

## Wilson Estates AND Town Center Apartments

1 message

## Darren Bobrowsky <bobrowsky@gmail.com>

Mon, Oct 27, 2014 at 5:32 PM To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Honorable Board Members:

I have been following these two projects at a distance for some time and have mixed feelings about both projects as I respect personal property rights but also believe these projects are not the best that they can be for the communities where they are situated and need additional work to make them better.

My main point that I would like to make is that I find it disingenuous for County staff to bring these projects forward and the Board of Supervisors to consider taking any action on an election day where there are three ballet measures that would provide you as an elected official true feedback on how the community you represent as a whole feels about these types of projects instead of narrowly focused interested parties.

On a day that citizens due their civic duty to try to understand the issues and cast their ballots, it is disenfranchising to these same voters to consider taking action on these items before their vote can be counted. It is very obvious to all why the timing to hear these items is before the vote of the citizens can be counted. As an elected official who is used to listening and trying to understand their community, I would think that you also would see this decision by County staff to bring these projects forward on election day as shortsighted.

I ask that you postpone these hearings until a future date after the election. Thank you for your time and service to our community.

Sincerely, Darren Bobrowsky

El Dorado Hills, CA 95762



(no subject)

1 message

EDC COB <edc.cob@edcgov.us>

 Craig Campbell <ccampbell@jonescampbell.com>
 Mon, Oct 27, 2014 at 5:58 PM

 To: Ron Mikulaco <bosone@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Jim Mitrisin

 <edc.cob@edcgov.us>, Norma Santiago <Bosfive@edcgov.us>, Shiva Frentzen <bostwo@edcgov.us>, Ron Biggs<br/><bosfour@edcgov.us>

All,

I would like to start with a general overall comment, it is appalling that two projects are moved up on the calendar for consideration prior to the election.

I would like to express my firm opposition to both the Wilson Estates and the Apartments in Town Center. They both require a significant change from the current zoning and both have had significant number of people who are in opposition. Frankly it is very tiring to feel like one must watch the local representation like a hawk when they are charged with meeting the taxpayers needs and seeing to the general plan being implemented as approved.

It is a seemly constant stream of changes to the general plan (last county in the state to have one) for higher and higher density with no water or resources to meet the need of the new projects much less the residents already here paying taxes. Everyone I talk to bought in this county for the nice rural feel of the area. The Board of Supervisors seems hell bent on trying to fill up with housing of all types, more dense than before or in conformance with the general plan. Believe it or not, you actually can vote projects down and not have the world come to an end. Much time and effort went into the general plan, please implement it, not modify it.

Respectfully

Craig Campbell President

Jones-Campbell Co., Inc. DBA Jones-Campbell Co. and Keller Group

14-1331 Public Comment BOS Rcvd 10-28-14

. . .



EDC COB <edc.cob@edcgov.us>

## Wilson Estates

1 message

dlg <dflsg@pacbell.net> Reply-To: dlg <dflsg@pacbell.net> To: "edc.cob@edcgov.us" <edc.cob@edcgov.us> Mon, Oct 27, 2014 at 6:16 PM

Dear Clerk of the Board,

We request you turn down the request to rezone this development from less than the present zoning and surrounding area of 1 lot per acre.

Dale and Linda Gretzinger

https://mail.coople.com/mail/.///0.:-00:1-05-1550-0.70.

...



EDC COB <edc.cob@edcgov.us>

## Wilson Estates File 14-1331.

1 message

# John & Kelley <bugginu@sbcglobal.net> Tue, Oct 28, 2014 at 1:41 PM To: The BOSONE <bosone@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, BOSTWO <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us> Cc: edc.cob@edcgov.us

Hello Board of Supervisors

While we are extremely disappointed (and suspicious) that Wilson Estates has been accelerated to election day, we are trying our best to educate you and the public why you must DENY the REQUEST TO REZONE, Again.

It is difficult to come up with items that have not already been raised. There is nothing new in the MND. No new traffic studies, no new mitigation, no new air quality studies, no new environmental studies. The only thing that has changed is the number of homes and the map. This design is less compatible than it was last year.

I am certain that you all remember the 12 days of Wilson. Interesting enough all but three days still apply to this submission. I have attached them for your review.

The public is exhausted. Are you listening? We have said the same thing no less than 5 times. It is not that complicated. We have not gone away, we have not given up.

## **Deny the Rezone**

R1a

One House Per Acre = 1 acre parcels

Requested by the public on, but not limited to:

1/29/13 - Continued

3/12/13 - Continued

6/11/13 - Denied

10/22/13 - Denied

10/29/14 - Approved

## 2/25/14 - Approved - Planning commission

We will continue to fight for one acre parcels like the property and neighborhoods that we occupy. This is not opinion, this is fact.

