



Jim Mitrison <jim.mitrison@edcgov.us>

11 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrison@edcgov.us

Fri, Oct 18, 2013 at 12:38 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Friday, October 11, 2013 4:09 PM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bostthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 12 Days until Wilson - October 22nd BOS Meeting

Hello Board of Supervisors:

Today is October 11th and we are launching our “12 Days of Wilson” campaign. We will be sharing a daily fact with you via email in preparation of the

BOS hearing on October 22 @ 2:00

Who says Land Use can’t be moderately entertaining? At the very least, we wish to be clarifying.

Today’s slide illustrates why this project is not a simple “rezone” Rezoning this property will drastically increase the

densities; tomorrow’s slide will illustrate ‘how’.

At the development agreement hearing on 6/11/13 County Counsel cautioned the board:

“You can condition the map but your can not condition the rezone. You can not condition the rezone as it violates the uniformity requirements of zoning ordinances. We can’t give less use than similarly zoned properties” David, County Counsel

We also learned at the development agreement hearing on 6/11/13 what the intentions of the family

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are as summarized by Craig Sandberg, Applicants attorney.

“The neighbors have a legitimate concern.”

“Perhaps we naively assumed that a DA would calm the neighbors.”

“If we have a tentative map and sell to a large home builder, who wants 5000 square foot lots, nothing about the first tentative map precludes us or them for applying for a new map. “

Video clips from 6/11/13 BOS meeting provided. 3:02:04 to 3:03:47 **

<http://www.youtube.com/watch?v=gvs3VthD7Zk>

Please vote NO on this rezone. Deny the rezone request!

