At that time, Steven and Tina Farren were in application with the county to change the zoning on a land parcel from R5 to high density and put in 12 additional homes. Traffic flow, safety and fire concerns were addressed at length with the County as the time of this proposed development with supporting traffic counts provided for both Uplands, Malcolm Dixon Road and Allegheny Road.

Although this development was not approved (after significant research, costs and effort on the part of the surrounding community), since that time, several developments have been approved that will place additional traffic on lower Malcolm Dixon road without any of the safety concerns addressed by the County. These developments include Alto with 23 residences, Chartraw with 8, Diamante with 19 and La Canada with 47. And now, Wilson Estates would add another 49 residences! Even with the potential road connection higher up on Malcom Dixon to Green Valley Road, the majority will still travel down Malcolm Dixon as why would residents travel east to get to west.

We are at a loss to understand why the County continues to approve these projects without making solid commitments to road improvements and infrastructure prior to any of these developments being approved/built. And then with the pending Dixon Ranch, the safety concerns multiply ten-fold as compared to today which is already at high traffic during peak times on Green Valley and the surrounding connectors.

We are asking that this project be denied until all of the traffic and resulting safety issues be completely mitigated for the benefit of the surrounding communities. We believe that safety of current residents should be a priority of the Board of Supervisors.

Thank you,

John and Cheryl McDougal
1041 Uplands Drive
EDH

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Thank you.



Cindy Johnson <cynthia.johnson@edcgov.us>

Fwd: Wilson Estates Hearing

1 message

The BOSFOUR <bosfour@edcgov.us>

Mon, Jan 28, 2013 at 1:55 PM

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

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

From: John Davey <jdavey@daveygroup.net>

Date: Mon, Jan 28, 2013 at 12:45 PM

Subject: Wilson Estates Hearing

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, pierre.rivas@edcgov.us

Hello,

As Board Of Supervisor meetings are scheduled at a time where I am unable to attend, I would like a chance to submit some observations on matters that will be coming before you. As a 17 year resident of El Dorado county, I'd like to offer you my opinion as a resident in the area that will be impacted by Wilson Estates. I'd preface my comments with the caveat that I am a proponent of individual property rights - but the scope of this project threatens to impact traffic (in an already poorly planned traffic area), wetlands/water table, local natural wildlife, and overall enjoyment of the existing residents' property rights.

A cursory glance at the Mitigated Negative Declaration used to request the zone changes (from R1A to R1) finds that it is spurious on its face, not even mentioning a naturally occurring spring in the area, therefore ignoring any impact on wildlife and ground water.

Further, the MND notes that the foraging habitat for Blue Heron, and Great Egret in the parcel do not exist, yet a 30 minute hike through the area will reveal that is explicitly not true. Further hawks can be found hunting the area as well.

However, my overarching concern is how traffic will be impacted by the project. As western slope residents can tell you, traffic in the area is bad and getting worse. The entire length of Green Valley road from Cameron Park through the Sacramento County line, used as an alternate East-West express way to Highway 50, has been poorly planned. Even considering the improvements made on Green Valley Road in the past ten years, the amount of traffic has only increased, and mitigation for earlier projects and other improvements have simply not met the need of residents in the area. As a small example, Bass Lake Road has seen only one improvement in the 17 years that we have lived in the area (the realignment to Serrano Parkway) while the balance of the road continues to deteriorate along both its southern and northern terminus, despite promised improvements that were included as mitigation as to individual projects were approved in the Bass Lake Specific Plan. As a county, we need to start making certain that real mitigation takes place that meets real world traffic growth. Another example is that the morning line of westbound traffic backing up on Green Valley Road from Cambridge Road to Pleasant Grove Middle School. Ninety percent of the students attending Pleasant Grove Middle School come from east of the school, and yet no provision (other than the left turn pocket and the signal) was made for the increase in traffic on Green Valley Road, resulting in a ten minute back up every weekday morning. Adding a westbound lane on Green Valley from Cambridge to just west of Pleasant Grove Middle School would have been sufficient to remedy this problem. Our history in this county of adequate traffic planning is dubious at best.

