



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

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## Wilson Estates

1 message

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dlg <dflsg@pacbell.net>

Tue, Oct 15, 2013 at 8:29 PM

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

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

Dear Mr. Mitrisin,

Per the General Plan and what is allowed by right today, 1 house per acre (R1A), is what is consistent with the adjoining communities. **Please deny the rezone"**

We support the development of 28 homes on 1 acre parcels (R1A). This is consistent with the adjoining neighborhoods.

Dale and Linda Gretzinger



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**Green Valley -Rezone...NO**

1 message

**Kristie Phillips** <kristieinedh@comcast.net>

Tue, Oct 15, 2013 at 7:36 AM

To: bostwo@edcgov.us

Cc: edc.cob@edcgov.us

Dear Board of Supervisors,

I am writing to you today to let you know that I strongly request that you vote "NO" to the rezoning of the Green Valley area in El Dorado Hills. Our roads cannot handle the load and we like the rural setting of our community. I have lived in El Dorado Hills for 19 1/2 years.

Please vote "NO" on this issue.

Thank you,

Kristie Phillips  
916-220-3310



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

## Fwd: EDH APAC Non-support Advisory letter on the proposed Wilson Estates project

1 message

Char Tim &lt;charlene.tim@edcgov.us&gt;

Tue, Oct 15, 2013 at 8:14 AM

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

Cc: Tom Dougherty &lt;tom.dougherty@edcgov.us&gt;, Peter Maurer &lt;peter.maurer@edcgov.us&gt;, Roger Trout &lt;roger.trout@edcgov.us&gt;

Please include this e-mail with attachment to the public comments submitted for Wilson Estates which is being heard by the BOS on 10/22/13. Thank you.

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

From: Roger Trout &lt;roger.trout@edcgov.us&gt;

Date: Mon, Oct 14, 2013 at 5:13 PM

Subject: Fwd: EDH APAC Non-support Advisory letter on the proposed Wilson Estates project

To: Charlene Tim &lt;charlene.tim@edcgov.us&gt;

Please add to our planner(s), the file, and send to Board Clerk.

Thanks,

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

From: Hidahl, John W (IS) &lt;John.Hidahl@ngc.com&gt;

Date: Mon, Oct 14, 2013 at 4:18 PM

Subject: EDH APAC Non-support Advisory letter on the proposed Wilson Estates project

To: Roger Trout &lt;roger.trout@edcgov.us&gt;

Cc: The BOSONE <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, Norman & Sue <arowett@pacbell.net>, "dcrosariol@cooperthome.com" <dcrosariol@cooperthome.com>, Rich Stewart <rich\_stewart@sbcglobal.net>

Hi Roger,

Attached is the latest EDH APAC voting members letter based upon the review held at last Wednesday's regular APAC meeting. The proponents representative Dave Crosarial was present and responded to questions. Due to the lack of current verifiable traffic data, APAC maintained its previous non-support recommendation.

If County DOT staff can provide verifiable data that Green Valley Road is not operating at LOS F, APAC would like to review it ASAP in regards to this and other Green Valley Road projects. The Green Valley Corridor (GVC) study that the BOS approved recently should provide the definitive analysis for this and other proposed GVC projects.

Thanks, John

—  
Roger Trout  
Development Services Division Director  
Community Development Agency  
El Dorado County

(530) 621-5369

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Public Comment received 10-7-13 thru 10-15-13 pages 3 of 24



**El Dorado Hills Area Planning Advisory Committee**

1021 Harvard Way  
El Dorado Hills, CA 95762

2013 Board Chair

John Hidahl

Vice Chair

Jeff Haberman

Secretary

Alice Klinger & Kathy Prevost

October 12, 2013

El Dorado County Planning Services  
Attn: Roger Trout, Executive Secretary  
2850 Fairlane Court  
Placerville, CA 95667

**Subject: Application Revision for Z 11-0007, PD 11-0004 & TM 11-1504 - WILSON ESTATES (Ann Wilson/CTA Engineering & Surveying) Rezone approximately 23.6 acres of 28.18 acres to increase the density from 28 lots to 49 single family residential lots**

Ref: APAC's previous subcommittee letter dated July 16<sup>th</sup> 2012 related to this project  
APAC's previous subcommittee letter dated August 15<sup>th</sup>, 2012 related to this project  
APAC's previous letter dated February 16<sup>th</sup>, 2013, related to this project.

The full APAC committee met on October 9<sup>th</sup>, 2013 and **voted 6-0, unanimously for non - support of the rezone to increase the density from 28 to 49 single family lots.**

After review of all the traffic mitigation measures for the project, its APAC's opinion the project traffic impacts violate Measure Y, which requires:

General Plan policy TC-Xa-2 (Measure Y) states: "Traffic from single-family residential subdivision projects of five or more parcels shall not result in or worsen Level of Service (LOS) F traffic during weekday, peak hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county."

