



PC 04/28/2022

3

Planning Department <planning@edcgov.us>

2 PAGES

CEDHSP

1 message

Dianne Gross <diannegross@gmail.com>

Tue, Apr 26, 2022 at 5:09 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

There are numerous reasons to vote NO REZONE in EDH on CEDHSP.

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

You must be aware that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

You must be aware that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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,

Dianne Gross

2000 Haeling Pl

El Dorado Hills



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP

1 message

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

Tue, Apr 26, 2022 at 5:13 PM

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

[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **REBECCA MIZE** <ebbrandon@sbcglobal.net>

Date: Tue, Apr 26, 2022 at 4:43 PM

Subject: CEDHSP

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear El Dorado County Supervisors and Planning Commission Members,

We are writing today to express our deep concern and disapproval of the Parker Development Company's proposal to build the Central El Dorado Hills Specific Plan. This year marks nearly 40 years that my family has lived in El Dorado Hills (EDH). My parents, my two sisters and I moved here to EDH in the early 80s when I was 5 years old. At that time, there were just about 3,000 residents in our small town and EDH provided the picture-perfect backdrop for three young girls growing up with its rolling hills, horse pastures, hiking trails, amazing wildlife and beautiful open space.

Years went by, and I graduated from Oak Ridge High School, went off to college, got married, and in 2005, my husband and I had the unique opportunity to purchase my childhood home. For me, this has been a dream come true. Today, I have three girls of my own, and one of my top priorities is to preserve this hometown that we all so love.

Unfortunately, over the last decade, it feels that our little town has been under constant attack by wealthy developers who like to use our positive image and successful schools to attract thousands of new residents. However, the developers continue to fail to pay for any new schools, resources, or the necessary infrastructure needed to support the continued growth. As usual, the builders come in, complete their construction projects of thousands of new homes, and then exit (with millions of dollars), while leaving all of us residents with the burden of overcrowded schools, increased traffic and dwindling open-space for families to enjoy.

We understand that growth is inevitable, but it needs to be done responsibly and at a pace that community can tolerate. Our community has demonstrated time and time again that a majority of us (91%) are against the rezone that Parker Development has requested. Parker Development has continued to fail our community, and they have proposed a development plan that benefits only them - not the residents of EDH.

First, I cannot imagine exiting EDH Blvd. and no longer seeing our beautiful rolling hills. Instead, if Parker's plan is approved, EDH Blvd. will become an eye sore with apartment complex, after apartment complex, and townhome after townhome lining our main road. Aside from the aesthetic issue, Parker has failed to identify how EDH will handle the large population increase that these proposed 1,000+ new "units" will bring to our community including:

- Schools – Both Rolling Hills Middle School and Oak Ridge High School are already over capacity. With the construction of Union Mine High School completed just ten years ago, it is highly unlikely that the El Dorado Union School District will build another school for at least another 10-20+ years, as it is my understanding that the funding/budget is not currently available. When Parker was asked to respond to this issue during a meeting with residents back in 2012, their response was "yeah...you built the new high school (Union Mine) in the wrong location and, you're right, this town probably needs another high school." Is Parker going to fund the building of another high school? No. That burden would be left to us the taxpayers! My daughter at Oak Ridge commonly references the over crowded hallways where students are running into each other and being forced to eat lunch on the ground many days simply because there is no longer enough space for the number of students at Oak Ridge.
- Roads/traffic – EDH Blvd. is already extremely congested, especially during peak commute times and when local schools start

and are released. Traffic commonly backs up all the way from Highway 50 to the old golf course during my morning commute. All of this additional development will only continue to saturate this traffic issue. Also, the intersection at EDH Blvd. and Serrano Parkway (near the old golf course) is extremely dangerous. Cars traveling east bound at that light must yield to the traffic merging onto Serrano Parkway, which is very awkward and dangerous. I have personally witnessed several close calls at this intersection and it is also extremely dangerous for children who are often crossing the roads there to walk to school. Also, Wilson Way is a very dangerous steep grade that is currently unprepared to safely handle increased traffic on the hill should additional homes and apartments be constructed in the proposed Pedregal area. Is Parker going to pay for all these road improvements?