So my concern is that the project's mitigation (where they can be found) are insufficient to the real world impact that the project will have on the area. The MND offered in support of this project seems to be crafted from pixie dust and make believe, and fully ignore the real conditions on the property. We have a bevy of approved projects already in the Malcolm Dixon area - we should at least evaluate how accurate developers/property owners projections and offered mitigation will be on current projects before we plow forward with additional development/rezoning.

Thank you for your service to our county, and for your consideration of this matter.

John Davey
3907 Watsonia Glen Drive
El Dorado Hills, CA 95762
530-676-1868
916-752-8183

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Tom Dougherty <tom.dougherty@edcgov.us>

Fwd: Deny Wilson Estates

1 message

Pierre Rivas <pierre.rivas@edcgov.us>

Mon, Feb 18, 2013 at 1:17 PM

To: Tom Dougherty <tom.dougherty@edcgov.us>

Cc: Peter Maurer <peter.maurer@edcgov.us>

Tom,

Please see comments on Wilson Estates.

Pierre

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

From: **Janna Buwalda** <jabuwalda@sbcglobal.net>

Date: Fri, Feb 15, 2013 at 9:53 PM

Subject: Deny Wilson Estates

To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, pierre.rivas@edcgov.us

Dear Supervisor,

After reviewing the plans for Wilson Estates I must ask that you deny any efforts that support this project and keep the area zoning at R1A. The requested change would be an inconsistent land usage designation with adjoining neighborhoods and radically change the pastoral nature that prompted us to buy here 15 years ago.

There is a dismal lack of available infrastructure, water and sewer, to support this project. As a neighbor who is on a well, the addition of this development threatens the sustainability of my property and my neighbors.

I am also concerned about traffic safety along Green Valley Road. Until capital improvements are available for this roadway, a denser population poses a safety and quality of life risk. Please ensure the county properly addresses Green Valley Road's limitations and those of lower Malcolm Dixon Road before approving any more residential projects in the area.

For the benefit of the residents who have already committed their lives to this area, please amend the general plan to change the land use designation to MDR (medium density residential) to be consistent with adjoining neighborhoods and eliminate this island of high density and deny this project.

Thank you for your consideration and service.

Janna Buwalda

1940 Harlan Drive

El Dorado Hills, CA

—
Pierre Rivas, Principal Planner
Development Services Department
El Dorado County
2850 Fairlane Court, Placerville, CA 95667
EMAIL: pierre.rivas@edcgov.us
530-621-5841 530-642-0508 FAX

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Thank you.

February 19, 2013
Tom Dougherty, Project Planner
El Dorado County Planning Department
2850 Fair Lane Court
Placerville, CA 95667

Dear Mr Dougherty:

It is the Measure Y Committee's assessment that the Wilson Estates Traffic Impact Analysis approved by the County Department of Transportation and the County Planning Department is quite insufficient.

Two glaring weaknesses in the Wilson Estates Traffic Impact Analysis are:

1. The Traffic Impact Analysis did not assess the traffic impacts and propose mitigations on two major Green Valley Road segments west of Francisco Boulevard (less than a mile away) which are two of the worst Level of Service F road segments in the county. The Green Valley Road segments missing from the traffic analysis are at Mormon Island Drive and Sophia Parkway with gridlock traffic levels exceeding 25,000 car trips per day.
2. It is unclear that there are sufficient Capitol Improvement Plan funds available to pay for the road improvements required for this project and all the previously approved projects. It is well known that TIM fee collections have been much lower than expected the last 4-5 years and could remain low for several more years. An assessment of long-term revenues to make CIP specified road improvements must be conducted to make a finding there is sufficient revenue to pay for all the road improvements to mitigate traffic from this project, as well as previously approved projects,.

