



Cindy Johnson <cynthia.johnson@edcgov.us>

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

1 message

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

Mon, Jan 23, 2012 at 1:42 PM

Thank you,

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

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

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

Date: Mon, Jan 23, 2012 at 8:18 AM

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

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

Hello,

I am a resident of Highland View in El Dorado Hills and I am very concerned and opposed to the proposed developments noted by Mr. Goldenberg below. We have existing traffic and related safety issues in our community and adding more cars will substantially increase the risk to our children and families.

Sincerely,

Ian McCoy
916-717-1848

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

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

I respectfully request to receive all relevant information and notices pertaining to the Targeted General Plan Amendment and Comprehensive Zoning Update. We are very concerned with the land use designations being supported in the General Plan Amendment to unilaterally rezone land to be consistent with these designations in the El Dorado Hills area. We understand project applications are being processed by the County requesting rezoning from low density, medium density and agriculture into high

density subdivisions without adequate traffic element updates and assumptions being brought current in the General Plan Amendment. We urge that the Traffic Circulation Element be updated and brought current before rezoning of land into higher densities and that the Traffic Model Update address these land use and zoning inconsistencies created by the expansion of the Community Regions in the last General Plan.

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

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

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Thank you.



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Cindy Johnson <cynthia.johnson@edcgov.us>

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

1 message

The BOSFIVE <bosfive@edcgov.us>

Tue, Jan 24, 2012 at 9:12 AM

To: wes justyn <justynwes@hotmail.com>

Bcc: cynthia.johnson@edcgov.us

Thank you for your thoughtful input. We appreciate it.

I will make sure your comments are included in the public record for Board of Supervisors consideration.

Sincerely,

Judi McCallum

Assistant to Supervisor Norma Santiago

On Mon, Jan 23, 2012 at 8:43 PM, wes justyn <justynwes@hotmail.com> wrote:

I am writing as a resident of the Sterlingshire Homeowners Association, an 83 lot subdivision off Green Valley Road near El Dorado Hills Boulevard. We have been residents in El Dorado Hills for in excess of 20 years and seen unparalleled growth in the population and a lack of support in the growth of the infra-structure.

The current direction of the El Dorado County Planning Commission is taking with regards to recommending the approval of development projects proposing higher density than in allowed under current zoning. Our subdivision and those around us have larger lots, which is why we moved to El Dorado Hills. To allow for increased density without corresponding infrastructure improvements would be irresponsible and be in conflict with the currently adopted general plan. The traffic entry/exit to Sterlingshire is currently dangerous as evidenced by the number of accidents and near misses that occur on a regular basis. A simple review of police and fire response logs would provide proof on this matter. To increase traffic by adding the 714 dwelling units at Dixon Ranch and 58 units at Wilson Estates invites disaster. We request that you require the pending development applications be consistent with the parcel sizes of the neighborhoods with surround them, and avoid the unnecessary impact of the traffic that the increased density would generate. The infrastructure does not exist to support the increase in traffic that the developments would generate. Also, the increased traffic would generate increased pollution from vehicle exhausts and noise.

As elected officials we realize you need to be responsive to your constituents. Understand that our group and other groups of homeowners are concerned and not comfortable with path we see being forced on El Dorado Hills.

Feel free to call me if you would like to discuss this matter.

Regards

W.G. Justyn

2101 Loch Way

El Dorado Hills, CA 95762

916 933 5255

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