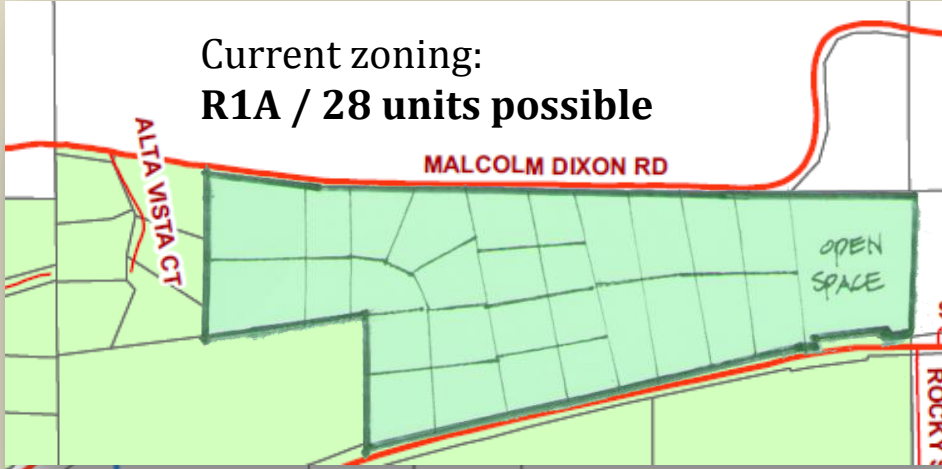
Kelley & John Garcia

916-941-0418

 **Day1_12 Days of Wilson 10 11 13.pdf**
878K

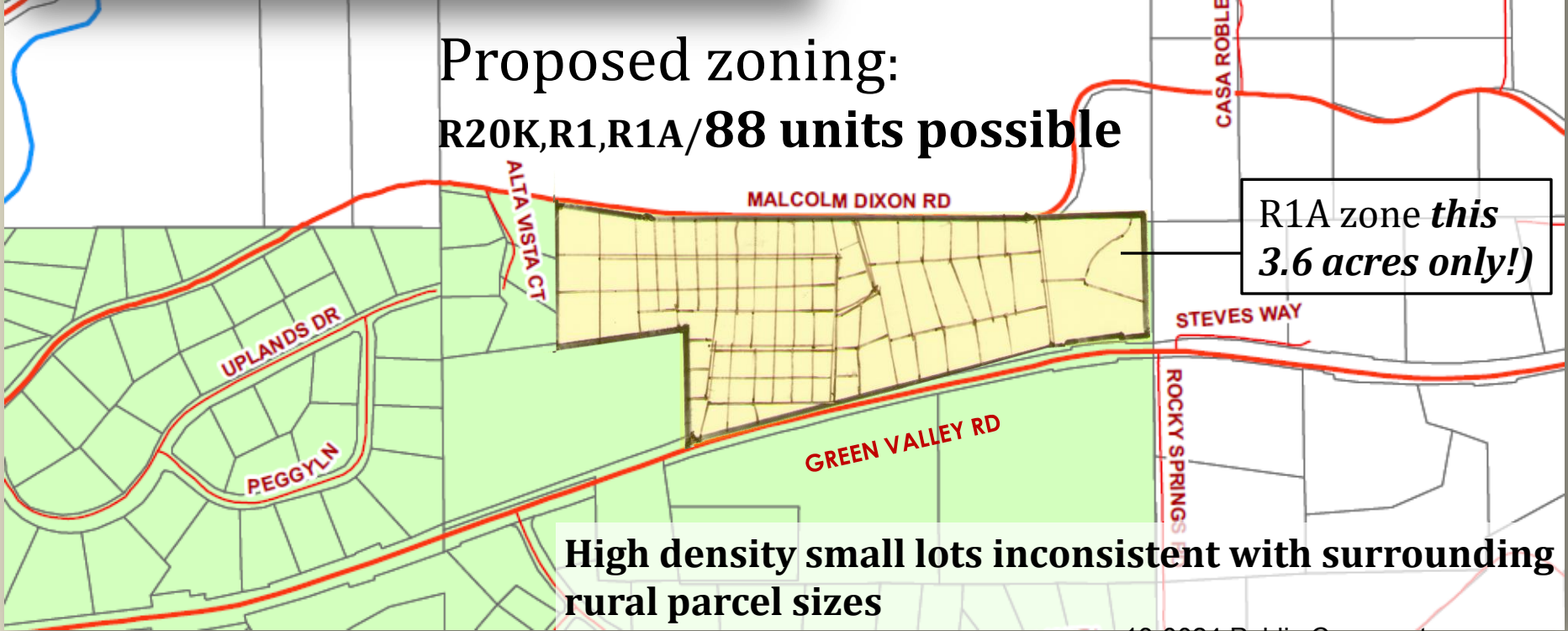
Wilson Estates -there's no such thing as *just* a rezone

Current zoning:
R1A / 28 units possible



Day 1 of: *The Twelve Days of Wilson*

Proposed zoning:
R20K,R1,R1A/88 units possible



R1A zone *this*
3.6 acres only!

High density small lots inconsistent with surrounding rural parcel sizes



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10 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrisin@edcgov.us

Fri, Oct 18, 2013 at 12:40 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Saturday, October 12, 2013 12:01 PM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bosthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 10 Days until Wilson - October 22nd BOS Meeting

Hello Board of Supervisors:

Today's slide illustrates how the developer is ***pulling a bait-and-switch by*** creatively multi-zoning the property to increase the overall density so that the project can be sold as a high density sub division. The map isn't nearly as important as how many acres are rezoned. Once the property is rezoned the applicant never has to come before the Board of Supervisors again. A new tentative map can be approved by the planning department. Once the zoning is changed they will be legally entitled to 88 lots.

Per Shawna Purvines [mailto:shawna.purvines@edcgov.us]

Zoning allows for split zones on a single parcel. "Zone designations are not bound by parcel lines."

<http://www.youtube.com/watch?v=gvs3VthD7Zk>

Please vote NO on this rezone. Deny the rezone request!

