

1/13/2020

Edcgov.us Mail - Fwd: No to the rezone, preserve open space for recreational use

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: No to the rezone, preserve open space for recreational use

1 message

The **BOSONE** <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 11:14 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Phil Richardson** <philrichardson@comcast.net>
Date: Sat, Jan 11, 2020 at 8:41 AM
Subject: No to the rezone, preserve open space for recreational use
To: <bosone@edcgov.us>

Hello Supervisor Hidahl,

I oppose Parker's proposed development and rezone request of the open space land. We previously lived in Pleasanton and watched that city successfully work through preserving the majority of the Bernal Open Space, and Pleasanton Ridgeline when developers tried to expand Kottinger Ranch beyond what voters had clearly communicated they did not want.

The old golf course land is located in a gateway area for EDH and is well suited to recreational use. I'd love to see a 9 hole golf course reinstated or some other mixed use open space. To have this rezoned for housing would be overturning a very clear mandate of the voters who previously said no, we don't want houses in that location.

I urge you to oppose rezoning the land and instead preserve the old golf course land for recreational use and the greater good of El Dorado Hills future.

Regards,

Phil Richardson
4015 Errante Drive
El Dorado Hills, CA 95762

1/13/2020

Edcgov.us Mail - Fwd: Please vote no on rezone

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: Please vote no on rezone

1 message

The **BOSONE** <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 11:37 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Karen Coomes** <the24bobs@gmail.com>
Date: Sat, Jan 11, 2020 at 10:34 PM
Subject: Please vote no on rezone
To: <bosone@edcgov.us>

The traffic on El Dorado Hills Blvd and Hwy 50 is already at Level F during commute hours.

There's no way this entire community could safely evacuate using one road during a fire or other emergency.

We don't have the water or sewer capacity for the proposal either.

The infrastructure should have been addressed when Serrano was being built, but the builder never shared their secret master plan with our BOS.
Now, they'd like to shove it down our throats with the promise of future tax revenue, when that money would barely cover the additional medical, fire and LE needed for the additional residents.

This is an insult to our well planned county and an absolute outrage!

Please vote no.

Thank you,

Karen Coomes
3596 Mesa Verdes Dr
El Dorado Hills, CA 95762

1/13/2020

Edcgov.us Mail - Fwd: Vote no on rezone



PC 1-13-20

#1

Planning Department <planning@edcgov.us>

4 Pages

Fwd: Vote no on rezone

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 11:31 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page

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

From: **Leslie Borasi** <lborasi@comcast.net>
Date: Sat, Jan 11, 2020 at 1:09 PM
Subject: Vote no on rezone
To: <bosone@edcgov.us>
Cc: <edccob@edcgov.us>

January 10, 2020

Dear Supervisor Hidaahl,

We are writing to urge you to vote against the rezoning of the former El Dorado Hills golf course site. There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

Please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We have read the numerous documents and public notices regarding this proposed project and we understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. However, once the space is lost to development, it is lost forever.

The Measure E Advisory vote in 2015 with 91% in favor of more public open space and parks and opposing the rezoning of the former golf course property is a clear indication of the voter's preference and must be respected.

A 2014 community survey also showed that more than two-thirds of the residents "truly value open space".

Additional items to consider and in support of a NO REZONE vote:

- Increased traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.

- Increased demand for water is a serious and proven concern. Use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved in this core area. EDH has experienced water rationing in the recent drought years. Any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.
- Increased impact on local schools, notably the high school. El Dorado Hills students are already being redirected to Ponderosa High School.
- As several thousand homes are already in the planning pipeline in El Dorado Hills, more congestion should not be concentrated in the heart of El Dorado Hills.
- Perhaps the applicant should build out the 135 units in Serrano that are already approved rather than exchange it as the Serrano area is not accessible or easily utilized by the community for quality open space.
- The former golf course site as zoned "Open Space Recreational" is the most suitable location for a variety of recreation uses: including play parks, regional park, sports fields, trails, tennis courts and quality open space, to name a few.


The availability of open space within the community and its schools attracted us to this area twenty years ago and it is our sincere hope this property that is central to our community is not rezoned for housing and remains open space recreation.

We remind you that you ran your campaign on this overall concept and we request that you please vote NO REZONE on this in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for current and future generations.

Sincerely,

Leslie & John Borasi

1450 Sutter Creek Drive
El Dorado Hills, CA 95762

 **Letter to Supervisor Hidahl No Rezone.docx**
15K

January 10, 2020

Via email

Dear Supervisor Hidahl,

We are writing to urge you to vote against the rezoning of the former El Dorado Hills golf course site. There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

Please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

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We remind you that you ran your campaign on this overall concept and we request that you please vote NO REZONE on this in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for current and future generations.

Sincerely,

Leslie & John Borasi

1450 Sutter Creek Drive
El Dorado Hills, CA 95762

1/13/2020

Edcgov.us Mail - Fwd: Housing Development in El Dorado Hills, Ca

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: Housing Development in El Dorado Hills, Ca

1 message

The BOSONE <bosone@edcgov.us>

Mon, Jan 13, 2020 at 11:35 AM

To: Planning Department <planning@edcgov.us>, EDC COB <edc.cob@edcgov.us>

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page

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From: **Gloria J Carroll** <gloriajcarroll@yahoo.com>
Date: Sat, Jan 11, 2020 at 6:32 PM
Subject: Housing Development in El Dorado Hills, Ca
To: <bosone@edcgov.us>

To All of the Bos,

My name is Phil Caserta, I moved here 6 years ago from San Jose. The reason why my wife and I moved here is because of the open space and beauty of the area.

I grow up in Santa Clara valley when it was all Agricultural and and pretty much open space. I lived through the transformation from, rolling hills and farms to Dense Housing and congestion that is intolerable!

I am very much opposed to this area going through the same thing.

The Development of the Parker Property is going to cause the same problems as they have in the Bay Area and reduce our property values! This is a beautiful area and should remain as is....

We don't have the infrastructure to support that type of development. So please, please, don't let down the people that love this area for the beauty and open space. Take a big step against big money and refuse any further development regarding open space. Keep it Green!

Phil Caserta

1/13/2020

Edcgov.us Mail - Fwd: Rezoning of golf course

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: Rezoning of golf course

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 10:56 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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From: **Becky Jimenez** <jimenezbecky@gmail.com>
Date: Sun, Jan 12, 2020 at 3:15 PM
Subject: Rezoning of golf course
To: <bosone@edcgov.us>

Dear Mr. Hidahl,

My name is Rebeca Gagetta and my family, husband and two boys ages 5 and 3, live in the Stonebriar subdivision.

I am writing to you to voice our opposition on the proposed rezoning of the old golf course. From my understanding this land was and is zoned open land and should remain the same.

I'm sure you are well aware of the stressed infrastructure that already exists in Edh, including the Hwy. 50 on ramp and off ramp and the overcrowded schools. But even if this wasn't the case, I think its absolutely ridiculous that developers can purchase properties zoned a certain way only to turn around and try to get it rezoned to maximize their profits.

I implore you and all other supervisors to do what is best for El Dorado Hills and its residents and that is to vote against this rezone.

Thank you for your time.

Respectively,

Rebeca Gagetta

1/13/2020

Edcgov.us Mail - Fwd: Golf course rezoning

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: Golf course rezoning

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 10:55 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Mom Lee** <annettemlee@gmail.com>
Date: Sun, Jan 12, 2020 at 8:08 PM
Subject: Golf course rezoning
To: <bosone@edcgov.us>

Dear John, please vote NO, on the golf course rezone. We need to keep our open spaces open. No more houses, traffic, and impact on our schools.

Thank you.
Annette Lee

Annette

1/13/2020

Edcgov.us Mail - Fwd: Please Vote No on Old Golf Course Rezone Proposal



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

Fwd: Please Vote No on Old Golf Course Rezone Proposal

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 10:54 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **MELISSA WEIKEL** <melissa.weikel@comcast.net>
Date: Sun, Jan 12, 2020 at 10:10 PM
Subject: Please Vote No on Old Golf Course Rezone Proposal
To: <bosone@edcgov.us>

Dear Supervisor Hidahl:

I am a homeowner in your district. I am contacting you to request that you vote no on Parker Development's request to rezone the old golf course property from open space/recreational to residential.

I am not opposed to all growth. I understand that our county needs more housing. That housing should be built in areas designated as residential.

Our few remaining open spaces and nature areas should be preserved and protected. Once these spaces are lost, they are gone forever.

Thank you for listening to my concerns.

Sincerely,

Melissa Swart-Weikel
3346 Hollow Oak Drive
El Dorado Hills, CA 95762



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

Fwd: Zoning of the old EDH Golf Course

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 1:21 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Richard Slepian** <rslepian@gmail.com>
Date: Mon, Jan 13, 2020 at 9:55 AM
Subject: Zoning of the old EDH Golf Course
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <charlene.tim@edcgov.us>, <jvegna@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <james.williams@edcgov.us>

As long time residents of El Dorado Hills we are strongly opposed to the rezoning of the land that was once a golf course. This parcel of land is designated as recreation/open space for a reason; recreation and open space!

We initially saw this blatant disrespect of the residents when the golf course was closed in 2006. Many of us protested the closure of the golf course that was once profitable until new owners (developers) took possession.

Do you residents that look down on this open space prefer to see homes and condominiums? If I was one of you I would pursue a class action suit. I wonder how your property values will be effected.

A vote taken several years ago by the residents of El Dorado Hills opposed rezoning of this land by 91%. This is the will of the people who reside here. How can this be ignored?

Have conscience supervisors and support what the residents want. They voted you into office and they can vote you out! With electronic media today residents in other districts can see how well the will of the people is supported by their representative.

--

Richard Slepian
rslepian@gmail.com
916 835-4986

1/13/2020

Edcgov.us Mail - Golf course rezone

PC 1-13-20
#1



Debra Ercolini <debra.ercolini@edcgov.us>

Golf course rezone

1 message

Cory Smart <cbsmarty23@yahoo.com>

Mon, Jan 13, 2020 at 10:20 AM

Reply-To: "cbsmarty23@yahoo.com" <cbsmarty23@yahoo.com>

To: "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>

Hello, I'm writing to you in strong opposition to the rezoning of the golf course/open space in El Dorado Hills. This area is one of the last places we have to enjoy open space and the possibility of a nice park/ sports area. Our kids and future deserve more than stuffing more houses wherever they will fit. Please consider the vote of 91% opposition from a couple years ago regarding this rezone. This development will completely change the look and feel of our community for the worse.

Thank you for your consideration,

Cory Smart

Sent from Yahoo Mail on Android

1/13/2020

Edcgov.us Mail - Fwd: CEDHSP Request re Agenda for January 13 PC Meeting; Objections to Project



PC 1-13-20
1

Planning Department <planning@edcgov.us>

4 pages

Fwd: CEDHSP Request re Agenda for January 13 PC Meeting; Objections to Project

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 10:51 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Briana Finley-Link** <briana@finley-link.com>
Date: Mon, Jan 13, 2020 at 10:34 AM
Subject: CEDHSP Request re Agenda for January 13 PC Meeting; Objections to Project
To: Gary Miller <Gary.Miller@edcgov.us>, James Williams <James.Williams@edcgov.us>, Jeff Hansen <Jeff.Hansen@edcgov.us>, Jon Vegna <JVegna@edcgov.us>
Cc: District Five <bosfive@edcgov.us>, District Four <bosfour@edcgov.us>, District One <bosone@edcgov.us>, District Three <bostthree@edcgov.us>, District Two <bosttwo@edcgov.us>

January 13, 2020

Planning Commissioners:

- Jon Vegna: JVegna@edcgov.us
- Gary Miller: Gary.Miller@edcgov.us
- Jeff Hansen: Jeff.Hansen@edcgov.us
- James Williams: James.Williams@edcgov.us

cc:

Board of Supervisors:

- John Hidahl: bosone@edcgov.us
- Shiva Frentzen: bostwo@edcgov.us
- Brian K. Veerkamp: bostthree@edcgov.us
- Lori Parlin: bosfour@edcgov.us
- Sue Novasel: bosfive@edcgov.us

Subject- General: Central El Dorado Hills Specific Plan, Including But Not limited To:
Project Files Nos. A14-0003, SP12-002, Z14-0005, SP86-002-R, PD14-0004 ("Project")

Subject- Specific: Request re Agenda for Planning Commission Meeting on January 13, 2020;
Concerned Resident Objections to Project re General Plan Consistency and CEQA Compliance

Dear Planning Commissioners:

As I understand it, the El Dorado County ("County") Planning Commissioners meeting on January 13 is in response to a recognized need for a local forum for public comments. It largely defeats the purpose if the time is consumed by the Applicant for the CEDHSP.

I, Briana Finley-Link, am a member of the steering committees ("The Two Steering Committees") for Parks not Parker and EDH NOW!, two groups of concerned county residents. In the interest of equity and balance, we ask that the typical agenda for the January 13 Planning Commission meeting be modified. We believe that it would be helpful for attendees to have County Counsel provide a brief overview of the legal process for changes to the General Plan and for Specific Plan approval. It would also be helpful for a third party, perhaps EDH APAC, to provide a summary of what is proposed. What we do not need is another marketing presentation from the Applicant. We respectfully request that the Applicant be limited to 10-15 minutes. Each County resident will be limited to 3 minutes. It seems only equitable that a time restraint also be imposed on the Applicant. Assuming that the Applicant has three employees speak, as has often been the case, 10 minutes should suffice.

Members of the Two Steering Committees were at the November 13 EDH APA meeting and the November 14 Planning Commission meeting. We watched the Applicant's PowerPoint both times. Public comment was not accepted at the November 14 planning meeting until after the lunch break, when many of us needed to leave to meet other commitments. Similarly, at the December 12 meeting, we sat through hours of discussion between the Commissioners and the Applicant. While we are very grateful for the questions raised by the Commissioners, particularly Jon Vegna and James Williams, we found the Applicant's answers to be replies rather than responses. Kirk Bone, Director of Government Affairs for Serrano Associates, LLC (Parker Development), spoke at length, as did Parker Development traffic engineer Dave Robinson. While attendees waiting to make public comments listened from until after 2:00 in the afternoon, they heard little willingness from the Applicant to provide additional information, and less willingness to make any changes at all to the Project as proposed. A Kirk Bone quote in the Mountain Democrat, December 17, 2019, "Central EDH Still in the Hot Seat," is illustrative: "I hate to come to a body like this whether it's you of the Board of Supervisors and say, 'It's already decided but I still need your vote.'" And yet, that is exactly what he said.

Another example of the Applicant's intransigence is Kirk Bone's response to Commissioner Jon Vegna's requested additional traffic analysis. According to the Mountain Democrat article quoted above, Mr. Bone "became visibly frustrated, saying 'We have evaluated and analyzed this project absolutely consistent with the requirements within the General Plan. I resent this narrative that you're creating that we're withholding information. We're not.'" Members of the above-referenced groups do believe that they have proof that the Applicant is withholding key information, but that is an issue for another day. For now, we find that, regardless of Staff's findings of the consistency of this Project with the General Plan and CEQA requirements, such consistency is, at a minimum, arguable. And part of this argument is that the public has not been provided specifics so that their comments can be meaningful and incorporated into the planning process. Many commenters to the Draft EIR received responses in the Final EIR. The responses were perceived by both the initial commenters, and many reviewing the overall dialogue, as being dismissive. For the most part, the responses to the questions raised circled back to the documents that were being questioned in the first place.

For example, in his letter dated February 18, 2016, John F. Burns questioned many aspects of this Project. With respect to traffic, the response in the FEIR was as follows: "The Draft EIR addresses traffic and evaluates the project's traffic

impacts in IMPACT TRA-1 (page 3.14-24) and in Section 5.2 (beginning on page 5-25), which identifies cumulative impacts. The traffic study was updated in 2017 to address a number of factors The results of the updated 2017 traffic study are presented in Chapter 3, Changes and Errata to the Draft EIR and the Partial Recirculated Draft EIR." Yet on December 11, 2019, Peter B. Eakland, T.E. 1673, addressed the proposed Park Drive Extension (Reference Figure 2019 in Draft EIR) by stating, "The proposed design presents some significant issues with only a cursory inspection." When experts like traffic engineers weigh in on this Project, significant deficiencies are glaring. And the technical deficiencies are borne out by the experiences of residents. For many years, I have had a personal post office box at the UPS store in the Raley's Shopping Center, so I've experienced first-hand the speed and abandon with which driver plow through the stop signs in the center.

To be clear, the Two Steering Committees absolutely do not accept that the current Project is either consistent with the General Plan or compliant with CEQA. We do not believe that large lot specific plans, with details to follow, meet CEQA requirements for public disclosure. The intent of CEQA is to avoid piecemealing, and in fact, County Counsel addressed this at the Community Council meeting on Monday, January 6. She stated that it was one reason that County was hesitant to request that Pedregal and Serrano Westside be re-submitted to the County as separate projects, has been, and remains, that CEQA requirements for government agencies include that a complete description of possible Project impacts be provided to the public. Often developers split one larger project into smaller ones, to avoid the disclosure and evaluation of the overall impact. While we understand her point, we would raise another point. Section 15738 of the State CEQA Guidelines provides the following definition of a project: (a) "Project" means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment " Further, per the Association of Environmental Professionals (AEP), CEQA Portal Topic Paper, Project Description: "Case law has established the following general principals on project segmentation for different project types: "For a phased development project, even if the details about future phases are not known, future phases must be included in the project description if they are a reasonably foreseeable consequence of the initial phase and will significantly change the initial project or its impacts. *Laurel Heights, Improvement Association v Regents of University of California* ((1988) 47.Ca. 3d 376." The members of The Two Steering Committees believe that the tentative maps that would be forthcoming if this project were approved—and we strongly recommend that it not be approved—would be a foreseeable consequence of the initial phase of the approval of the six large lots proposed for this Project. (Please note that The Two Steering Committees are in complete accord with the findings of the EDH APAC CEDHSP Subcommittee report, as well as with its recommendation of non-support of the Project as presented)

While we acknowledge the expertise of County Counsel with respect to legality, according to all experts there is a wide latitude for interpreting CEQA provisions. Yet the intent of CEQA is indisputably full, upfront public disclosure. Many issues with respect to financing, traffic, etc. have been raised by residents and advisors only to be told that "it will be addressed later at the tentative map stage." I received this response from two County Advisors and a County official when I raised issues about the Draft Fiscal Analysis being outdated and arguably misleading. Myself and others have received similar responses when raising questions about traffic circulation issues that relate to the ways that Project streets will connect with the streets of existing neighborhoods. We oppose what appears to be a Staff approach of "approve now, details later." We do not believe, as many residents do, that Staff or County officials are being derelict or biased. We believe that all are doing their best, based on the information available. And therein is the crux of the problem. We believe that specifics and current studies are needed prior to approval of this project, perhaps legally, but certainly in the interest of full disclosure and equity.