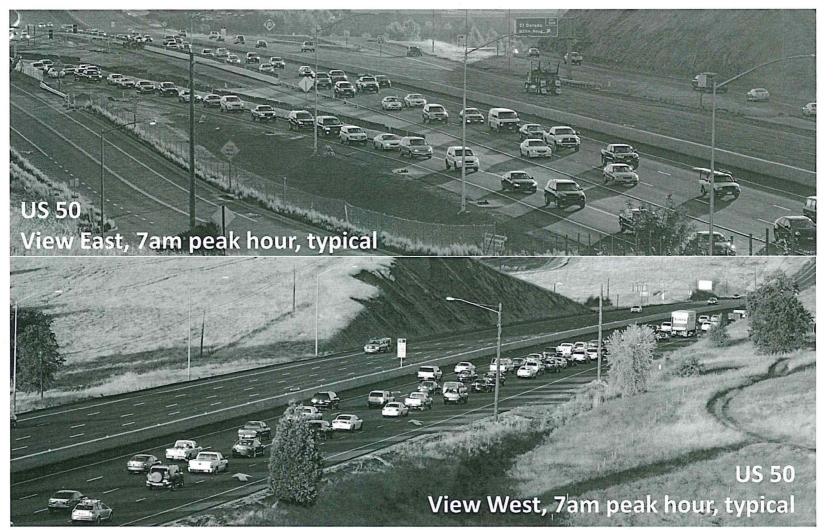
The agent can develop the land as it is currently zoned. R1a. Anything more is discretionary and incompatible with the surrounding neighborhoods.

Please support our general plan. Do not rezone this property.

14-1331 Public Comment BOS Rcvd 10-28-14 John & Kelley Garcia

P Days of Wilson \_2014.pdf 2666K

# 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=ZGVmYXVsdGRvbWFpbnxncmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDo0ZWJjOTVjMGVlYjQ5M2Y1

# The 4th Day of Wilson's... **'Aesthetic impact**'



# "mitigated".

Environmental Checklist/Discussion of Impacts Z11-0007/TM11-1504/Wilson Estates Page 6

Soundwall & landscape mitigation, proposed

After wall pictured: Rolling Hills Subdivison, also by Wilson project proponent 14-1331 Public Comment BOS Rcvd 10-28-14

GVA, October2013 \_Twelve Days of Wilson

# The 5th Day of Wilson's... ' The Site Specific Request '

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March 28, 1995

Mr. Pierre Rivas 2850 Fairlane Court Placerville CA 95667

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

Dear Mr. Rivas,

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 while hie county.

This letter addresses two items 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 Sedway & Cooks's million dollar study, this area was proposed as high density. Later, due to Bill Center's policital agenda, this property was charged back to medium density residential and is currently medium density residential according to the public review drait, 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 then 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 Dixon 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 toreds 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 fluids 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 AD3 Assessment district created in 1985, the

## ink:

<u>ttps://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbn</u> • <u>ncmVlbnZhbGxleXJvYWRhbGxpYW5jZXxneDoyYWI0M2lxMTY0YmI3NGQ2</u>

GVA, October2013 \_Twelve Days of Wilson

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
  - <u>Reality</u>: This open space is not proposed.
- No substantial trees would be impacted
  - <u>Reality</u>: Removal of many oaks of significant size is proposed
  - Proximity to Sterlingshire makes HDR okay
    - <u>Reality:</u> Sterlingshire is 'medium' density (not 'high') and Wilson is not adjacent to it.
  - The site is suitable because of the infrastructure available
    - <u>Reality:</u> no water, no sewer, inadequate roads & schools

No substantial opposition from the neighbors.

- <u>Reality:</u> Not true then. Not true now.

# One Erroneous Environmental Review: The oth Day of Wilson's.....

# "Great Egret

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

The required nesting and foraging habitat is not present."

pg170/301 of the Mitigated Negative Declaration



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

Tell him

pg158/301 of the Mitigated Negative Declaration

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

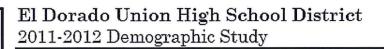
**OBJECTIVE 5.8.1: SCHOOL CAPACITY** : Require that adequate school capacity exists and/or appropriate mitigation consistent with State law to serve new residents concurrent with development.