Kelley & John Garcia

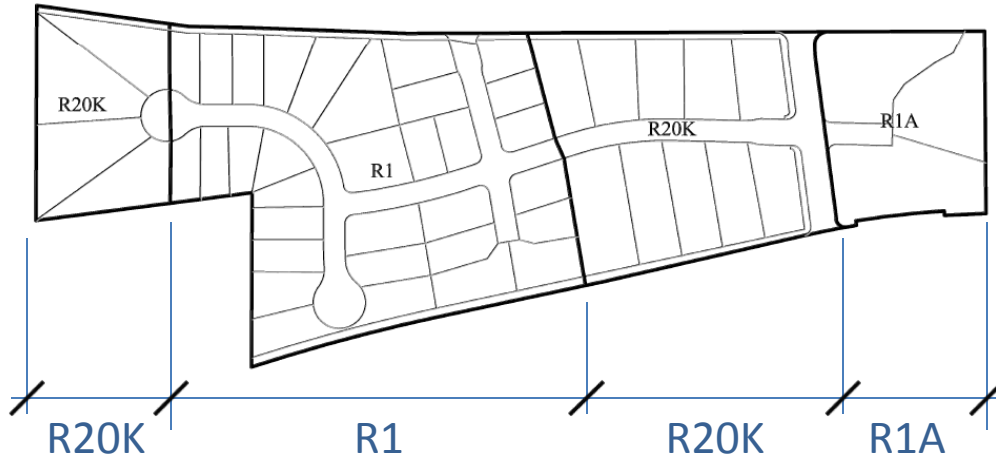
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 **Day2_12 Days of Wilson 10 12 13.pdf**
650K

The 2nd Day of Wilson's.....

' *Do the Math* '



R20K/3 acres.....6 parcels
R1/13 acres.....63 parcels
R20K/8 acres.....16 parcels
R1A/3.6 acres.... 3 parcels

Total: **88 parcels possible**

This project does not meet the requirements of a Planned Development per the General Plan*, including a 30% open space provision.

*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."



9 Days until Wilson - October 22nd BOS Meeting

1 message

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To: jim.mitrisin@edcgov.us

Fri, Oct 18, 2013 at 12:40 PM

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Sunday, October 13, 2013 12:56 PM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bosthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 9 Days until Wilson - October 22nd BOS Meeting

Hello Board of Supervisors:

Today's slide illustrates that Highway 50 is at LOS F.

Per Wilson Estates traffic study, albeit severely flawed, they anticipate adding 650 daily trips.

13. Intersection #10, El Dorado Hills Boulevard @ US-50 Westbound Ramps

As shown in Table 4, this intersection operates at LOS F during the AM and PM peak-hours without the project, and the project contributes more than 10 peak-hour trips to the intersection during a peak-hour (Figure 5). *This is a significant impact.*

Measure Y Says:

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

1. Traffic from single-family residential subdivision development projects of five or more parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.


Wilson Estates is a single family residential subdivision of 5 or more parcels. Wilson Estates traffic report recognizes three (3) LOS F intersections. Therefore Wilson Estates is in violation of measure Y.

INTERSECTIONS. THEREFORE WILSON ESTATES IS IN VIOLATION OF MEASURE 1.

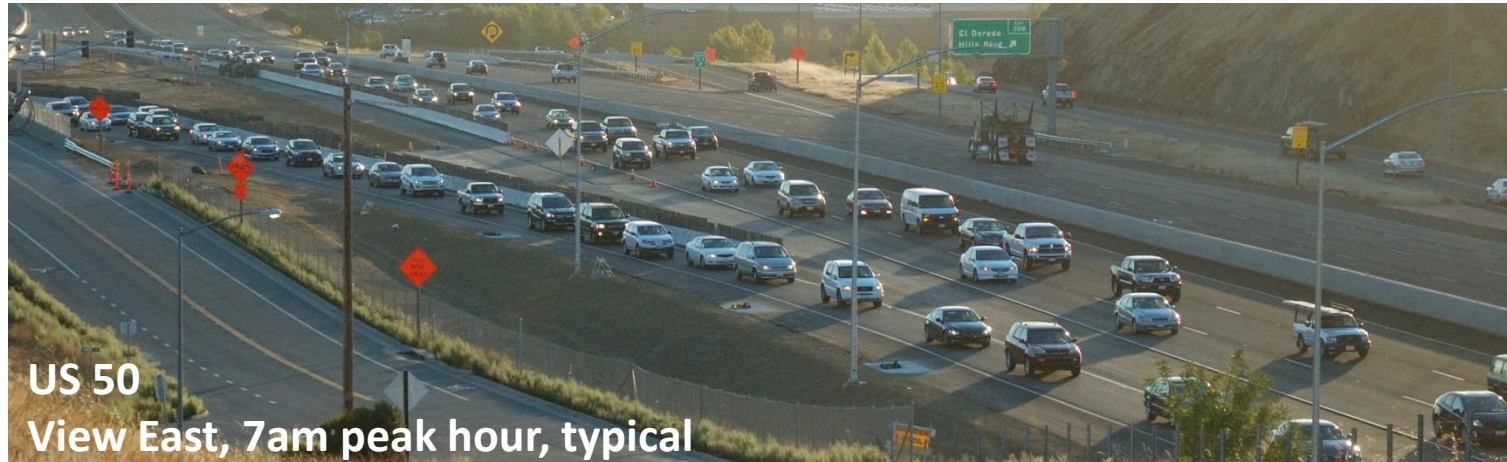
Please vote NO on this rezone. Deny the rezone request!