At the December 12 Planning Commission meeting, Ridgeview resident Richard Ross stated that, "the Pedregal plan poses a traffic nightmare for the Ridgeview neighborhood." As residents of Ridgeview Village since the early 1990's, my husband and I fully agree. We live on Patterson Way, which is used as a shortcut because it loops off Ridgeview and back onto it. Over recent years, the number of drivers on Patterson, as well as the speed at which they are driving, has increased markedly. Neighbors across the street sold their home about two years ago, after their small children began to grow up. As parents, they no longer considered this street safe for their children because of traffic. As congestion increases with increased housing density, including that from Pedregal, more and more people will begin cutting through Ridegeview Village and other existing neighborhoods. The proposed connections of new streets with existing streets needs to be disclosed so that impacts can be mitigated – and wildfire egress routes clarified—again, PRIOR to approval of this project.

County resident concerns need to be addressed NOW. Residents need to be heard NOW. Serrano Associates, LLC, aka Parker Development, has had more than ample opportunity to be heard.

1/13/2020

Edcgov.us Mail - Fwd: CEDHSP Request re Agenda for January 13 PC Meeting; Objections to Project

Thank you very much for your consideration of this request.

Regards,

Briana Finley-Link, MBA, JD

Secretary, The Two Steering Committees

Home/Office: 916.933.4599

Cell: 916.502.4599

Email: briana@finley-link.com

1/13/2020

Edcgov.us Mail - Fwd: Out of the Office After December 27, 2019 Re: NO VOTE Re: Golf Course Rezone & Central El Dorado Hills Speci...



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

5 pages

Fwd: Out of the Office After December 27, 2019 Re: NO VOTE Re: Golf Course Rezone & Central El Dorado Hills Specific Plan

1 message

STEVE Lucia <stevelucia@comcast.net>
Reply-To: STEVE Lucia <stevelucia@comcast.net>
To: planning@edcgov.us, debra.ercolini@edcgov.us

Mon, Jan 13, 2020 at 11:10 AM

FYI

1/13/2020

To: El Dorado County Board of Supervisors
El Dorado County Planning Commission

Re: Golf Course Rezone & Central El Dorado Hills Specific Plan

I would highly recommend that the El Dorado County Planning Commission and the El Dorado County Supervisors to all vote no this general plan amendment and any additional general plan amendments for the El Dorado Hills un-incorporated area. Let me explain my views on why we should not allow the General Plan Amendment for the Central El Dorado Hills Specific Plan and to rezone the old Golf Course parcels.

The unincorporated area known as El Dorado Hills was built within the scope and guidelines of the 2004 General plan. Many different developers have done an exceptional job in building a great residential community with a fair amount of open space.

The El Dorado Adopted General Plan was approved on July 19th 2004. This general plan for the most part has held true to its intent and vision from that plan in 2004. Since then the demographic of the un-incorporated area of El Dorado Hills has expanded and the needs of this community have changed. This specific area is at the point of needing to protect its future expansion to the needs of the area residents and not developers that are telling planners what we should have and what "we" need.

Now 16 years later from the original General Plan we find that Parker Development has made their move to use wording from the outdated General Plan of 2004 to push through a zoning change stating that infill and more houses is what is needed. They therefore want to change their parcels that are designated Open Space to Residential to achieve additional profit.

This is not the will of the people in El Dorado Hills. Over 90 percent of the local voices say no to the General Plan amendment and want the ability to have a say in what is needed next. Having a developer pushing the County Planners and Supervisors to visualize this as a great plan for the county, is only because the property is useless to them with the current zoning. Their past has

shown they are after development and profit by taking away a useable public golf course from the community while they built their own for the elite who wanted their own private club at a price that is beyond most residents. Now they want to make additional money on land they knew was to be used for open space by changing the land use to residential as a specific plan area. I would also like to caution on Specific Plan Areas as they are not what they seem. Once they get the change from open space to any residential designation in a specific plan area, the back-room agreements start to change the intent of the specific plan and the demographics of the housing types start to change. The 100 Single residentials could change to 400 apartments as one example.

Parker Development develops land and is doing its best to make a profit. They are hoping that The Planning Commission and Supervisors who live out of the area will approve the change by stating that they are following the general plan by providing infill and supplying higher density that is needed. It is not. The general plan does states infill, and in 2004 and currently the intent for infill is to use parcels designated for residential use to be developed, not to go out and change open space land use designations to be used for infill. El Dorado Hills has in the past supplied the El Dorado County with their share of building residential units and higher density units and should not be the community to except all the county's needs for development.

Please keep in mind that the neighbors close to this area have purchased their properties knowing that these parcels were designated as open space. Changing this to a different designation without local input and control is a bad idea. El Dorado Hills is now mature enough to start down the path to become a city so it can maintain the area and provide the needs of the people living within that area. This area needs commissions and representatives that live in the area, understanding the direct input from the people in that area to build its future. The areas of open space and un developed properties need to have a more defined general plan that is specific to this area (El Dorado Hills) and not at the will of the County, as most of the other areas in the county prefer El Dorado Hills take all of the new development and in so doing, provide the lion's share required building and the benefits of taxes that get spent throughout the whole County – so they are in a win-win situation. The specific El Dorado Hills unincorporated area needs to think ahead for the future for space for civic areas, additional public use areas and community uses such as community meeting areas and public sports fields. And of course, they need to take into account the traffic impacts which are huge.

Please vote no on the General Plan Amendment for the zoning change and protect El Dorado Hills from any future amendments. If possible, please assist the citizens of this area to plan for cityhood and give this area a chance to enhance its ability to provide for its local citizens.

Sincerely

Steve J Lucia

2296 Beckett Dr

El Dorado Hills, CA 95762

----- Original Message -----

From: Char Tim <charlene.tim@edcgov.us>

To: stevelucia@comcast.net

Date: January 13, 2020 at 11:03 AM

Subject: Out of the Office After December 27, 2019 Re: NO VOTE Re: Golf Course Rezone & Central El

1/13/2020

Edcgov.us Mail - Fwd: Out of the Office After December 27, 2019 Re: NO VOTE Re: Golf Course Rezone & Central El Dorado Hills Speci...

Dorado Hills Specific Plan

After December 27, 2019, I am no longer employed with the County of El Dorado. If you have questions regarding Planning Commission, please call Debbie Ercolini at 530-621-7674 or email her at debra.ercolini@edcgov.us. For any questions regarding Planning in general, please contact the Planning main line at 530-621-5355 or via email at planning@edcgov.us.

Public comments for items agendized for an upcoming Planning Commission meeting should be sent to planning@edcgov.us as that is monitored on a daily basis during normal business hours.

Thank you.

--

Char Tim

Clerk of the Planning Commission

County of El Dorado

Planning and Building Department

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5351 / FAX (530) 642-0508

charlene.tim@edcgov.us

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Golf Course Re-Zone and General Plan Amendment NO VOTE.docx

25K

1/13/2020

To: El Dorado County Board of Supervisors
El Dorado County Planning Commission

Re: Golf Course Rezone & Central El Dorado Hills Specific Plan

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Public

the housing types start to change. The 100 Single residential could change to 400 apartments as one example.

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Please keep in mind that the neighbors close to this area have purchased their properties knowing that these parcels were designated as open space. Changing this to a different designation without local input and control is a bad idea. El Dorado Hills is now mature enough to start down the path to become a city so it can maintain the area and provide the needs of the people living within that area. This area needs commissions and representatives that live in the area, understanding the direct input from the people in that area to build its future. The areas of open space and un developed properties need to have a more defined general plan that is specific to this area (El Dorado Hills) and not at the will of the County, as most of the other areas in the county prefer El Dorado Hills take all of the new development and in so doing, provide the lion's share required building and the benefits of taxes that get spent throughout the whole County – so they are in a win-win situation. The specific El Dorado Hills unincorporated area needs to think ahead for the future for space for civic areas, additional public use areas and community uses such as community meeting areas and public sports fields. And of course, they need to take into account the traffic impacts which are huge.

Please vote no on the General Plan Amendment for the zoning change and protect El Dorado Hills from any future amendments. If possible, please assist the citizens of this area to plan for cityhood and give this area a chance to enhance its ability to provide for its local citizens.

Sincerely

Steve J Lucia

2296 Beckett Dr

El Dorado Hills, CA 95762

Public

1/13/2020

Edcgov.us Mail - Opposition to the Re-zone of the Golf Course



PC 1-13-20
#1

Planning Department <planning@edcgov.us>

Opposition to the Re-zone of the Golf Course

1 message

Emilie Smart <smart.emilie@yahoo.com>

Mon, Jan 13, 2020 at 11:15 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>, "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>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>

Hello all,

I am once again writing in strong opposition to the rezoning of the golf course/open space of El Dorado Hills. This area is one of the last places we have to enjoy open space and the possibility of a nice park/sports area for our community. Our kids future deserve more than stuffing more houses wherever they will fit. Please consider the community's vote a few year back, with a whooping 91% in opposition to this rezone. This development will completely change the look and feel of our community for the worse.

Please help us maintain the quality of life we all love in El Dorado Hills. Thank you for your consideration.

Emilie Smart

1/13/2020

Edcgov.us Mail - URGENT - Comments for 1/13/20 Hearing on Central El Dorado Hills Specific Plan Project



PC 1-13-20
#1

Planning Department <planning@edcgov.us>

4 pages

URGENT - Comments for 1/13/20 Hearing on Central El Dorado Hills Specific Plan Project

1 message

noreen@landlawbybarnes.com <noreen@landlawbybarnes.com> Mon, Jan 13, 2020 at 11:16 AM
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>
Cc: "bsbarnes@landlawbybarnes.com" <bsbarnes@landlawbybarnes.com>, "jjarvis@landlawbybarnes.com" <jjarvis@landlawbybarnes.com>

Dear Mr. Pabalinas and Commission Members,

Please see the attached correspondence from Mrs. Barnes, for tonight's hearing on the Central El Dorado Hills Specific Plan Project.

Thank you.

Noreen Patrignani
Legal Assistant
Brigit S. Barnes & Associates, Inc.
Real Estate, Land Use & Asset Preservation
3262 Penryn Road, Suite 200
Loomis, CA 95650
(916) 660-9555
Fax: (916) 660-9554
Email: noreen@landlawbybarnes.com



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Ltr to Plann Comm re CEDHSP 01.13.20.pdf
154K

1/13/2020

Edcgov.us Mail - URGENT - Comments for 1/13/20 Hearing on Central El Dorado Hills Specific Plan Project

**BRIGIT S.
BARNES &
ASSOCIATES,
INC.**

A LAW CORPORATION

Brigit S. Barnes, Esq.
Annie R. Embree, Esq.
Of Counsel



Asset Preservation,
Land Use and
Environmental
Paralegal
Jaenalyn Killian

Legal Assistant
Noreen Patrignani

3262 Penryn Road
Suite 200
Loomis, CA 95650
tel: 916.660.9555
fax 916.660.9554
www.landlawbybarnes.com

January 13, 2020

Via Email, Fax and Regular Mail

Mel Pabalinas, Planning Manager
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us

=and=

El Dorado County Planning Commission
Gary Miller, Chair
Jon Vegna, First Vice-Chair
James Williams, Second Vice-Chair
Jeff Hansen
2850 Fairlane Court
Placerville, CA 95667
Fax No. 530-642-6508
Email: planning@edcgov.us

**Re: Comments for January 13, 2020 Hearing on Central El Dorado Hills
Specific Plan Project**

Dear Mr. Pabalinas and Commission Members:

This office represents Dr. Chuck Syers, who owns property in Town Center East. It appears that preliminary and more recent exhibits to the Central El Dorado Hills Specific Plan show a proposed highway bike/pedestrian overpass that ends at or near Dr. Syers' property (Nugget Market parcel). Although the most recent exhibit shows the bike/pedestrian trail closer to the Mercedes Benz property, the 2012 preliminary exhibits show the location closer to the Nugget property.

It is unclear to us at this time exactly where the trail will be located. Dr. Syers' interests must be considered in this decision. There is a drive aisle that abuts the trail parcel that is used for truck deliveries to the Nugget Market. Any location of the trail or work on the trail or overpass structure must not adversely affect the truck deliveries or otherwise interfere with Dr. Syers' operations on his property. We have concerns such as height of the overpass structure, exact location, etc. that must be addressed. Jaenalyn Killian from our office has called the Planning Department, but so far has been unable to obtain a clarification on the infrastructure design.

Asset Preservation
General Business

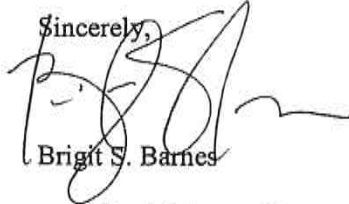
Commercial Real Estate
Real Estate Financing

Environmental
Litigation

Mel Pabalinas, Planning Manager / El Dorado County Planning Commission
January 13, 2020
Page 2

We therefore object to the proposed project to the extent that it may interfere with our client's property and established commercial interests in Town Center East, as set forth above.

Sincerely,

A handwritten signature in black ink, appearing to read "Brigit S. Barnes", written over the typed name.

Brigit S. Barnes

cc: Client *[via email]*

Syers.EDH\Ltr to Plann Comm re CEDHSP

1/13/2020

Edcgov.us Mail - Fwd: EDH Park Rezone - meeting tonight



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

2 pages

Fwd: EDH Park Rezone - meeting tonight

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 12:24 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Annette Chinn** <achinnrcs@aol.com>

Date: Mon, Jan 13, 2020 at 11:27 AM

Subject: EDH Park Rezone - meeting tonight

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

Good morning Supervisors,

I am writing because my husband and I will not be able to attend tonight's meeting in El Dorado Hills to express our concerns about the proposed Rezone of the former golf course land owned by Mr. Parker.

We have lived in El Dorado Hills since 1992 and love our community.

We are very much against the proposed rezone and believe that the County is obligated to honor the covenant made under zoning law to keep that parcel as open space. So many people based their land use choices (home purchases) based on zoning promises - and to now go back and rezone would be a violation of that promise.

Our community is growing with many young families establishing homes here and there is really a pressing need for more of more flat park and open space land. Kids need sports fields and play areas and there is very little suitable land for that purpose. There are however, many other parcels that can be used for housing.

There have been many votes in the past that reflect the communities preference to keep this as open space. Please respect the tax payer and residents voice and not the voice of one business man who is most interested in his own profits. Mr. Parker has not honored the obligations he made in the past to make promised improvements to our community such as improving the Bass Lake Park, building the Silva Valley Interchange etc. The County does not owe him anything, but it is obligated to represent the will of the people who live in this community and who have elected you all.

You are in your positions to represent the people and do what's in the best interest of the community - not to please one business man who is seeking to enrich himself.

Please do the right thing for the residents and voters and do not rezone the old golf course open space

Respectfully,

Joe and Annette Chinn
3051 Corsica Drive
El Dorado Hills, CA

phone: (916) 939-7901

<https://mail.google.com/mail/b/AH1rexQ58876PtrxCmjMTqYXELHg-FBJiKiL1nsOXnr5i5c6VE/u/0?ik=c5aea7cbc3&view=pt&search=all&permthid=thr...> 1/2

19-1670 Public Comment
PC Rcvd 01-13-20

1/13/2020

Edcgov.us Mail - Fwd: EDH Park Rezone - meeting tonight

fax: (916) 939-7801

1/13/2020

Edcgov.us Mail - Stop El Dorado Hills Old Executive Golf Course Rezone

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Mary Levernier <lovesreading2@gmail.com>
To: planning@edcgov.us

Mon, Jan 13, 2020 at 12:32 PM

The county is unable to keep the roads in good repair with existing traffic. The water pressure is already low. We cannot risk letting in more traffic and people. There should be a building moratorium in El Dorado Hills now. It will be so much worse if you allow this rezone. Vote NO on the El Dorado Hills Golf Course Rezone.

Sincerely,

Mary Levernier
Resident since May 1988

Sent from my iPhone

**Comments about the Old Executive Golf Course Rezone**

1 message

Iverne Hendy <ivytalk@sbcglobal.net>
To: bosone@edcgov.us, "planning@edcgov.us" <planning@edcgov.us>
Cc: Jeff Hendy <edhjeff@gmail.com>

Mon, Jan 13, 2020 at 2:12 PM

My husband and I have lived in our home in El Dorado Hills for over 16 years. Here are a few thoughts I have about community parks:

Parks help to define and shape neighborhoods. Parks provide beauty and aesthetic and recreational benefits. They enhance property values by attracting homebuyers with families and also attracting retirees.

Parks make residents feel better connected to their community.

Green spaces conserve natural ecosystems and help to sustain clear air and water as well as provide benefits to wildlife like birds.

Ask anyone who has walked their dog in a local park, or watched children playing in the park, or had a picnic in a park and they will tell you how parks help create positive mental attitudes.

For all the benefits of a park such as

- opportunities for physical activity
- social interaction with neighbors
- direct contact with nature and a cleaner environment
- and enhancing property values in the neighborhood

1/14/2020

Edcgov.us Mail - Comments about the Old Executive Golf Course Rezone

I urge you to consider making the Old Executive Golf Course a community park.

Iverne (Ivy) Hendy
5007 Skellig Rock Way
El Dorado Hills, CA 95762

1/14/2020

Edcgov.us Mail - Non-Support of Central El Dorado Hills Specific Plan project (CEDHSP)



PC 1-13-20
#1

Planning Department <planning@edcgov.us>

Non-Support of Central El Dorado Hills Specific Plan project (CEDHSP)

1 message

Hilary Krogh <hilaryd73@gmail.com>
To: planning@edcgov.us, bosone@edcgov.us

Mon, Jan 13, 2020 at 2:55 PM

Subject Project:

Central El Dorado Hills Specific Plan project (CEDHSP) submitted by Serrano Associates LLC. El Dorado County Project Numbers: General Plan Amendment A14-0003 Specific Plan Amendment SP12-0002 Rezone Z14-0005 Specific Plan Amendment SP86-0002-R Planned Development PD14-0004 Tentative Subdivision Map TM14-1516 Development Agreement DA14-0003 Central El Dorado Hills Specific Plan

I wish to express my objection to the application to rezone recreational-open space as requested by the proposed CEDHSP project. I am in full agreement with the El Dorado Hills Area Planning Advisory Committee CEDHSP subcommittee report (dated January 6, 2020); and wish to incorporate by reference the comments in the APAC report, as if those words were my own.

In addition, I have been active on multiple projects, most recently on the proposed Saratoga Retail Phase 2 Project. The project proposal for a roadway connection (CEDHSP via current shopping center egress/ingress driveway) will result in traffic on the intersection of Saratoga Way/El Dorado Hills Boulevard. I am appalled that the study of a new roadway connection to CEDHSP was not included in the traffic studies of previous projects (US Highway 50 Interchange, Saratoga Estates, Saratoga Way Extension Project, etc). It has been clear that the residents adjacent to the realigned Saratoga Way will be negatively impacted by the current traffic, let alone the proposed addition of traffic at the intersection of El Dorado Hills Boulevard and Saratoga Way/Park Drive.

