



EDC COB <edc.cob@edcgov.us>

Wilson Estates hearing 10/22/20131 message

John Giles <johngiles10@yahoo.com>

Mon, Oct 21, 2013 at 1:35 PM

Reply-To: John Giles <johngiles10@yahoo.com>

To: bostwo@edcgov.us

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

Dear Supervisor Nutting:

Regarding the approval of the Wilson Estates project: please vote No.

The proposed rezoning is not necessary to maintain compliance with Measure Y, the General Plan, or the express wishes of County residents. The proposed rezoning is necessary only to facilitate the financial interests of its backers. These financial interests do not trump the desires of County residents to maintain the current rural character of our area.

The backers of Wilson Estates have made arguments which are not accurate or complete, and previous actions on the proposal have skipped reports, reviews, and public comment which are required. To some extent it appears that Staff are complicit in the misrepresentations and missed steps.

Would you please require Staff to bring to the Board, and to the public, a thorough, factual review of all previous actions relating to this project, so that all errors and omissions can be known and addressed.

This County is not the place for greedy interests to come to increase their private wealth at the expense of our oaks, creeks, savannahs, and the low density rural character of living here.

Please vote No.

Sincerely,

John Giles
3460 Cambridge Road
Cameron Park



EDC COB <edc.cob@edcgov.us>

Public Comment for Wilson Estates, agenda 10/22/13

1 message

Ellen Van Dyke <gvralliance@gmail.com>

Mon, Oct 21, 2013 at 2:21 PM

To: Jim Mitrisin <edc.cob@edcgov.us>

Hi Jim-

Please include the attached slides in the public comment for Wilson Estates, agenda item 36 tomorrow (10/22/13)

Thank you- Ellen Van Dyke for GVA



12 Days of Wilson _Complete_ 10.20.13.pdf

4493K

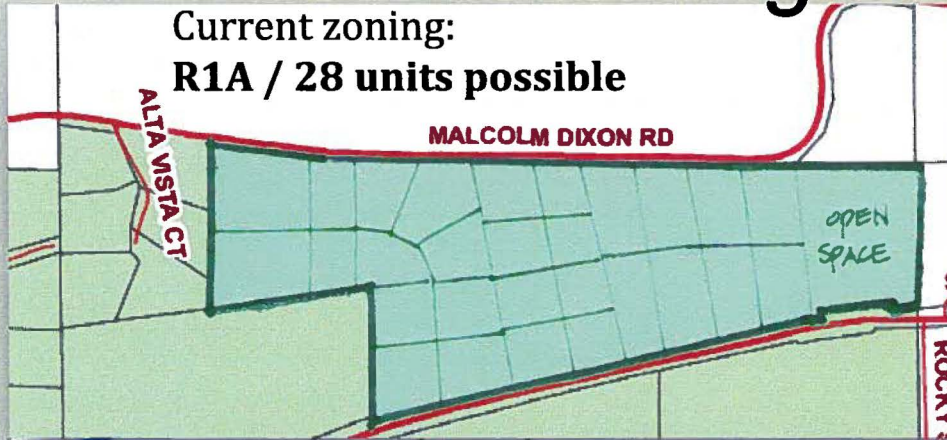
Public Comment received 10-21-13

Day 1 of the “Twelve Days of Wilson”

‘ No such thing as “*just*” a rezone’