Kelley & John Garcia

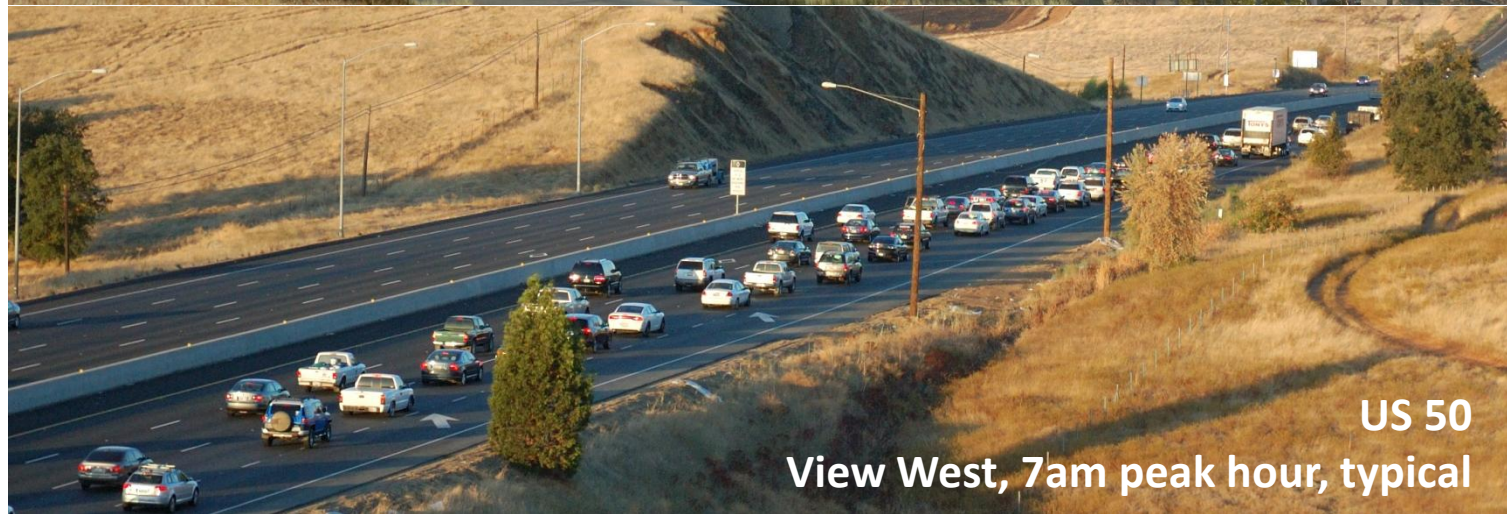
916-941-0418

 **Day 3_12 Days of Wilson 10 13.pdf**
678K

The 3rd Day of Wilson's..... *' Measure Y is the Law '*



US 50
View East, 7am peak hour, typical



US 50
View West, 7am peak hour, typical

16,000 more homes coming, not counting Wilson

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbncmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDo0ZWJjOTVjMGVlYjQ5M2Y1>

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8 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrison@edcgov.us

Fri, Oct 18, 2013 at 12:40 PM

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Monday, October 14, 2013 9:24 AM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bosthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 8 Days until Wilson - October 22nd BOS Meeting

Happy Monday Morning Board of Supervisors,

Today we are shifting our focus to design flaws with the Wilson Estates proposal. Admittedly the applicant states that the sound wall will have a negative impact on the visual character of the community. This quote taken directly from the Wilson Estates MND.