As a homeowner in El Dorado County for almost 40 years, I have watched as projects studies have been segmented in violation of CEQA. Since the voter approved 2004 El Dorado County Adopted General Plan, I had hoped that those days of segmenting were over, that we could depend upon a plan.

I urge you to uphold the current zoning and deny the CEDHSP.

Thank you,

Hilary Krogh
hilaryd73@gmail.com

1/14/2020

Edcgov.us Mail - Lot at EDH Blvd/Serrano Pkwy



PC 1-13-20

#1

Planning Department <planning@edcgov.us>

Lot at EDH Blvd/Serrano Pkwy

1 message

Karen Coomes <the24bobs@gmail.com>

Mon, Jan 13, 2020 at 3:01 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, planning@edcgov.us

Please do not approve the project proposed for the lot leading into Serrano because it will jeopardize the health & safety of the community, and would put the county at risk of losing state and federal funding for roads.

We need to put infrastructure in place before building more housing. If our sewer system is not upgraded before more housing is built, we will have the same sewer problems they are having in Folsom.

We already have Level F traffic. The roads in this area can't accommodate the existing number of vehicles during peak commute hours.

Consider the fire safety risk. There aren't enough routes to safely evacuate the current population during a wildfire.

Our lives are in your hands.

Thank you,

Karen Coomes
3596 Mesa Verdes Dr
El Dorado Hills, CA 95762

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

2 pages

Fwd: Opposition to the Serrano Westside Rezone

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 3:22 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: Amber <Amber_Forte@comcast.net>
Date: Mon, Jan 13, 2020 at 3:15 PM
Subject: Opposition to the Serrano Westside Rezone
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Dear El Dorado County Board of Supervisors

I'm writing to you today regarding my opposition to the Serrano Westside (Old Executive Golf Course) rezone. We have a 5 year old son and moved from the Bay Area to El Dorado Hills 3 years ago in pursuit of the excellent school systems and open space areas that El Dorado Hills has to offer. Our child's and future generations' accessibility and opportunities to succeed are always a priority in our family. I am in support of the sustainable growth of El Dorado Hills, but do not consider this rezone to be sustainable to the community nor our school systems. The rezone will be detrimental to the sense of community, the reasonably accessible recreational space, the highly rated school systems, and the overall plan for the future generations of El Dorado Hills.

The removal of open space is the removal of an opportunity for our community to form connections and build a safe environment to form friendships and bonds, which was a purpose the golf course served. The CSD has made it evident that if this rezone does not occur, a new recreational area could be developed on the land. El Dorado Hills is growing and is currently in desperate need of support for our youngest generation. Mounds of research have been coming out over the past several years on how detrimental sedentary life is, especially to children. I envision this land becoming a sports complex with an integrative preschool to the surrounding schools, an enormous open-play park similar to Adventure Playground in Irvine, and/or the area surrounded by trees and walking trails for adults and elderly to live an active, social life without the inhibition of walking hills. The possibilities for this land are boundless as long as we maintain the designation of open space/ recreational. The removal of this opportunity for easily accessible recreational land is a disservice to our children and future generations. Most importantly, this land has a purpose of creating a sense of community through recreation and that purpose can still be fulfilled with the denial of the rezone.

El Dorado Hills' only high school, Oak Ridge, is currently at capacity. Many areas of El Dorado Hills are expanding with residential buildings, and we can no longer let developers create homes without providing additional capacity in our school systems. The rezone has proposed the development of a 737+ dwellings. If you consider an average of 2 children per family, this would add an additional 1474 students to our school systems, without any new schools being built. El Dorado Hills is already in desperate need of a new high school, as all high school aged children who live in El Dorado Hills' Blackstone are forced to attend high school at Ponderosa in Shingle Springs. The El Dorado Hills community cannot allow developers to continue in taking advantage of our students by developing more homes without the support of building another school. A new high school is pertinent to sustainable growth.

This land is spoken for. It is zoned as our easily-accessible recreational area, which promotes the sustainability of our community, not easily-accessible homes. If the issue at hand is finding the funds to develop this land in accordance with

1/14/2020

Edcgov.us Mail - Fwd: Opposition to the Serrano Westside Rezone

how it is currently zoned then let's discuss that issue.

With the extended growth and development around us, let us be a community with a plan. What are El Dorado Hills' priorities? We must prioritize and protect the most vulnerable and most important aspects of El Dorado Hills, which are our open space/recreational land and our highly rated school systems. Communities are not built by living next to one another, they are built on gathering and experiencing with one another. Please understand the implications of zoning this land residential. If this project is approved, El Dorado Hills will never be able to recover the true purpose of this land: to form and sustain friendships and community through activity. Let us proceed with caution and remember the most important things to us: community, our children, and the legacy that we can either build or destroy for them.

Best regards,

Amber Forte
1404 Souza Drive
El Dorado Hills, CA
916-747-7214

Sent from XFINITY Connect App

1/14/2020

Edcgov.us Mail - Opposition to the Serrano Westside Rezone



PC 1-13-20
1
Planning Department <planning@edcgov.us>

2 pages

Opposition to the Serrano Westside Rezone

1 message

Amber <Amber_Forte@comcast.net>
To: planning@edcgov.us

Mon, Jan 13, 2020 at 3:33 PM

Dear El Dorado County Planning Commission,

I'm writing to you today regarding my opposition to the Serrano Westside (Old Executive Golf Course) rezone. We have a 5 year old son and moved from the Bay Area to El Dorado Hills 3 years ago in pursuit of the excellent school systems and open space areas that El Dorado Hills has to offer. Our child's and future generations' accessibility and opportunities to succeed are always a priority in our family. I am in support of the sustainable growth of El Dorado Hills, but do not consider this rezone to be sustainable to the community nor our school systems. The rezone will be detrimental to the sense of community, the reasonably accessible recreational space, the highly rated school systems, and the overall plan for the future generations of El Dorado Hills.

The removal of open space is the removal of an opportunity for our community to form connections and build a safe environment to form friendships and bonds, which was a purpose the golf course served. The CSD has made it evident that if this rezone does not occur, a new recreational area could be developed on the land. El Dorado Hills is growing and is currently in desperate need of support for our youngest generation. Mounds of research have been coming out over the past several years on how detrimental sedentary life is, especially to children. I envision this land becoming a sports complex with an integrative preschool to the surrounding schools, an enormous open-play park similar to Adventure Playground in Irvine, and/or the area surrounded by trees and walking trails for adults and elderly to live an active, social life without the inhibition of walking hills. The possibilities for this land are boundless as long as we maintain the designation of open space/ recreational. The removal of this opportunity for easily accessible recreational land is a disservice to our children and future generations. Most importantly, this land has a purpose of creating a sense of community through recreation and that purpose can still be fulfilled with the denial of the rezone.

El Dorado Hills' only high school, Oak Ridge, is currently at capacity. Many areas of El Dorado Hills are expanding with residential buildings, and we can no longer let developers create homes without providing additional capacity in our school systems. The rezone has proposed the development of a 737+ dwellings. If you consider an average of 2 children per family, this would add an additional 1474 students to our school systems, without any new schools being built. El Dorado Hills is already in desperate need of a new high school, as all high school aged children who live in El Dorado Hills' Blackstone are forced to attend high school at Ponderosa in Shingle Springs. The El Dorado Hills community cannot allow developers to continue in taking advantage of our students by developing more homes without the support of building another school. A new high school is pertinent to sustainable growth.

This land is spoken for. It is zoned as our easily-accessible recreational area, which promotes the sustainability of our community, not easily-accessible homes. If the issue at hand is finding the funds to develop this land in accordance with how it is currently zoned then let's discuss that issue.

With the extended growth and development around us, let us be a community with a plan. What are El Dorado Hills' priorities? We must prioritize and protect the most vulnerable and most important aspects of El Dorado Hills, which are our open space/recreational land and our highly rated school systems. Communities are not built by living next to one another, they are built on gathering and experiencing with one another. Please understand the implications of zoning this land residential. If this project is approved, El Dorado Hills will never be able to recover the true purpose of this land: to form and sustain friendships and community through activity. Let us proceed with caution and remember the most important things to us: community, our children, and the legacy that we can either build or destroy for them.

Best regards,

Amber Forte
1404 Souza Drive
El Dorado Hills, CA
916-747-7214

Sent from XFINITY Connect App

1/14/2020

Edcgov.us Mail - Opposition to the Serrano Westside Rezone

1/14/2020

Edcgov.us Mail - Fwd: Opposition to the Serrano Westside Rezone



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

2 pages

Fwd: Opposition to the Serrano Westside Rezone

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Mon, Jan 13, 2020 at 3:58 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page

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

From: DANIEL FORTE <daniel_forte@comcast.net>
Date: Mon, Jan 13, 2020 at 3:42 PM
Subject: Opposition to the Serrano Westside Rezone
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Dear El Dorado County Board of Supervisors

I'm writing to you today regarding my opposition to the Serrano Westside (Old Executive Golf Course) rezone. We have a 5 year old son and moved from the Bay Area to El Dorado Hills 3 years ago in pursuit of the excellent school systems and open space areas that El Dorado Hills has to offer. Our child's and future generations' accessibility and opportunities to succeed are always a priority in our family. I am in support of the sustainable growth of El Dorado Hills, but do not consider this rezone to be sustainable to the community nor our school systems. The rezone will be detrimental to the sense of community, the reasonably accessible recreational space, the highly rated school systems, and the overall plan for the future generations of El Dorado Hills.

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Best regards,

Dan Forte
1404 Souza Drive
El Dorado Hills, CA
408-550-3037

1/14/2020

Edcgov.us Mail - Fwd: CEDHSP - Draft Development Agreements Terms and Proposals



PC 1-13-20
#1
Planning Department <planning@edcgov.us>
4 pages

Fwd: CEDHSP - Draft Development Agreements Terms and Proposals

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Tue, Jan 14, 2020 at 2:15 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Heather Cogswell** <Heather.Cogswell@fsresidential.com>
Date: Mon, Jan 13, 2020 at 4:00 PM
Subject: CEDHSP - Draft Development Agreements Terms and Proposals
To: Heather Cogswell <Heather.Cogswell@fsresidential.com>

Please find attached Serrano El Dorado Owners' Association communication regarding the CEDHSP - Draft Development Agreements Terms and Proposals for your consideration.

Sincerely,

Heather Cogswell



FirstService
RESIDENTIAL

HEATHER COGSWELL
Communications Manager


Serrano El Dorado Owners' Association
4525 Serrano Pkwy, Suite 110 | El Dorado Hills, CA
Direct 916.939.1728 Ext. 125
mail Heather.Cogswell@fsresidential.com
www.fsresidential.com | www.SerranoHOA.org

24/7 Customer Care Center: 800.428.5588
Facebook | LinkedIn | Twitter | YouTube

GLOBAL SERVICE STANDARD
We seek honest and timely feedback on how to continuously improve the quality of our service and ourselves. Please take a moment to let my supervisor Kathryn Henricksen know how I am doing at 916-939-1728 or email Kathryn.Henricksen@fsresidential.com.

1/14/2020

Edcgov.us Mail - Fwd: CEDHSP - Draft Development Agreements Terms and Proposals

 **CEDHSP Draft Development Agreements Terms and Proposals.pdf**
693K



January 10, 2020

Supervisor John Hidahl
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: CEDHSP – Draft Development Agreements Terms and Proposals

Dear Supervisor Hidahl:

Please accept this communication as the Serrano El Dorado Owners' Association formal opposition to consideration of changes to existing revisionary language as proposed by the El Dorado Hills Community Service District (CSD) as outlined in the October 17, 2019 CSD correspondence and referenced below:

Clear & Complete Title: [Page 3 of 5]

"All parkland, or other lands to be dedicated to the District, shall be free and clear of liens, leases, easements, encumbrances and use restrictions ... This includes the elimination of the proposed revisionary clause where the dedicated park lands would revert to the Developer at any time".

Civic/Commercial Land Definition: [Page 4 of 5]

"The proposed 11.5 acre parcel of Civic/Limited Commercial land near the fire station on El Dorado Hills Boulevard shall be dedicated to the District upon project approval. ... This land shall be dedicated without use or other restrictions established by the developer or County, nor any revisionary clauses".

Reversionary Clauses on Title for Existing District Park: [Page 4 of 5]

"District requests the reversionary clauses on public parkland in the El Dorado Hills Specific Plan, namely Village Green, Archery Range and Allan Lindsay Park, be removed".

The Association deems it essential to immediately oppose any such change as proposed by CSD. The revisionary clause language protects the Village Green Park, and other land dedicated to the EDHCSD in perpetuity from ever changing leadership dynamics and philosophical value and use concepts.

The revisionary clause language is included in the Village Green Park property Grant Deed executed on September 30, 1999 as follows:

"This grant deed is made on the condition that the above property is used solely and perpetually as a park as more formally described in the El Dorado Hills Specific Plan adopted July 18, 1988." (emphasis added)

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-4231
916.939.1728 FAX 916.939.3401
www.SerranoHOA.org

January 10, 2020
Supervisor John Hidahl
Page 2

The EDHSP reads as follows:

Page 45 Special Land Uses Element, Section 4.1 "suitable for informal recreation and community activities such as picnic and local festivals", and recreation is further defined:

Section 4.1.1 entitled Recreation Use

"A significant portion (approximately 40 percent) of the Center is to be developed as parkland and will include recreation facilities listed above. An area called "The Green" is proposed for a turfed area that will be suitable for informal activities such as picnics and local festivals. It will be comparable to the "village green" or "town square" of many older communities."

The Village Green Park is a public Landmark for the El Dorado Hills Community. Countless families within El Dorado Hills have posed for prom and graduation photographs, enjoy the serenity of the water fall and fished in the pond. Festival style gatherings are held annually, and community residents have enjoyed picnicking and meandering walks through the park and playground area. The park, and its waterfall feature, has also stood as a flagship entrance to Serrano community neighborhoods.

Regardless of the outcome of the CEDSP application, the Association hereby opposes any request, now and in the future, for the Village Green Park revisionary language to be eliminated. The Association's interest is to sustain continuity and protect the Village Green Park into the future.

Thank you for your review and consideration of the Serrano El Dorado Owners' Association's strong opposition to the proposed change submitted and referred to by the EDHCS.

Sincerely,



Donald P. Sacco, President
Serrano El Dorado Owners' Association

cc: Donald Ashton, CAO, El Dorado County
El Dorado County Planning Commission
El Dorado County Board of Supervisors

1/14/2020

Edcgov.us Mail - Fwd: CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application



PC H13-20
#1
Planning Department <planning@edcgov.us>
4 pages

Fwd: CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Tue, Jan 14, 2020 at 1:30 PM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: **Heather Cogswell** <Heather.Cogswell@fsresidential.com>
Date: Mon, Jan 13, 2020 at 4:09 PM
Subject: CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application
To: Heather Cogswell <Heather.Cogswell@fsresidential.com>

Please find attached Serrano El Dorado Owners' Association communication regarding the CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application for your consideration.

Sincerely,

Heather Cogswell



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HEATHER COGSWELL
Communications Manager


Serrano El Dorado Owners' Association
4525 Serrano Pkwy, Suite 110 | El Dorado Hills, CA
Direct 916.939.1728 Ext. 125
mail Heather.Cogswell@fsresidential.com
www.fsresidential.com | www.SerranoHOA.org

24/7 Customer Care Center: 800.428.5588
Facebook | LinkedIn | Twitter | YouTube

GLOBAL SERVICE STANDARD
*We seek honest and timely feedback on how to continuously improve the quality of our service and ourselves. Please take a moment to let my supervisor **Kathryn Henricksen** know how I am doing at 916-939-1728 or email Kathryn.Henricksen@fsresidential.com.*

1/14/2020

Edcgov.us Mail - Fwd: CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application

 **CEDHSP - Serrano Comments on CEDHSP Application.pdf**
693K



OWNERS' ASSOCIATION

January 10, 2020

Supervisor John Hidahl
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: CEDHSP – Serrano Comments on Central El Dorado Hills Specific Plan Application

Dear Supervisor Hidahl:

The Serrano El Dorado Owners Association Board of Directors is submitting its position on the CEDHSP application before the Planning Commission, and to eventually come before the Board of Supervisors.

The Serrano Board of Directors understands the pressure by the State for local governments, Cities and Counties, to provide for greater housing units and is aware of points and counter-points of the proposed application for meeting some of the moderate affordable housing needs.

The Association is providing the following comments on the application:

1. As the County reviews the application as submitted, the Association would prefer to see lower density in the number of housing units to minimize traffic congestion in and around Serrano.
2. The Association is not opposed to the applicants request to amend the EDHSP and transfer temporarily mapped lots in Village D1, Lots C & D into Open Space of the CEDHSP. The Association believes the creation of a greater Open Space buffer zone between the two communities is beneficial, and anticipates a maintenance funding agreement for a proportionate share of costs relative to Serrano's Public Natural Open Space maintenance obligations.
3. Serrano Parkway from El Dorado Hills Boulevard to Bass Lake Road is a thread running through all of Serrano. Whatever is developed on both sides of Serrano Parkway, it should have a Serrano look and feel as part of the Development Agreement.
4. Serrano Association views this application for residential development differently from the proposed EDH52 commercial "big box" development adjacent to the residential neighborhood.
5. Due to the proximity of the proposed property to the Serrano El Dorado Owners' Association, the Association believes the applicant has a unique opportunity to ensure continuity with architectural design consistent with neighboring communities.
6. The current undeveloped condition of the property is not attractive, and has the potential to remain in an undeveloped state.

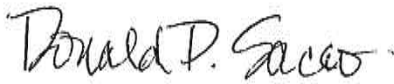
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916.939.1728 FAX 916.939.3401
www.SerranoHOA.org

January 10, 2020
Supervisor John Hidahl
Page 2

The Association appreciates the opportunity to submit these written comments on this important application and County decision.

Sincerely,

ON BEHALF OF THE SERRANO EL DORADO BOARD OF DIRECTORS

A handwritten signature in black ink that reads "Donald P. Sacco". The signature is written in a cursive style with a large initial "D".

Donald P. Sacco, President

cc: Donald Ashton, CAO, El Dorado County
El Dorado County Planning Commission
El Dorado County Board of Supervisors

1/14/2020

Edcgov.us Mail - Golf Course Rezone



PC 1-13-20
#1

Planning Department <planning@edcgov.us>

Golf Course Rezone

1 message

Brittany LaBotz <blabotz@gmail.com>
To: planning@edcgov.us

Mon, Jan 13, 2020 at 4:02 PM

To whom it may concern:

I am writing to express my opposition to the rezoning of the old golf course land. I have been a resident of El Dorado Hills for 31 years and remember when Town Center was just a field with a Texaco gas station, and when we had to go to Folsom to drop mail off at the post office.

One of the reasons I love living in El Dorado Hills is the beautiful open land and the quiet environment. Unfortunately, in recent years, the construction and home development seems to be non stop. We have such little open land in our small community, and I do not believe the addition of more homes is going to benefit our community as a whole, or support the high quality of life that us residents value in El Dorado Hills. The golf course is one of the few remaining, open spaces left in El Dorado Hills and I am highly opposed to the development of this beautiful space.

