



EDC COB <edc.cob@edcgov.us>

I oppose the Dixon Ranch General Plan Amendment & Rezone

1 message

Stanley E Spas <stanspas@comcast.net>

Sat, Feb 20, 2016 at 4:32 PM

To: bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high-density residential. Just four years ago, I wanted to remove one small Oak Tree in order to add a bathroom addition to my house. It took over six months of meetings with the planning people and I had to pay additional money to the county to replace the 8" diameter tree on my property. In order to get high density housing, the developer is going to remove hundreds of full grown Oak Trees without replacing any of them. If you approve this development, he will be able to arbitrarily remove any and all trees with no obligation to replace any of them. How can you allow this!

Also, how can you allow high density housing in a rural area along Green Valley Road. I can see high density housing along Highway 50 where the road is wide enough to support the additional traffic. Green Valley Road is a crummy two lane road with no passing zones. I travel it almost every day and frequently get behind someone driving at 35 to 40 mph, even though the posted speed limit is 55 mph. Usually I am in a line of up to 20 cars/trucks long. If you had to drive this road like I do, you wouldn't approve this high density development.

I hope you understand my feelings and reject this development unless it conforms to the rural way of life that all of us moved out here to enjoy.

Thank you for taking the time to read this

Stanley Spas

El Dorado Hills



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I OPPOSE the Dixon Ranch General Plan Amendment & Rezone

1 message

Debi Hoffman <drdebihoffman@comcast.net>

Sun, Feb 21, 2016 at 4:32 PM

To: Lillian.Macleod@edcgov.us, BOSTWO@edcgov.us, BOSTHREE@edcgov.us, BOSFOUR@edcgov.us, BOSFIVE@edcgov.us, edc.cob@edcgov.us

Dear Supervisors:

Please respect the General Plan policies that protect our rural areas and quality of life, and do NOT approve a General Plan amendment to change the Dixon Ranch site to high density residential.

The current infrastructure that is in place will not support this additional high density subdivision. With the current population, Green Valley Road is stretched beyond it's capacity at several times each day. Highway 50 between El Dorado Hills and Hazel Avenue is always very busy, and at rush hour, it is well beyond it's capacity to allow traffic to move effectively. Additionally, the EIR disregards the fatalities and line-of-sight safety issues identified in the Green Valley Corridor Traffic Report.

As a resident of Highland View Subdivision, I am also concerned that at some point in the future, Dixon Ranch will be allowed to use Lima Road as an entrance and exit for this subdivision. Highland View does not have sidewalks for pedestrians. The additional traffic would be a safety hazard for our children, and our adults. The additional traffic would also make it excessively cumbersome for Highland View residents to get in and out of our driveways and to move through our subdivision in daily life. As a runner, I am also opposed to inhaling the increased air pollution when I am running for my health.

Please consider our quality of life and our safety and do not approve a General Plan amendment to change the Dixon Ranch site to high density residential. We paid high prices for homes in this area in order to have the quality of life and safety that we currently have.

Thank you,

Debi J Hoffman, Psy.D.

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El Dorado Hills, CA 95762