

GSR

Green Springs Ranch Landowners Association



January 29, 2015

Lillian MacLeod, Principal Planner
Community Development Agency, El Dorado County
2850 Fairlane Court, Placerville, CA 95667

RE: Dixon Ranch Draft EIR Public Comment

Dear Ms. MacLeod:

We are writing on behalf of our 102 members of the Green Springs Ranch (GSR) Landowners Association to express our collective concerns regarding the proposed Dixon Ranch development.

Green Springs Ranch shares borders with Dixon Ranch on the south and east sides. The proposal for 605 parcels on 280 acres is a greater than tenfold increase above and beyond what would be allowed adjacent to us under the current General Plan. While members of our borders committee have met with the developer on multiple occasions, he is not interested in discussions to reduce the project's overall density or increase the size of the lots along our perimeter.

In June 2012, GSR Landowners Association submitted comments in response to the Dixon Ranch NOP, and emphasized our concerns regarding the impacts of this high density development on our quality of life, local traffic, and water. Now here we are in 2015, and our concerns have only intensified as the draft EIR indicates this project will have 'no significant impact' on us and the developer sees no need to reduce the density either in general, or along our borders.

This is a rural area. Nearly without exception, residents in the Ranch were drawn here for the rural atmosphere. While our lots are a minimum of 5 acres, those properties bordering the project will find 40 to 50 homes adjacent to them in an equivalent 5 acre area. The draft EIR does not adequately analyze or mitigate the lost 'quality of life' for us that will result from this development: the glare of night lighting where there is now darkness, the basic noise of increased human activity (lawn mowers, doors slamming, raised voices), and the obvious aggravations of daily traffic. Gone will be the basic tranquility we moved here for.

It took nearly 20 years for GSR to receive the much needed turn lane from Green Valley Rd into our subdivision, regardless of the obvious safety issues, County promises, multiple yearly and often fatal traffic accidents. We have little faith that the traffic signal required by the upcoming Summerbrook development will materialize at Deer Valley Rd, and find it telling that only 'monitoring' of our intersection was specified in the DEIR for Dixon Ranch. Driving Green Valley Rd daily, 'close calls' are common when our corridor neighbors access their various driveways along Green Valley Rd. And

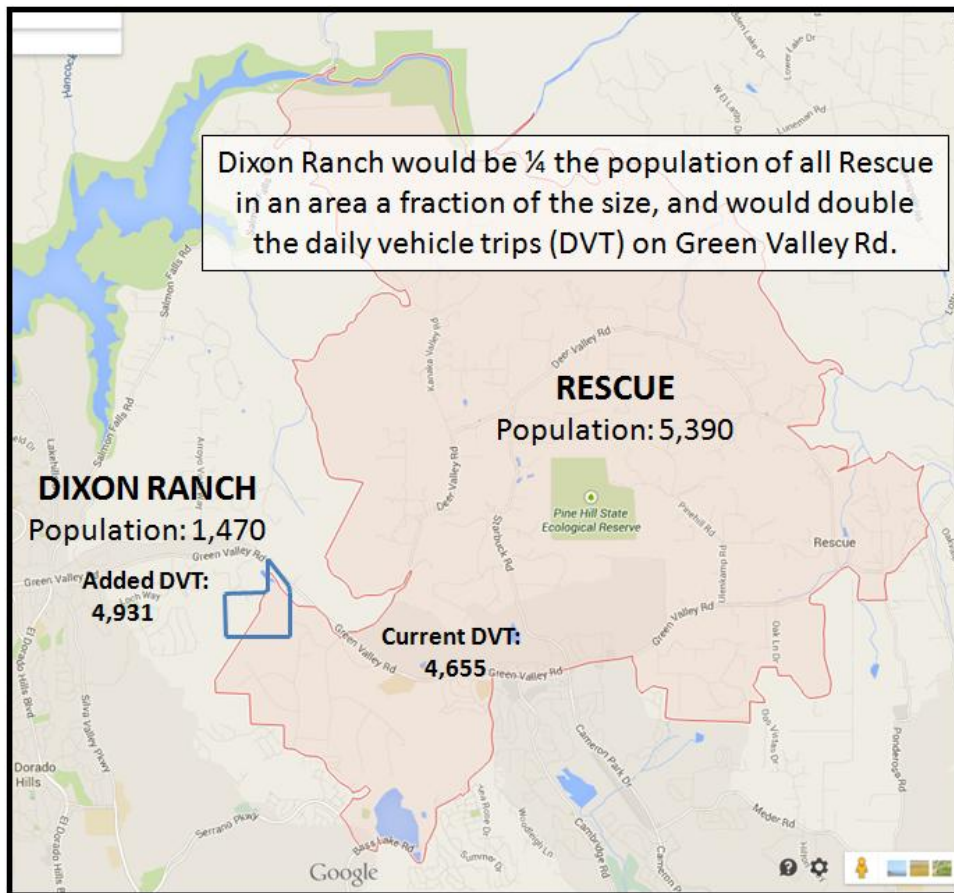
regardless of the significant increase in traffic¹ that will be brought on by Dixon Ranch, there are no mitigating safety improvements proposed at these driveways in the DEIR.

In January of 2014, the Governor declared California to be in a drought state of emergency, and last October our Board of Supervisors did the same in El Dorado County². Although EID says they *think* they can buy the necessary water rights to serve the project, this does not seem like the time to be significantly increasing water usage. Existing residents are conserving water so it will be available to fight fires, and the County agrees to give it to developers for additional and unnecessary housing?

We urge you to view this proposal from the perspective of existing residents who have the reasonable expectation of maintaining their rural quality of life. This is not the place to put high density housing, and the draft EIR does not propose adequate mitigation to justify a General Plan amendment.

Respectfully,

The Green Springs Ranch Landowners Association
Don Van Dyke, President



cc Planning Commissioners: Stewart, Miller, Heflin, Pratt, Shinault
Supervisors: Frentzen, Veerkamp, Ranalli, and Novasel

¹ 4,931 daily vehicle trips(dvt) will be added to GV Rd (draft EIR, p120); current count is 4,655 dvt between the Deer Valley Rd & Pleasant Grove MS, according to County DOT Jan 2013 counts

² EDC Board of Supervisors Resolution No. 179-2014