Initial Study/Environmental Checklist
Z11-0007/TM11-1504/Wilson Estates
Page 7

The view of the masonry wall from Green Valley Road would be a potentially significant visual impact. The landscape plan shows a combination of oak tree planting to comply with General Plan Policy 7.4.4.4, as well as other drought resistant plants but not a specific layout at this stage. In order to reduce the

The best predictor of future performance is prior behavior. The attached slide shows the engineers prior work and design. There is no enforcement or beautification of this sound wall. It was supposed to be taken care of by the home owners association, but now it is just an EYE sore for the community. There is no enforcement for this neglected area. Please do not allow another eye sore such as this to destroy Green Valley Road.

We do not have sound walls on this section of Green Valley Road and we do not want them!

Policy 6.5.1.5 Setbacks shall be the preferred method of noise abatement for residential projects located along U.S. Highway 50. Noise walls shall be discouraged within the foreground viewshed of U.S. Highway 50 and shall be discouraged in favor of less intrusive noise mitigation (e.g., landscaped berms, setbacks) along other high volume roadways.

Please vote NO on this rezone. Deny the rezone request!

Kelley & John Garcia

916-941-0418

 **Day 4 _ soundwall_ 10 14 13.pdf**
798K

The 4th Day of Wilson's...

'*Aesthetic impact*'



“mitigated”.

Environmental Checklist/Discussion of
Impacts
Z11-0007/TM11-1504/Wilson Estates
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Soundwall & landscape
mitigation, proposed



After

wall pictured: Rolling Hills Subdivision

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FW: 7 Days until Wilson - October 22nd BOS Meeting

1 message

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To: jim.mitrisin@edcgov.us

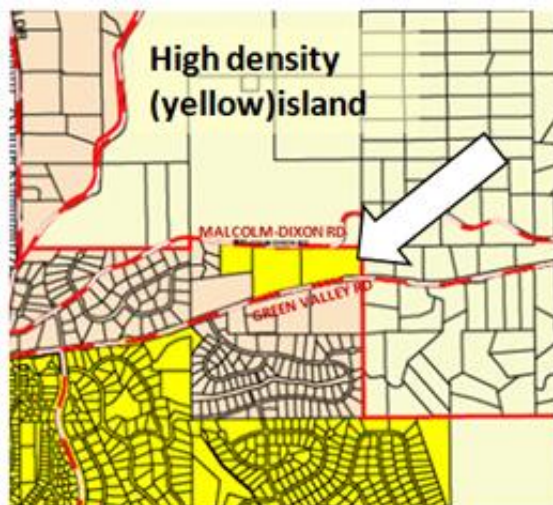
Fri, Oct 18, 2013 at 12:41 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Tuesday, October 15, 2013 10:41 AM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bosthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 7 Days until Wilson - October 22nd BOS Meeting

Good Day Board of Supervisors,

Today we would like to share with you HOW this property got changed to high density. The attached slide is the letter that Ann Wilson wrote to Peter Rivas in 1995 requesting that the property be changed to HDR (High Density Residential). There was no public hearing, no EIR. She just filled out a form. Problem is, no one checked the general plan for consistency. This reckless action created an island of high density and removed transitional buffers based on a flowery and less than accurate letter. This action in 1996 was destructive to adjoining land owners and to the community. We can not let a irresponsible decision from 1996 define our community today.



The 3 parcels create an island of HDR (High Density Residential – bright yellow)

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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.

Not only should this project be denied a rezone, but the property should be moved back to the Rural Region and the medium density land use designation (MDR) restored. Please fix the inconsistency with our general plan. Return the property to Medium Density Residential (MDR).

Please vote NO on this rezone!

Kelley & John Garcia

916-941-0418



Day5_SiteSpecificRequest_12 Days of Wilson 10.15.pdf

500K

The 5th Day of Wilson's...

