

1/13/2020

Edcgov.us Mail - opposition to golf course rezone

PC 1-13-20  
#1



Debra Ercolini <debra.ercolini@edcgov.us>

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## opposition to golf course rezone

1 message

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Neely Lawton <neely\_lawton@yahoo.com>

Sat, Jan 11, 2020 at 10:22 AM

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

Hello El Dorado County Planning Commissioners and Board of Supervisors.

I am writing to express my concern about the talks of rezoning the El Dorado Hills golf course. I am completely against this, along with 91% of our community. I really hope you listen to the people on this issue. This area has always been open space, and it should not be rezoned to build more housing.

I moved to El Dorado Hills 1.5 years ago for the open space, nature, and beautiful landscape. Adding high density housing to this area would start to change the feel of our town.

Please listen to the people on this issue and not the developer.

Zoning should be protected.

Warm regards,

Neely Lawton  
6202 Pannini Way  
El Dorado Hills

1/13/2020

Edcgov.us Mail - El Dorado Golf Course Re-zone (NO)

PC 1-13-20  
#1



Debra Ercolini <debra.ercolini@edcgov.us>

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## El Dorado Golf Course Re-zone (NO)

2 messages

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**Rachel Hilk** <rachelhilk@yahoo.com>

Sat, Jan 11, 2020 at 11:41 AM

Reply-To: Rachel Hilk <rachelhilk@yahoo.com>

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>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

Hello,

I am writing to express my concerns about the talks regarding rezoning the EDH golf course. I am sure you are aware over 91% of the residents here in EDH are against this. Why it is even still being considered is clearly a case of complete greed. The lack of disregard for the people's votes and opinions is disgusting.

My family and I bought a house here in EDH a little over a year ago. We bought here to have wide open space, to be surrounded by nature and to not feel as if houses were piled on top of each other.

The people deserve the vote here and not the developer. Please consider this as the people of EDH are what help to make our community a beautiful and safe place to live!!! My vote is NO WAY!

Thanks,  
Rachel Wade  
408.355.4192

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**Jeff Wade** <jwader13@gmail.com>

Sun, Jan 12, 2020 at 10:17 AM

To: Rachel Hilk <rachelhilk@yahoo.com>

Cc: "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>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

What do we need another golf course for! This is dumb! I vote no!

Thanks,  
Jeff

On Jan 11, 2020, at 12:41 PM, Rachel Hilk <Rachelhilk@yahoo.com> wrote:

[Quoted text hidden]

1/13/2020

Edcgov.us Mail - Re: El Dorado Golf Course Re-zone (NO)



PC 1-13-20  
#1

Planning Department <planning@edcgov.us>

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## Re: El Dorado Golf Course Re-zone (NO)

1 message

**Jeff Wade** <jwader13@gmail.com>

Sun, Jan 12, 2020 at 10:17 AM

To: Rachel Hilk <rachelhilk@yahoo.com>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

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The people deserve the vote here and not the developer. Please consider this as the people of EDH are what help to make our community a beautiful and safe place to live!!! My vote is NO WAY!

Thanks,  
Rachel Wade  
408.355.4192



Debra Ercolini &lt;debra.ercolini@edcgov.us&gt;

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**RE-ZONE of Executive Golf Course**

2 messages

**garth hoffmann** <garthh@att.net>

Sun, Jan 12, 2020 at 9:02 PM

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>

This email is directed to the Planning Commission and the Board of Supervisors;

My name is Garth Hoffmann. I reside at 6089 Southernness Drive, in El Dorado Hills. My wife and I have lived here for 17 years. We have watched the population of El Dorado Hills grow dramatically to it's current level, while the high school and available recreational facilities have remained unchanged. Serrano continues to grow along Bass Lake Road, and other new housing developments have already been approved which will further increase impact on schools and recreational fields.

My wife and I frequent the CSD dog park , and therefore have an accurate, virtually daily view of the use of the CSD central recreational fields. They are being used to maximum capacity particularly on Weekends. Clearly there is significant need for additional open space for soccer, baseball, and all manner of other sports playing fields in EDH. One thing we do not have a shortage of is housing, and in particular new housing developments.

As a resident of Serrano, I have experienced the fact that Parker Development provides an excellent well planned community. But I would point out that no where in the Serrano development are there any public recreational facilities. No club house. No playing fields. No senior facilities. No swimming pools. Nothing other than a few mandated small parks. Unless of course, you can afford to join the Serrano Country Club. Yet Serrano is a community of over 4500 homes. I'm not sure what the population of Serrano is, but it must be in excess of 12,000 people. My point is trusting Parker Development to treat the community fairly is a poor proposition.

I want to express my opinion to the Planning Commission and the Board of Supervisors - please DO NOT REZONE the old executive golf course for any kind of housing development - especially not high density housing.

Thank you for considering my concerns.

Best Regards,  
Garth Hoffmann

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**Jim Pridemore** <jimpridemore@gmail.com>

Sun, Jan 12, 2020 at 9:05 PM

To: garth hoffmann &lt;garthh@att.net&gt;

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>

Well said!

[Quoted text hidden]

1/13/2020

Edcgov.us Mail - FW: Comments Regarding the various proposed Housing Development Plans in EDHs



PC H13-20  
#1  
Debra Ercolini <debra.ercolini@edcgov.us>

3 pages

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## FW: Comments Regarding the various proposed Housing Development Plans in EDHs

1 message

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**Andy Schildt** <andy.schildt@yahoo.com>  
To: debra.ercolini@edcgov.us

Sun, Jan 12, 2020 at 9:48 PM

FYI.