General Plan policy TC-Xa-3 states: "The County shall not add any additional segments of US Highway 50 or any other roads, to the County's list of roads that are allowed to operate at LOS F without first getting the voter's approval or a 4/5ths vote of the Board of Supervisors". Reference Caltrans letter to Kim Kerr dated September 25, 2013 which states "**the portion of the segment from the County Line to the El Dorado Hills Blvd. interchange operates at LOS F during the peak hour.**"

The traffic volume from the Wilson Estates project is 540 car trips per day (49 homes). As identified by Kimbley-Horn's traffic impact analysis, there are three level of F service intersections that will be impacted by the project. Members of APAC have identified two other intersections that will be impacted by the project. The intersections are Green Valley Road and Silva Valley Parkway and Green Valley Road and Francisco Drive.

As a point of comparison, the aforementioned Green Valley Road segments are by far the worst two lane road segments within El Dorado Hills. These segments of Green Valley Road average approximately 25,000 car trips per day according to DOT's 2011 numbers. In comparison, the EDH Blvd daily traffic at Saratoga Way is at 31,000 car trips per day and it's a four lane road. It should be



obvious that the two lane Green Valley Road segments are heavily congested and must be improved before allowing additional traffic to use the road

It's APAC's opinion there is no viable mitigation measures included in the County's traffic conditions for approval that meets Measure Y requirements. There are known traffic and safety concerns along Green Valley Road, yet we understand that no County Capitol Improvement funds available to improve Green Valley Road until 2021. Changing signal light timing and paying EDH RIF fees will not solve the traffic impacts to these LOS F segments. If adequate road improvements needed to mitigate LOS F traffic aren't funded concurrent with this project, then County should not approve the project per GP policy TC-Xa – Table TC-2).

If you have any question about any of the comments and concerns expressed here, please contact John Hidahl, APAC Chairman at [Hidahl@aol.com](mailto:Hidahl@aol.com) or (916 933-2703) or Norm Rowett GVC subcommittee Chairman at [arowett@pacbell.net](mailto:arowett@pacbell.net).

APAC appreciates having the opportunity to comment on this project.

Sincerely,

*John Hidahl*

John Hidahl,  
APAC Chairman

CC: BOS



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

## Fwd: Connecting the Dots: The Wilson Project versus Measure Y....

1 message

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

Mon, Oct 14, 2013 at 8:23 AM

Since this is being copied to the Village Life as well I thought you should have this.

**Cindy Munt**

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

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

From: Bill Welty <wmwelty@gmail.com>  
Date: Sat, Oct 12, 2013 at 9:26 PM  
Subject: Connecting the Dots: The Wilson Project versus Measure Y....  
To: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSONE <bosone@edcgov.us>  
Cc: Julie Samrick <jsamrick@villagelife.com>

Supervisors:

As you know, October 22 is the BOS hearing date for the Wilson Project, a request to rezone 28 acres from RA1 to RA, in order to build 49 homes in an otherwise rural community. This is just the first of several major projects queued up for approval, that if approved will radically transfigure the rural communities they would be carved out of, leaving forever scars, like face lifts gone wild.

*The purpose of this note is simply to request that you and by your direction, the EL Dorado County Counsel, publicly answer without equivocation, or prevarication the following question, before the October 22 hearing (time will be needed for clarification, discussion, by all sides ...):*

"Can the Wilson Project be approved by the Board of Supervisors when Measure Y and the General Plan by law stipulate that no new development project, like the Wilson Project, can be approved when county highways or roads are designated LOS F?" (Fact: both county staff, CalTrans and community advocacy groups all agree that segments of Highway 50 as well as key intersections surrounding the proposed development are now, today, at LOS F, without adding even one more home.)

Seems that this is the acid test for whether or not the county is governed by publicly supported laws. Or not. And if not, then the public needs to know why not. It's not just the issues of land use that hang in the balance; the public's full faith and trust in county governance is also at play.

If Measure Y and its implementation vis a vis the General Plan do not have compelling legal weight in the case of the Wilson Project, we need to simply know why. Sooner than later. I will readily concede that I may be quite naive in this case; and will defer to County Counsel for the explanation.

But we need to know now; and we need a public discussion about the merits and applicability of Measure Y as applied to the Wilson Project before the October 22 hearing.