- Crime – With all these new housing “units” and residents there is bound to be additional crime in our community. Our family has recently felt the impact of increased crime in EDH with a very serious home invasion occurring just around the corner from us a year or so ago, and then, just last month, we were contacted by the Folsom Police Department to let us know that our mail had been stolen and was discovered by police during the arrest of a parolee. How/Can the El Dorado Sheriff’s Department handle this increase in population given their current staffing levels? Is Parker going to help pay for this?
- Fire/police resources – With all these new residents moving to EDH is Parker going to fund additional fire personnel? If so, for how long and how many years? If not, how will this impact response times?
- Asbestos – Over the 40 years that we have lived in EDH, we have been told time and time again that asbestos is present in the ground all around us and that the real risk of exposure comes when the dirt/rocks are disturbed. What type of potential exposure will all this new construction bring to our family? We live in an area where construction could be relatively close and these could lead to health issues for our family.
- Recreation- Parker has included a new park/recreation area in their plan. It’s interesting that the space they have offered is right next to the freeway where it would be difficult to sell houses/build apartments. Who wants their kids playing right next to a major freeway with all the smog and traffic?

When Parker Development purchased the land in EDH many years ago, it was clear at that time that much of the property purchased was designated by the County’s General Plan as “open space” and “low-density” housing. Their current proposals are not aligned with the approved General Plan, and thus, should be denied.

As our community representatives, you are each obligated to hold our best interests above all others. With this authority comes great responsibility. I hope that you will take these concerns that I have outlined to heart and deny Parker Development’s proposed project plan, as it is not in the best interest of our citizens or our community.

Thank you,
Eric & Becky Brandon
3501 Patterson Way, EDH
916.933.1576



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

We Oppose the Rezoning!!!!

1 message

Deirdre Livingston <dlivingstonsells@gmail.com>
To: planning@edcgov.us

Tue, Apr 26, 2022 at 5:17 PM

El Dorado Planning Commission,

Our family is in **strong opposition** to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,

Deirdre and Mike Livingston

Mobile: 916-201-2906

Email: Dlivingstonsells@gmail.com



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Stop the sprawl in our town

1 message

Dan art <danriekart@gmail.com>

Tue, Apr 26, 2022 at 5:29 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Cc: The BOSONE <bosone@edcgov.us>

Hello El Dorado Planning Commission,

Please stand by 91% of residents who voted NO to the Rezone in 2015. Please help save our open space in El Dorado Hills.

Most of us live here because of the Golden Hills and friendly small town feeling. We have begun to see this all slip away over the last several years due to rampant over development in our town. We are already experiencing much heavier traffic, overcrowded schools, and seeing our golden hills being scraped down and built up. Not a single neighbor I have talked to would support more homes in the current open space recreational area.

Please do not let Parker steam roll our vision for our town. Please help save our open space and recreational area and keep El Dorado County from becoming just another cramped, bland suburb.

Thank you,
Dan Rieke

5361 Garlenda Drive
Serrano
El Dorado Hills, CA 95762



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP/No Rezone

1 message

Amelia Klauser <ameliaklauser@yahoo.com>
To: planning@edcgov.us

Tue, Apr 26, 2022 at 6:08 PM

El Dorado County Planning Commission,

I am writing in opposition to proposed amendments to the CEDHSP, including rezoning the old EDH golf course.

When my family relocated to this area for my husband's job, we were drawn to El Dorado Hills for its scenic views, open spaces, rolling hills, and (relative) lack of congestion. The land being considered for rezoning is one of the first areas we saw upon entering EDH, and serves as an introduction to our community and how it differs from many other suburbs. Growth is inevitable and can be good, but developing our remaining central open spaces will forever alter the character of this beautiful place.

The CEDHSP was designed to preserve set amounts of parkland and open space. What benefit is there to EDH to alter it now? Adding a significant number of housing units along El Dorado Hills Blvd. will increase traffic on an already congested road and increase crowding in already crowded schools serving the area.

Please reject this request and support controlled growth that will preserve more natural beauty and the open feel of EDH.

Thank you for your time,

Amelia Klauser
2035 Frascati Drive
El Dorado Hills



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

PLEASE vote NO on the Rezone

1 message

Jody Dougery <jodydougery@gmail.com>

Tue, Apr 26, 2022 at 7:15 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Good evening.

We purchased our home in El Dorado Hills in 2017 as a retirement home - moving from the flatlands of Elk Grove after 30 years - because of the wide-open spaces, trails for cycling, and the quiet community that is El Dorado Hills.

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom - which is less than five miles away. (Think - would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!

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You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings - and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes - you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos - rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

KNOWING ALL OF THIS, WHY WOULD ANYONE APPROVE A PROJECT THAT WOULD DESTROY THE BEAUTY OF EL DORADO HILLS and one that is projected to *lose money* at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

We *emphatically* 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,

JoAnn & John Dougery



PC 04/28/2022
3

Planning Department <planning@edcgov.us>
9 PAGES

CEDHSP


1 message

B EDH <95762edh@gmail.com>
To: planning@edcgov.us

Tue, Apr 26, 2022 at 7:47 PM

Please open the attached file to find and add our public comment for the CEDHSP Planning Commission hearing on April 28, 2022.

