



PC 06/09/2022  
2 PAGES

Planning Department <planning@edcgov.us>

---

## Pedregal Development Proposal in El Dorado Hills

1 message

Susan Fagalde <rextruck@sbcglobal.net>

Wed, May 18, 2022 at 2:08 PM

To: "planning@edcgov.us" <planning@edcgov.us>, The BOSONE <bosone@edcgov.us>

May 18, 2022

To: District 1 Chair John Vegna and District 1 Supervisor John Hidahl

Dear Gentlemen:

I attended the April 28<sup>th</sup> Planning Commission Meeting and spoke about some concerns I have regarding the rezone of the 102 acre Pedregal Proposal. I appreciate the reduced number of housing units and the open space designated on the proposed map. However, the increase in population still violates the growth measures we have in place for TRAFFIC IMPACTS.

Traffic coming onto Olson Lane connecting to Gillette is presently thousands of cars per day, causing dangerous conditions for the homeowners along those streets when backing in or out of their properties, let alone trying any street parking. My friend who lives on Olson has barely missed collisions on several occasions. What is the mitigation for increased traffic to Gillette, Olson and El Dorado Hills Blvd?

During the construction of Gillette when ground was being graded there was flooding of homes on Latham Lane. That Pedregal hillside represents a lot of ground to absorb storm runoff. So what is the mitigation for storm flooding?

During construction of Parkview Heights on the north side of Gillette, ground pounding techniques and blasting occurred in order to move rocks and level the lots and streets. This caused damage to existing homes. Lawsuits were filed and homes along Latham Lane had new driveways, new garage floors, new chimneys, rock walls and pools built. I am not sure if the county or the developer paid for all of that, as it was settled in escrow as we purchased our home in 1985, but I know that it happened. I believe the same environment exists today on the Pedregal hillside, along with the addition of asbestos dangers! So what is the mitigation for blasting, ground pounding and release of asbestos fibers which presently are safely locked in the rocks and ground?

What is the mitigation for the Native American ruins located on the property?

And finally, what is the mitigation for the loss of that beautiful hillside populated with native oak trees, other species of pines, native shrubs and various wildlife?

My suggestion is to abandon this current plan as well as the present residential zoning. Today Serrano Associates, the Planning Commission and the Board of Supervisors are absolutely being vilified in our community! This should not be!

Let's figure out a development that will bring honor to all of you!

Could the natural hillside be traded for carbon credits to then be used as the mitigation for only the development of the multi-family unit in Pedregal on El Dorado Hills Blvd? The amount of credits to be assigned to Mr Parker and Serrano Associates could help with the development of those apartments. If the resulting open space on the hillside were to be developed as walking trails, and access to nature and history, the community could honor those efforts by naming the hillside and preserve after Mr. Parker or Mr. Bone.

I like the idea of reduced income housing to fulfill affordability needs in our community. Let's name the multi-family units after someone who has worked on this issue.

And I believe the real point of pride would be the recreational potential in the present zoning of the former golf course. So many positives could come from a modern golf course and youth playing fields. This is what the community voters have expressed as their wish and they backed it up with reasonable taxes or fees to do that. Open space and recreational uses are what the community has called for and what make for a beautiful, valuable and happy community.

Please do not proceed with 1000 units or more. Please help the present residents to once again enjoy affordable golf, open space and recreational opportunities that have been pushed aside by developers and our planners and elected officials for so many years. Nobody likes being stuck in traffic or watching heritage oak trees being torn down!

I trust you will all do the right thing. And when you do, I will gladly rally around a celebration to honor the achievement of more positive developments.

Susan FaGalde

35 year resident on Latham Lane