Perhaps County Counsel can respond to this email, with copies to the Village Life as well as the various community groups now supporting Rural Communities United, ([contact@ruralcommunitiesunited.com](mailto:contact@ruralcommunitiesunited.com))

Con

Seems like the answer is either No, Measure Y does not apply. Or, Yes, it does. Either way, County Counsel and the BOS will have to explain their positions.

Now?

Thanks for listening.

- Bill

Public Comment received 10-7-13 thru 10-15-13 pages 6 of 24



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

## Wilson Estates Zoning

1 message

**JANDA RANGEL** <janandlupe@prodigy.net>

Sat, Oct 12, 2013 at 10:46 AM

Reply-To: JANDA RANGEL &lt;janandlupe@prodigy.net&gt;

To: "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;

Cc: "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;, bosone@edcgov.us

Supervisor Briggs,

I am taking this opportunity to voice my opposition to the Wilson Estates rezoning proposal. I have been a property owner in El Dorado County for over 40 years and a resident for 36 years. During that time I have never objected to the stewardship of the El Dorado County Board of Supervisors, but the Wilson Estates Rezoning proposal is a train wreck waiting to happen. Greenvalley Road is already at saturation levels and is difficult to navigate during the peak traffic flows. If there are no unexpected delays, such as traffic accidents, traffic is backed up on Greenvalley Road from Francisco Blvd east to the Mormon Church (almost a mile). If there is a minor traffic accident, traffic is backed up east to Deer Valley Road. This causes overflow traffic to exit on Malcolm-Dixon causing this road to become saturated and hazardous to navigate. Any traffic collisions on Highway 50 east of El Dorado Hills Blvd causes traffic to exit off Highway 50 and use Greenvalley Road as a alternative route backing it up east past Deer Valley Road. Anxious drivers than use Malcolm-Dixon as a alternative route driving at excessive speeds on a two lane roadway with no shoulder areas. This conflicts with the pedestrians and bicyclist that also use Malcolm-Dixon Road. This is especially true on the weekends when Malcolm-Dixon Road and Greenvalley Road are used heavily by recreational athletes. The "S" turns on Malcolm-Dixon Road west of Casa Robles Road are a literal "dead man curve". There is no line of sight for traffic to mitigate ingress and egress to Malcolm-Dixon Road. Malcolm-Dixon Road is a narrow two lane roadway that can barely handle the current traffic flow. Even with the current zoning any development on Malcolm-Dixon Road will have to mitigate the increased traffic issues. As a resident of the area, I have grown weary of the amount of roadside memorials that have developed along the Greenvalley Road corridor from Francisco Blvd to Cameron Park Drive. There needs to be proper traffic mitigation on Highway 50, Greenvalley Road and Malcolm-Dixon Road before any consideration on new development for Wilson Estates. And I have not even addressed the rural ambience and water issues that also have to be mitigated before any new development. We are becoming "Folsom West" and losing our El Dorado County identity. Thank you in advance for your consideration on my concerns.

Guadalupe Rangel, El Dorado County Citizen

October 12, 2013

Dear Supervisor

We are writing you because along with a number of my neighbors who feel the same, we probably cannot attend the rezone hearing on October 22<sup>nd</sup> for Wilson Estates off Green Valley Road.

Allowing this rezone defies logic as it is inconsistent with the density of the surrounding area, and would be inconsistent with proper planning guidelines. We understand it is also inconsistent with the General Plan. In addition, as residents of Sterlingshire off Green Valley Road, we are very concerned about the increasingly dangerous traffic situation for ingress and egress to our subdivision, and adding traffic to Green Valley Road will only increase the chance of another serious accident. No project that increases traffic on Green Valley Road should be approved until turn lanes are added to offer safety to those turning left off Green Valley in either direction on the busier intersections.

We hope you will listen to your constituents and deny the significant increase in density requested by the developer of Wilson Estates, and preserve the relatively low density environment that has attracted residents to the area. Approval of this ill-conceived project will only open the door for the next applicant to do the same, and the end result will be the erosion of the quality of life that El Dorado County offers so many of us.

Kind regards,

Dennis and Darlene Neeley

4216 Kilt Circle, El Dorado Hills





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

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## Wilson Estates October 22nd Agenda

1 message

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**Cathy Kastner** <cathy.kastner@me.com>

Fri, Oct 11, 2013 at 5:08 PM

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

Please deny the re-zone request and keep the property at a maximum of 28 homes.