*Andy Schildt*

*Home: (916) 933-4619*

*Cell: 916-769-2833*

**From:** Andy Schildt [mailto:andy.schildt@yahoo.com]  
**Sent:** Sunday, January 12, 2020 9:46 PM  
**To:** planning@edcgov.us  
**Cc:** charlene.tim@edcgov.us; andy.schildt@yahoo.com  
**Subject:** Comments Regarding the various proposed Housing Development Plans in EDHs

To whom it may concern:

Below are some comments for your consideration regarding some of the proposed housing developments in El Dorado Hills.

1. The Camp Fire was a game changer for planners and engineers in the State of California and I hope also for the Planning Dept. for El Dorado County and also for your consultant(s).
2. This was an event so terrible that it is driving a stronger commitment to safety ---86 people died that should not have. The planners of the community of Paradise did not listen to lesson's learned from the previous wildland fires in California. Any future presentations should address the issues of fire safety for each construction area being considered by you.
3. All of the areas being considered are all in an Urban/Wildland interface area. Consequently, applicable design criteria should be used accordingly. It is not "if" but "when" again a large wildland fire will occur again, similar as we had the 10,000 acre fire in early August 1996. This wind-driven fire started near Scott Road, travelled east into El Dorado County, and was barely

<https://mail.google.com/mail/u/0?ik=b54aae1714&view=pt&search=all&permthid=thread-f%3A1655590901994248098&simpl=msg-f%3A16555909019...> 1/3

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PC Rcvd 01-11-20 to 01-12-20

stopped along Latrobe Road. Yes, people and animals were evacuated and went out the backway towards South Shingle Rd.

4. Suggest discussion be taken up regarding the future demand of the approx. 5,000 housing units listed in the Regional Housing Needs Allocation. Verify if this number is still an applicable number of units. If too many are still required, challenge the request even though some think it is the law. Be proactive, challenge the numbers, and update the numbers.
  
5. California Assembly Bill No. 38 signed 2 October 2019 requires the State Fire Marshal to develop a list by 31 January 2020 that provides for a comprehensive site and structure fire risk reduction to protect structures from fires spreading rapidly from vegetation or adjacent structures and to protect also vegetation from fires spreading from adjacent structures. Wait until the Fire Marshal's report is out and provide an update at the next status update to the community.
  
6. Over the years, EDH has lost its rural charm and natural beauty, esp. with the building of the Blackstone Development along Latrobe Road. Latrobe Rd used to be the unique entrance road into the foothills that make up the EDHs community, the surrounding foothills, the adjacent communities, the wine country. What was approved for this development is a crime. Suggest for the next meeting, typical cross-section be shown for each area that is being considered for building sites. No rock retaining walls shall be utilized; they do not fit into this environment.
  
7. The Project Description flyer dtd 11/6/2019 indicated that design Standards/Guidelines are being developed for various community regions. In the light of guidance currently being developed by the State Fire Marshal, suggest that these Standards be updated to reflect lessons learned from the recent major California Wildland fires. Features to be considered are, but not limited to are:
  - a. The fire hazard classification for each area determined by the local Fire Safety individual or the local fire chief shall be listed / shown on a map.
  
  - b. All electric transmission lines to be underground as is currently being done in Paradise.
  
  - c. No long dead-end streets. Need two ways out as a minimum.
  
  - d. No streets with locked gates across to separate developments.
  
  - e. Streets that are wide enough assuming that lanes are blocked by inoperative vehicles.
  
  - f. The focus of a major fire / any fire in the El Dorado Hills area, is to get people out and not so much as fighting the fire. In Paradise, the main exit-roads were blocked from fallen trees and burned power poles. New and existing roads need to be wider for emergency exits. Provide an update at the next presentation.

g. Street pavement should be other than asphalt. In Paradise, the asphalt melted causing havoc to car tires and people & animals trying to walk out of the inferno. Provide a recommendation at the next presentation.

h. Developed community emergency plans and drills did little good; still 86 people died. Nothing has been done for people living in El dorado Hills. Recommend some community emergency plan be developed and discussed at a future meeting.

i. Consider cell towers that do not burn nor are close to structures that will burn. Recommend some alternative be discussed at the project update meeting.

8. From my observation, Paradise City staff may have failed to learn lessons from previous, fast moving fires because they thought that a fire would never reach the town. Provide a discussion at the next meeting what the El Dorado County Planning staff has been doing regarding lessons learned from the Camp Fire (Paradise).

9. Some planning report suggests that the developer pay \$1,000 for each tree removed to make space for building construction. Over the years, too many trees have been removed already to make room for house & road construction. Some of these Heritage oaks on these remaining, open properties for development are over 300 years old and should have a minimum price tag of at least \$150,000, if removed. The preference naturally is for them to remain as is. Please address in the next project update.

The El Dorado County Planning Division consultant, De Novo Planning Group, appears not to have an experienced construction contractor (like Kiewit, Granite, Teichert) on board to review proposed conceptual updated plans by the Planning Div. prior to sharing concepts at the next project update. Consider adding such a firm to your team.

Request that a follow-up meeting be set up that addresses the various comments generated by the 13 January 2020 meeting and updated info has been received from other agencies.

“El Dorado” means “The Golden”; EDH = “The Golden Hills”. Let’s keep it that way!

Regards, *Andy Schildt*

*Home: (916) 933-4619*

*Cell: 916-769-2833*