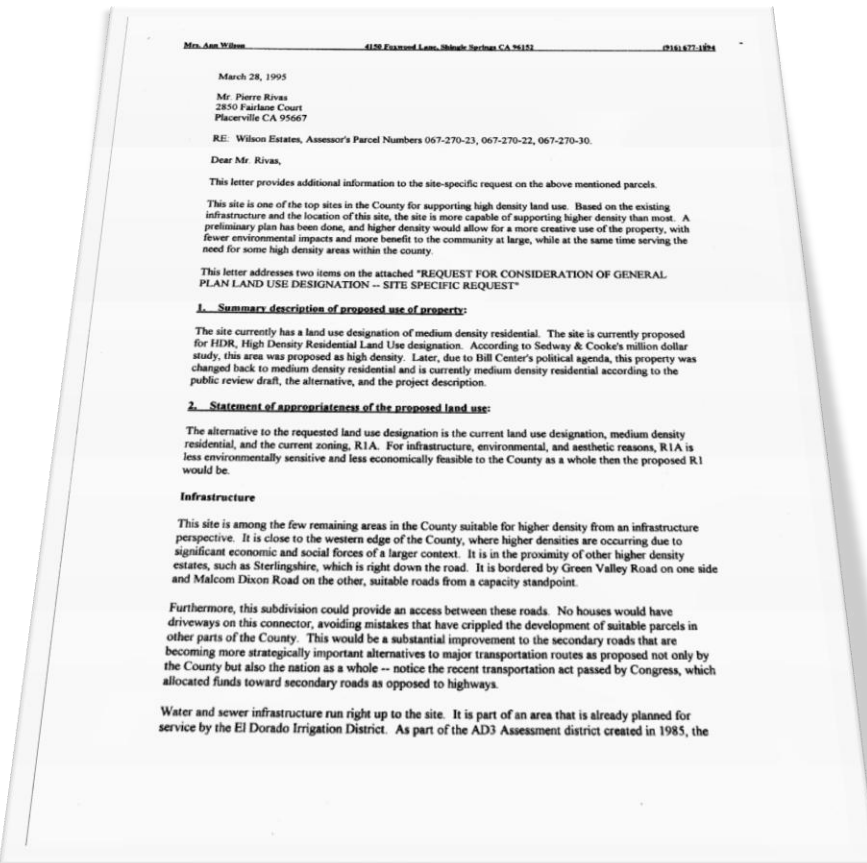
' The Site Specific Request '

The change from *medium* to *high* density residential was via a form submitted to Planning Services in 1995 - no EIR analysis; no public review.

According to the application:

- Creek/oaks would be included in 12 acres of open space, leaving them untouched
 - **Reality: This open space is not proposed.**
- No substantial trees would be impacted
 - **Reality: Removal of many oaks of significant size is proposed**
- Proximity to Sterlingshire makes HDR okay
 - **Reality: Sterlingshire is 'medium' density (not 'high') and Wilson is not adjacent to it.**
- The site is suitable because of the infrastructure available
 - **Reality: no water, no sewer, inadequate roads & schools**
- No substantial opposition from the neighbors.
 - **Reality: Not true then. Not true now.**

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Link:

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbm5ncmVlbnZhbGxleXJvYWRhbnRhbGxpYW5jZjZxneDoyYWI0M2IxMTY0YmI3NGQ2>



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6 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrison@edcgov.us

Fri, Oct 18, 2013 at 12:41 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Wednesday, October 16, 2013 10:24 AM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bostthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 6 Days until Wilson - October 22nd BOS Meeting

Happy Wednesday Board of Supervisors.

Today's slide will illustrate just one of the many ways that the Wilson Estates Mitigated Negative Declaration was less than ingenuous. The drafted Mitigated Negative Declaration and request to rezone the parcels should not be approved based on conflicting, missing, or incorrect data as well as conflicts with the General Plan. The environmental document for Wilson Estates is over 300 pages, and full of holes, with 'no significant impact' notations anywhere. This seems rather misleading.

In the simplest example of misrepresentation the Wilson MND states that: The required nesting and foraging habitat is not present for the Great Egret. Our pictures in the attached slide prove that the Great Egret **IS** present and seen frequently by the neighbors.

There is substantial evidence to support a fair argument that independently each of the project impacts may be significant. The cumulative effect of all of these impacts of the project are certainly significant. Where a project's impacts are cumulatively considerable, adoption of a mitigated negative declaration is inappropriate unless the evidence in the record demonstrates that the mitigation measures will reduce all impacts to a level of insignificance. (See San Bernardino Valley Audubon Society v. Metropolitan Water District (1999) 71 Cal.App.4th 382, 391.)