Respectfully,

Jan Mathews
Measure Y Committee



Tom Dougherty <tom.dougherty@edcgov.us>

Fwd: Land Developemtn proposal of Wilson Estates

1 message

Pierre Rivas <pierre.rivas@edcgov.us>

Tue, Feb 19, 2013 at 2:39 PM

To: Tom Dougherty <tom.dougherty@edcgov.us>

Cc: Peter Maurer <peter.maurer@edcgov.us>

Tom: Comment on Wilson Estates. -Pierre

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

From: **Paul and Paulette** <portofino82@sbcglobal.net>

Date: Tue, Feb 19, 2013 at 11:14 AM

Subject: Land Developemtn proposal of Wilson Estates

To: bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us, pierre.rivas@edcgov.us

Cc: gralliance@gmail.com

Dear Board of Supervisors.

We are residents of Green Springs Ranch on Green Valley road. We have been following the development of the above project and request it be denied due to the reasons listed below:

- Keep the zoning at R1A.
- Inconsistent land usage designation with adjoining neighborhoods.
- Lack of available infrastructure - water and sewer
- Known current traffic and safety concerns along Green Valley Road with no capitol improvement funds available to improve Green Valley Road until 2021.
- Even with the planned connector road from Malcolm Dixon road to Green Valley road, the majority of trips of these new residents will be to the west, toward El Dorado Hills, Folsom or beyond, and thus, most residents will drive west on Malcolm Dixon Road across the two narrow bridges which do not allow safely for two-way opposing concurrent traffic. It is believed that the residents will chose this route more often than using the new connector road by traveling east to the connector road and then on to Green Valley road to go west.
- Allegheny road is currently used a cut-through "cheater" road from Green Valley Road, across the two narrow Malcolm Dixon bridges and then on to Salmon Falls. This area is already a major safety traffic concern with no plans to address these current safety issues.
- Request that the county properly address the Green Valley Road's limitations and lower Malcolm Dixon road before approving any more residential projects in the area.
- Request for a general plan amendment to change the land use designation to MDR (medium density residential) to be consistent with adjoining neighborhoods and eliminate this island of high density.
- Request that the County marry the Wilson Estates map to the sale of the property to prevent a change in the number of homes from this planned development to something other in the future (interesting to note that the developer verbally opposed this restriction).

We wish to preserve the community as a rural area and find that the limitations for increased traffic on Green Valley Road do not allow for the development of any type of property beyond rural.

Thank you.

Paul and Paulette Johnson

1930 Clarksville Court

Rescue, California 95762

—
 Pierre Rivas, Principal Planner
 Development Services Department

**Re: Please confirm receipt of the signed 2/16/13 EDHAPAC revised Wilson Estates Letter faxed to County on 2/18/13**

1 message

Tom Dougherty <tom.dougherty@edcgov.us>

Wed, Feb 27, 2013 at 4:30 PM

To: "Hidahl, John W (IS)" <John.Hidahl@ngc.com>

Cc: Norman & Sue <arowett@pacbell.net>, "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, EDC COB <edc.cob@edcgov.us>

John,

The original EDHAPAC letter dated February 16th, 2013 was attached to an email you sent to me Sunday February 17, 2013. It had been CC'd to all the Supervisors as well. Yes, it is in the project file and is also in a group of letters that were going up to the Board Clerk this week.

I have scanned that email and attachments, with the signed copy, and attached the color photos you had included.

Let me know if there is anything else I can do to help you.

On Wed, Feb 27, 2013 at 3:36 PM, Hidahl, John W (IS) <John.Hidahl@ngc.com> wrote:

Hi Tom,

I was advised that at least one of the BOS had not seen the attached revised APAC letter faxed on 2/18/13. Is our latest letter included in the County project folder?

Thanks, John

—
Tom Dougherty, Project Planner
El Dorado County Development Services Department
2850 Fairlane Court
Placerville, CA 95667

Phone: (530) 621-5875; Fax: (530) 642-0508
tom.dougherty@edcgov.us

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Thank you.