I look forward to the meeting this evening.

Thank you,
Brittany LaBotz

1/14/2020

Edcgov.us Mail - Golf Course Rezoning

pc 1-13-20
#1



Debra Ercolini <debra.ercolini@edcgov.us>

Golf Course Rezoning

1 message

Brittany LaBotz <blabotz@gmail.com>
To: debra.ercolini@edcgov.us

Mon, Jan 13, 2020 at 4:05 PM

To whom it may concern:

I am writing to express my opposition to the rezoning of the old golf course land. I have been a resident of El Dorado Hills for 31 years and remember when Town Center was just a field with a Texaco gas station, and when we had to go to Folsom to drop mail off at the post office.

One of the reasons I love living in El Dorado Hills is the beautiful open land and the quiet environment. Unfortunately, in recent years, the construction and home development seems to be non stop. We have such little open land in our small community, and I do not believe the addition of more homes is going to benefit our community as a whole, or support the high quality of life that us residents value in El Dorado Hills. The golf course is one of the few remaining, open spaces left in El Dorado Hills and I am highly opposed to the development of this beautiful space.

I look forward to the meeting this evening.

Thank you,
Brittany LaBotz



PC 1-13-20
#1
Planning Department <planning@edcgov.us>

2 pages

Fwd: Requesting a recommendation against EDH Rezone

1 message

Leslie Borasi <lborasi@comcast.net>
To: planning@edcgov.us

Mon, Jan 13, 2020 at 4:07 PM

For the record. An individual copy has been sent to each commissioner.

From: Leslie Borasi <lborasi@comcast.net>
To: jvegna@edcgov.us
Date: January 13, 2020 at 3:46 PM
Subject: Requesting a recommendation against EDH Rezone

Dear Commissioner Vegna,

We are writing to urge you to vote to recommend against the rezoning of the former El Dorado Hills golf course site. There are many reasons to vote "no rezone" on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

Please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We have read the numerous documents and public notices regarding this proposed project and we understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. However, once the space is lost to development, it is lost forever.

The Measure E Advisory vote in 2015 with 91% in favor of more public open space and parks and opposing the rezoning of the former golf course property is a clear indication of the voter's preference and must be respected.

A 2014 community survey also showed that more than two-thirds of the residents "truly value open space".

Additional items to consider and in support of a no on rezone vote:

- Increased traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
- Increased demand for water is a serious and proven concern. Use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved in this core area. EDH has experienced water rationing in the recent drought years. Any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.

- Increased impact on local schools, notably the high school. El Dorado Hills students are already being redirected to Ponderosa High School.
- As several thousand homes are already in the planning pipeline in El Dorado Hills, more congestion should not be concentrated in the heart of El Dorado Hills.
- Perhaps the applicant should build out the 135 units in Serrano that are already approved rather than exchange it as the Serrano area is not accessible or easily utilized by the community for quality open space.
- The former golf course site as zoned "Open Space Recreational" is the most suitable location for a variety of recreation uses including play parks, regional park, sports fields, trails, tennis courts and quality open space, to name a few.

The availability of open space within the community and its schools attracted us to this area twenty years ago and it is our sincere hope this property that is central to our community is not rezoned for housing and remains open space recreation.

We request that you please vote no on rezone in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for current and future generations.

Sincerely,

Leslie & John Borasi

1450 Sutter Creek Drive
El Dorado Hills, CA 95762



PC 1-13-20
#1
Debra Ercolini <debra.ercolini@edcgov.us>

2 pages

Fw: No Rezone Letter & comments for 1/13/2020 meeting for the record

1 message

Cathy Devito <cadevito@hotmail.com>

Mon, Jan 13, 2020 at 5:00 PM

To: "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>

From: Cathy Devito <cadevito@hotmail.com>

Sent: Monday, January 13, 2020 4:19 PM

To: james.williams@edcgov.us <james.williams@edcgov.us>; jeff.hansen@edcgov.us <jeff.hansen@edcgov.us>; gary.miller@edcgov.us <gary.miller@edcgov.us>; jvegna@edcgov.us <jvegna@edcgov.us>; charlene.tim@edcgov.us <charlene.tim@edcgov.us>; planning@edcgov.us <planning@edcgov.us>; bosfive@edcgov.us <bosfive@edcgov.us>; bosfour@edcgov.us <bosfour@edcgov.us>; bostthree@edcgov.us <bostthree@edcgov.us>; bosttwo@edcgov.us <bosttwo@edcgov.us>; bosone@edcgov.us <bosone@edcgov.us>

Cc: John Davey <jdavey@daveygroup.com>; EDH APAC <edhapac@gmail.com>; tjwhitejd@gmail.com <tjwhitejd@gmail.com>; bwashburn@murphyaustin.com <bwashburn@murphyaustin.com>; jjrazzpub@sbcglobal.net <jjrazzpub@sbcglobal.net>

Subject: No Rezone Letter & comments for 1/13/2020 meeting for the record

My name is Cathy Devito. I live in Fairchild Village and moved here from the Bay Area three years ago. Thanks for the opportunity to speak here tonight (if so, in 3 minutes).

Like many others, I sought to move away from traffic congestion and towards more open space. As all desirable areas continue to grow, it isn't a surprise to see it happening here, as well.

What is a surprise is the unrelenting push towards more homes without firm or realistic plans for adequate infrastructure or preservation of the other components that make up a community.

1. Adequate roads to handle increased traffic and safety. Intersections are jammed now. Cut-throughs will increase around town as commercial, apartments and other housing in the works is completed on all sides of the community.

Traffic projections I've seen don't account for the multiple delivery vehicles that often make more round trips through our neighborhoods daily than do our residents.

2. Lack of easily accessible public transportation to and from our villages to work, health, shopping and entertainment destinations. Further density should be coupled with means for 'to and from' not dependent on cars or the few who can commute via bicycle. Perhaps not imperative in the past, but we're here now.

3. Water. We're told water is so scarce we have rationing and ever higher fees. If so, we must be even more vigilant about each and every home added. Same re: **electric grid.** We're told to expect power outages as the new normal. Finger pointing at whose fault does nothing to solve the problem at this point, however, **we do have control** over when and where to build.

4. Schools lack adequate space for the existing population. Unsustainable for growth and unconscionable for any area, let alone an affluent one. Let's raise the bar here, not lower it.

5. Where is the **corresponding job growth** in the area to support all the mortgages and luxury apartment rents ?

6. **Open space** - Another opportunity to raise the bar, not lower it.

Very disconcerting is the lack of a comprehensive plan that connects the dots. Simply calculating how many more homes can be crammed into a space is planning in a vacuum. Perhaps it worked decades ago with fewer homes, but not as much now. Perhaps we've reached a tipping point.

Let's stop and take a breath to absorb and react to the changes we'll soon encounter with **existing** building already approved or underway. There's plenty on the way to help fund the County's needs. We don't need this parcel developed in order to remedy problems elsewhere or increase a developer's profits.

If there are inadequate funds to develop or maintain parks, soccer fields or other outdoor amenities, it is still **viable to preserve** the space for which it was **zoned when purchased** by the Developer. We don't owe the Developer more.

Finally, some may argue this parcel is just a small piece of land in the big scheme of things. It actually looms large in perhaps a small, but critically important thing we call our quality of life.

Please Vote No on the Rezone.

Thank you for your time and service.
Cathy Devito

1/14/2020

Edcgov.us Mail - Fwd: Vote NO on Golf Course Open Space Rezoning



PC 1-13-20
#1

Planning Department <planning@edcgov.us>

Fwd: Vote NO on Golf Course Open Space Rezoning

1 message

The BOSONE <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>

Tue, Jan 14, 2020 at 10:10 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page

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

From: <davekane@aol.com>
Date: Mon, Jan 13, 2020 at 5:23 PM
Subject: Vote NO on Golf Course Open Space Rezoning
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <gary.miller@edcgov.us>, <jeff.hansen@edcgov.us>, <james.williams@edcgov.us>

To: El Dorado County Board of Supervisors
El Dorado County Planning Commission

Subject: Vote NO on Golf Course Open Space Rezoning

I wish to go on record as being opposed to the rezoning of the golf course open space in El Dorado Hills. I ask that you take the opinion of myself and many of my fellow El Dorado Hills (EDH) residents into account in voting NO on a rezoning of this land.

I could provide a list of the many reasons why you should vote no on this proposed rezoning, but I am certain that many others have cited these reasons more clearly and eloquently than I can. The fact that 91 percent of EDH voters expressed a desire for NO REZONE of this open space in November 2015 should be reason enough to deny a rezoning. Negative impacts on vehicle traffic and water supply are other compelling reasons to vote NO on this rezoning.

I will be in attendance at the hearing tonight, January 13, 2020, to make my voice heard in opposition to this rezoning. I hope that you will heed the desires of me and my fellow EDH residents in voting NO on rezoning of the golf course open space, preserving the Open Space Recreation zoning as originally intended and desired by our community.

David Kane
2206 Fortrose Place
El Dorado Hills, CA 95762

1/14/2020

Edcgov.us Mail - Fwd: Opposition to the Serrano Westside Rezone

PC 1-13-20
#1



Planning Department <planning@edcgv.us>

2 pages

Fwd: Opposition to the Serrano Westside Rezone

1 message

The BOSONE <bosone@edcgv.us>
To: Planning Department <planning@edcgv.us>

Tue, Jan 14, 2020 at 10:10 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page

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

From: Linda Youngs <l.youngs@hotmail.com>
Date: Mon, Jan 13, 2020 at 6:04 PM
Subject: Opposition to the Serrano Westside Rezone
To: bosone@edcgv.us <bosone@edcgv.us>, bostwo@edcgv.us <bostwo@edcgv.us>, bosthree@edcgv.us <bosthree@edcgv.us>, bosfour@edcgv.us <bosfour@edcgv.us>, bosfive@edcgv.us <bosfive@edcgv.us>

Dear El Dorado County Board of Supervisors

>
> I'm writing to you today regarding my opposition to the Serrano Westside (Old Executive Golf Course) rezone. We have lived in Serrano since it was originally developed 20+ years ago, and our daughter, her husband and their 5 year old son moved from the Bay Area to El Dorado Hills 3 years ago in pursuit of the excellent school systems and open space areas that El Dorado Hills has to offer. Our grandson's and future generations' accessibility and opportunities to succeed are always a priority in our family. I am in support of the sustainable growth of El Dorado Hills, but do not consider this rezone to be sustainable to the community nor our school systems. The rezone will be detrimental to the sense of community, the reasonably accessible recreational space, the highly rated school systems, and the overall plan for the future generations of El Dorado Hills.

>
> The removal of open space is the removal of an opportunity for our community to form connections and build a safe environment to form friendships and bonds, which was a purpose the golf course served. The CSD has made it evident that if this rezone does not occur, a new recreational area could be developed on the land. El Dorado Hills is growing and is currently in desperate need of support for our youngest generation. Mounds of research have been coming out over the past several years on how detrimental sedentary life is, especially to children. I envision this land becoming a sports complex with an integrative preschool to the surrounding schools, an enormous open-play park similar to Adventure Playground in Irvine, and/or the area surrounded by trees and walking trails for adults and elderly to live an active, social life without the inhibition of walking hills. The possibilities for this land are boundless as long as we maintain the designation of open space/ recreational. The removal of this opportunity for easily accessible recreational land is a disservice to our children and future generations. Most importantly, this land has a purpose of creating a sense of community through recreation and that purpose can still be fulfilled with the denial of the rezone.

>
> El Dorado Hills' only high school, Oak Ridge, is currently at capacity. Many areas of El Dorado Hills are expanding with residential buildings, and we can no longer let developers create homes without providing additional capacity in our school systems. The rezone has proposed the development of a 737+ dwellings. If you consider an average of 2 children per family, this would add an additional 1474 students to our school systems, without any new schools being built. El Dorado Hills is already in desperate need of a new high school, as all high school aged children who live in El Dorado Hills' Blackstone are forced to attend high school at Ponderosa in Shingle Springs. The El Dorado Hills community cannot allow developers to continue in taking advantage of our students by developing more homes without the support of building another school. A new high school is pertinent to sustainable growth.

>
> This land is spoken for. It is zoned as our easily-accessible recreational area, which promotes the sustainability of our

1/14/2020

Edcgov.us Mail - Fwd: Opposition to the Serrano Westside Rezone

community, not easily-accessible homes. If the issue at hand is finding the funds to develop this land in accordance with how it is currently zoned then let's discuss that issue.

>

> With the extended growth and development around us, let us be a community with a plan. What are El Dorado Hills' priorities? We must prioritize and protect the most vulnerable and most important aspects of El Dorado Hills, which are our open space/recreational land and our highly rated school systems. Communities are not built by living next to one another, they are built on gathering and experiencing with one another. Please understand the implications of zoning this land residential. If this project is approved, El Dorado Hills will never be able to recover the true purpose of this land: to form and sustain friendships and community through activity. Let us proceed with caution and remember the most important things to us: community, our children, and the legacy that we can either build or destroy for them.

>

> Best regards,
> Linda Youngs
> 4844 Dalewood Drive
> El Dorado Hills, CA

>

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1/14/2020

Edcgov.us Mail - No on Rezone

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

No on Rezone

1 message

casey olooney <caseyolooney@yahoo.com>

Mon, Jan 13, 2020 at 6:41 PM

Reply-To: casey olooney <caseyolooney@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>, "charlene.tim@edcgov.us" <charlene.tim@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>

Dear supervisors and planners,

Unfortunately, I am not able to attend tonight's meeting due to work travel. Please accept this letter as my request to vote no on the rezone. I do not support changing the zoning for the current open space to support development. While I believe Parker builds beautiful communities, the intersection of EDH blvd and Serrano Parkway can not support additional traffic. It is currently clogged and with additional traffic could easily become the next Bidwell. Further more, our schools can not support the additional students. Oak Ridge is currently at capacity and we need to build more schools before we accept high density housing. Finally, El Dorado County residents pay astronomical rates for water. In our current global climate, we need to prepare for future drought years.

I am also concerned about property values. Our property values are high because of open space, excellent quality of life and because people live here because they do not want to live in overcrowded areas like the Bay Area.

I tried to keep this brief, but I am very passionate. I appreciate your consideration.

Casey O'Looney
1740 Terracina Drive.
El Dorado Hills CA 95762

1/14/2020

Edcgov.us Mail - Planning commission

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Planning commission

1 message

Nora Kolthoff <nora.kolthoff@comcast.net>
To: planning@edcgov.us

Mon, Jan 13, 2020 at 10:03 PM

Please respect measure E. We don't like this plan. It is not the El Dorado Hills concept for our community.

Sent from Nora's iPad

(Distributed at hearing)

PC 1-13-20
#1
2 pages

Planning Commission and Supervisors of El Dorado County
My name is Betty January and I have lived in EDH for 47 years.
I am in favor of rezoning the prior EDH golf course to residential.

I have a copy of the Central El Dorado Hills Specific Plan. It was presented by Serrano, a land use firm Hefner Law, and transportation consultants. This is a good plan.

At issue is close to a hundred acres in the heart of El Dorado Hills zoned recreation. A request to the Board is to rezone it for residential and the 11 acres north of the Fire Station on EDH Blvd. as CIVIC for the proposed Senior Center

At the moment the land is of no use to the population of El Dorado Hills. The rezoning would give some 'cared for' open space, a 14 acre park, paths with a proposed walking "bridge" connection bike and foot traffic to Town Center south of 50. As I understand it 600 homes would go in in the golf course proper... Close by would be the future Community Center for the Ages, the proposed new and much needed Senior Center. The Senior Center would contain a Community room that could hold up to 500 to 600 for community events and a Therapy Pool [nearest one is in Folsom]. This project is tied into the Golf Course rezoning.

For the 600 homes residents could WALK to Raleys center or perhaps a golf cart and a "cart" parking lot behind Raleys area. Also a road leading to Silva Valley is part of the plan. There are approx. 16,000 homes in EDH. It took 60 years to reach that amount. It will take another 30+ years for build out. We are not a rural community as some say. We have sewers and water.

To rezone this acreage would make good use to not only El Dorado Hills but to the county as well. Or the CSD could "buy" the land and develop and maintain it for recreation use.

I urge you to rezone this land to be a productive land use. It seems a waste to let this land go unused supporting "weeds and snakes"...

Thank You...

TO THE PLANNING COMMISSION:

I AM SORRY THT I CAN NOT BE HERE TONIGHT. I HAD CATARACT SURGERY AND NIGHT DRIVING IS OUT OF THE QUESTION FOR ME AT THIS TIME. I WAS COMING ANYWAY BUT WITH THE THREAT OF RAIN I DO NOT WANT TO TAKE THE CHANCE.

THIS WAS WHAT I WAS GOING TO READ TONIGHT. I DON'T KNOW IF YOU CAN READ THIS FOR ME OR NOT BUT AT LEAST THE COMMISSION READS IT.

MY COMMENT IS TO REZONE THE GOLF COURSE SO THAT IT BENEFITS NOT ONLY THE COMMUNITY BUT THE COUNTY AS WELL.

**THANK YOU,
BETTY JANUARY, EL DORADO HILLS FOUR SEASONS**

*916-933-3173
bJan@sbcglobal.net*

(Distributed at hearing)

PC13-20
#1

NOTES FOR EDC PLANNING COMMISSION MEETING – Jan. 13, 2020

By: John F. Burns (johnburnsca@gmail.com)

Re: Central El Dorado Hills Specific Plan

(Background -- from p. 37 of EDC General Plan:

GOAL 2.4: EXISTING COMMUNITY IDENTITY Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents. OBJECTIVE 2.4.1: COMMUNITY IDENTITY Identification, maintenance, and enhancement of the unique identity of each existing community.)

Comments:

To maintain and enhance the unique identity of each existing county community: that's what the County general plan requires. And who knows better the unique identity of the EDH community than the residents of El Dorado Hills

So, how do they see this project? When this idea was put to a vote, in an off year election with excellent turnout, 91%, I want to emphasize that number – 91% -- voted against this rezone. 91% ! I worked in a political environment for years, and that's an almost impossible number to get to vote for one side. Yet the citizens of this community nearly unanimously said, by 91%, that this project is not consistent with our identity, that this project is not suitable for our community.

Are the residents of EDH to be ignored? We live in a democracy where the will of the people, when overwhelmingly expressed, should prevail. Our country is divided on many issues, but the citizens of EDH are not divided on this one. Their expression and wishes are manifestly clear – this is not a good project for our community – it is not consistent with our identity – it is a violation of our identity.

Identity is not an abstraction. Most of us chose to live here because of it, and we were willing to pay a premium price to live in the unique identity of EDH. This project eliminates the central feature of the gateway to our community, making us look like everywhere else, threatening our home values.

And as others have outlined in greater detail, it also creates traffic gridlock; ignores cultural and environmental resources; limits access to key schools; departs from the specific plan which was the basis for this community; mystifyingly combines two disparate areas; fails to be explicit about future land use on enormous large lots, thus evading full disclosure of project impacts; offers inadequate recreational space; and costs the taxpayers money down the line. The only beneficiary of this project is the developer, who does not live here, and who evidently has been proclaiming "it's a done deal."