Supported by:


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The General Plan (“GP”) EIR identified the loss and fragmentation of wildlife habitat as a significant impact (Impact 5.12-1), and proposed six mitigation measures to reduce the severity of the impact.

Please vote NO on this rezone!

Kelley & John Garcia

916-941-0418

 **Day 6_Egret.Env One_12 Days of Wilson 10.16.pdf**
795K

The 6th Day of Wilson's.....

'Erroneous Environmental Review: One'

"Great Egret

The great egret is listed by CDFG as a special animal. This bird usually forages alone in shallow open water and wetlands for fish, amphibians, and aquatic invertebrates. The species has recovered from historic persecution by plume hunters, but destruction of wetlands especially in the West where colonies are few and widely scattered, poses a current threat. Great egrets prefer breeding habitat in or near open waters and wetlands.

The required nesting and foraging habitat is not present."

pg170/301 of the Mitigated Negative Declaration



**Tell him
that...**

"The only mapped water feature within the study area is an intermittent reach of Dutch Ravine."

pg158/301 of the Mitigated Negative Declaration

2010 4 5



Jim Mitrisin <jim.mitrisin@edcgov.us>

FW: 5 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrisin@edcgov.us

Fri, Oct 18, 2013 at 12:42 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Thursday, October 17, 2013 8:22 AM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bosthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 5 Days until Wilson - October 22nd BOS Meeting

Happy Thursday Board of Supervisors.

Today's slide is another example of misrepresentation of the Wilson Estates Mitigated Negative Declaration.

The oak retention accounting does not pass the 'stink' test - 2.9 acres total canopy? I don't think so. Regardless, the 3.7 acres at Dutch Ravine should be designated for open space, particularly if they were to move forward with this density. The PD application the proponent is 'skirting' would require it.

Policy 7.4.4.4 For all new development projects (not including agricultural cultivation and actions pursuant to an approved Fire Safe Plan necessary to protect existing structures, both of which are exempt from this policy) that would result in soil disturbance on parcels that (1) are over an acre and have at least 1 percent total canopy cover or (2) are less than an acre and have at least 10 percent total canopy cover by woodlands habitats as defined in this General Plan and determined from base line aerial photography or by site survey performed by a qualified biologist or licensed arborist, the County shall require one of two mitigation options: (1) the project applicant shall adhere to the tree canopy retention and replacement standards described below; or (2) the project applicant shall contribute to the County's Integrated Natural Resources Management Plan (INRMP) conservation fund described in Policy 7.4.2.8.

Please vote NO on this rezone!

Kelley & John Garcia

916-941-0418

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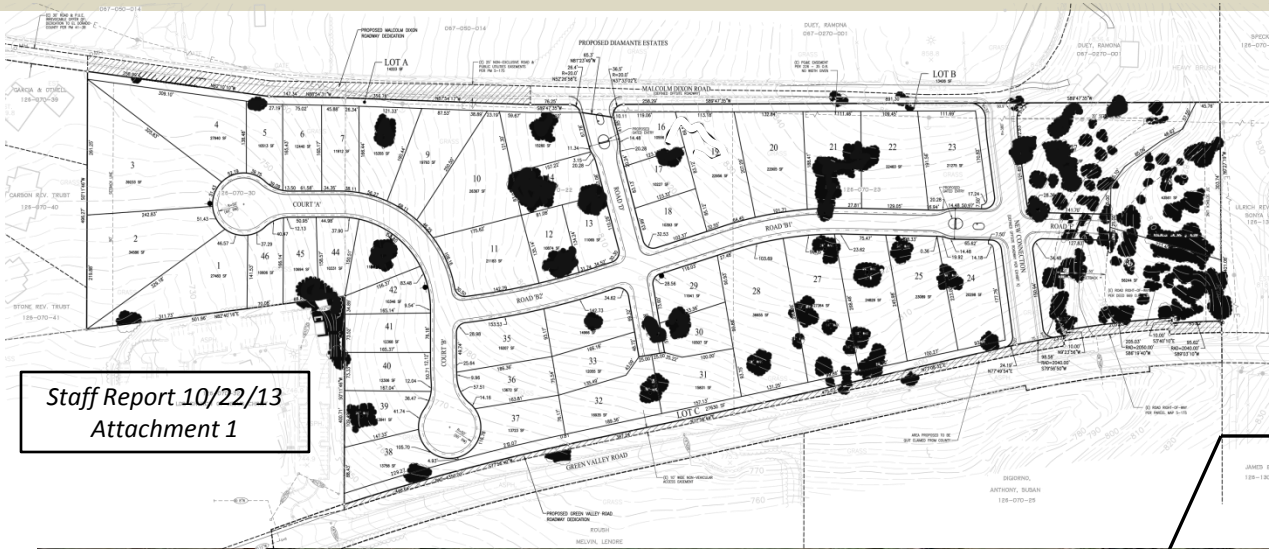


