

10/31/2019

Edcgov.us Mail - Fwd: General Plan Amendment For EDH

PC 11/14/19  
#5



Charlene Tim <charlene.tim@edcgov.us>

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## Fwd: General Plan Amendment For EDH

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Planning Department <planning@edcgov.us>  
To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Oct 30, 2019 at 11:30 AM

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

From: **Julia Roos** <julia1roos@gmail.com>  
Date: Wed, Oct 30, 2019 at 11:23 AM  
Subject: General Plan Amendment For EDH  
To: <planning@edcgov.us>

County of El Dorado Planning Commission,

We have just received a notice about large amendments to the Ridgeview village area and area below Ridgeview village to add 1000 new dwelling units.

Our family is not against development and actually encourage towns growing.

What concerns us, and why we challenge the new zoning of Ridgeview is how our local schools will be effected by this new development. Our local school, William Brooks, is already impacted and full, because of the Blackstone development, and Oak Ridge High School is not large enough to hold more students.

So unless Serrano Associates has a plan with the planning commission to add more schools, we challenge their development until a better zoning structure for more schools develops, to support 1000 more Serrano Homes.

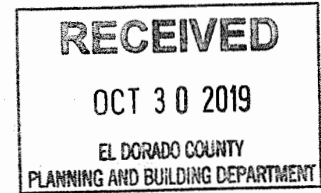
Thanks you for your time,

Nathan and Julia Roos  
3470 Patterson Way  
EDH, CA 95762

Sent from my iPhone

PC 11/14/19  
#5  
2 pages

Stephen Miller  
1000 Muir Woods Court  
El Dorado Hills, CA 95762



October 28, 2019

County of El Dorado Planning Commission  
Tiffany Schmid, Executive Secretary  
2850 Fairlane Court  
Placerville, CA 95667

Reference: 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 Hill Specific Plan.

I have lived in El Dorado Hills since 1986 and have seen the ever compounded lies by the Parker Development Company / Serrano Associates to get what they want now and then not fulfill agreements later. An example is that to get the water rights for the Serrano Golf Course, the Parker Development Company did not want to have to do what was done at the Granite Bay Club in Granite Bay and allow public access on Mondays. So the Parker Development Company promised to build a public golf course on the other side of Serrano Parkway and was thereby given the water rights for the Serrano Golf Course:

Lie #1: The public golf course on the other side of Serrano Parkway was never built, but was fully developed with homes.

Lie #2: The Parker Development Company said that the other public golf course was the existing El Dorado Hills Executive Golf Course. This golf course was already in existence since 1964 and was obviously not anything to be considered to compensate for the Serrano Golf Course getting water rights.

Lie #3: With the Parker Development Company promise of a public golf course, for the Serrano Golf Course water rights, now being the El Dorado Hills Executive Golf Course, the Parker Development Company closes it and thereby gave nothing for the public water rights on the Serrano Golf Course. On top of that they now want to develop the area of the El Dorado Hills Executive Golf Course.

Highway 50 is already over crowded. With the following ongoing single and multiple family developments, Highway 50 is already destined to be a parking lot:

- Developments along Bass Lake Road
- Development above Holy Trinity Church
- Developments along Latrobe Road
- Developments in Folsom south of Highway 50
- Development above Costco
- Development across from Belair on E. Bidwell
- Development at end of E. Bidwell; the old High School Developments in and around Intel
- Etc.

The list seems to never end and neither does the increasing traffic on Highway 50.

Those from the Bay Area have moved away from the Bay Area to get away from the traffic and congestion and now El Dorado Hills is on the verge of becoming equivalent to the Bay Area. It is time to stop the development at least until the traffic and congestion that comes with this development can be addressed first. Note, the population of El Dorado Hills in the 2000 census was 18,016 and in the 2010 census is was 42,108. With the present population the highway system is already overstressed, any further development needs to stop until the highway system can handle the pending development BEFORE further development.

In conclusion I strongly oppose the referenced General Plan changes and also believe that the public water rights given to the Serrano Golf Course should be re-evaluated.

Respectively,



Stephen Miller