



PC 1-14-16  
#5  
Charlene Tim <charlene.tim@edcgov.us>

(2 pages)

## Fwd: Dixon Ranch Agenda Item - Jan 14th

Planning Unknown <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Jan 13, 2016 at 12:09 PM

Please see email.

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

From: **Gugin, Matthew A** <matthew.a.gugin@intel.com>  
Date: Wed, Jan 13, 2016 at 10:41 AM  
Subject: Dixon Ranch Agenda Item - Jan 14th  
To: "planning@edcgov.us" <planning@edcgov.us>

Planning Commission Members,

My name is Matt Gugin and I live in Rescue, very close to the proposed Dixon Ranch development. I took a day off from work to attend the December planning meeting only to have the item moved to January 14<sup>th</sup>. I would think that this item would be the first item on the agenda considering that considerable amount of people attending the December meeting wasted a day and now are forced to sit and waste another morning listening to 4 other agenda topics first. That is not right. I cannot attend another meeting so I am sending you my thoughts for the record, not anything the public says seems to matter but we will keep trying.

I cannot stress enough how much I am opposed to this nightmare of a project. The traffic is already horrible and most of the "mitigation" measures called out as conditions of approval are all needed NOW and will only get worse if this density is allowed. Green Valley Road was never meant to handle the volume of traffic that the Planning Commission and BOS has allowed to grow into. You should not allow this project to be built and THEN fix the overused roads. By that time you will have had a bad situation even worse! You should reject this project and still fix the traffic issues.

I do not think a single person would complain if the project was consistent with the surrounding land usage and they were asking for 5 acre lots for development. This fits and should be allowed. 604 high density home does NOT fit with the surrounding land use.

The project proposed is asking the Planning Commission to throw out the General Plan. Please do not do this! A lot of time, money and planning went into that plan and people made land purchase decisions based on it. I did. I looked at the surrounding land usage before I bought my 10 acre parcel because I did not want high density homes build right next to me.

The developer has asked you to approve making everything smaller... more homes, narrower roads, reduced setbacks, narrow driveways, narrow sidewalks, even 2 inches smaller rain gutters! This project is all about how much profit the developer can squeeze out of this land. Please... please... please... do not destroy our rural community with this out of place development! Say no to Dixon Ranch!

1/13/2016

Edcgov.us Mail - Fwd: Dixon Ranch Agenda Item - Jan 14th

Matt Gugin



Charlene Tim &lt;charlene.tim@edcgov.us&gt;

(3 pages)

## Public Comment 12/10/2015. Dixon Ranch A11 -0006, Z11-0008, PD11-0006' TM11-1505

Betty &lt;hogback1@sbcglobal.net&gt;

Wed, Jan 13, 2016 at 1:25 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, Novasel <bosfive@edcgov.us>

Cc: Tom Heflin <tom.heflin@edcgov.us>, Miller <gary.miller@edcgov.us>, Pratt <dave.pratt@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

Following is a copy of my email sent prior to the Dec. hearing that postponed until 12/14/16. By the way. The sign with information did get turned toward the traffic.

This above project is too large and not appropriate for the surrounding properties. The county staff is recommending approval although there has been objections since the first notice of the proposed subdivision. District one supervisor and the planning commissioner are recused so we have no representation. Please read our comments, listen to our suggestions and concerns and act accordingly. Rezoning is optional and the project does not have to be approved as submitted.

The 604 new homes will increase Green Valley Rd traffic by 50%. Improvements to GVR recommended in the 10/2014 traffic study have been ignored by the project. A substantial reduction in the number of homes proposed would reduce that traffic increase along the GVR corridor.

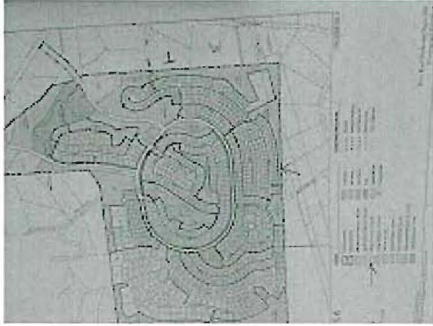
The reason most of us who live here want to live in "rural El Dorado County". We considered the surrounding zoning before purchasing. A buffer of 4 acre (minimum depth 150 ft.) lots along the 5+ acre properties that surround over 50% of Dixon Ranch would be appropriate. This is the current buffer between Serrano and Green Springs Ranch.

Below is the map of the current proposal. A high density of homes dropped in the middle of rural properties. In fact the "small lot villages" are along the border of the proposed project.

We are not opposed to new development, but one of this size is not appropriate or safe due to the increase in traffic.