Day 7_Oaks.Env Two 10.17.13.pdf

1260K

The 7th Day of Wilson's.....

'Erroneous Environmental Review: Two'



Total oak canopy, per the environmental document (MND):
2.9 acres

Parcels 47-49 over Dutch Ravine, comprise **3.6 acres**.

80% coverage of this area alone would be 2.9 acres, without including even one other tree on the property.

County guidelines (IHMPG 2.1.1.2, established under GP policy 7.4.4.4) require 'before' and 'after' tree canopy details, but regardless, many existing trees have not been shown here.

Report is incomplete & inaccurate



○ Indicates trees not shown in canopy exhibit

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4 Days until Wilson - October 22nd BOS Meeting

1 message

John & Kelley <bugginu@sbcglobal.net>
To: jim.mitrisin@edcgov.us

Fri, Oct 18, 2013 at 12:42 PM

Please submit this into public record.

From: John & Kelley [mailto:bugginu@sbcglobal.net]
Sent: Friday, October 18, 2013 10:44 AM
To: 'The BOSONE'; 'bostwo@edcgov.us'; 'bostthree@edcgov.us'; 'The BOSFOUR'; 'bosfive@edcgov.us'
Subject: 4 Days until Wilson - October 22nd BOS Meeting

Happy Friday Board of Supervisors.

Today's slide illustrates another drain on our infrastructure caused by the Wilson Estates proposal. Our schools.

A popular reason that people move to EDH is because of the great schools. What will happen when a brand new house is purchased and then the buyers find out their kids can't go to the same school as their neighbors or the kids they went to middle school with? How is this going to be economically friendly to a recovering real estate market?

ORHS is currently impacted and is expected to grow by 2%. By comparison, enrollment at Ponderosa High School in Shingle Springs is projected to drop just 2 percent, Union Mine is projected to drop 21 percent, El Dorado High School in Placerville is projected to drop 9 percent over the same five-year span.

Any new residents (of new developments) are welcome to attend Union Mine and El Dorado HS because they have capacity. However the bulk of the new housing projects that the district knows about will be built near or around Oak Ridge High School.

Union Mine is 16 miles from Oak Ridge.
El Dorado High School is 19 miles away.

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If kids and families are driving to Union Mine and El Dorado High School isn't that creating more unnecessary traffic?

OBJECTIVE 5.8.1: SCHOOL CAPACITY

Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

Policy 5.8.1.1 School districts affected by a proposed development shall be relied on to evaluate the development's adverse impacts on school facilities or the demand therefore. No development that will result in such impacts shall be approved unless:

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

Please vote NO on this rezone!

Kelley & John Garcia

916-941-0418



Day 8_schools_10.18.13.pdf
383K

The 8th Day of Wilson's..... 'Your neighborhood school'

OBJECTIVE 5.8.1: SCHOOL CAPACITY : *Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.*

Oakridge High School is impacted

Permanent Class Room (CR) Capacity has been exceeded *without* approving additional subdivisions.

Wilson teens would not be accommodated within their district. 'Mitigation' could possibly be bussing, but buses have yet to be added, and capacity has been exceeded for at least 4 years now.

Do Not Rezone
Respect the General Plan

El Dorado Union High School District 2011-2012 Demographic Study