My position, and that of many others that I have spoken with in this community, is not simply anti-development. We oppose this particular development because it negates our unique identity and would forever and adversely alter the quality of life and the value of our community. Please, STOP IT !!

January 13, 2020

(Distributed at Hearing)

1-13-20
#1

Subject: NO Rezone Old Golf Course EDH..CEDHSP

TO: ALL El Dorado County Supervisors; the Entire Planning Commission; and Entire El Dorado County Planning Staff....

Please take notice and acknowledge that a majority of El Dorado Hills Residents have expressed in various forums throughout the years, including recent meetings, that there are many reasons to vote NO REZONE on this issue..the most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors get to vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements BUT WE feel that the site should remain as currently zoned so please VOTE NO REZONE.

Remember a few important facts about the community objections to this rezone attempt..

Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015,

There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.

There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.

Water use will increase by the currently approved projects in EDH thereby adding to the burden of EID water usage by all EDH residents whose past experience of water rationing reconfirms that any projections by EID can only be guesses as to available water.

Perhaps applicant should build out the Serrano 135 units with necessary mitigation regulations that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.

This site as zoned "Open Space Recreation" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, sports fields, trails, tennis courts and quality open space.

We kindly request that you please vote NO REZONE on this in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for our current and future generations of El Dorado County Kids.

Thank You For Your Thoughtful Consideration,


Shirley and Walt Sikes
4070 Errante Drive
El Dorado Hills, CA 95762
916-673-8348

Shirley + Walt Sikes

(Distributed at hearing)

PC 1-13-20
#1
2 pages

To: EDC Planning Commission
From: Richard Ross
Subject: Central El Dorado Hills Specific Plan

 1/13/2020

I refer the commission to the guiding document in considering acceptance of the proposal made.

EL DORADO COUNTY GENERAL PLAN INTRODUCTION

PAGE 1-8

It provides a mechanism through which the County can focus on the issues of greatest local concern as well as a basis for rational decision making regarding long-term physical development.

Fact: 91 % of voters polled requested preservation of the old golf course.

It provides for growth in an environmentally balanced manner, maintains the rural character and quality of the living environment, providing adequate infrastructure while conserving agricultural lands, forest and woodlands, and other natural resources.

Fact: Central El Dorado Hills is not Los Angeles, San Francisco, Sacramento or Folsom, it does not need compacted housing built along already busy thoroughfares.

Page 2

This Plan also acknowledges that the County will continue to grow but will attempt to retain the qualities of its natural resource base, both consumptive and environmental, in order to maintain its custom and culture and to assure its long-term economic stability.

Fact: Once the available open flat land is gone the custom and culture of the community will be gone.

STATEMENT OF VISION

The vision and goals (Of the Plan) were further refined in recognition of significant oral and written input received between October 1992 and March 1995. The vision for future growth in the County includes the following:

1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.

Fact: Development of gated communities will eliminate natural landscape features and the view scape of a rural uncongested community.

2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.

Fact: This development creates dense housing by eliminating open space and its use in its natural state.

7. Improve and expand local park and recreational facilities throughout the County.

Fact: Development results in significant open space acreage lost to development in both size and kind.

PLAN CONCEPTS

It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) **foster a rural quality of life**; (2) **sustain a quality environment**; (3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.

PLAN OBJECTIVES

Through the appropriate application of the above statements, the objectives of the General Plan are: 1-12

#8 To accomplish the **retention of permanent open space/natural areas** on a project-by-project bases through clustering;

#10 To **conserve, protect, and manage** the County's abundant natural resources for **economic benefits now and for the future**;

PAGE 157.

PRESERVATION OF OPEN SPACE

OBJECTIVE 7.6.1: IMPORTANCE OF OPEN SPACE

Consideration of open space as an important factor in the County's quality of life.

Policy 7.6.1.1 The General Plan land use map shall include an **Open Space land use designation**. The purpose of this designation is to implement the goals and **conserve open space land for the continuation of the County's rural character**, commercial agriculture, forestry and other productive uses, **the enjoyment of scenic beauty and recreation**, the protection of natural resources, for protection from natural hazards, and for wildlife habitat.

(Distributed at hearing)

PC 1-13-20
#1

El Dorado County Board of Supervisors
Planning Commission
Subject: Central EDH Specific Plan
Public Comments
District Church - El Dorado Hills

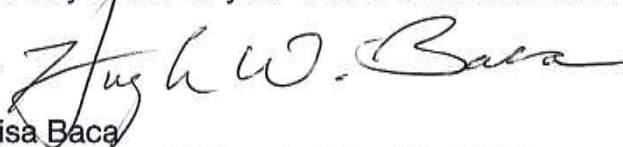
January 13, 2020 2 pages

Dear Planning Commissioners,

My name is Hugh W Baca ,my wife, Lisa and I have lived in El Dorado Hills for over 25 years. I am speaking this evening in regards to the purposed El Dorado County Specific Plan for the development of Pedregal and the West Serrano developments in El Dorado Hills. My biggest concern about this development is not so much the projects themselves but actually the people developing them. Recently, I was scanning some old Village Life and Sacramento Bee newspaper clippings about the 1st closure of the E.D.H. Executive Golf Course in 2002.. Mr. Sam Miller - who was the Director of Planning for Serrano associates, had this to say, "No exact date for closing the course has been set". Once the course closes, it may be replaced by baseball and soccer fields and work out and tennis facilities. This 100 acre parcel has the potential to fulfill many local residents recreational needs. And that the Serrano associates will work with the El Dorado Hills C.S.D. personnel to determine what types of recreational facilities are most needed. Once this determination is made, Miller said, construction of these facilities will begin immediately." But I don't recall that ever happening. Was this only another one of their plans to leave this land alone and just have the community lose track and forget about it? Another curious statement was - Serrano plans on spending "at least \$2 million" for construction of the new recreational facilities. Was the amount ever spent? What happened to those plans? In my mind, this pattern of deceit establishes that this development company plays "fast & loose" with the facts and seldom told the true story of their real plans. Words have consequences and can return to haunt those that speak them.

Thank you very much for your time and consideration of these comments.

Sincerely,



Hugh & Lisa Baca
3495 Patterson Way, El Dorado Hills, CA. 95762
Home (916) 939-2278
hueman50@comcast.net

40-year-old EDH Golf Course to close at end of season

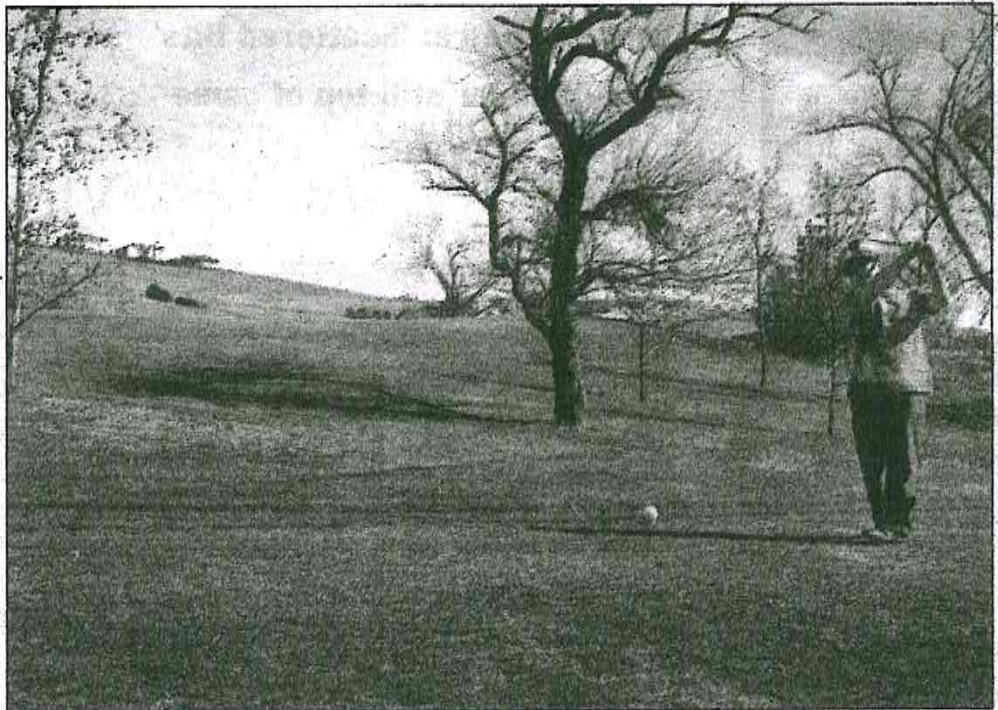
By Marc Maloney
Staff Writer

After this summer, golfers will have one less option to when deciding where to tee it up. The El Dorado Hills Golf Course, a 4,000-yard, 18-hole, par 61 executive course, will close at the end of this golfing season.

A combination of factors contributed to the decision to close the 40-year-old course, the only public course in El Dorado Hills. One of the biggest reasons is the recent proliferation of courses in the area. More than 25 courses have opened in the Sacramento area over the past several years, and the May opening of a new public course in Empire Ranch in Folsom is expected to further reduce the number of golfers using the El Dorado Hills course.

Golfers are expected to play less than 40,000 rounds of golf at the course this summer, down from a high of 82,000 rounds in 1990. This drop-off has resulted in the course operating at a loss of \$200,000 per year.

Sam Miller, director of planning for Serrano Associates, the company that owns the course and the land it sits on, said that while the population of El Dorado



McNaughton News Service photo by Katherine Lewis

FIRST FAIRWAY—Hank Barbachan of Shingle Springs tees off on the first tee of the EDH Golf Course recently. The owners of the course, Serrano Associates, have decided to close it at the end of this season.

Hills has increased 140 percent since 1990, use of the course has dropped 50 percent during the same period. The only category of course use that has risen during the past 10 years, Miller said, is the use of free rounds of golf awarded as prizes.

"Not only has the number of rounds declined, the amount paid per round has also declined," said Bruce Kaiser, head golf professional and manager at Serrano Country Club, the exclusive private course in El Dorado Hills. "Those willing to pay more have

moved on to longer, regulation courses. Everyone wants to play a longer, regulation-type course where they can hit their driver, and this course, being an executive course that's 4,000 yards, is

See EDH GOLF COURSE, page 11

EDH GOLF COURSE

too short to attract sufficient numbers of players."

Miller corroborates Kaiser's theory about why fewer golfers are using the course. He said the development of new golf equipment means players can hit the ball farther than ever, and he said many golfers who enjoy hitting the ball long distances do not play short executive courses.

The course's age and location also factored into the decision to close the course. Extensive repairs to the course's irrigation system, tees and greens, clubhouse, and maintenance facilities would be required to keep the course open, and these upgrades are estimated at more than \$6 million.

"The course was originally built as a temporary course on a site subject to significant drainage problems, so this adds to the cost of course rehabilitation," Miller said.

No exact date for closing the course has been set, Miller said, but he said once the course closes, it may be replaced by baseball and soccer fields and workout and tennis facilities.

Miller acknowledges "an observable shortage of

recreational facilities" in El Dorado Hills for children involved in organized sports. "In addition to soccer and baseball fields, there are needs in this community for a Boys and Girls Club, as well as a site for seniors," Miller said.

"This 100-acre parcel has the potential to fulfill many local residents' recreational needs, in addition to meeting needs for office and medical facilities and specialty shops," he said. "In fact, the El Dorado Hills fire station expansion is being planned for the north part of the site."

Miller said Serrano Associates will work with El Dorado Hills Community Services Department personnel to determine what types of recreational facilities are most needed. Once this determination is made, Miller said, construction of the new facilities will begin immediately.

Serrano Associates, he said, figures to spend "at least \$2 million" for construction of the new recreation facilities. Miller also said he is convinced installing the new recreation facilities will increase use of the site.

Source: VILLAGE LIFE 2-27-2002

(Distributed at hearing)

PC 13-20
#1

January 13, 2020

My husband and I have lived in El Dorado Hills for over thirty-two (32) years. We moved from San Jose to our new home in Stonegate Village in 1987, where we still reside. Both our daughters were raised in this wonderful, peaceful community.

Needless to say, we have seen many changes during that time. I remember the original Raleys faced to the East, the opposite direction it now does. The only Post Office we had was a small substation in the back of Raleys; we shared the same Zip Code as Folsom, as we didn't have our own Post Office. There were horses in the fields south of Highway 50, where Town Center is now. Driving south on El Dorado Hills Boulevard, there were a couple of churches, the Fire Department building in what is now the Senior Center, the archery range, and the Union 76 gas station. There were some homes, but mostly open spaces, serene hillsides and fields dotted with oak trees, wildlife and birds. As we knew would eventually happen, our secret paradise became well known, and slowly we saw changes that brought in new businesses and homes. I drove to work in Cameron Park for over twenty years, and hated seeing our peaceful hillsides and ridges cut up for homes. But this was a sign of "progress," and not necessarily a bad thing, as we needed more residents to attract more business and retail stores.

During this time, there was always the golf course, a wonderful spot of green, open space that greeted all of us using El Dorado Hills Boulevard on our way home. This open space is still a special sight that greets each and every one of our residents and visitors. It is a "Welcome to El Dorado Hills" and symbolic of how much this community treasures our peaceful way of life and mindset that only Mother Nature can provide. It is an iconic part of our history and symbolic of why we all live here – getting away from the congestion and "rat race" of larger cities to make a better life for ourselves and our families. To lose it would be a major loss to us all.

Rezoning the golf course and surrounding acreage for residences will have major negative impacts on all of us – additional traffic that will overwhelm El Dorado Hills Boulevard, more noise and pollution and more children to our already overcrowded schools. The downside of allowing it's development is so obvious to and unwanted by our residents, that over 90% of us resoundingly rejected the idea of rezoning it on the General Plan. Yes, this was an advisory vote, but when was the last time any of us saw THAT kind of a response to any issue? We were all taught in school, as new generations after us, that in this democracy we live in, "the majority rules." We get to make our voices heard by voting, and whichever side has at least 51 % of the votes in their favor determines the direction we take, fair and square. Please remember that our previous 91% of voters against the rezone is well above that "majority rules" number, and should not be ignored.

We are the residents that live here; we are the ones that will suffer the negative consequences if this rezone is approved. I implore you to please not let that happen.

Thank you for your time and consideration,



Judi Oswald
4469 Brisbane Circle
El Dorado Hills

(Distributed at hearing)

PC H-13-20
1
2 pages

Laura Patane
Souza Drive
El Dorado Hills, CA 95762

December 7, 2019

El Dorado Board of Supervisors
330 Fair Lane
Placerville, CA 95667

El Dorado Board of Supervisors:

My name is Laura Patane and I am writing in opposition of the Serrano Westside (Old Executive Golf Course) rezone. I am a 32 year old local pharmacist, and my husband is an Emergency Room physician. We have three children under the age of 5 years old and moved from Irvine to El Dorado Hills last year in pursuit of the excellent school systems and open space areas that El Dorado Hills has to offer. Our children and future generations' accessibility and opportunities to succeed are always a priority in our family. I am in support of the sustainable growth of El Dorado Hills, but do not consider this rezone to be sustainable to the community nor our school systems. The rezone will be detrimental to the sense of community, the reasonably accessible recreational space, the highly rated school systems, and the overall plan for the future generations of El Dorado Hills.

The removal of open space is the removal of an opportunity for our community to form connections and build a safe environment to form friendships and bonds, which was a purpose the golf course served. The CSD has made it evident that if this rezone does not occur, a new recreational area could be developed on the land. I have personally experienced the difficulty in obtaining recreational activities for my children through the CSD, due to overflowing amount of parents attempting to register their children in these classes. We have also driven our children to the Folsom Sports Complex in order to access a highly rated preschool with open enrollment. El Dorado Hills is growing and is currently in desperate need of support for our youngest generation. Mounds of research have been coming out over the past several years on how detrimental sedentary life is, especially to children. I envision this land becoming a sports complex with an integrative preschool to the surrounding schools, an enormous open-play park similar to Adventure Playground in Irvine, and/or the area surrounded by trees and walking trails for adults and elderly to live an active, social life without the inhibition of walking hills. The possibilities for this land are boundless as long as we maintain the designation of open space/ recreational. The removal of this opportunity for easily accessible recreational land is a disservice to our children and future generations. Most importantly, this land has a purpose of creating a sense of community through recreation and that purpose can still be fulfilled with the denial of the rezone.

El Dorado Hills' only high school, Oak Ridge, is currently at capacity. Many areas of El Dorado Hills are expanding with residential buildings, and we can no longer let developers create homes without providing additional capacity in our school systems. The rezone has proposed the development of 737 dwellings. If you consider an average of 2 children per family, this would add an additional 1474 students to our school systems, without any new schools being built. El Dorado Hills is already in desperate need of a new high school, as all high school aged children who live in El Dorado Hills' Blackstone are forced to attend high school at Ponderosa in Shingle

Springs. The El Dorado Hills community cannot allow developers to continue in taking advantage of our students by developing more homes without the support of building another school. A new high school is pertinent to sustainable growth.

Lastly, I would like to note that the developer, Parker Development Company, has truly done an excellent job building a high quality community in El Dorado Hills. But just because many of their previous development projects have served the community well, does not mean this project also will do the same. The development of this project is short-sighted, as it is a shortcut for the developer to profit as much as possible by building hundreds of homes while providing minimal improvements to the community's infrastructure. El Dorado Hills is growing and affordable housing will be built but not on this land and not without school sustainability. This land is spoken for. It is zoned as our easily-accessible recreational area, which promotes the sustainability of our community, not easily-accessible homes.

With the extended growth and development around us, let us be a community with a plan. What are El Dorado Hills' priorities? We must prioritize and protect the most vulnerable and most important aspects of El Dorado Hills, which are our open space/recreational land and our highly rated school systems. Communities are not built by living next to one another, they are built on gathering and experiencing with one another. Please understand the implications of zoning this land residential. If this project is approved, El Dorado Hills will never be able to recover the true purpose of this land: to form and sustain friendships and community through activity. Let us proceed with caution and remember the most important things to us: community, our children, and the legacy that we can either build or destroy for them.

Best regards,

Laura Patane, Pharm.D.
Doctor of Pharmacy
707-301-7766
laurapatane1@gmail.com

(Distributed at hearing)

PC 1-13-20
#1
9 pages

Remarks to El Dorado County Planning Commission

The Central El Dorado Hills Specific Plan

January 13, 2020

Thank you for allowing me this opportunity to address the Planning Commission. I appreciate the long hours you have spent, as volunteers evaluating this project, and bringing your commission meeting to our community.

My name is Charles "Buzz" Nunn and I have been a resident of Ridgeview Village for 36 years. I was an active participant in opposing the unsuccessful 1998 effort to develop the area known as Pedregal.

The developer has stated that county staff has extracted every concession the developer can possibly make to the community and still have a viable project, in return for rezoning the old golf course.