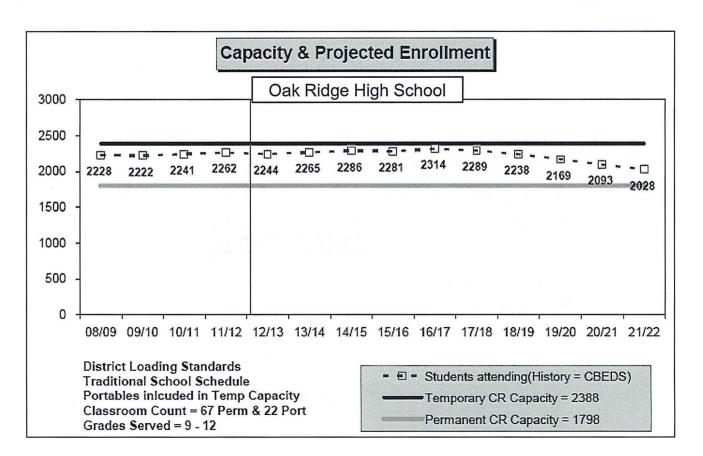
## Oakridge High School is <u>impacted</u>

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.

<u>Do Not Rezone</u> <u>Respect the General Plan</u>





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# The 9th Day of Wilson's... 'What's good for the goose'

El Dorado County Planning Department PL RE: El Dorado Hills Community Region: APN's 067-270-22, 067-270-23, and 067-270-50. I once sat where you sit now. I was El Dorado County planning commissioner from March of 1994 to July of 1996. I worked on the plan that, in one form or another, sits before you now. From this experience, I know you now for ware time. It is work to the plan that is presenter and I confind ware efforts and hash was for ware time. It is work to the 1770. I worseen on the pain that, in one torm or another, hits before you now. From this experience, I know you have job as thanklets as it is necessary, and I applied your efforts and thank you for your time. It is vital to the Lan writing to request that the land use designation and zoning be preserved on the following parcels: 067-270-067-270-25 and 061-270-30. There and accordinately 10 acces future of our community. Under two of the prospective general plan alternatives, the late of the El Dorado Hills Community Region 4 am writing in request that the table are completened and example 22, 067-270-23, and 067-270-30. They total approximately 30 acres Under two of the prospective general pair internarves, the line of the Ed Dorsoo Fund Commonly region would move to coincide with the western edge of our property — thereby barely excluding it. In turn, this small shall be appressed to the statement of the outer of the outer of the statement of the outer of the statement of the outer of the statement of the outer voual more to concuse win the western edge of our property - thereby tarely excluding it. In turn, this multi durt work treati in a subtantial land use change from HDR to LDR, and downzoning from current 1 ac parents to 5-10 westernet. There are represented access for concurring the sector to the sector during from current 1 ac parents to 5-10 acte parcels. There are several reasons for preserving the existing land use designations. nost, this land is truly within the Region, whether the line is drawn there or not. (I love that old First and foremost, this land is truly within the Region, whether the lane is drawn there or not. () fore marina and quote don't confuse the map with the territory). Further development of these parcels in appropriate and will not provide the land for development. The resonance of the route and result bouring and are not existent or source and the land for development. The resonance of the route and result bouring and are not existent or source and the land for development. quests users contaire use map with the territory.) Future development of these partels in appropriate and will not encourage spraud or leapforg development. They are surrounded by roads and nearly housing, and are easi existing water and source and other development inference on the company of the store of more sub-transmission of the store of more sub-transmission. encourage sprawl or leapfrog development. They are surrounded by roads and nearby housing, and are near existing water and rever, and other development infrastructure. They are entitled to their fair share of water, and the meters are swallshe. Over half of the County's 1,500 square miles are federally owned, or otherwise off limits to further development. Even water in the county statistic dates for development resource and skin should continue to be Fee pots in the county estimate mate are essential owner, or concrease on another to retrieve pots in the county estimates to development resources, and this should continue to be a fact is that every house now sits on land that was once vacant. We purchased this land in 1989 with the results encourage and sits on land that was once vacant. We purchased this land in 1989 with the purchased of the second seco that furness dictates the same opportunaties for future generations that we o very nourse now not on tank that was once ratant. we portunated that may be and non that the land use and roning on the land would remain. That is, quite simply, all the General Plan is a long term plann Due to Luvinity and Extendential avecant accessor have anyway. But the General Plan is a long term planning document, designed to accommodate 20 years of growth. By any reasonable, foreverl-looking planning doctrine, accurding of where its of the ordered accuracy is the second document accuracy. cocument, acception to accommonate as years or guard. by any reasonance, or any reasonance, or any reasonance of the growth regulates of what tide of the polytical spectrum one is on, this parcel should be part of that growth. Ardless of what side of the political spectrum one is on, use particular work at (415) 616.6152 to directly shour Thank you again for your hard work. Please call me directly at work at (415) 616.6152 to directly shour presidence should you wish to do so. Sincered? 20 PH 03 Brian W. Veit and Katie R Also On Behalf of. ohn & Lisa Vogelsang Jim and Julie Beecher C El Dorado County Board of Supervisors: Charle Paine, David Solaro, Rusty Dupry, Helen Baumana, Carl orelli, 330 Pair Lane, Placerville, CA 95667, (530) 621-5390, FAX (530) 622-3645; Me John Upton, City Councilman, South Lake Tahoe, 1052 Tata Lane, South Lake Tahoe CA 96150. 1615 GREENWICH ST + SAN FRANCISCO CA + 34123 Link: https://docs.google.com/viewer?a=v&pid=sites&srcid=ZGVmYXVsdGRvbWFpbnxncmVI bnZhbGxleXJvYWRhbGxpYW5iZXxneDo0MzI0M2FlMTM0ZDYwNiZl