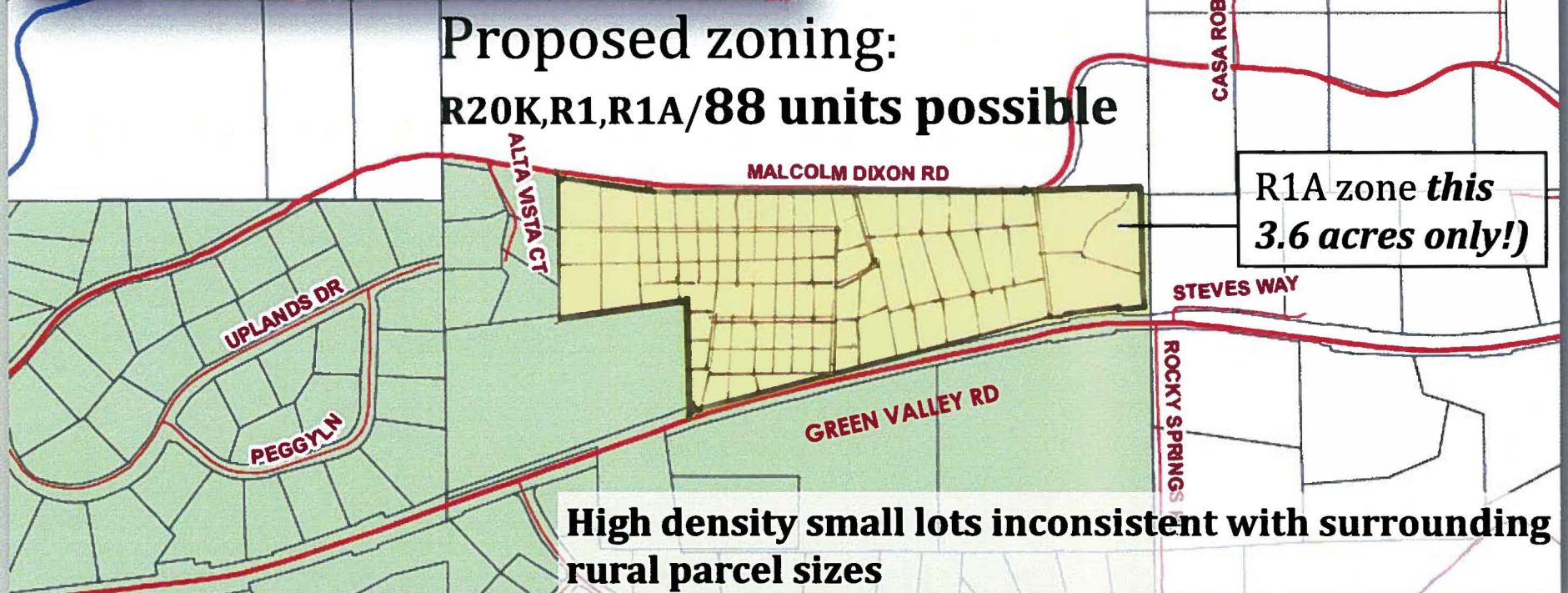
Current zoning:

R1A / 28 units possible



Proposed zoning:

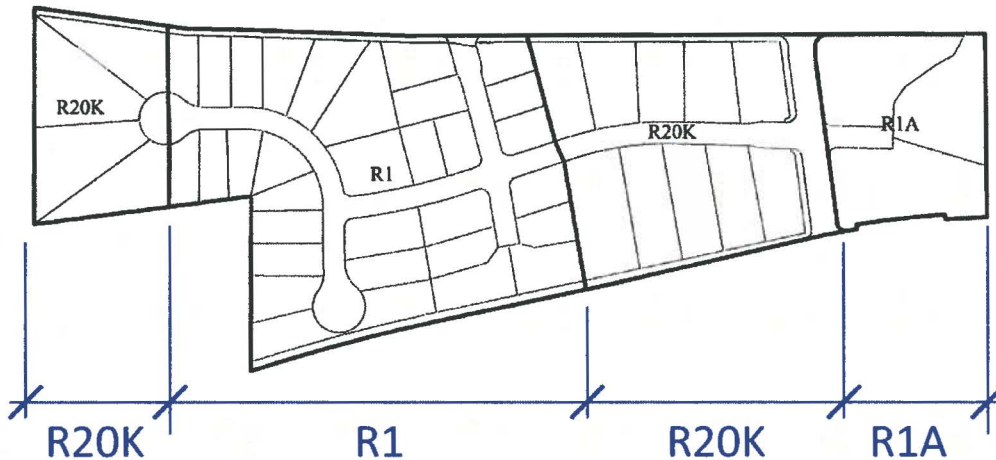
R20K,R1,R1A/88 units possible



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

' Do the Math '

As proposed...



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 the *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."

The 3rd Day of Wilson's.....

‘ Measure Y is the Law ’



16,000 more homes coming, not counting Wilson

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbXNcmVlbnZhbGxleXJvYWRhbGxpYW5iZXxneDo0ZWJjOTVjMGVlYjQ5M2Y1>

The 4th Day of Wilson's...

'Aesthetic impact'



Before

GV Corridor view of Wilson property

“mitigated”.