7 attachments

13-0024 | 22 of 33



Shelby's17thandtraffic152.JPG
38K



Shelby's17thandtraffic119.JPG
29K



Shelby's17thandtraffic123.JPG
30K



Shelby's17thandtraffic131.JPG
31K

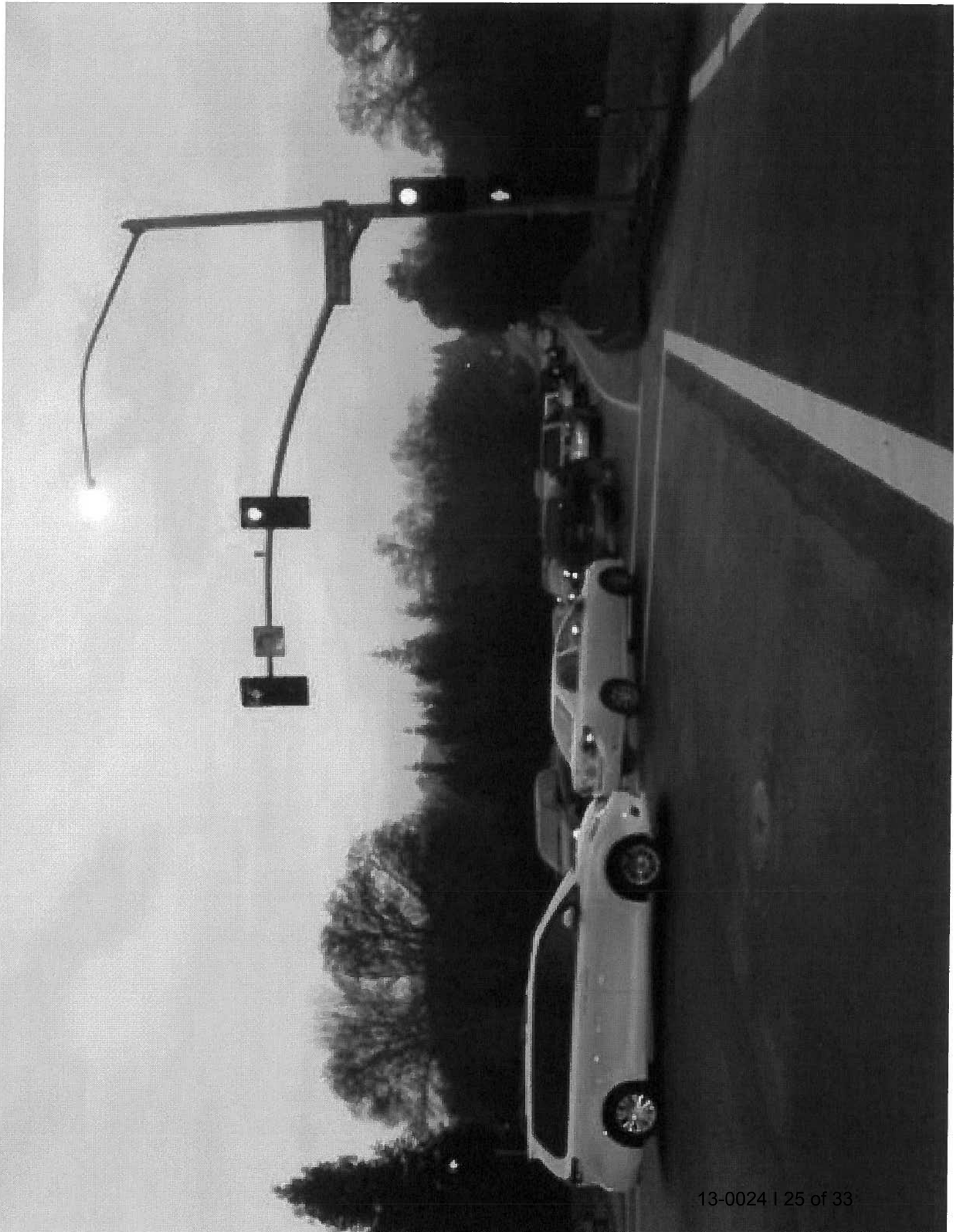


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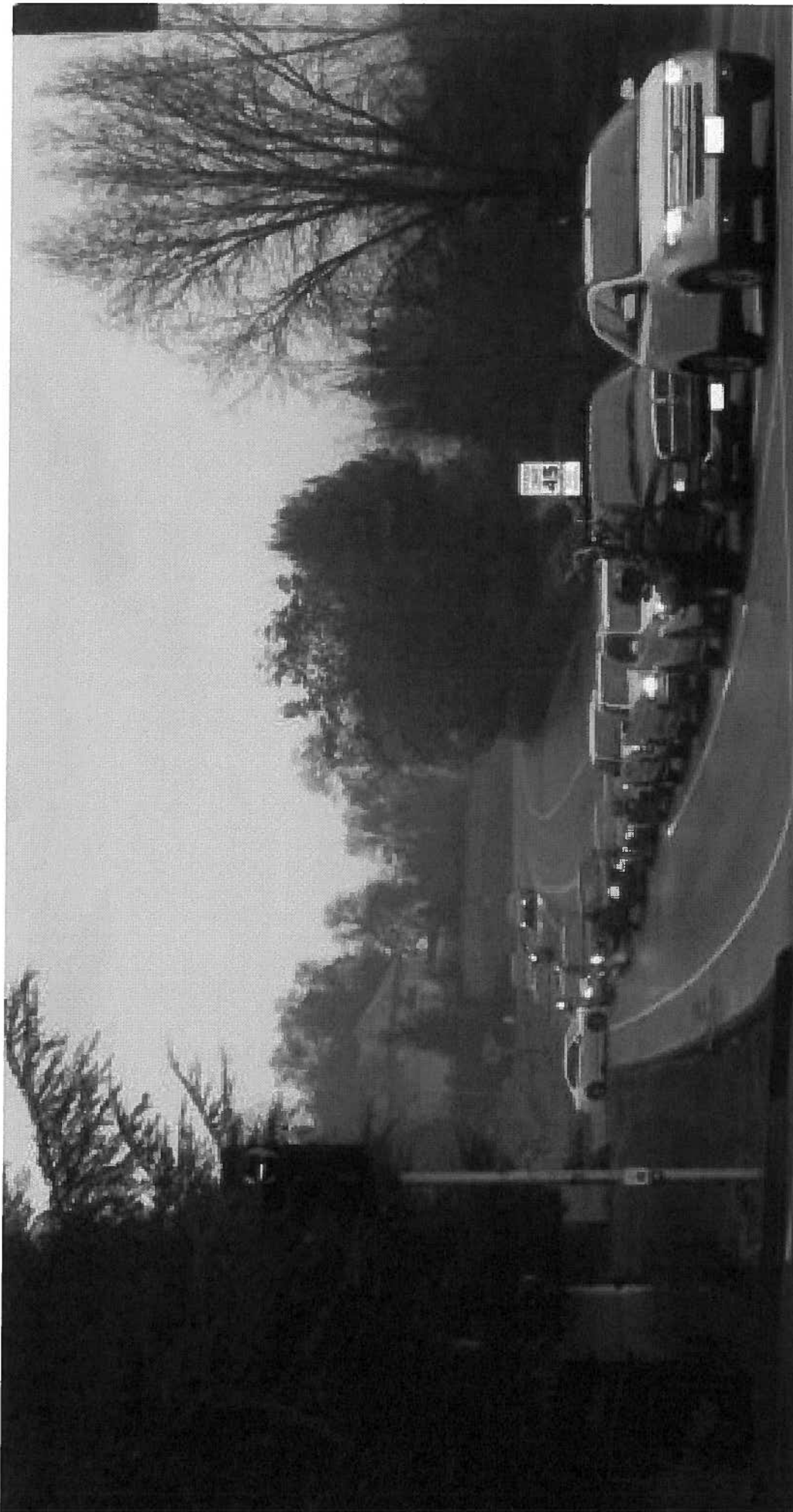
Shelby's17thandtraffic144.JPG
37K