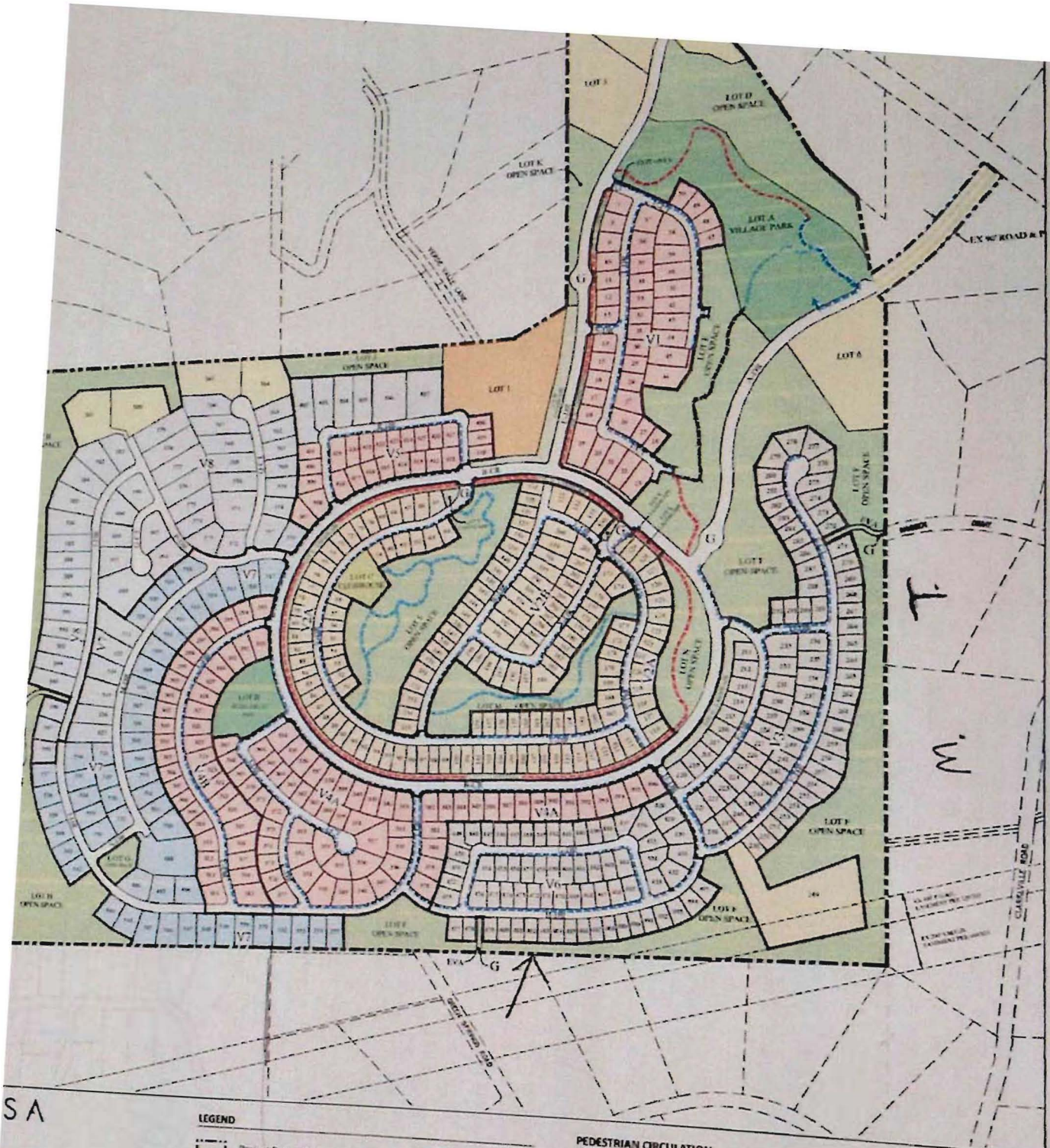
By the way the sign notification of the hearing is useless. I didn't see it until someone told me about it. Even then I could not read it and I was only going 40mph on Green Valley Rd. It is facing across the street instead of oncoming traffic. Unless you live in close proximity to the project you would not be notified of the project.

Thank you  
Betty Peterson  
Ray Peterson  
Green Springs Ranch  
Rescue CA



**image1.jpeg**  
442K





SA

**LEGEND**

- Project Boundary
- Village Boundary
- Age Restricted Small Lot - 80 units
- Age Restricted Large Lot - 80 units
- Village Small Lot - 149 units
- Village Large Lot - 173 units
- Hillside - 54 units
- Hillside Custom - 58 units
- Estate Residential - 5 units
- Estate Residential Large Lot - 5 units
- Existing Residence - 1 unit
- Clubhouse
- Lift Station
- Open Space
- Parks
- Landscape Lots
- Proposed Gate

**PEDESTRIAN CIRCULATION**

- Sidewalk
- Pedestrian Pathway
- Open Space Trail
- Multi-Use Trail
- Class 2 Bike Lane

FIGURE III-5

DATE: CDA, MARCH 2015  
 EDC 1100 Dixon Ranch/figure III-5 11x17 in (5/5/14)