Environmental Checklist/Discussion of
Impacts

Z11-0007/TM11-1504/Wilson Estates

Page 6

Soundwall & landscape
mitigation, proposed



After

wall pictured: Rolling Hills Subdivision, also by Wilson project proponent

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, they claimed:

- 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.**

San Joaquin County, California, Planning Services, CA 95834

March 28, 1995

Mr. Pierre Berra
3250 Parkway Court
Pleasanton CA 94567

RE: Wilson Station, Assessor's Parcel Numbers 067-270-23, 067-270-22, 067-270-30

Dear Mr. Berra,

This letter provides additional information to the site-specific request on the above mentioned parcels.

This site is one of the top sites in the County for supporting high density land use. Based on the existing infrastructure and the location of this site, the site is more capable of supporting higher density than most. A preliminary plan has been done, and higher density would allow for a more creative use of the property, with fewer environmental impacts and more benefit to the community at large, while at the same time serving the need for some high density areas within the county.

This letter addresses two issues on the attached "REQUEST FOR CONSIDERATION OF GENERAL PLAN LAND USE DESIGNATION - SITE SPECIFIC REQUEST".

1. Summary description of proposed use of property:

The site currently has a land use designation of medium density residential. The site is currently proposed for HDR, High Density Residential Land Use designation. According to Solway & Cochrane's million dollar study, this area was proposed as high density. Later, due to Bill Custer's political agenda, this property was changed back to medium density residential and is currently medium density residential according to the public review draft, the alternative, and the project description.

2. Statement of appropriateness of the proposed land use:

The alternative to the requested land use designation is the current land use designation, medium density residential, and the current zoning, R1A. For infrastructure, environmental, and aesthetic reasons, R1A is less environmentally sensitive and less economically feasible to the County as a whole than the proposed R1 would be.

Infrastructure

This site is among the few remaining areas in the County suitable for higher density from an infrastructure perspective. It is close to the western edge of the County, where higher densities are occurring due to 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 Deane Road on the other, suitable roads from a capacity standpoint.

Furthermore, this subdivision could provide an access between these roads. No houses would have driveways on this connector, avoiding mistakes that have crippled the development of suitable parcels in other parts of the County. This would be a substantial improvement to the secondary roads that are becoming more strategically important alternatives to major transportation routes as proposed not only by the County but also the nation as a whole -- notice the recent transportation act passed by Congress, which allocated funds toward secondary roads as opposed to highways.

Water and sewer infrastructure run right up to the site. It is part of an area that is already planned for service by the El Dorado Irrigation District. As part of the ADJ Assessment district created in 1985, the

Link:

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbnR1bnZhbGxleXJvYWRhbGxpYW5iZXhneDoyYWI0M2IxMTY0YmI3NGQ2>