These concessions would presumably give the community recreational space to replace the rezoned golf course.

The concessions include providing open space, which is upon a high slope, an area widely known as Asbestos Ridge, and also a 15-acre park next to Highway 50, to the east of the current Raley's shopping center.

But even a cursory review will confirm the open space above the former golf course is unusable by the general public and probably not an area where the developer could build houses, even with county approval.

Secondly, and more importantly, the proposed 15-acre park is located next to a heavily used freeway where the California Air Resources Board has recommended against any parks due to the increased exposure to cancer causing automobile emissions.

This recommendation is further supported by a Public Health study conducted in Southern California several years ago, a place where they have devoted significant resources to mitigate the effects of automobile pollution. We should learn from their experiences and not repeat mistakes made before pollution became such an important and understood issue.

State law restricts the siting of new schools within 500 feet of a freeway, as an example of the government's concern in siting public facilities that involve young people or senior citizens. Parks are not restricted but the state recommends against locating parks next to freeways.

I would like to provide some quotes from two documents and I have included others in the copies provided to you.

The California Air Resources Board states:

"The combination of children's health studies and the distance related findings suggests that it is important to avoid exposing children to elevated air pollution levels immediately downwind of freeways and high traffic roadways."

Recommendation • Avoid siting new sensitive land uses within 500 feet of a freeway. (Parks are considered sensitive land uses.)

And from an LA County Public Health Report: **"Reputable research entities such as the Health Effects Institute indicate that exposure to unhealthy traffic emissions may in fact occur up to 500 meters (or 1640 feet)."**

It seems clear that the developer is treating the county and the public with disdain, attempting to patronize us with concessions of property

for the public with little value to the community as a reasonable tradeoff for rezoning the golf course, a recreationally zoned area that Parker purchased knowing full well of the zoning. It is unacceptable to the residents and the project should be rejected, as the EDH APAC has recommended. Thank You.

Charles "Buzz Nunn

3387 Patterson Way

El Dorado Hills 95762

buzznunn@sbcglobal.net

9916-217-1401

Other Related Citations

Quote Source: STATE AIR BOARD AIR QUALITY AND LAND USE HANDBOOK: A COMMUNITY HEALTH PERSPECTIVE (2005)

ARB Report: <https://ww3.arb.ca.gov/ch/handbook.pdf>

Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

Recommendations are based primarily on data showing that the air pollution exposures addressed here (i.e., localized) can be reduced as much as 80% with the recommended separation.

In traffic-related studies, the additional non-cancer health risk attributable to proximity was seen within 1,000 feet and was strongest within 300 feet. California freeway studies show about a 70% drop off in particulate pollution levels at 500 feet

Freeways and High Traffic Roads Air pollution studies indicate that living close to high traffic and the associated emissions may lead to adverse health effects beyond those associated with regional air pollution in urban areas. Many of these epidemiological studies have focused on children. A number of studies identify an association between adverse non-cancer health effects and living or attending school near heavily traveled roadways (see findings below). These studies have reported associations between residential proximity to high traffic roadways and a variety of respiratory symptoms, asthma exacerbations, and decreases in lung function in children. One such study that found an association between traffic and respiratory symptoms in children was conducted in the San Francisco Bay Area. Measurements of traffic-related pollutants showed concentrations

within 300 meters (approximately 1,000 feet) downwind of freeways were higher than regional values. Most other studies have assessed exposure based on proximity factors such as distance to freeways or traffic density. These studies linking traffic emissions with health impacts build on a wealth of data on the adverse health effects of ambient air pollution. The data on the effects of proximity to traffic-related emissions provides additional information that can be used in land use siting and regulatory actions by air agencies. The key observation in these studies is that close proximity increases both exposure and the potential for adverse health effects. Other effects associated with traffic emissions include premature death in elderly individuals with heart disease.

In these and other proximity studies, the distance from the roadway and truck traffic densities were key factors affecting the strength of the association with adverse health effects. In the above health studies, the association of traffic related emissions with adverse health effects was seen within 1,000 feet and was Page 8 strongest within 300 feet. This demonstrates that the adverse effects diminished with distance.

In addition to the respiratory health effects in children, proximity to freeways increases potential cancer risk and contributes to total particulate matter exposure. There are three carcinogenic toxic air contaminants that constitute the majority of the known health risk from motor vehicle traffic - diesel particulate matter (diesel PM) from trucks, and benzene and 1,3-butadiene from passenger vehicles. On a typical urban freeway (truck traffic of 10,000-20,000/day), diesel PM represents about 70 percent of the potential cancer risk from the vehicle traffic. Diesel particulate emissions are also of special concern because health studies show an association between particulate matter and premature mortality in those with existing cardiovascular disease.

Distance Related Findings A southern California study (Zhu, 2002) showed measured concentrations of vehicle-related pollutants, including ultra-fine particles, decreased dramatically within approximately 300 feet of the 710 and 405 freeways. Another study looked at the validity of using distance from a roadway as a measure of exposure

These findings are consistent with air quality modeling and risk analyses done by ARB staff that show an estimated range of potential cancer risk that decreases with distance from freeways. The estimated risk varies with the local meteorology, including wind pattern. As an example, at 300 feet downwind from a freeway (Interstate 80) with truck traffic of 10,000 trucks per day, the potential cancer risk was as high as 100 in one million (ARB Roseville Rail Yard Study). The cancer health risk at 300 feet on the upwind side of the freeway was much less. The risk at that distance for other freeways will vary based on local conditions - it may be higher or lower. However, in all these analyses the relative exposure and health risk dropped substantially within the first 300 feet. This phenomenon is illustrated in Figure 1-1.

State law restricts the siting of new schools within 500 feet of a freeway, urban roadways with 100,000 vehicles/day, or rural roadways with 50,000 vehicles with some exceptions.

The combination of the children's health studies and the distance related findings suggests that it is important to avoid exposing children to elevated air pollution levels immediately downwind of freeways and high traffic roadways. These studies suggest a substantial benefit to a 500-foot separation.

Recommendation • Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.

Extracted From: **COUNTY OF LOS ANGELES PUBLIC HEALTH AIR
QUALITY RECOMMENDATIONS FOR LOCAL
JURISDICTIONS**

<http://lapublichealth.org/eh/docs/AQinFreeways.pdf>

Given the association between traffic pollution and health, the California Air Resources Board recommends that freeways be sited at least 500 feet from residences, schools, and other sensitive land uses.² Other reputable research entities such as the Health Effects Institute indicate that exposure to unhealthy traffic emissions may in fact occur up to 300 to 500 meters (984 to 1640 feet). T

Development of parks and active recreational facilities in proximity to freeways Parks and recreational facilities provide great benefits to community residents including increased levels of physical activity, improved mental health, and opportunities to strengthen social ties with neighbors.^{5,6,7} However, siting parks and active recreational facilities near freeways may increase public exposure to *Conditions along a freeway and on different freeways are subject to considerable variation. Vehicle types on the roadway (diesel, gas, electric, or hybrid vehicles), average speeds, average daily traffic volumes and other factors all impact the levels of pollution generated by a freeway, and thus the necessary buffer zone to reduce health risks. Revised: January 22, 2013 harmful pollutants, particularly while exercising. Studies show that heavy exercise near sources of traffic pollution may

have adverse health effects.^{8, 9, 10} However, there are also substantial health benefits associated with exercise.¹¹ Therefore, DPH recommends the following cautionary approach when siting parks and active recreational facilities near freeways:

- New parks with athletic fields, courts, and other outdoor facilities designed for moderate to vigorous physical activity, should be sited at least 500 feet from a freeway. Consideration should be given to extending this minimum buffer zone based on site-specific conditions given the fact that unhealthy traffic emissions are often present at greater distances. Exceptions to this recommended practice should be made only upon a finding by the decision-making body that the benefits of such development outweigh the public health risks.
- New parks built within 1500 feet of freeways should adhere to best-practice mitigation measures that minimize exposure to air pollution. These include the placement of athletic fields, courts, and other active outdoor facilities as far as possible from the air pollution source.

Page ES-1: "Sensitive land uses deserve special attention because children, pregnant women, the elderly, and those with existing health problems are especially vulnerable to the non-cancer effects of air pollution."

Page 1: "The following recommendations address the issue of siting "sensitive land uses" near specific sources of air pollution; namely:

- High traffic freeways and roads
- Distribution centers
- Rail yards
- Ports
- Refineries
- Chrome plating facilities
- Dry cleaners
- Large gas dispensing facilities"

Page 2: "Sensitive individuals refer to those segments of the population most susceptible to poor air quality (i.e., children, the elderly, and those with pre-existing serious health problems

affected by air quality). Land uses where sensitive individuals are most likely to spend time include schools and schoolyards, parks and playgrounds,..."

Page 2: "Where possible, *we recommend a minimum separation between new sensitive land uses and existing sources. However, this is not always possible*, particularly where there is an elevated health risk over large geographical areas. Areas downwind of ports and rail yards are prime examples. **In such cases, we recommend doing everything possible to avoid locating sensitive receptors within the highest risk zones.** Concurrently, air agencies and others will be working to reduce the overall risk through controls and measures within their scope of authority."

Table 1-1 recommendation regarding siting near freeways and high traffic roads: "Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day"

Table 1-2 indicates "Freeways and High Traffic Roads" are the highest risk of the categories studied. Therefore, the quote from page 2 ("...we recommend doing everything possible to avoid locating sensitive receptors within the highest risk zones") applies. The description of specific risks begins on page 8.

(Distributed at hearing)

PC HB-20
#1

Public Input - El Dorado County Planning Commission
January 13, 2020

3 pages

Good Evening Commissioners. My name is Georgianne Knight.

SPECIAL REQUEST

I have a request of you and county staff regarding the 2015 Measure E advisory vote to the Board of Supervisors. I request that Measure E information be expanded and clarified in staff reports and to the Board of Supervisors that states:

- 60% of EDH registered voters (*majority*) did NOT VOTE on Measure E (neither yes or no on the rezoning)
- 40% (*minority*) of registered voters VOTED.

LONG TIME RESIDENTS

My family moved to El Dorado Hills in 1980 for many of the same reasons some of you did. Our two children attended school at Brooks Elementary and graduated from Oak Ridge High School. Over the years our family participated in youth sports, our children learned to swim, we hiked trails, explored El Dorado County's wilderness, lakes, and streams, learned about our county and EDH history. Our children grew up here. We've made many wonderful friendships and memories.

We still like everything in EDH and are grateful that we could afford a home here. We used to walk the vacant land where now, we reside. We're in our retirement years, and looking to possibly downsize from a current 2 story home with a large yard and pool. While we enjoy our current home, neighbors, the multi-generational neighborhood and trails, we also know that scaling back/down may be a future need. We're active like many of the seniors in EDH. We want to stay in EDH. This is home.

1. EDH IDENTITY & PLANNED DEVELOPMENT

EDH's identity is multifaceted. It's not one thing. It's our clean air, rolling hills, wildlife, oaks, pines, schools, homes, safe roads, fire and sheriff protection, parks and recreation, trails, water, village neighborhoods, open space designs, professional services, shopping, and entertainment including access to cultural events. EDH is beautiful and evolving because it was, is, and will continue to be well planned.

Planned Development is very important for our county and EDH. I feel secure with your due diligence as planning commissioners and staff. I believe that you understand the vision, goals, and apply policies and procedures (legal rules and standards) of our voter approved general plan. I have confidence that projects, including rezoning for this proposed development or any proposed development, is reviewed with the consistency of this due diligence and not by emotion, bias, or personal preferences. If staff reports conclude that a proposed project is

consistent with all of the general plan policies then I have peace of mind. To do less scrutiny of any development would be capricious, arbitrary and an injustice to voters. Listening to the total population of residents, including all registered voters and those that are quiet, is important. Silence can speak louder than words. Everyone matters.

2. TRAILS, WALKABILITY, CONNECTIONS

We welcome more trails especially with easy access to EDH resources. Not many neighborhoods have this in EDH. I would appreciate more trails that connect with other trails and ensure standards of being safe for walking, running, and biking that are paved, 8 feet wide. Shade from trees over these paved trails would be desirable on those hot days in EDH. These additional trails would be helpful to all residents including high school students I see using the EDH boulevard trails often before and after school.

We would love to easily and quickly walk out our front door to:

Restaurants in La Borgata, Raleys Center, Town Center, etc.	Grocery stores	Senior or community center	Pharmacies	Banking	Services of all types
Entertainment	Shopping	EDH Events	Urgent Care	Trails	Parks

In addition the above, we welcome a walkway over Highway 50. It would be a great and needed addition to our community. We don't need to drive much when we can walk. We would like to safely walk on an aesthetically beautiful walkway over highway 50. It is unsafe to walk under Highway 50 currently to Town Center due to on and off ramps. The walkway would connect North and South EDH and be helpful to so many residents. Far less cars would be on the road in our opinion. We would like the walkway, by design, welcome all who travel under it to see the beauty of El Dorado Hills and El Dorado County.

3. HOMES

The smaller patio, attached homes or town homes have a great appeal to us in scaling down efforts especially if they have a high walking factor to dining, shopping, services, and entertainment.

We like the multigenerational neighborhood village concept. We like various diverse types of homes that are real possibilities for home ownership by seniors, families with all ages, retirees, individuals scaling down or moving up, and working class folks to name a few. I'm not aware of **any** current village neighborhood by itself that has such a diversity of home types including these smaller patio, attached homes or town homes as well as small, medium, and larger single family homes. Having choices like these is important in bringing in and keeping residents here in EDH.

4. SCHOOLS

All of our school districts (all 15 in the county including the two that serve EDH) are in declining enrollment. As a retired educator I am concerned about this. If

we don't increase enrollment in our schools, natural attrition will occur over time (graduations, etc.). Staying status quo with no new enrollment, and less money, is going backwards economically for our school districts. Our schools are excellent. Families moved here and will continue to do so for this reason.

5. PARKS

We appreciate our varying types of parks throughout EDH. Some are small, some heavily wooded, some large. We enjoy seeing the hills, ridge, oak trees, and the wildlife. Our park system throughout EDH has evolved and we hope it will continue. A neighborhood park of 15 fifteen acres is big. Imagine 15 football fields together and that's fairly close to how a neighborhood park would appear in size. We welcome a new park of this size and see it as an asset for EDH residents. A community park is nearby to our current home. It's a little under 40 acres (39.5) in totality.

6. POSSIBLE FUTURE COMMUNITY CENTER

There are civic leaders and residents who welcome the possibility of a future Community Center on the 11 acres (proposed rezone to civic/commercial) next to Fire Station 85 on EDH boulevard. This center could provide much needed space serving all age residents. For example, it could provide a venue for:

Community events	Community meetings	Fundraising events (nonprofits & others)	Cultural & educational events	Family Events	Indoor warm therapy pool
Meeting space	Evacuation Center	Classrooms	Training rooms	Culinary education (commercial kitchen)	Other

It's a great vision that could meet many unmet needs in EDH.

Thank you.

(Distributed at Hearing)

PC 1-13-20
#1

Central EDH SP Planning Commission Meeting January 13, 2020 19 pages

I want to preface this by saying that it is difficult to know who is responsible for any specific proposed actions or authorship of any portion of the documents, so if I use the pronoun "you" it reflects the lack of specificity due to my inability to attribute authorship. The DEIR/FEIR contains text from the developer's hired specialist consultants, some new text by ICF, as well as input from the developer and County Planning staff.

The developer and his cultural resource specialists missed a major cultural resource in the survey efforts. El Dorado Hills Golf Course was built in the early 1960s, and since it is 50 years old, it is required that it be treated as a cultural resource. I can find no evidence of the recordation or evaluation of this resource looking at your tables of cultural resources (list attached from DEIR). A formal evaluation for the California Register and possibly the National Register should then have been undertaken. The EIR consultants apparently did not notice this omission either. This needs to be corrected by neutral consultants. As a visual gateway to our community, there are aesthetic values there, and other values to the community.

How did the developer resolve the Covenants, Conditions and Restrictions placed on the Pedregal property and controlled by Mr. Mansour? It was a big issue for Mr. Chatfield in his development attempt in 1998. If you have it resolved, we need citations from deeds and agreement documents that allow this change to abandon the CC&Rs, and allow uses for other than single family homes such as apartments. A land use section with all citations explaining this should have been included in the environmental documents. With this, we would not need to ask these questions (see attached articles).

A neighbor was told that all documents have been given to the County. Do you have any others that are preliminary designs shown but not given to the County? How is it possible that plans could be drawn-up for the property in 1990 (151 units), with two other changes (120 units/then 210 condo type units) and finally in 2000, 99 units, and you have never considered what you might be what might be built on the site? How can anyone make an assessment of impacts, required by CEQA? Traffic is a huge issue, and the old maps show multiple road courses. How can anyone gauge your future plans without seeing the roadway system?

All documents related to the project should be referenced in the EIR. I find it interesting that someone has received an "Approved Jurisdictional Determination" for Pedregal regarding the wetlands from the Corps of Engineers, and the findings of this document dated April 2018 is not referenced anywhere I can find in any of your 3,000 plus pages presented to the County. This

Melinda Peak

January 13, 2020

Central EDH

suggests that not everything has been presented? You had this over a year before the FEIR was prepared—who chose not to include this document? (see attached document).

In addition, the federal rules about wetlands were changed in October 2019 (see Federal Register October 22, 2019—Definition of the “Waters of the United States—Recodification of Pre-Existing Rules”), and although I am not a specialist in environmental law, it appears the decisions can be changed since the permits can apparently be reviewed under the pre-2015 rules. There is a possibility that Serrano Westside could be re-evaluated under the old rules, and such a re-evaluation should include information that the wetlands are located within a cultural resource (the golf course).

Pedregal should be re-evaluated under these rules, particularly since you did not fully explore the amount of water on the portion of the land on which you would be placing apartments. The water was enough to fill a reservoir, shown on maps as “Mormon Reservoir”, covering part of the Pedregal property. If you follow this all out, the spring water from the hillside of Pedregal passes through the golf course, Town Center and joins Carson Creek near the sewage treatment plant.

With the amount of springs and seeps present, known water damage to buildings and structures in existing neighborhoods, who will take long-term responsibility for any damage to the proposed apartment complex and houses (or whatever is planned in the “large lots”) on Pedregal? Will the developer remain responsible? Perhaps more studies now would help in siting roadways and other proposed development? Perhaps a drainage plan?

Thank you for your attention to your matters.

