

10/30/2019

Edcgov.us Mail - Fwd: Change of land use parcel #117-010-012



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Change of land use parcel #117-010-012

1 message

EDC COB <edc.cob@edcgov.us>
To: Char Tim <charlene.tim@edcgov.us>

Thu, Oct 24, 2019 at 3:49 PM

fyi

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Albert Sanchez** <albertdsanchez5674@gmail.com>
Date: Thu, Oct 24, 2019 at 12:26 PM
Subject: Change of land use parcel #117-010-012
To: <edc.cob@edcgov.us>

I live in Blackstone at 740 Candlewood Drive and I strongly object to the land use change. These added apartments will bring much more traffic and congestion to the Latrobe area. Traffic is already bad in the area and we still have not had the new residents move into the new apartment structure being built now in Town Center. Adding 700 to 900 units can bring an additional 1400 to 1800 people to an area already congested. Again I am completely against this change of land use. Thank you Albert and Rebecca Sanchez 510 708-7367.

Sent from my iPad

10/30/2019

Edcgov.us Mail - Fwd: Creekside Village



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Creekside Village

1 message

EDC COB <edc.cob@edcgov.us>
To: Char Tim <charlene.tim@edcgov.us>

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From: **Adam Stansbury** <awstansbury@gmail.com>
Date: Thu, Oct 24, 2019 at 2:55 PM
Subject: Creekside Village
To: <edc.cob@edcgov.us>

To whom it may concern-

As a resident of El Dorado Hills and of the Blackstone community directly across from the proposed development, I find the idea of yet another housing development appalling. Traffic issues aside, re-zoning from research/development to residential and amending the general plan again seems like the home builders are getting their priorities over the long term health of our community. Please put the health of our community above the profits of large home builders.

-Adam Stansbury



Charlene Tim <charlene.tim@edcgov.us>

Fwd: PA19-0001/Creekside Village

EDC COB <edc.cob@edcgov.us>
To: Char Tim <charlene.tim@edcgov.us>

Thu, Oct 24, 2019 at 3:48 PM

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----- Forwarded message -----
From: **Joe Balsama** <joebalsama@yahoo.com>
Date: Thu, Oct 24, 2019 at 3:21 PM
Subject: PA19-0001/Creekside Village
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

Hello,

I am a resident of El Dorado Hills living in the Blackstone community and I would like to place a no Vote on approval of this development. We already have to drive our 2 children to the other side of the freeway for grade-school and we will have to drive to another city for Middle school. The current infrastructure cannot handle more dwellings.

Thank you,

Joe Balsama



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Proposed new housing

1 message

EDC COB <edc.cob@edcgov.us>

Fri, Oct 25, 2019 at 8:47 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, Rafael Martinez <rafael.martinez@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

FYI

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From: **Alfredo Guarducci** <guarducci3163@gmail.com>
 Date: Thu, Oct 24, 2019 at 5:11 PM
 Subject: Proposed new housing
 To: <edc.cob@edcgov.us>

Good afternoon,

I write to you today, since I cannot be at the November 5th meeting, regarding proposed housing in the business park. As someone who lives across from the business park, I can attest to the fact that there is already too much traffic in the area.

Before you start contemplating "growth" understand that #1 most people move to El Dorado Hills because they don't want to live in a congested city. If they wanted that, they could move to one of their choice.

#2, the traffic that we have already, is some of the worst "all about me" drivers I've ever seen. There is no regard for stop signs, stop lights, speed limits or pedestrians. We have zero enforcement from CHP and adding more people just magnifies the problem.

Let's keep in mind with low cost housing, crime will increase, something that we have the pleasure of not having to deal with.

Thank you for your time,

Alfredo Guarducci



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Public Hearing

1 message

EDC COB <edc.cob@edcgov.us> Mon, Oct 28, 2019 at 8:45 AM
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Rafael Martinez <rafael.martinez@edcgov.us>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

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----- Forwarded message -----
From: **Lisa Christine-Phlegar** <lchristinephlega@apple.com>
Date: Mon, Oct 28, 2019 at 7:04 AM
Subject: Public Hearing
To: <edc.cob@edcgov.us>

All,

Public Hearing scheduled for November 5, 2019 at 1:00PM to consider an application to change the General Plan land use designation to convert 208 acres on the west side of Latrobe by Investment Blvd (Across from Blackstone) to allow 700-900 dwelling units.

My opinion and thoughts are that the area should not be re-zoned. We have heritage which has not completed build out and apartments in Town Center, which have also not completed build out and apartments. There are many others in the area across highway 50 which have not completed and also Folsom Ranch area has also not completed build out. This apparently will cause more congestion on our road ways. I think the area in question should stay zoned for business.

Regards,

Lisa Phlegar



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Pre-Application PA-19-0001 / Creekside Village

EDC COB <edc.cob@edcgov.us>

Tue, Oct 29, 2019 at 8:12 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Char Tim <charlene.tim@edcgov.us>

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From: **James Dumanowski** <winentea@sbcglobal.net>
 Date: Mon, Oct 28, 2019 at 6:02 PM
 Subject: Pre-Application PA-19-0001 / Creekside Village
 To: <edc.cob@edcgov.us>

I am a current resident of the Blackstone Community residing at 2316 Keystone Drive. I am writing to you to voice my strong opposition to the planned subject development and the rezoning of existing business park property.

I believe this is an inappropriate use of the property and I foresee significant problems resulting from the construction of an additional 700 - 900 dwelling units at this location. Since moving to El Dorado Hills from the Bay Area, I have watched with interest the process to, in my opinion, flood El Dorado Hills with a wide variety of housing. These actions can only further deteriorate the "community feel" present in El Dorado Hills, the primary reason for my relocation to this community.

While I was not supportive of the construction of the multi-story housing development currently being constructed within Town Center, I can certainly see why such a development may have been seen as appropriate. Additionally, it appears that the planned development of Town Center West will only further add to the congestion around Town Center and overall deterioration of the El Dorado Hills "community feel". That said, I can understand the need for additional senior housing and, if it must be built, the Town Center West location is an understandable alternative to not completing the current planned uses for the Town Center West property. This location would most likely add additional traffic, however, it may also add short-hop traffic as well as pedestrian traffic to the existing Town Center businesses. Many of these businesses continue to have difficulty attracting viable customers.

However, my firm belief is that what El Dorado Hills, and the county for that matter, needs is additional businesses, precisely what the current General Plan foresaw when it was developed. I suggest that it would be a much better use of the subject development property to retain it for businesses as currently zoned.

The County should place much higher emphasis on attracting new businesses to El Dorado Hills to complete the buildout of the subject property. Additional County outreach to Chamber of Commerce personnel to assist in attracting new businesses, use of additional tax incentives to draw viable, long-term businesses to the business park and other steps appear to me to be lacking and most certainly are better for El Dorado Hills and the County than the subject development plan.

I urge the County to deny the rezoning request and to initiate plans to attract more businesses. Doing so can only help keep the scourge of significantly more traffic, significantly more congestion and the continued decline in the overall environment that was El Dorado Hills.