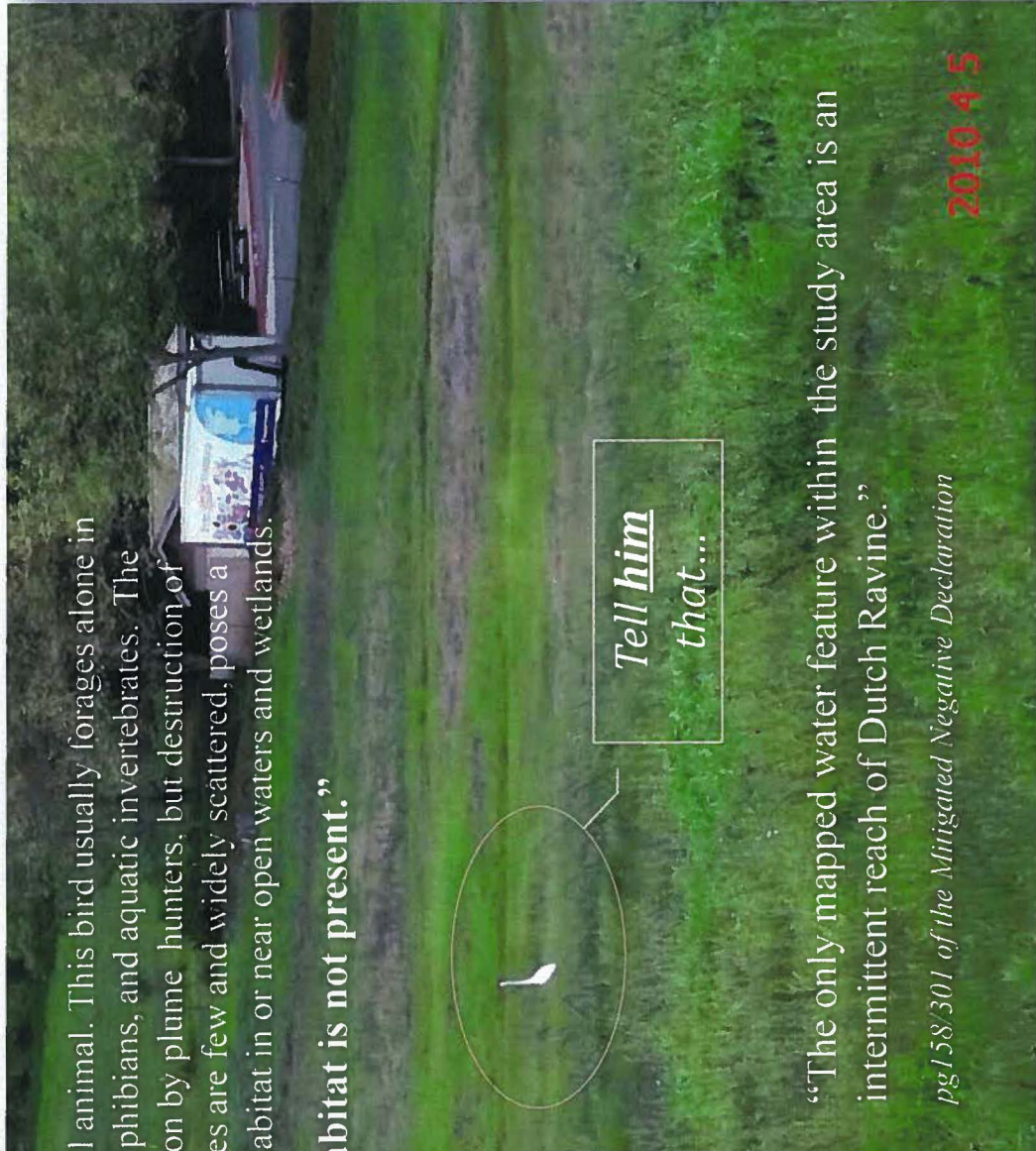
The 6th Day of Wilson's..... 'Erroneous Environmental Review: One'

"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



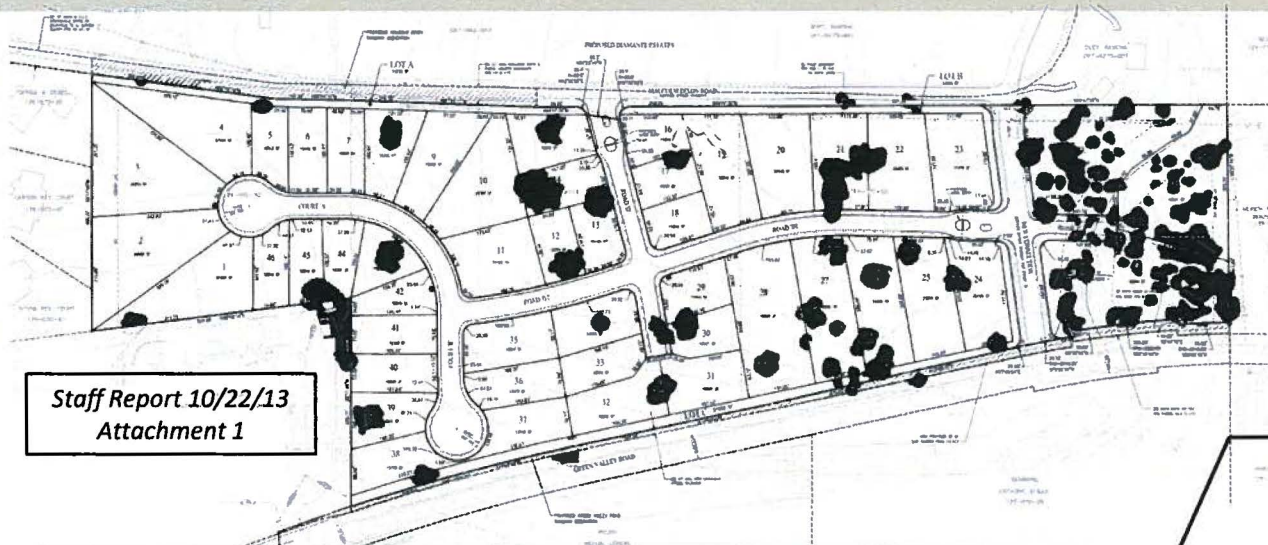
"The only mapped water feature within the study area is an intermittent reach of Dutch Ravine."

pg158/301 of the Mitigated Negative Declaration

2010 4 5

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

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.