Enclosures:

- List of cultural resources, DEIR
- *Village Life* articles/TAC minutes
- Corps Approved Jurisdictional Determination Form: April 2018
- Maps showing Mormon Reservoir location (partially on Pedregal, filled by waters from springs)

Melinda Peak

January 13, 2020

Central EDH

Table 3.4-1. Known Cultural Resources Sites in the Onsite CEDHSP Area

Site Number	Description	Proposed Land Use Designation	Eligibility	Contributing Element to PAD	Direct Impact?
P-09-32	Rock wall	OS	No	No	No
P-09-1660 (CA-ELD-1247)	Bedrock-milling feature and associated lithic scatter	OS and VRL	No	Yes	Yes
P-09-1661 (CA-ELD-1248)	Bedrock-milling features and associated archaeological deposit	OS	CRHR NRHP	Yes	No
P-09-1662 (CA-ELD-1249)	Bedrock mortars	VRL	No	Yes	Yes
P-09-1663 (CA-ELD-1250)	Bedrock-milling feature and associated lithic scatter	VRL	CRHR NRHP	Yes	No
P-09-1664 (CA-ELD-1251)	Not relocated				
P-09-1665 (CA-ELD-1252)	Single bedrock mortar	OS	No	Yes	No
P-09-1666 (CA-ELD-1253)	Single bedrock mortar	VRL	No	Yes	Yes
P-09-1667 (CA-ELD-1254H)	Historic Kyburz home site including house foundation and stone walls	VRH	CRHR NRHP	No	No
P-09-5556 (EC-12-4000)	Single bedrock mortar	VRH	No	Yes	No
P-09-5557 (CA-ELD-3012, EC-06-79)	Bedrock-milling feature	OS	No	Yes	No
P-09-5559 (CA-ELD-3011, EC-06-80)	Single bedrock mortar	VRL	No	Yes	Yes
CA-ELD-1255	Not relocated				
EC-13-033	Hillside Mining	OS	No	No	No
EC-13-034	Prospect Pits	OS	No	No	No
EC-13-035	Joerger Chromium Mine	OS	No	No	No
EC-13-036	Walker Chromium Mine	OS	No	No	No

PAD = Pedregal Archaeological District.
 OS = Open Space.
 VRL = Village Residential - Low.
 VRH = Village Residential - High.
 CRHR = California Register of Historical Resources.
 NRHP = National Register of Historic Places.



**Chamber
news
returns**
See pages 8-9



**OR golfers
hitting
stride**
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EL DORADO HILLS' VERY OWN NEWSPAPER

Village Life

April 2, 1998

Asbestos issue needs more study

by Karl Wise

When homeowners hear there is cancer producing asbestos in the rocks around their properties it is understandable there would be fears. But despite other reports, local residents and prospective home buyers do not have to worry, according to Dr. Christopher Tennant, the geologist who did the local asbestos study for the recent article in the Sacramento Bee.

"There is no evidence at this point to suggest there is a health risk," said Tennant. "If I were moving to the Sacramento area, I would certainly consider moving into the foothills."

Tennant as well as other local geologists said that in the rare instances where asbestos is found in the serpentine rock which is prevalent throughout California, it is easy to eliminate health risks.

"The sky is not falling. It's not that catastrophic an issue. It's easy to fix in the unique settings where asbestos might be present," said Dave Jernstad, engineering geologist for Carlton Engineering based in Shingle Springs. Jernstad has worked as a geologist on the western slope of El Dorado County for 21 years.

Covering rock containing
Please see ASBESTOS, page 7

Residents impact new Pedregal development

by Marci McFadden

More than 80 residents from the Ridgeview area gathered last week concerned about a project of cluster homes proposed along their border. The project, called The Pedregal, covers 101 acres which can be seen from El Dorado Hills Boulevard at the top of the hill between Wilson Boulevard and the Copper Hill apartments, bordering Ridgeview Village.

"I think that it's clear the area will be developed," said fifteen-year resident Buzz Nunn. "I think it was a shock to people to see how or what was proposed. People anticipated sin-

gle family, free-standing homes, but instead you wind up with something that looks like townhouses or condos built in rows."

However, Chuck Chatfield, owner of Chatfield Investment and The Pedregal, said residents' concerns will not be ignored.

"I told residents that I would make the concerns home and discuss them with my engineers," said Chatfield.

"I felt that if I could do it (address residents' concerns), then by golly I'm going to do it. And, I have done it. Residents

Please see PEDREGAL, page 4

STAR to the rescue



Diver Robert Flores (second from left) receives aid from fellow underwater explorers (from left) Robert Ziminsky, Tom Grossner and Mitchell Kudler during STAR team training last weekend. The new volunteer force will help augment police and fire units during search and rescue missions on Folsom Lake. For the story on STAR, please see page 13.



El Dorado Irrigation District

AN OPEN INVITATION TO OUR CUSTOMERS:

On April 6, 1998, 3 public hearings on 3 separate issues will be conducted by the IID Board of Directors.

You're invited and encouraged to attend any or all of these hearings, which we've scheduled on the following topics at the times listed below:

This hearing continues earlier Board and public discussions on tiered pricing, mandated by the United States Bureau of Reclamation, which won't affect 80-90% of our customers. The gravity and pumped rates to be discussed are multi-family residential, recreational turf, commercial and industrial. Municipal and ditch rates will also be discussed.

TIERED PRICING

5:30 pm
(Mandated by the USBR)

A hearing to discuss a proposed surcharge either in the Deer Creek service area only or District-wide.

WASTEWATER RATE SURCHARGE

Beginning at 6 pm

WASTEWATER FACILITY CAPACITY CHARGE (FCC)

Beginning at 6 pm

Call 933-9000



Bring your camera for a picture with the Easter Bunny!

El Dorado Kiwanis Club, EDHCS Senior Council and EDH Community Vision, Inc.

Pedregal

continued from page 1

will see the changes this next time," he said.

The proposal will be presented at the next Area Planning Advisory Council (APAC) meeting on Wed., April 8, 7:00 p.m. APAC is one of several local and state agencies that has been asked by the county to comment on the project.

"This is one of the first steps in the processing of a project of this type," said Roger Evans, associate planner, El Dorado County. "It's in the early stages."

Although The Pedregal is a gated community which covers over 101 acres, the 211 homes planned for the project will be built on the flatter land covering only 27 acres of the project.

"I'm proposing villas or cluster-housing," said Chatfield. "Each unit has its own walls and is only connected by the air space between them."

In addition to the single-family, attached homes, individually owned villas, and eight large residential lots, a 3.8 acre park site is planned. The project would also house a meeting room, exercise room, library, kitchen, sauna and spa, and large pool with a separate lap pool.

"People were concerned that we did not have enough of a buffer between my property and their property, particularly along the western edge of the property, located furthest up the hill," Chatfield said.

In response, Chatfield said that he will create a 50-foot minimum greenbelt, and in some cases more than 100 feet, to address the buffer issue

between the properties.

Residents' concerns regarding traffic have also been addressed. All traffic will flow out and onto Wilson Blvd and Gillett Drive only. Reddick Road will be used for emergencies only, and not serve as an access point for residents, Chatfield said.

After the community meeting, the developer changed their plans so that there will be no

villas would in no way obstruct existing residents' views.

"We made sure that there will be at least a 15-foot vertical separation between the roof of my project and the foundation of existing Ridgeview homes. In some case there is a 45-foot separation."

"Everybody forgets that the people have a wish list, the developer has a wish list, and the county has requirements, too," said Chatfield. "At request of the county, we have to do certain things. Our residential unit would only cover 27-percent of the entire ground. We also pushed the project up toward the trees so that it would not be visible from El Dorado Hill Blvd. By ordinance we can remove a certain amount of trees, and we are well under the county guidelines."

Designated a high-density residential on the General Plan map, the area is designed to accommodate one unit per acre and "up to" five units per acre said Evans.

Once APAC responds with its recommendations to the county, a Technical Advisory Meeting (TAC) will take place between the county, representatives from prospective agencies (such as APAC) and the developer to discuss how to respond to the comments brought forward during the comment period. The TAC meeting is scheduled for April 27.

The next public hearings will be held July on the proposed project.

Finally, the project proposal will move on to the Planning Commission, and ultimately to the Board of Supervisors. If approved, the development could break ground in the fall of 1998.

"Everybody forgets that the people have a wish list, the developer has a wish list, and the county has requirements, too."

Chuck Chatfield, owner
Chatfield Investments and
The Pedregal

more than four units in each cluster. Originally, two of the clusters had six units, a concern voiced by residents.

Residents at the meeting also expressed a distaste for red roofs and white stucco, an issue that has yet been determined by the developer.

While color schemes are a ways off in the development process, Chatfield said he would chose earth tones to blend in with the whole hillside.

Homes at The Pedregal will range in size from 1,700 to 2,600 sq. ft. While it is still too early to estimate the price of the villas, Chatfield says that mathematically on paper it looks like \$200,000 to \$300,000.

Chatfield emphasized that the

in the Italian tradition of a neighborhood trattoria...

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Pedregal goes back to redesign...again

by Karl Wise

After eight years and \$4 million, The Pedregal home development is about to undergo another redesign which will cost the developer another \$100,000.

Developer Chuck Chatfield said he will "appear in front of everybody and anybody" to work together to get the development moving.

"Chatfield is a very reasonable, decent person and he will work with the community given the opportunity and the right direction," said Tony Mansour, president of The Mansour Company.

The Pedregal is a single family home project on the hillside next to Wilson Boulevard, bordering Ridgeview Village at the top.

The 110 acres were purchased, by Chatfield Investments in 1990 from El Dorado Hills Investors, Ltd., now known as The Mansour Company. The land came with Covenants, Conditions and Restrictions (CC&Rs), which required a single family home development similar to its neighbors in Ridgeview: 2000-2400 sq. ft detached homes on lots no smaller than 15,000 sq. ft with minimum grading down the hillside for roads.

Chatfield submitted plans to the county in 1991 to build 120 single family homes on the property in compliance with the CC&Rs.

The county planning department rejected the plans.

"When Mr. Chatfield came in with his subdivision application in 1991, he wanted to continue the same lot and block design that is already in Ridgeview. The county said, because of the ridge line, we suggested he do some kind of cluster," said Roger Evans, project planner with the El Dorado County Planning Department.

In compliance with the county, Chatfield had The Pedregal redesigned as 211 clustered villa type homes in a gated community covering 27% of the project acreage. Although this resulted in a 2.1 home per acre density when calculated against the total acreage for the entire project, the design resulted in approximately 8 homes per acre clustered on 30 acres in groups of 3-5 homes. The cluster homes would have no shared walls, but would have

only 1 inch air space between them and no yards.

Even though this cluster home concept violated the CC&Rs, Evans said the county planning department was not ignoring the restrictions.

"There's potential conflicts with the CC&Rs, but we are looking at the merits of this project as far as our (Planned Development) ordinance and the policy direction of our general plan," he said.

According to Evans, the merits of a clustered home devel-

"I will not change the CC&Rs unless approved by the ACC and recommended by APAC and supported by Residents Concerned About Pedregal."

Tony Mansour, president
The Mansour Company

opment include removal of far fewer trees, less grading, less visibility of the houses clustered in the trees, and more open space.

The Pedregal CC&Rs require that the property is processed by the county as a Planned Development (PD), which requires that the design of the entire project be approved before any single piece is built.

However, the Planned Development Ordinance does not take precedence over the CC&Rs, which come with the land.

"A planned development approval does not override the CC&Rs. So for a developer to build his project, it must be consistent with the planned development ordinance AND the CC&Rs," said Craig Sandberg, attorney specializing in land use and real estate and an El Dorado Hills resident.

"The county can approve a project that is not consistent with the CC&Rs, but that doesn't change the fact that the CC&Rs may prevent the development from occurring," Sandberg said.

Amendments or changes to

The Pedregal CC&Rs require approval by the Architectural Control Committee (ACC) and The Mansour Company.

"I will not change the CC&Rs unless approved by the ACC and recommended by APAC and supported by Residents Concerned About Pedregal (ReCAP)," Tony Mansour said.

ReCAP is a group of residents from primarily Ridgeview and Governor villages living near the proposed project.

"We're not disputing the fact that he (Chatfield) has the right to develop it. We are not a no-growth group," said Buzz Nunn, Ridgeview resident and ReCAP member.

Chatfield previously revised The Pedregal plans in response to several concerns expressed by ReCAP. A 50 ft. greenbelt was put between the Ridgeview homes and the project and project elevations were adjusted so that there would be a 30 ft vertical separation between the foundation of the adjacent Ridgeview homes and the roof tops of the project. The smallest of the project homes were eliminated and clusters were reduced to no more than 3 homes in each.


At an Architectural Control Committee meeting yesterday, Chatfield further agreed to have a minimum 10 foot separation between each of the homes, reducing the total number of units from over 200 to around 150. The homes would still be grouped at the top of the development in the trees near Ridgeview.

Further, the ACC said they would allow 30 percent of the homes to be built at 1800 sq. ft. The balance of the homes will be built at 2000 sq. foot minimum or above as required by the CC&Rs. The ARC requested 25 ft. back yards with open rod iron fencing on as many properties as possible and driveways at each home.

Chatfield said he will be meeting with a group of residents when they set up a time next week. The new plans will certainly not take less than a month to do, he said.

"If I get mad and you get mad we'll end up in a big fight with attorneys. I don't want to do that. I'm happy to try to negotiate a common sense approach," Chatfield said.

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TAC MEETING
APRIL 27, 1998

Present - 2 engineers of Chatfields, DOT, Fire Dept., Roger Evans, Harriet Seigel, Chuck Chatfield, representative from Park and Rec (I think).

Meeting opened by Evans. One redesign is proposed to take the place of the previous design which was acceptable. Evans understands that there will be another redesign by Chatfield due to the issues of the CC&Rs.

If there is a redesign the Planning Dept. will require a minimum of 25 copies of the new site plan, 6 copies of a preliminary grating plan, 3 copies of a preliminary road improvements, along with a copy of any particular design waiver request.

The past plan did not have any particular design waiver request. There were particular items of concern by Roger Evans of the Planning Dept.:

- * **Park Road. 20' wide easement. Would need a design waiver for that.**
If that park site is to be dedicated to CSD It would have to be a public road with minimum requirements of for Instance the 101B which involves a minimum of 40'-50' right-of-way.
- * **The archeological sites - a major issue brought up by the Native American Heritage Commission and neighbors - Arch. sites being shown on the public maps. Whatever new maps are developed should not have those sites identified. Chatfield stated that they (?) wanted to see those sites.**
- * **Access to the Copper Hills property and the Sterling Ranch Site and the multi-family site (Pedregal). Getting access to Olsen and Wilson is a primary issue. Chatfield is willing to look at something which will give access to Copper Hills, Sterling Ranch, and his multifamily site off of Wilson. Chatfield is interested in providing an easement but not interested in any responsibility of other improvements. Chatfield is willing to provide easements. 24' right-of-way or go with 101B. Will look at later and perhaps submit a design waiver.**
- * **Parking plan for the site. Open areas are not specific. Info of what the plan of that parking area is. Is it visitor parking, resident parking, outside users, and will there be driveways for the residents?**
- * **Need clubhouse square footage, and what kind of parking**

will there be for the clubhouse?

* Parking for the park site. Who is responsible for the improvements? Will the park be turned over to CSD? Need to know what type of the use the park will have - example will it have soccer fields, playground etc. Would like to see a plan of how the access road will tie into the park.

* Open drainage way along EDH Blvd - There has been discussion of covering that and making the drainage underground. The planning dept needs more information on that from Chatfield. There have been times in the past when the drainage has overflowed and caused a sheeting of water over EDH Blvd. How will Chatfield address the concern of all the water draining into that one waterway?

* Phase Planning Dept. has not received a phase plan as to when the building project will be started and ended. Needs to be clear - need to see if large lots will be divided into smaller lots for financial needs, etc.

* The compliance of the CC&R's. The county states that anytime a rezone is involved the planning dept needs to look at a laundry list of compliance issues. No one issue is of more importance than another. There is a conflict with the language of the CC&R's. It is clearly stated that any plan submitted be in compliance with the counties planned development ordinance and specific, detailed orientated control measures in effect such as parcel size, home size, roof pitch, etc.

According to Evans there are conflicts - at one point we have a planned development ordinance which provides for a large amount of flexibility and spelled out architectural styles, lot sizes and other issues for the developer and then we have the CC&R's which spell out specific concerns already. Evans stated that he understood that Chatfield has met with the Architectural Control Committee and some potential negotiations have been made that would entail a redesign and resubmittal.

AT THIS TIME THE PROPOSAL IS THAT THE COUNTY PLACE THIS APPLICATION ON HOLD ON THE BASIS THAT THEY CAN'T COMPLETE THE ENVIRONMENTAL REVIEW - CEQA ALLOWS THE COUNTY TO DO THAT - OR GET A VOLUNTARY HOLD FROM THE APPLICANT PENDING THE RESUBMITTAL. A 4-6

WEEK MAXIMUM DIFFERENCE IN TIME LINE CHANGE TO GET IT TO THE HEARING PROCESS.

This would create a shortened submittal process where there would be a shortened distribution period of two weeks. They would redistribute to all the affected agencies.

According to the Planning Dept. they have not made any decisions regarding what type of documents will be required. The process is the environmental ck list, initial study , and even a negative dec. They use the ck list to decide if issues are significant and if the issues can be mitigated or can be handled through current codes of environment. If there is no way the significant issues can be mitigated then that is a cause for an EIR. Upon receiving the redesign a check list will be completed and a determination will be made.

DOT ISSUES:

Connection of roads is of concern. The road that goes through the project is unclear if the road goes all the way through or if it is a parking lot, culdesac . The road needs to be defined. Is there turn around room?

Need a grading plan.

Will there be a sidewalk- be specific on size and side.
Evans stated that a bus (school and public) turn out area is needed. A minimum of 2 needed, perhaps on each side of the development.

Fire dept- is there turn around room, the roads need to be defined. Need to mitigate parking issues.

Chatfield will FAX a letter stating a voluntary hold on the application due to resubmittal of plans and application.

Chatfield stated the the residents were not happy with the access coming out of Gillett, and even more don't want Ridgeview. He is not sure where to place the access road on Gillett. He feels that the quicker access to EDH Blvd the better.

Looking for connection to the multifamily area.
DOT does not have strong feelings if there is a full blown road through the project.

May need 2 signal lights - there is a reimbursement program for that sort of requirement.

May or may not have another TAC meeting. Will keep in touch with the issues.

Park and Recreation still needs to be discussed.

APPROVED JURISDICTIONAL DETERMINATION FORM

U.S. Army Corps of Engineers

IF THE RIGHT-CLICK OPERATED DROPDOWNS ARE NOT FUNCTIONING, [CTRL+CLICK HERE](#)
This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): April 10, 2018

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Sacramento District, Pedregal Project, SPK-2006-00102

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: **California** County/parish/borough: **El Dorado County** City:
Center coordinates of site (lat/long in degree decimal format): Lat. **38.6721655808089°**, Long. **-121.081245237682°**
Universal Transverse Mercator: **10 666919.23 4282144.29**

Name of nearest waterbody:

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: **Willow Creek**

Name of watershed or Hydrologic Unit Code (HUC): **Upper Cosumnes, 18040013**

Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form:

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

Office (Desk) Determination. Date: April 10, 2018

Field Determination. Date: March 9, 2018

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **appear to be no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

Waters subject to the ebb and flow of the tide.

Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce. Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **are no** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):¹

TNWs, including territorial seas

Wetlands adjacent to TNWs

Relatively permanent waters² (RPWs) that flow directly or indirectly into TNWs

Non-RPWs that flow directly or indirectly into TNWs

Wetlands directly abutting RPWs that flow directly or indirectly into TNWs

Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs

Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs

Impoundments of jurisdictional waters

Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: linear feet, wide, and/or acres.

