



Charlene Tim <charlene.tim@edcgov.us>

DIXON RANCH - Planning Commission Hearing

James Jen <james.jen.73@gmail.com>

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To: lillian.macleod@edcgov.us, gary.miller@edcgov.us, tom.heflin@edcgov.us, dave.pratt@edcgov.us, brian.shinault@edcgov.us, charlene.tim@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Mr. Lillian MacLeod, county commissioners and supervisors,

Like most of my neighbors and friends, we will not be able to attend tomorrow's Planning Commission hearing tomorrow, not because this is not an important matter, but simply because just like you, we have to work to support our families. In my absent, I am writing to you as your neighbor, a father of two, a 10 years highland view resident.

First and foremost, I want to say **THANK YOU** for all your hard work day in and day out, you and your team have done an tremendous job for our area, just take a look around; all the infrastructure improvements and balanced development in recent years, no one can denied your hard work and services to our community and please accept our heart filled appreciation.

However, it is to my disbelief that the poorly planned, completely unbalanced and purely developer centric profit driven Dixon Ranch project is not only coming back from it's 2012 rejection, but moving through the commission offices with supports & recommendations despite the grave concerns and strong and continuous oppositions from the community.

In reviewing the project information, I am glad to see the overall unit count has reduced from 720 to 605, however, I still did not find any mitigation strategy to ease additional burden on water, sewage or the estimated traffic impact that will double the car trips.

Speaking for myself, this plan takes no consideration what-so-ever on the highland view neighborhood, residents and their safety. From the most obviously and ridiculous traffic planning where the north-east bound "A-DR" deemed the "primary" exist heading away from most of the schools, offices and the closest highway accesses especially considering the pending opening of Silva Valley/50 ramps to the completely omission of traffic impact on the shortest route to most of the schools, offices and highway access the 605 households will impose on the tinny & steep Aberdeen Lane & Appian way without any street lights, speed bumps, divider or reflectors, I urge you to drive around Aberdeen lane, from Lima way going downhill from either directions, you will understand this is a road designed and built for our kids to walk the dogs, wait for their school buses and walking home after, **NOT a road built to handle additional 600+ house hold school, commute, shopping traffic!** Let's not kid ourselves with the "optional" pretense; everyone ALWAYS drives the shortest route and Aberdeen lane is it! It is also my understanding the November 2014 traffic study was disregarded and with the pending opening of the Silva Valley on/off ramp, that does not seem like a logical or responsible approach.

As a consulting professional, I completely understand and appreciate the need for adjusting plan to meet new requirements or unexpected constrains, but changing the General Plan traffic policy by disregarding tax payer sponsored \$150,000 traffic study as well as voter approved Measure Y limitations to accommodate an

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irresponsible development plan that negatively and severely impact the neighborhood safety, property value and quality of life is not just acceptable.

With our district commissioner and supervisor recused, you must hear our concerns and stand up and stand firm for us and for what is the best interests of the community, not just the developer.

I sincerely hope you would understand and hear our concerns and do the right thing by pausing this project and ensure all the applicable policies and procedures are followed, available studies fairly and openly evaluated, resident's concerns are addressed. I truly believe in community development and love to share our fantastic community with others, but more importantly than that is to make sure we have a safe, quality and well-designed neighborhood to share and not blindsided by profit driven developers. After all, we are the ones that love, live and cherish this community with your services and effort.

Thank you.

A deeply concerned father of two from Aberdeen Lane.

James T. Jen

Email: **James.Jen.73@Gmail.com**