*"I am sympathetic with the neighbors. We do not like the precedence that this rezone would set." What is allowed by right today, 1 house per acre (R1A), is what is consistent with the adjoining communities. Please deny the rezone"*

The main points are:

- Deny the Rezone. Do not allow them to increase the number of homes.
- The community supports the development of 28 homes on 1 acre parcels (R1A). This is consistent with the adjoining neighborhoods.
- We need to minimize new traffic added to Green Valley Road. As proposed this project will add 650 vehicle trips to Green Valley Road. We all experience peak hour traffic issues getting to and from school, getting to and from work. With our proposal of 28 homes, it will reduce the impact to Green Valley Road and surrounding roads to 280 vehicle trips.
- The proposed development is not consistent with the community character of this region. (i.e. Gated, High Density, Sound walls)



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

**Fwd: Wilson Estates (Z11-0007/TM11-1504)**

1 message

Char Tim &lt;charlene.tim@edcgov.us&gt;

Thu, Oct 10, 2013 at 8:10 AM

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

Cc: Peter Maurer &lt;peter.maurer@edcgov.us&gt;, Roger Trout &lt;roger.trout@edcgov.us&gt;

Please include this with the BOS public comments for Wilson Estates (Legistar #13-0024).

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

From: **Roger Trout** <roger.trout@edcgov.us>

Date: Wed, Oct 9, 2013 at 5:29 PM

Subject: Fwd: Wilson Estates (Z11-0007/TM11-1504)

To: Charlene Tim &lt;charlene.tim@edcgov.us&gt;

For file, Peter and make sure Board Clerk has it.

Thanks,

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

From: **Ellen Van Dyke** <vandyke.5@sbcglobal.net>

Date: Wed, Oct 9, 2013 at 11:27 AM

Subject: Wilson Estates (Z11-0007/TM11-1504)

To: Roger Trout &lt;roger.trout@edcgov.us&gt;, Ron Briggs &lt;bosfour@edcgov.us&gt;

Cc: John &amp; Kelley Garcia &lt;bugginu@sbcglobal.net&gt;, Don VanDyke &lt;don.a.van.dyke@sbcglobal.net&gt;, Tom Dougherty &lt;tom.dougherty@edcgov.us&gt;, Norm Rowett &lt;arowett@pacbell.net&gt;, John Hidahl &lt;Hidahl@aol.com&gt;

Dear Roger and Chairman Briggs:

The map below shows the latest Wilson Estates proposal, coming before the Board on the 22nd of this month. It shows 49 parcels within multiple zones on 28 acres.



Public Comment received 10-7-13 thru 10-15-13 pages 10 of 24



General Plan Policy 2.2.5.4: *All development applications which have the potential to create 50 parcels or more shall require the application of the Planned Development combining zone district.*

The map as submitted does not meet the exceptions to this policy. The exception would require the overall density to be two units per acre or less. The potential density is 88 units on 28 acres, or 3.1 units per acre. A planned development application is required, and so is the need to designate 30% open space within the development. Note that the area proposed for R1A zoning (on the eastern boundary) is nearly 100% canopy coverage and includes a creek; it would likely be perfect for including in the open space requirement.

Additionally, please note that the applicant's stated intention for reducing the parcel size along the western boundary was as a 'protection' for the adjacent neighbors. This is totally unclear to me, in that 3 acres of R20K zoned area could potentially turn into 6 parcels on a simple approval before the Planning Commission in the future. This seems very disingenuous to me, and when the application comes back, we truly hope the intentions will be presented in a more straightforward manner.

I would respectfully request that this project be pulled from the calendar, and omitted from the Oct 22nd agenda, in order for the map to be redrawn to include the required open space, and the Planned Development application to be completed. The neighbors and the Green Valley Alliance supporters would prefer not to be distracted with this before it is a actually viable project.

Sincerely,

Ellen Van Dyke

--

—  
Roger Trout  
Development Services Division Director  
Community Development Agency  
El Dorado County

(530) 621-5369

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Public Comment received 10-7-13 thru 10-15-13 pages 11 of 24





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

## Fwd: Please vote against rezone Z-11-0007/ Wilson Estates

1 message

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

Tue, Oct 8, 2013 at 8:22 AM

Against Wilson Estates Rezone.

**Cindy Munt**

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

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

From: Brown, Steven W <Steven.W.Brown@morganstanley.com>  
Date: Mon, Oct 7, 2013 at 10:33 AM  
Subject: Please vote against rezone Z-11-0007/ Wilson Estates  
To: "bosone@edcgov.us" <bosone@edcgov.us>

Hi Ron,

It was a pleasure to meet you over at Sellwood Field a few weeks ago. I hope my Son and I get the chance to fish the bass pond by your house.

I wanted to express my desire to keep the zoning to one acre parcels at Wilson Estates. I live on Malcolm Dixon and don't want dense pack housing in our area. The infrastructure cannot support even more homes than are already being proposed. One acre parcels are consistent with the adjoining communities and should be left as the minimum size lot. . Please deny this rezone. Thanks Ron.

**Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates** submitted by ANN WILSON, LISA VOGELSANG, CATHERINE RYAN, and JULIE RYAN requesting the following: (1) Rezone approximately 12.7 acres from One-Acre Residential (R1A) to One-Family Residential (R1) and rezone approximately 10.9 acres from One-Acre Residential (R1A) to One-Half Acre Residential (R-20,000); (2) Tentative Subdivision Map with phasing plan creating 49 single-family residential lots, three frontage landscape lots, one 0.65-acre public roadway lot, and two gates at the project entrances to Roads B1 and D;

This proposed zoning request could result in 88 parcels rather than the 28 parcels that they can legally build today. (see attached .pdf)

**Steven W. Brown**  
**First Vice President-Wealth Management**  
**Senior Investment Management Consultant**

**Visit my web page:**  
<http://www.morganstanleyfa.com/stevebrown/>

**For service questions please contact my assistant, Cyndee Chiquet.**  
[cyndee.l.chiquet@morganstanley.com](mailto:cyndee.l.chiquet@morganstanley.com)  
Cyndee's Direct (916) 984-3357

**Steve's Direct (916) 984-3333**  
**Toll Free (800) 626-7019**  
**Steve's Cell (916)202-4610**

Public Comment received 10-7-13 thru 10-15-13 pages 12 of 24



**Steve's E-Fax (916) 404-0434**

**Morgan Stanley Wealth Management  
2380 E. Bidwell St.  
Folsom, CA 95630**

Quote of the month: "I like the dreams of the future better than the history of the past"

--Thomas Jefferson

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Thank you.



## Fwd: Notice of Public Hearing: Wilson Estates October 22nd Agenda

1 message

The BOSFOUR <bosfour@edcgov.us>

Mon, Oct 7, 2013 at 12:49 PM

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

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

From: <slowryde@aol.com>

Date: Mon, Oct 7, 2013 at 12:04 PM

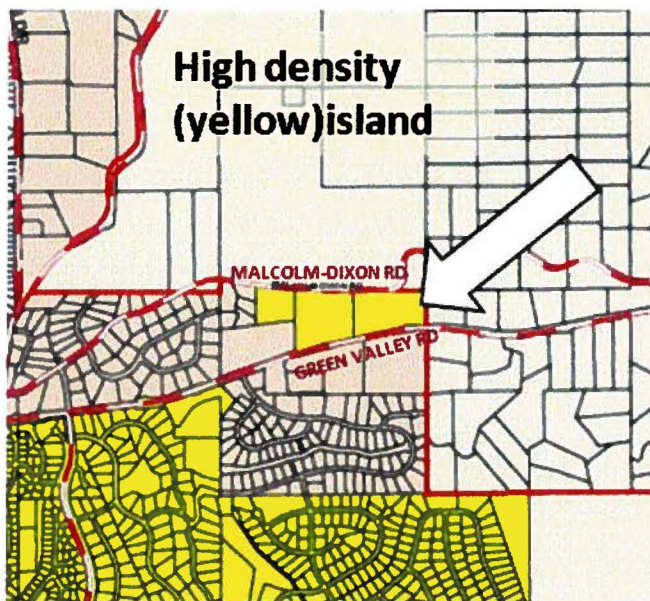
Subject: Notice of Public Hearing: Wilson Estates October 22nd Agenda

To: bosfour@edcgov.us

*"We are sympathetic with the neighbors. We do not like the precedence that this rezone would set." What is allowed by right today, 1 house per acre (R1A), is what is consistent with the adjoining communities. Please deny the rezone"*

The main points are:

- Deny the Rezone. Do not allow them to increase the number of homes.
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- We need to minimize new traffic added to Green Valley Road. As proposed this project will add 650 vehicle trips to Green Valley Road. We all experience peak hour traffic issues getting to and from school, getting to and from work. With our proposal of 28 homes, it will reduce the impact to Green Valley Road and surrounding roads to 280 vehicle trips.
- The proposed development is not consistent with the community character of this region. (i.e. Gated, High Density, Sound walls)



The 3 parcels create an island of HDR (High Density Residential – bright yellow) sandwiched between LDR (Low density light yellow) and MDR (medium density – Peach) which is inconsistent with the General plan which 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.*

Ken Reynolds  
3804 Amer Court  
El Dorado Hills, CA

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Public Comment received 10-7-13 thru 10-15-13 pages 14 of 24