Wetlands: acres.

c. Limits (boundaries) of jurisdiction based on: Established by OHWM

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):³

Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional. Explain: The potentially jurisdictional feature in the review area is a man made ditch constructed in uplands which dissipates in uplands and shows no connection to other features.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

¹ Boxes checked below shall be supported by completing the appropriate sections in Section III below.

² For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

³ Supporting documentation is presented in Section III.F.

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW

Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW

Summarize rationale supporting conclusion that wetland is "adjacent":

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody⁴ is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size: acres
Drainage area: acres
Average annual rainfall: inches
Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

- Tributary flows directly into TNW.
 Tributary flows through Pick List tributaries before entering TNW.

Project waters are Pick List river miles from TNW.
Project waters are Pick List river miles from RPW.
Project waters are Pick List aerial (straight) miles from TNW.
Project waters are Pick List aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW⁵:
Tributary stream order, if known:

(b) General Tributary Characteristics (check all that apply):

Tributary is: Natural
 Artificial (man-made). Explain:

⁴ Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

⁵ Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

Manipulated (man-altered). Explain:

Tributary properties with respect to top of bank (estimate):

Average width: feet
Average depth: feet
Average side slopes: **Pick List**.

Primary tributary substrate composition (check all that apply):

- Silts
- Sands
- Cobbles
- Gravel
- Bedrock
- Vegetation. Type/% cover:
- Other. Explain:
- Concrete
- Muck

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain:

Presence of run/riffle/pool complexes. Explain:

Tributary geometry: **Pick List**

Tributary gradient (approximate average slope): %

(c) **Flow:**

Tributary provides for: **Pick List**

Estimate average number of flow events in review area/year: **Pick List**

Describe flow regime:

Other information on duration and volume:

Surface flow is: **Pick List**. Characteristics:

Subsurface flow: **Pick List**. Explain findings:

Dye (or other) test performed:

Tributary has (check all that apply):

- Bed and banks
- OHWM⁶ (check all indicators that apply):
 - clear, natural line impressed on the bank
 - changes in the character of soil
 - shelving
 - vegetation matted down, bent, or absent
 - leaf litter disturbed or washed away
 - sediment deposition
 - water staining
 - other (list):
- Discontinuous OHWM.⁷ Explain:
- the presence of litter and debris
- destruction of terrestrial vegetation
- the presence of wrack line
- sediment sorting
- scour
- multiple observed or predicted flow events
- abrupt change in plant community

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

- High Tide Line indicated by:
 - oil or scum line along shore objects
 - fine shell or debris deposits (foreshore)
 - physical markings/characteristics
 - tidal gauges
 - other (list):
- Mean High Water Mark indicated by:
 - survey to available datum;
 - physical markings;
 - vegetation lines/changes in vegetation types.

(iii) **Chemical Characteristics:**

Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.). Explain:

Identify specific pollutants, if known:

(iv) **Biological Characteristics. Channel supports (check all that apply):**

- Riparian corridor. Characteristics (type, average width):
- Wetland fringe. Characteristics:
- Habitat for:
 - Federally Listed species. Explain findings:

⁶A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.

⁷Ibid.

- Fish/spawn areas. Explain findings:
- Other environmentally-sensitive species. Explain findings:
- Aquatic/wildlife diversity. Explain findings:

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:
 Wetland size: _____ acres
 Wetland type. Explain:
 Wetland quality. Explain:
 Project wetlands cross or serve as state boundaries. Explain:

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain:

Surface flow is: **Pick List**
 Characteristics:

Subsurface flow: **Pick List**. Explain findings:
 Dye (or other) test performed:

(c) Wetland Adjacency Determination with Non-TNW:

- Directly abutting
- Not directly abutting
 - Discrete wetland hydrologic connection. Explain:
 - Ecological connection. Explain:
 - Separated by berm/barrier. Explain:

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.
 Project waters are **Pick List** aerial (straight) miles from TNW.
 Flow is from: **Pick List**.
 Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain:
 Identify specific pollutants, if known:

(iii) Biological Characteristics. Wetland supports (check all that apply):

- Riparian buffer. Characteristics (type, average width):
- Vegetation type/percent cover. Explain:
- Habitat for:
 - Federally Listed species. Explain findings:
 - Fish/spawn areas. Explain findings:
 - Other environmentally-sensitive species. Explain findings:
 - Aquatic/wildlife diversity. Explain findings:

3. Characteristics of all wetlands adjacent to the tributary (if any)

All wetland(s) being considered in the cumulative analysis: **Pick List**
 Approximately _____ acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N) Size (in acres) Directly abuts? (Y/N) Size (in acres)

Summarize overall biological, chemical and physical functions being performed:

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D:
2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:
3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D:

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
 TNWs: linear feet, wide, Or acres.
 Wetlands adjacent to TNWs: acres.
2. **RPWs that flow directly or indirectly into TNWs.**
 Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial:
 Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally:

Provide estimates for jurisdictional waters in the review area (check all that apply):

- Tributary waters: linear feet wide.
 - Other non-wetland waters: acres.
- Identify type(s) of waters:

3. **Non-RPWs⁸ that flow directly or indirectly into TNWs.**
 Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional waters within the review area (check all that apply):

- Tributary waters: linear feet, wide.
 - Other non-wetland waters: acres.
- Identify type(s) of waters:

⁸See Footnote # 3.

4. Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.

- Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
 - Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:
 - Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW:

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.

- Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.

- Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

Provide estimates for jurisdictional wetlands in the review area: acres.

7. Impoundments of jurisdictional waters.⁹

As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.

- Demonstrate that impoundment was created from "waters of the U.S.," or
- Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
- Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):¹⁰

- which are or could be used by interstate or foreign travelers for recreational or other purposes.
- from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- which are or could be used for industrial purposes by industries in interstate commerce.
- Interstate isolated waters. Explain:
- Other factors. Explain:

Identify water body and summarize rationale supporting determination:

Provide estimates for jurisdictional waters in the review area (check all that apply):

Tributary waters: linear feet, wide.

Other non-wetland waters: acres.

Identify type(s) of waters:

Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):

- If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
- Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
 - Prior to the Jan 2001 Supreme Court decision in "SWANCC," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
- Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain:
- Other: (explain, if not covered above):

⁹ To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

¹⁰ Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA Memorandum Regarding CWA Act Jurisdiction Following Rapanos.

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):

- Non-wetland waters (i.e., rivers, streams): **429** linear feet, **0.020** acre.
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):

- Non-wetland waters (i.e., rivers, streams): linear feet, wide.
- Lakes/ponds: acres.
- Other non-wetland waters: acres. List type of aquatic resource:
- Wetlands: acres.

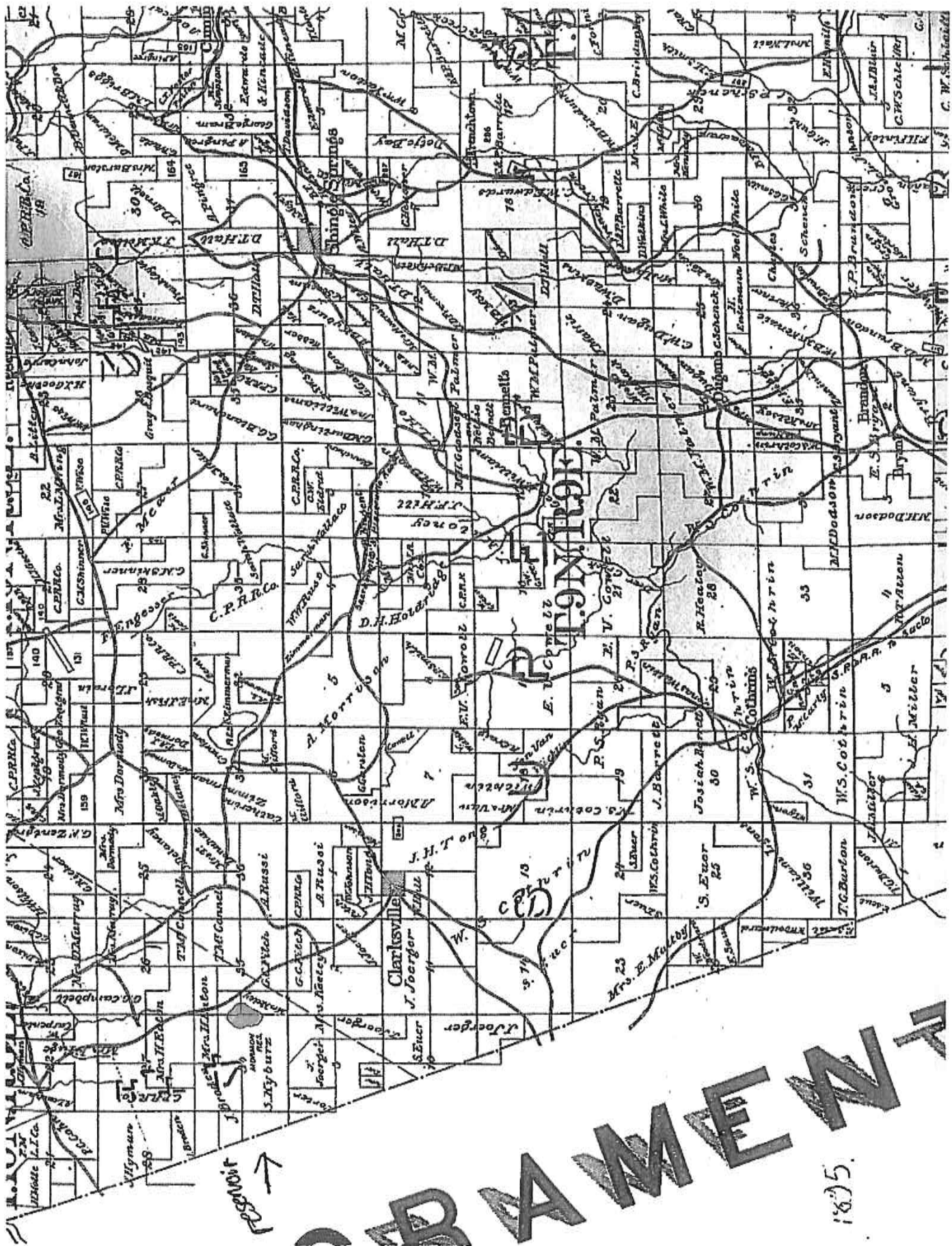
SECTION IV: DATA SOURCES.

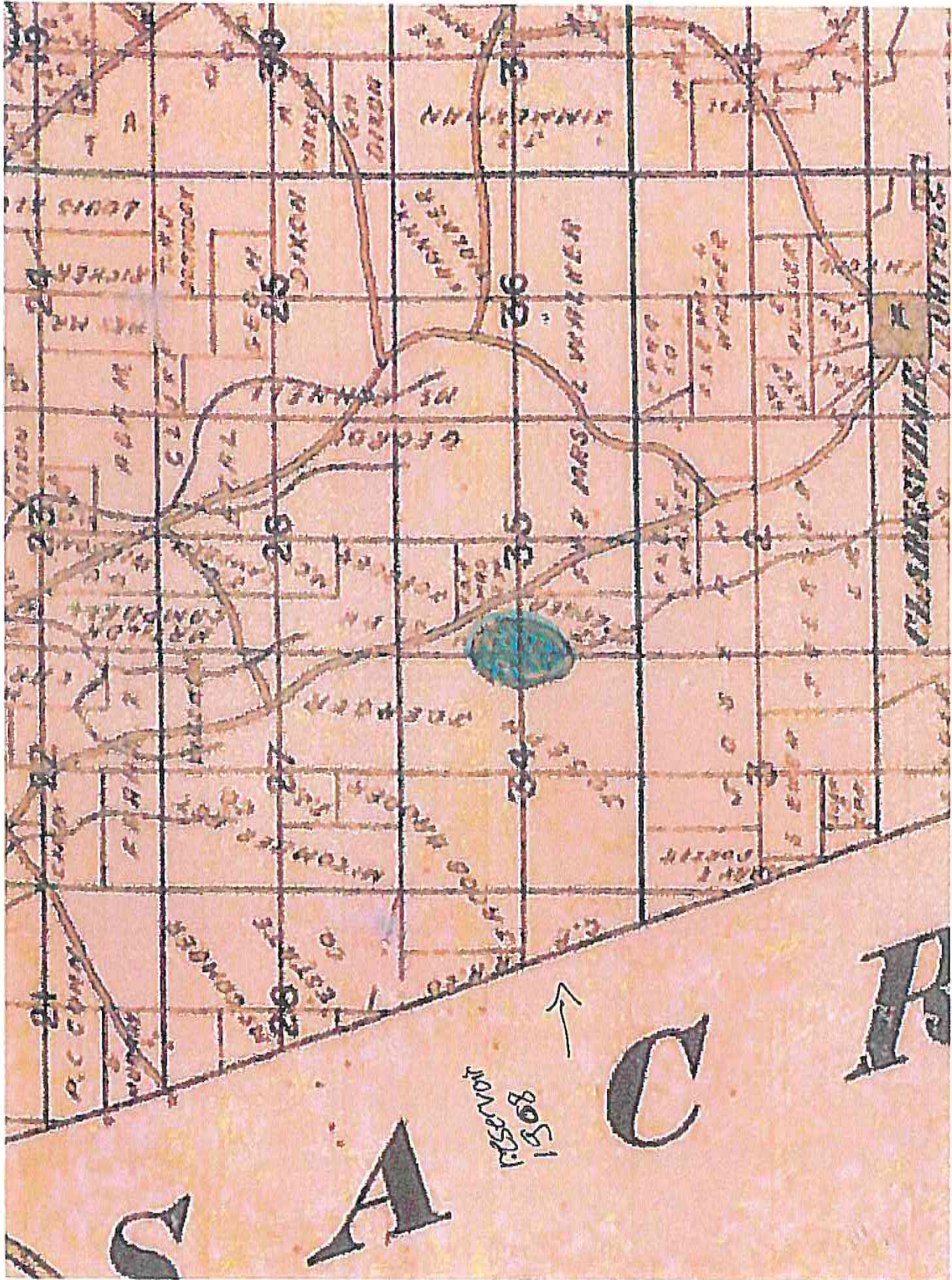
A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):

- Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant:
- Data sheets prepared/submitted by or on behalf of the applicant/consultant.
 - Office concurs with data sheets/delineation report.
 - Office does not concur with data sheets/delineation report.
- Data sheets prepared by the Corps:
- Corps navigable waters' study:
- U.S. Geological Survey Hydrologic Atlas:
 - USGS NHD data.
 - USGS 8 and 12 digit HUC maps.
- U.S. Geological Survey map(s). Cite scale & quad name: **1:24K; Clarksville**
- USDA Natural Resources Conservation Service Soil Survey. Citation: NRCS Online Database accessed April 9, 2018.
- National wetlands inventory map(s). Cite name: U.S. Fish and Wildlife Service Wetlands Mapper accessed April 11, 2018
- State/Local wetland inventory map(s):
- FEMA/FIRM maps:
- 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)
- Photographs: Aerial (Name & Date): Google Earth accessed April 9, 2018
or Other (Name & Date):
- Previous determination(s). File no. and date of response letter: SPK-2006-00102 June 7, 2011
- Applicable/supporting case law:
- Applicable/supporting scientific literature:
- Other information (please specify): LIDAR Data accessed 2/1/2018

B. ADDITIONAL COMMENTS TO SUPPORT JD:

Based on a site investigation, updated delineation data, and historical research, it is evident that the ditch was manmade, is not a part of any historic wetland feature, and was excavated in uplands following the construction of Brown Drive to the west. The ditch did not meet the hydric soils criterion and the hydrology and vegetation present are the sole result of runoff flows via a culvert emanating from the adjacent development. In addition, the ditch does not exhibit any connectivity to other wetlands or other Waters of the U.S. based on review on site conditions and LIDAR data, the ditch flows downhill from the west then turns to the north where flows dissipate and appear to flow over land with no connection to any other wetlands or Waters of the U.S.





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A preliminary jurisdictional determination for the Serrano Westside planning area and offsite infrastructure improvement areas was issued December 27, 2017 (SPK-2009-00387). A preliminary jurisdictional determination for the Pedregal area was issued on June 7, 2011 (SPK-2006-00102). The text on page 3.3-16, 3.3-17, and 3.3-19 was revised as follows to acknowledge verification of the delineation.

Wetlands

All wetlands in the project area are considered waters of the United States regulated by the USACE under CWA Section 404. Wetland types identified in the project area include seasonal wetland, seasonal wetland swale, and seep. Delineation of ~~most of the Serrano Westside and Pedregal planning areas, and the offsite infrastructure improvement areas~~ have all of the Pedregal planning area has been verified by the USACE. Wetlands in the 85-acre addendum area in the northwest corner of the Serrano Westside planning area (intended for open space uses), in a small area in the southeastern corner of the Serrano Westside planning area adjacent to the offsite infrastructure improvement area, and the proposed offsite improvement areas were preliminarily assessed, but were not delineated according to the USACE delineation manual or verified by the USACE. Therefore, the mapping in these areas is subject to change, but likely with only minor revisions.

Open Water

Open water features in the project area are considered waters of the United States regulated by the USACE under CWA Section 404. Open water habitats identified in the project area include creek, intermittent drainage, drainage ditch, roadside ditch, and pond.

~~Delineation of most of the Serrano Westside and Pedregal planning areas and offsite infrastructure improvement areas~~ have all of the Pedregal planning area has been verified by the USACE. ~~Open water features in the 85-acre addendum area in the northwest corner of the Serrano Westside planning area, a small section of Serrano Westside at the southeastern corner, and the proposed offsite infrastructure improvement areas~~ were preliminarily assessed, but were not delineated according to the USACE standards or verified by the USACE. Therefore, the mapping in these areas is subject to change, but likely with only minor revisions.

Waters of the United States

As described above, the project area contains waters of the United States consisting of seasonal wetlands, seasonal swales, seeps, a perennial creek, intermittent drainages, drainage ditches, roadside ditches, and ponds. Preliminary delineations were conducted in each of the two planning areas and submitted to the USACE to determine their jurisdiction in the project area. Both delineations were verified. The delineation of the Serrano Westside planning area was verified on March 27, 2009, and reverified with a preliminary jurisdictional determination on May 8, 2009 (SPK-2009-00387). The delineation of the entire Serrano Westside planning area with the addition of the 85-acre addendum area and the offsite infrastructure improvement areas was verified on December 27, 2017. The delineation of the Pedregal planning area was verified on August 6, 2006, and reverified with a preliminary jurisdictional determination on June 7, 2011 (SPK-2011-00102).

~~Preliminary assessments of waters of the United States were conducted in the 85-acre addendum area in the northwest corner of the Serrano Westside planning area, in a small area in the southeastern corner of the Serrano Westside planning area adjacent to the proposed offsite infrastructure improvement area, and in all of the proposed offsite infrastructure improvement~~