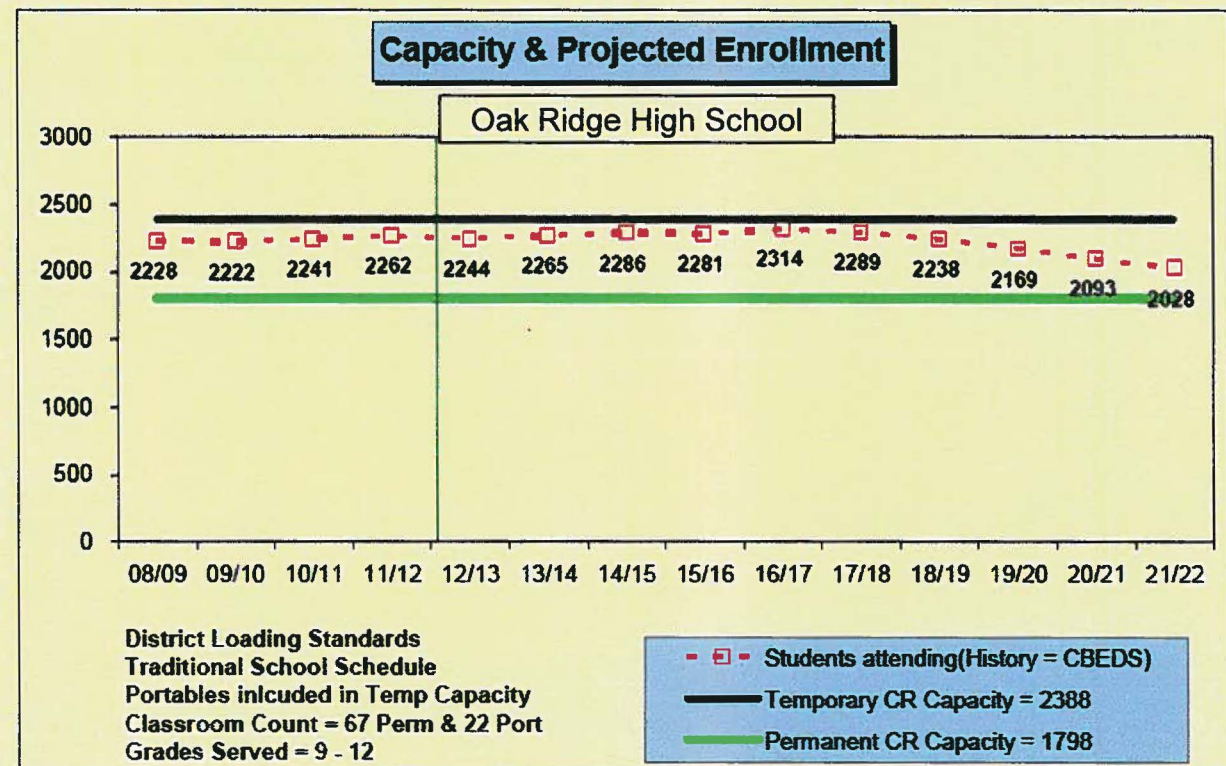
Oakridge High School is impacted

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.