## Wilson Estates Rezone Denial

3 messages

Kelle Reve <kelrev@att.net>

Mon, Oct 7, 2013 at 7:13 PM

Reply-To: Kelle Reve <kelrev@att.net>

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

Cc: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "tom.dougherty@edcgov.us" <tom.dougherty@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "kimberly.kerr@edcgov.us" <kimberly.kerr@edcgov.us>, Shawna Purvines <shawna.purvines@edcgov.us>

*Dear Supervisors,*

***Please deny the rezone request of Wilson Estates on October 22<sup>nd</sup>. A denial of the proposed Wilson Estates will:***

- *help stop the urban 'creep' destroying the low density rural character of this area.*
- *It will acknowledge that we have traffic issues to understand and deal with before approving any more major subdivisions.*
- *It will show that you are listening to what county residents want.*
- *It will acknowledge 'our housing supply outweighs the demand. We do not need higher densities.' (Senior Planner, Shawna Purvines, 9/30/13)*

*Wilson Estates is not a simple rezone. It is a very complex project that has been scheduled to be heard by the Board, and withdrawn, FOUR (4) times prior. It does not benefit the county or help the county meet the General Plan objectives of providing sustainable jobs or moderate/low income housing. It does not promote the agriculture of our rural county.*

**PLEASE DENY THIS REZONE !! Leave the property as currently zoned: R1A.**

*Thank you for your service,*

*Jaime & Kelle Hernandez*

*Please see our attached letter from March of this year regarding this subject*

Tom coug cc: Tom Dougherty, Planner, Development Services ([tom.dougherty@edcgov.us](mailto:tom.dougherty@edcgov.us))

Roger Trout, Division Manager, Development Services ([roger.trout@edcgov.us](mailto:roger.trout@edcgov.us))

Shawna Purvines, Community Development Services

Kimberly Kerr, Assistant CAO and Acting CDA Director

EDC Board of Supervisors:

([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))

Terri Daly, Clerk of the Board ([edc.cob@edcgov.us](mailto:edc.cob@edcgov.us))



**Letter to Supervisors.docx**

20K

The BOSONE <[bosone@edcgov.us](mailto:bosone@edcgov.us)>

To: EDC COB <[edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)>

Tue, Oct 8, 2013 at 8:17 AM

Public Comment received 10-7-13 thru 10-15-13 pages 15 of 24

Against Wilson Estates rezone.

**Cindy Munt**

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

[Quoted text hidden]

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Thank you.



**Letter to Supervisors.docx**  
20K

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The **BOSTWO** <bostwo@edcgov.us>  
To: Kelle Reve <kelrev@att.net>  
Cc: EDC COB <edc.cob@edcgov.us>

Tue, Oct 8, 2013 at 10:58 AM

Thank you and I will forward to the Supervisor and the necessary people for considerations,

Thank you.

Kitty Miller on behalf of  
Ray Nutting  
El Dorado County Board of Supervisors  
530) 621-5651

[Quoted text hidden]

[Quoted text hidden]





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

## Re: Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates submitted by ANN WILSON

1 message

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

Tue, Oct 8, 2013 at 12:25 PM

To: James C Miller &lt;cosmomiller@earthlink.net&gt;, EDC COB &lt;edc.cob@edcgov.us&gt;, Shawna Purvines &lt;shawna.purvines@edcgov.us&gt;

Thank you and I will forward to the Supervisor and the necessary people for considerations,

Thank you.

Kitty Miller on behalf of  
Ray Nutting  
El Dorado County Board of Supervisors  
530) 621-5651

On Mon, Oct 7, 2013 at 11:10 AM, James C Miller <cosmomiller@earthlink.net> wrote:

Dear Sirs,

I live at 1681 Winding Oak Ln, EDH, in close proximity to the property in question: The Wilson Estates.

I am writing this letter to make known my very strong objections to the proposed rezone and traffic access detail proposed by Ann Wilson. I will not review all of the detailed objections that I know you are receiving and reviewing concerning the legal aspects and traffic studies that overwhelmingly support denial of the proposed rezone. I would like to briefly touch on two visceral aspects that come to mind.

The first concerns the quality of life in my area of residence. I moved and built here in 1996 after much due diligence to determine, as best we could at the time, the quality of life aspects, especially concerning future development. Having a high density zone of homes suddenly appear because of a rezone in the middle of a low density/agricultural area does much to detract, if not completely alter in a negative fashion, the enjoyment of living where we do. I have found this sentiment is shared by all who live nearby.