Tom Dougherty <tom.dougherty@edcgov.us>

Fwd: Wilson Estates Z11-007 Rezone - Proposed Land Development

1 message

Pierre Rivas <pierre.rivas@edcgov.us>

Mon, Jan 28, 2013 at 1:49 PM

To: Peter Maurer <peter.maurer@edcgov.us>, Tom Dougherty <tom.dougherty@edcgov.us>

Peter & Tom - Please see comments on Wilson Estates from Cheryl McDougal. -Pierre

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

From: Cheryl McDougal <cam4jim@yahoo.com>

Date: Mon, Jan 28, 2013 at 11:15 AM

Subject: Wilson Estates Z11-007 Rezone - Proposed Land Development

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, pierre.rivas@edcgov.us

Board of Supervisors,

Back in 2008, many local residents were concerned regarding the safety of the traffic on lower Malcolm Dixon road due to the close head-on approach of vehicles (and bicycles) on the two narrow historical bridges. At that time, Steven and Tina Farren were in application with the county to change the zoning on a land parcel from R5 to high density and put in 12 additional homes. Traffic flow, safety and fire concerns were addressed at length with the County as the time of this proposed development with supporting traffic counts provided for both Uplands, Malcolm Dixon Road and Allegheny Road.

Although this development was not approved (after significant research, costs and effort on the part of the surrounding community), since that time, several developments have been approved that will place additional traffic on lower Malcolm Dixon road without any of the safety concerns addressed by the County. These developments include Alto with 23 residences, Chartraw with 8, Diamante with 19 and La Canada with 47. And now, Wilson Estates would add another 49 residences! Even with the potential road connection higher up on Malcom Dixon to Green Valley Road, the majority will still travel down Malcolm Dixon as why would residents travel east to get to west.

We are at a loss to understand why the County continues to approve these projects without making solid commitments to road improvements and infrastructure prior to any of these developments being approved/built. And then with the pending Dixon Ranch, the safety concerns multiply ten-fold as compared to today which is already at high traffic during peak times on Green Valley and the surrounding connectors.

We are asking that this project be denied until all of the traffic and resulting safety issues be completely mitigated for the benefit of the surrounding communities. We believe that safety of current residents should be a priority of the Board of Supervisors.

Thank you,

John and Cheryl McDougal
1041 Uplands Drive
EDH

—
Pierre Rivas, Principal Planner
Development Services Department
El Dorado County
2850 Fairlane Court, Placerville, CA 95667
EMAIL: pierre.rivas@edcgov.us

530-621-5841 530-642-0508 FAX

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Event Detail For Parcel: 067-270-22-100			Roll Year 1989
Event Date:	10/11/1989	Event Sequence Number:	1
Event Type:	Change in Ownership	Re-Appraise?	Yes
Event ID:	3220416	Bill Status:	Paid
Total New Value:	600,700	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Supplemental Value:	350,700	Old Bill Number:	
Notice Date:	06/08/1990	Bill Number:	213474S View Detail
1st Installment Amt:	Please contact the Tax Collector at (530) 621-5800 for bill amount.	2nd Installment Amt:	
1st Installment Delinquent Date:	12/10/1990	2nd Installment Delinquent Date:	04/10/1991
1st Installment Paid Date:	12/10/1990	2nd Installment Paid Date:	06/20/1991
Owner Name:	WILSON ANN	%Ownership:	25
Owner Name:	RYAN JULIE	%Ownership:	25
Owner Name:	VOGELSANG LISA	%Ownership:	25
Owner Name:	RYAN CATHERINE	%Ownership:	25