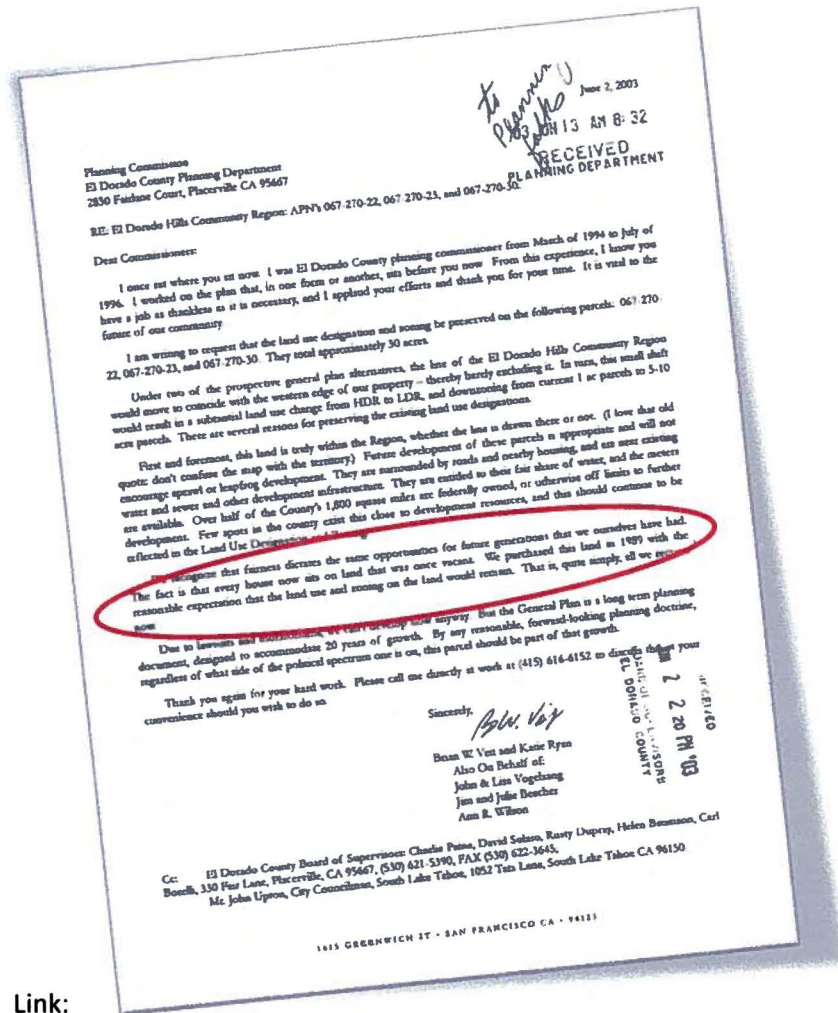
Do Not Rezone
Respect the General Plan

El Dorado Union High School District 2011-2012 Demographic Study



The 9th Day of Wilson's...

'What's good for the goose'



Link:

<https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbncmVlbnZhbGxleXJvYWRhbGxpYW5jZXhneDo0MzI0M2FIMTM0ZDYwNjZl>

Brian Viet letter, 6/2/03, on behalf of the Wilson's and several others, requesting to retain the HDR(high density residential) land use designation granted in the '96 General Plan via a Site Specific Request form. Note: In 1989, this land was actually MDR(medium density) with R1A zoning. They were as disingenuous then as they are now

In their words:

"We purchased this land in 1989 with the reasonable expectation that the land use and zoning on the land would remain. That is, quite simply, all we request now."

To that, we would say:

Exactly! Residents buying land on Malcolm-Dixon Rd, with Wilson's parcels zoned as R1A, had reasonable expectations of enjoying their rural setting into the future.

No Double Standard! - maintain the rural character we moved here for.

-NO REZONE!

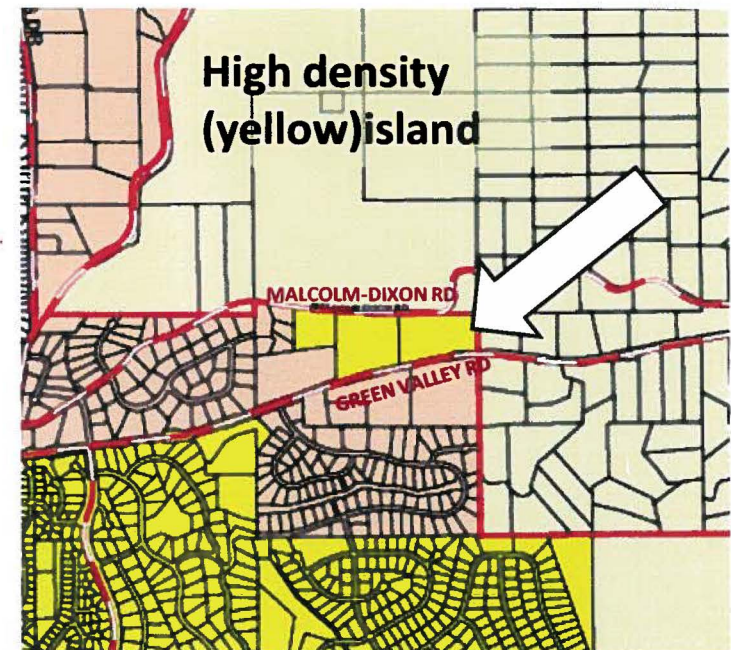
The 10th Day of Wilson's..... 'Inappropriate land use designation'

Policy 5.2.1.11: The County shall direct new development to areas where public water service already exists..