The second concerns traffic on Malcom Dixon. I know you will review the traffic studies showing the negative impact on this small access road that many of us use exclusively every day. Just a small increase in traffic has a huge, huge impact on traveling the road. On the weekends it is filled with bicyclists using it as a low traffic, safe alternative to Green Valley. Throughout the week it is used everyday by cyclists even though it is not to the extent of the weekends. Radically increasing traffic will certainly decrease the quality of life for those who use MD on bicycles. With the additional traffic surge from the Wilson Estates, it will only be a matter of time before someone is killed or injured. Let us preserve the quality of life for those who live here and those who come here to enjoy the recreational aspects too. How? Deny traffic access to MD from the Wilson Estate.

I know from attending BOS meetings that the developer has stated he has spent a great deal of time and effort to work on the plans. If the plan is flawed should we continue just because someone put work into it? All the traffic from this development should be redrawn to access only on Green Valley. Leave Malcom Dixon free from the traffic surge brought about by the Wilson Estates. With two other proposed developments being independently considered, the combined traffic from all will absolutely destroy the enjoyment of the Malcom Dixon for drivers and cyclists making travel on it far longer, completely congested, and hazardous. Safe bike travel will be eliminated.

I understand that property owners should benefit from the use of their land to the greatest extent possible. However, if that results in detracting from the enjoyment and use of many other residents, that particular use should not be approved.

I urge you in the strongest possible way to deny the rezone and to limit traffic access only to Green Valley.

Thank you for your attention to this matter.

James Miller  
Robin Davis  
Megan Miller  
Steven Miller

1681 Winding Oak Ln  
El Dorado Hills, CA 95762

916.939-1984

Public Comment received 10-7-13 thru 10-15-13 pages 17 of 24



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**Wilson Estates**

2 messages

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

Mon, Oct 7, 2013 at 10:45 AM

To: bosone@edcgov.us

**Catherine E. Taylor**  
3804 Amer Court  
El Dorado Hills, CA 95762  
916.939.7314

October 7, 2013

Dear Supervisor:

*I am very sympathetic with the neighbors. I do not like the precedence that this rezone would set. What is allowed today is 1 house per acre (R1A), which is consistent with the adjoining communities. Please deny the rezone.*

The main points are:

- Deny the Rezone. Do not allow them to increase the number of homes.
- The community supports the development of 28 homes on 1 acre parcels (R1A). This is consistent with the adjoining neighborhoods.
- Need to minimize new traffic added to Green Valley Road. As proposed this project will add 650 vehicle trips to Green Valley Road. We all experience peak hour traffic issues getting to and from school, getting to and from work. With our proposal of 28 homes, it will reduce the impact to Green Valley Road and surrounding roads to 280 vehicle trips.
- The proposed development is not consistent with the community character of this region. (i.e. Gated, High Density, Sound walls)

Your support in this matter is very important. Please work in this direction to save El Dorado County.

Thank you very much.

Regards,

Catherine E. Taylor



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

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**Notice of Pubic Hearing: Wilson Estates October 22nd Agenda**1 message

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**Bob Kula** <bobkula@sbcglobal.net>

Tue, Oct 8, 2013 at 2:52 PM

Reply-To: Bob Kula &lt;bobkula@sbcglobal.net&gt;

To: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bosthree@edcgov.us" &lt;bosthree@edcgov.us&gt;, "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;, "edc.cob@edcgov.us" &lt;edc.cob@edcgov.us&gt;

Cc: Danielle Kula &lt;DKula@sbcglobal.net&gt;

Please deny the re-zone request and keep the property at a maximum of 28 homes.

*"I am sympathetic with the neighbors. We do not like the precedence that this rezone would set." What is allowed by right today, 1 house per acre (R1A), is what is consistent with the adjoining communities. Please deny the rezone"*

The main points are:

- Deny the Rezone. Do not allow them to increase the number of homes.
- The community supports the development of 28 homes on 1 acre parcels (R1A). This is consistent with the adjoining neighborhoods.
- We need to minimize new traffic added to Green Valley Road. As proposed this project will add 650 vehicle trips to Green Valley Road. We all experience peak hour traffic issues getting to and from school, getting to and from work. With our proposal of 28 homes, it will reduce the impact to Green Valley Road and surrounding roads to 280 vehicle trips.
- The proposed development is not consistent with the community character of this region. (i.e. Gated, High Density, Sound walls)

Regards,

Robert and Danielle Kula  
1009 Morning Glory Ct  
El Dorado Hills, CA 95762

Public Comment received 10-7-13 thru 10-15-13 pages 19 of 24





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

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**Notice of Pubic Hearing: Wilson Estates October 22nd Agenda**1 message

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**J Buwalda** <jabuwalda@sbcglobal.net>  
To: edc.cob@edcgov.us

Mon, Oct 7, 2013 at 7:26 PM

Dear Supervisor,

As a neighbor of the proposed Wilson estates, I beg you to deny the proposed rezoning. I live on 5 acres off Malcom Dixon, purchased with the assurance that the 1 acre zoning nearby would ensure low density housing only. The proposed change is inconsistent with the immediate neighborhood and a radical change to the nearly adjacent R5A areas. Please do not allow one person a windfall at the expense of all of the current residents who purchased their homes knowing what the zoning was and depending on staying consistent.