Event Detail For Parcel: 067-270-22-100

Event Detail For Parcel: 067-270-22-100Roll Year 1989			
Event Date:	03/01/1989	Event Sequence Number:	1
Event Type:	Roll	Re-Appraise?	
Event ID:		Bill Status:	Not Avl
Total New Value:	250,000	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Taxable Value:	250,000	Old Bill Number:	
Notice Date:		Bill Number:	
1st Installment Amt:		2nd Installment Amt:	
1st Installment Delinquent Date:		2nd Installment Delinquent Date:	
1st Installment Paid Date:		2nd Installment Paid Date:	
Owner Name:	SHADAB FARROKH	%Ownership:	25
Owner Name:	NEJATIAN SHAN S	%Ownership:	25
Owner Name:	SHABAH BASHIR	%Ownership:	25
Owner Name:	ELKLOUSH HALIMEH	%Ownership:	25

K + T

Garcia

Event Detail For Parcel: 067-270-23-100

Roll Year 1989			
Event Date:	01/03/1990	Event Sequence Number:	2
Event Type:	Change in Ownership	Re-Appraise?	Yes
Event ID:	3270236	Bill Status:	Paid
Total New Value:	544,000	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Supplemental Value:	477,757	Old Bill Number:	
Notice Date:	03/30/1990	Bill Number:	208334S View Detail
1st Installment Amt:	Please contact the Tax Collector at (530) 621-5800 for bill amount.	2nd Installment Amt:	
1st Installment Delinquent Date:	07/31/1990	2nd Installment Delinquent Date:	11/30/1990
1st Installment Paid Date:	07/17/1990	2nd Installment Paid Date:	11/27/1990
Owner Name:	WILSON ANN	%Ownership:	25
Owner Name:	RYAN JULIE	%Ownership:	25
Owner Name:	VOGELSANG LISA	%Ownership:	25
Owner Name:	RYAN CATHERINE	%Ownership:	25

Event Detail For Parcel: 067-270-23-100

Roll Year 1989			
Event Date:	03/01/1989	Event Sequence Number:	1
Event Type:	Roll	Re-Appraise?	
Event ID:		Bill Status:	Not Avl
Total New Value:	66,243	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Taxable Value:	66,243	Old Bill Number:	
Notice Date:		Bill Number:	
1st Installment Amt:		2nd Installment Amt:	
1st Installment Delinquent Date:		2nd Installment Delinquent Date:	
1st Installment Paid Date:		2nd Installment Paid Date:	
Owner Name:	READE JOSEPH	%Ownership:	50
Owner Name:	READE MARY	%Ownership:	50

Event Detail For Parcel: 067-270-30-100

Roll Year 1989			
Event Date:	11/28/1989	Event Sequence Number:	1
Event Type:	Change in Ownership	Re-Appraise?	Yes
Event ID:	3247658	Bill Status:	Paid
Total New Value:	250,000	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Supplemental Value:	233,692	Old Bill Number:	
Notice Date:	01/26/1990	Bill Number:	205831S View Detail
1st Installment Amt:	Please contact the Tax Collector at (530) 621-5800 for bill amount.	2nd Installment Amt:	
1st Installment Delinquent Date:	05/31/1990	2nd Installment Delinquent Date:	09/30/1990
1st Installment Paid Date:	05/15/1990	2nd Installment Paid Date:	09/30/1990
Owner Name:	WILSON ANN	%Ownership:	25
Owner Name:	RYAN JULIE	%Ownership:	25
Owner Name:	VOGELSANG LISA	%Ownership:	25
Owner Name:	RYAN CATHERINE	%Ownership:	25

Event Detail For Parcel: 067-270-30-100

Roll Year 1989			
Event Date:	03/01/1989	Event Sequence Number:	1
Event Type:	Roll	Re-Appraise?	
Event ID:		Bill Status:	Not Avl
Total New Value:	16,308	Assmt Roll Correction ID:	
Less Exemption Amt:		Exemption Type:	
Net Taxable Value:	16,308	Old Bill Number:	
Notice Date:		Bill Number:	
1st Installment Amt:		2nd Installment Amt:	
1st Installment Delinquent Date:		2nd Installment Delinquent Date:	
1st Installment Paid Date:		2nd Installment Paid Date:	
Owner Name:	POTORF WILLIAM E & DONNA	%Ownership:	

