



EDC COB <edc.cob@edcgov.us>

#41

Fwd: Dixon Ranch approval

1 message

The BOSTHREE <bostthree@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Feb 27, 2017 at 9:25 AM

to attach to the justification for denial item...

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp
District Three - El Dorado County
530.621.5652

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

From: **Mike Stanton** <mikestanton@stantoneng.com>

Date: Mon, Feb 27, 2017 at 9:13 AM

Subject: Dixon Ranch approval

To: "Bosone@edcgov.us" <Bosone@edcgov.us>, "Bostwo@edcgov.us" <Bostwo@edcgov.us>, "Bostthree@edcgov.us" <Bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

LATE DISTRIBUTION
DATE 2/27/17
BOS 2/28/17

Re: Proposed Dixon Ranch Project

To the EDC Board of Supervisors:

I attended the Board meeting on February 14, 2017, and I was disturbed by what I experienced. I am familiar with the Dixon Ranch Project, I have reviewed the EIR and specifically the Traffic Studies, and I have followed the project for last few years. And I am in favor of the proposed project in its latest rendition.

I felt that the meeting was disorganized and chaotic, and this atmosphere lead to incomplete presentations and misinformation. As I was entering the building, some of the opponents of the project were offering badges and trying to recruit those of us that didn't agree with their opinion. When I declined a badge, there was an antagonistic, almost threatening, response. Once the meeting started, it was obvious that many of the opponents didn't understand the project and had no interest in the facts. The developer was treated and referred to in an adversarial manner. The traffic report was largely ignored. The Auditor represented the County Services impact in a way that was misleading. Opponents of the project were stating mistruths. And the developer was not allowed to respond.

Some of the facts that I understand to be true:

- The fiscal impact to the County Services for the proposed project is slightly positive, when it only needs to be neutral.
- Property taxes and building permit fees will create much needed revenue for El Dorado County.
- Traffic issues on Green Valley Road will improve with this project, not disintegrate as stated by many of the people in the meeting.
- This developer has worked with the County over the last few years and changed the project to reflect the wishes of the County. This was at great expense because the developer was lead to believe that a healthy negotiation was taking place.
- Local work for design professionals and construction workers living in El Dorado County will be generated.
- Home service workers such as landscapers and pool maintenance firms will benefit forever.
- Local stores, restaurants and other small businesses will welcome the added business.
- Housing prices will start in the mid \$400K's, which will entice Bay Area firms to EDC because housing prices in the Bay Area are twice that.

- This project is a good fit for the proposed location. And should be approved by the Board.

I urge this Board of Supervisors to recognize that this project would benefit El Dorado County in the long run, and support this effort.

Thank you,

Michael Stanton, El Dorado County Resident.



EDC COB <edc.cob@edcgov.us>

Fwd: Dixon Ranch

1 message

The BOSONE <bosone@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Mon, Feb 27, 2017 at 12:32 PM

Kind Regards,

Cindy MuntAssistant to Supervisor John Hidahl, Dist 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

From: **Verner, Shaun** <Shaun.Verner@edwardjones.com>
Date: Mon, Feb 27, 2017 at 11:04 AM
Subject: Dixon Ranch
To: "undisclosed.for.privacy" <undisclosed.for.privacy@edwardjones.com>

BOS,

I have read the article in the Mountain Democrat as well as information from a few other sources and found it quite interesting that a board meeting can be run in such a fashion. Isn't it BOS job to follow the rules, guidelines and discuss the "facts" of a given project? It appears that this did not happen at last Tuesday's hearing on the Dixon Ranch proposed project. All applicants should be given a fair and unbiased platform in which to discuss in open forum their project especially when it directly adheres to the counties general plan as well as provide much needed upgrades to El Dorado County infrastructure. This county needs quality housing, infrastructure upgrades and tax revenue to grow and yes we need to grow.

Sincerely,

Shaun Verner

Shaun Verner/Financial Advisor/Edward Jones**4369 Golden Center Drive., Suite A Placerville, CA 95667****530-626-6060/shaun.verner@edwardjones.com**

Shaun Verner
Financial Advisor
Edward Jones
4369 Golden Center Dr Ste A
Placerville, CA 95667
(530) 626-6060
www.edwardjones.com