Janna Buwalda

Harlan Drive

El Dorado Hills, CA



To: El Dorado County Board of Supervisors

RE: Rezone Z11-0007/Tenative Map TM11-1504/Wilson Estates

From: Steven Ulrich

Date: October 7, 2013

To whom it may concern:

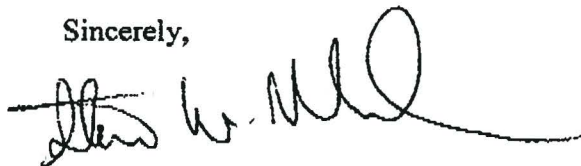
I live next to this proposed development adjacent to the Eastern boundary. My property is zoned RE-5, low density. The properties to the west of this development, West of the Mormon Church, are apparently zoned medium density. It has always been my understanding that the General Plan tries to place "buffer zones" from High Density to Medium Density to Low Density when planning for housing.

However, this does not seem to be the case in this request put before the Planning Department as they have already approved this development in concept when it was put before them on December 13, 2012. Now the developers are attempting to zone the property into even smaller parcels in order to maximize their profit potential.

I have already expressed concern to the Board of Supervisors about the traffic associated with this project and the impact on my property without adding turn lanes or widening of the roadway to four lanes. Additionally, the wooded area next to my property on the project site is a fire hazard that will only worsen with additional traffic and construction in this area.

I would like to have the Board of Supervisors seriously consider denying this request to squeeze more homes into an area that should be rural based upon the initial plans the County had years ago to gradually increase density between differently zoned areas. Or, if you can only see the tax base being created here and decide you want to disregard your constituents concerns for the love of money, then I ask that you please consider any options to mitigate the concerns. For instance, widening of the roadway (Green Valley Road) in the area of the project both in front of the project and to the immediate sides of the project. Also, make it a condition of approval that the wooded areas within the project be cleaned up to reduce the fire hazard.

Sincerely,



Steven W. Ulrich



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

## Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates submitted by ANN WILSON

1 message

**James C Miller** <cosmomiller@earthlink.net>

Mon, Oct 7, 2013 at 11:10 AM

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

Dear Sirs,

I live at 1681 Winding Oak Ln, EDH, in close proximity to the property in question: The Wilson Estates.

I am writing this letter to make known my very strong objections to the proposed rezone and traffic access detail proposed by Ann Wilson. I will not review all of the detailed objections that I know you are receiving and reviewing concerning the legal aspects and traffic studies that overwhelmingly support denial of the proposed rezone. I would like to briefly touch on two visceral aspects that come to mind.

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I urge you in the strongest possible way to deny the rezone and to limit traffic access only to Green Valley.

Thank you for your attention to this matter.

James Miller  
Robin Davis  
Megan Miller

Public Comment received 10-7-13 thru 10-15-13 pages 22 of 24

10/7/13

Edcgov.us Mail - Rezone Z11-0007/Tentative Map TM11-1504/Wilson Estates submitted by ANN WILSON

Steven Miller

1681 Winding Oak Ln  
El Dorado Hills, CA 95762

916.939-1984





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

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## Proposed re-zoning.

1 message

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**Della Clavere** <dellaclavere@comcast.net>

Mon, Oct 7, 2013 at 3:01 PM

To: bosone@edcgov.us, edc.cob@edcgov.us

Cc: bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Supervisor Mikulaco,

We live in Lake Hills Estates near Malcolm Dixon Road. Consequently, we are watching closely this Wilson Estates proposed higher density re-zone issue (as well as others such as Dixon Ranch; Parker's proposal for the former golf course property; etc). We were impressed with your hard work knocking on doors in person to reach out to community residents during your campaign. We hope that now that you are in office, you will make the same effort to get input from and listen to those residents that actually live in the communities you represent and then act accordingly. Our understanding of this Wilson re-zone issue is this proposed zoning request could result in 88 parcels rather than the 28 parcels that can legally be built under the current zoning. What about the rights of the neighbors whose lifestyles will be impacted? What about the traffic? And just as important: what about water supply? If a "re-zone" is granted, it would set a very bad precedent.

Please deny the re-zone and honor the current policy: "***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.***"

Sincerely,  
Della M. Clavere and  
Stephen J. Clavere, Ph.D.