- Water and sewer are NOT on site, contrary to the site specific change request (day 5!)

Policy 2.1.1.2: Community Regions must "... provide and maintain appropriate transitions ..." at Community Region boundaries.

- Rezoning places high density R1 adjacent to low density RE5; the transition zoning is eliminated.

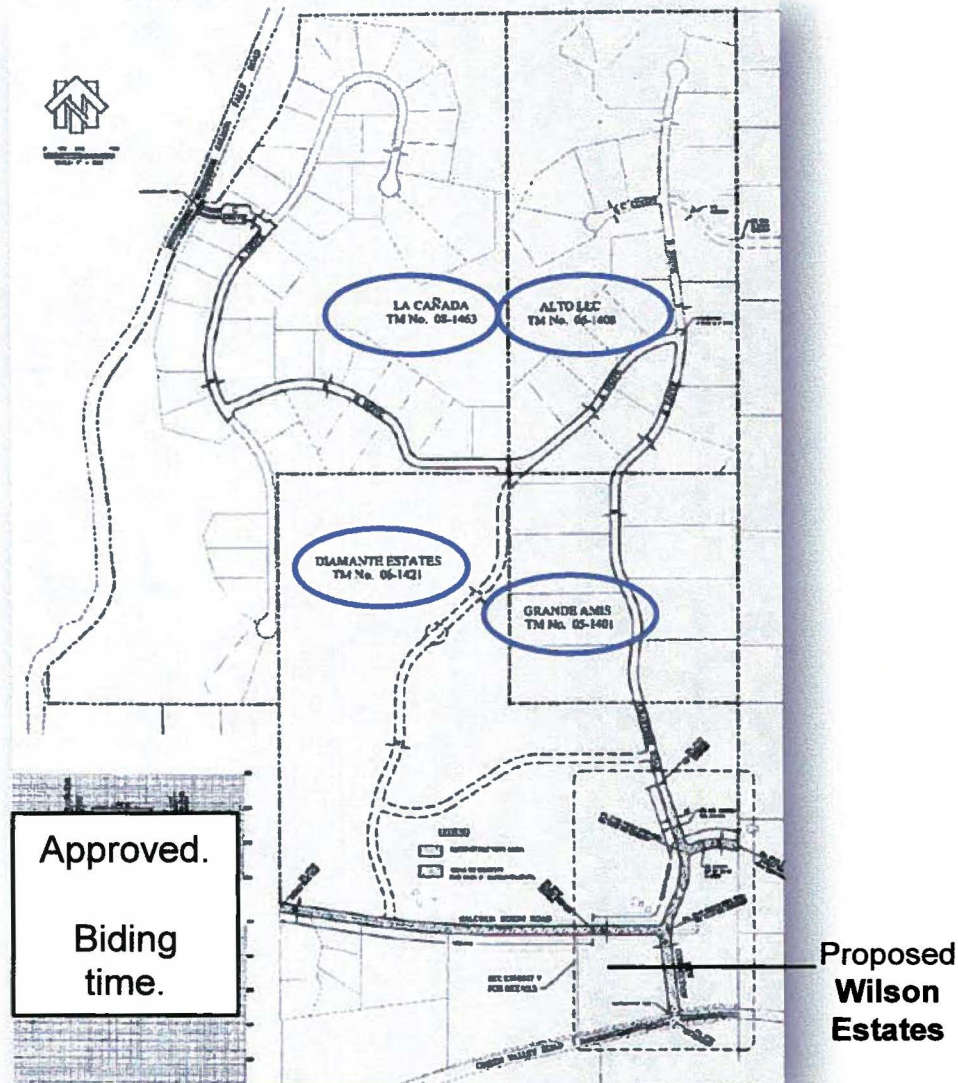


REMOVE from the Community Region and return to the MDR designation

DENY the REZONE

The 11th Day of Wilson's...

'Wilson as Gateway'



Four projects north of Wilson's,
poised to resubmit applications for
higher density...

***Just waiting for BOS approval
on Wilson's, to know that
disregard of General Plan
policies and public concerns is
okay.***

We've got news: *It is not okay.*

NO REZONE.

The 12th Day of Wilson's...

'Because of Measure Y you must Deny'

- **Measure Y is being violated**
- **The General Plan is being disregarded**
- **County residents' pleas are unheard**

For all of the reasons previously listed....

Do Not Approve this Rezone