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. <u>Note: In 1989, this land was actually MDR(medium density) with R1A zoning. They were as disingenuous then as they are now</u>

## In their words:

"We purchased this land in 1989 with the <u>reasonable expectation that the land use and</u> <u>zoning on the land would remain</u>. 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.



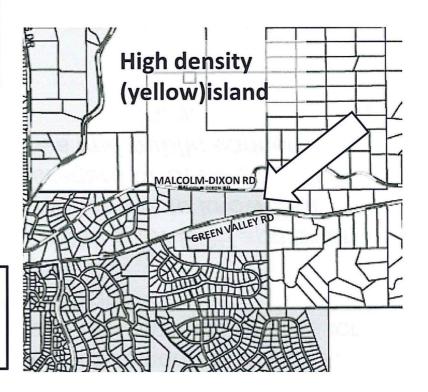
# The 10th Day of Wilson's.... 'Inappropriate land use designation'

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, <u>contrary to</u> <u>the site specific change request (day 5!)</u>

*Policy 2.1.1.2:* Community Regions must "... provide and maintain <u>appropriate transitions</u> ..." at Community Region boundaries.

 Rezoning places high density R1 adjacent to low density RE5; the <u>transition zoning is</u> <u>eliminated</u>.

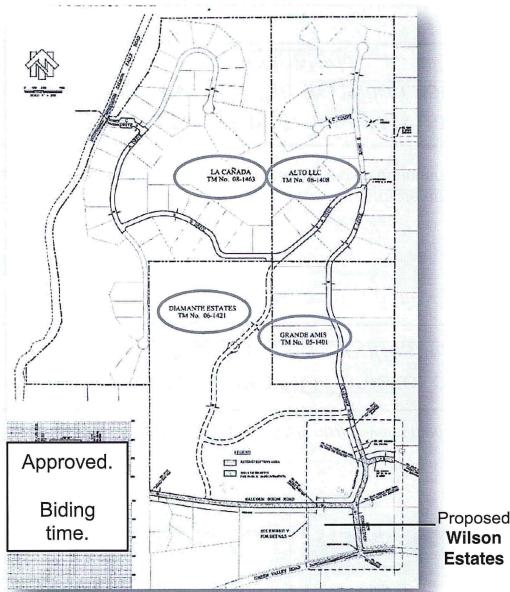


<u>REMOVE</u> from the Community Region and return to the MDR designation

# **DENY the REZONE**

GVA, October2013 \_Twelve Days of Wilson

# 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.

GVA, October2013 \_Twelve Days of Wilson

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....





EDC COB <edc.cob@edcgov.us>

## Fwd: Request to deny Wilson project application

1 message

Char Tim <charlene.tim@edcgov.us> To: EDC COB <edc.cob@edcgov.us> Tue, Oct 28, 2014 at 2:10 PM

Please attach this public comment to Legistar 14-1331, which is scheduled for the 11/4/14 BOS meeting. Thank you.

------ Forwarded message ------From: Vern Miller <verndmiller@yahoo.com> Date: Tue, Oct 28, 2014 at 12:47 PM Subject: Request to deny Wilson project application To: Char Tim <charlene.tim@edcgov.us> Cc: "bos@edcgov.us" <bos@edcgov.us>

Note: We are on a trip so cannot attend the supervisor meeting personally. We are having computer so our request is brief.

This is to strongly request the Wilson development application be denied. How many times do the citizens of this county need to say "keep us rural" and do not allow higher density islands that are not compatible with the surrounding areas.

Supervisors are elected by the citizens not by the developers so they should represent the citizens & the principles upon which they ran for office. Re:"keep our county rural !"

It is also unimaginable to think that this was scheduled just prior to the coming election to avoid any repercussions from that election.

Please refer to our previous letters regarding the prior Wilson applications. The basic objections are still valid. Vern & Phyllis Miller

Sent from Yahoo Mail on Android

--

**Char Tim** Clerk of the Planning Commission

Assistant to Roger Trout Development Services Division Director

## County of El Dorado

Community Development Agency Development Services Division 2850 Fairlane Court Placerville, CA 95667 (530) 621-5351 / FAX (530) 642-0508 charlene.tim@edcgov.us

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