Thank you.
Open Space EDH, Inc

 **Marsha's Lrt. To EDC.pdf**
4922K

MARSHA A. BURCH
ATTORNEY AT LAW

131 South Auburn Street
GRASS VALLEY, CA 95945

Telephone:
(530) 272-8411
mburchlaw@gmail.com

March 8, 2022

Via Electronic Mail

Gina Hamilton, Planner
Planning and Building Department-
Planning Services
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
cedhsp@edcgov.us

Clerk of the Board
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667
edc.cob@edcgov.us

Re: Central El Dorado Hills Specific Plan
Second Recirculated Draft Environmental Impact Report
(SCH#2013022044)

Dear Supervisors and Ms. Hamilton:

This office represents Open Space El Dorado Hills, Inc. ("OSEDH") with respect to the above-referenced Specific Plan ("Project" or "CEDHSP") and the Second Recirculated Draft Environmental Impact Report ("SRDEIR"). OSEDH and others have submitted comments on the multiple environmental review documents prepared for the Project over the years, and these comments are meant to supplement, not replace, previous comments by OSEDH, the comments of other members of the public, or of other experts or agencies.

After reviewing the SRDEIR, we have concluded that it falls short of compliance with the California Environmental Quality Act ("CEQA").¹ The concerns raised in comments submitted regarding the previous EIRs have not been adequately responded to, and the environmental review simply fails to meet the requirements of CEQA, particularly with respect to the findings regarding less than significant impacts to land use.

¹ Public Resources Code § 21000 et seq. and the CEQA Guidelines, California Code of Regulations, title 14, 15000 et seq.

A. The SRDEIR fails to meet CEQA's requirements, and the Project is inconsistent with applicable land use plans.

One of the most glaring flaws pointed out in previous comments was the inconsistency with the El Dorado County General Plan ("General Plan"). The El Dorado Hills Area Planning Advisory Committee ("APAC") submitted a comment letter on January 6, 2020, raising "serious concerns regarding the General Plan Consistency Analysis for the Project." The January 2020 letter described in detail the flaws in the analysis and pointed out that the Project is, in fact, inconsistent with the General Plan. The APAC also submitted a letter on June 10, 2021, commenting on the SRDEIR. The June 2021 letter focused on the addition of two alternatives in the SRDEIR, noting that the "Zoning Consistent" and "No-Project" alternatives are more aligned with the desires of the community, and this was based (in part) on the analysis from the APAC's previous letter, concluding that the Project "...does not provide adequate benefits to El Dorado Hills, or El Dorado County, to merit a General Plan Amendment, or to justify a rezone of the old Executive Golf Course property." Of note, the APAC commented that the CEDHSP had not changed in any material respect since the January 2020 APAC letter.

The Project will have significant land use impacts that are overlooked in the environmental documents. The SRDEIR refers the reader back to the 2015 Draft EIR ("DEIR") for the "Land Use Planning and Agricultural Resource" chapter. In that document, the DEIR analyzed Impact LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, finding the impact "less than significant."

The thin analysis in the DEIR consists of a few paragraphs, noting that determination of consistency with the General Plan "as a whole" would be made by the County at the time of approval, and asserting that only one policy would be violated by the Project. (DEIR, p. 3.9-9.) The County failed to recognize that violation of a mandatory policy (such as a noise threshold) precludes a conclusion that the Project is consistent. *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782. The letters from the APAC and other members of the community reveal that the Project is inconsistent with the General Plan "as a whole". There is no substantial evidence in the record to support the conclusions in the DEIR or the SRDEIR that the Project is consistent with the applicable land use plans.

In addition to the flaws in the land use section of the CEQA document, the proposed Project continues to be inconsistent with the El Dorado County General Plan in violation of the State Planning and Zoning Law, Govt. Code §§ 65000 et seq.

B. The Project is illegal under applicable CC&Rs

In addition to the failure to adequately analyze the significant land use impacts of the Project due to its inconsistency with existing land use plans, the Project will also result in violation of existing CC&Rs, as well as California real estate regulations.

The Project proponent does not have the unilateral right to dissolve 135 Class A Membership units in Serrano Village D1, Lots C and D, and so the Project as proposed will be vulnerable to legal challenge. Sound land use planning and public policy concerns require that the Project proponent provide a satisfactory explanation to the County regarding the legality of the Project prior to seeking County approval.

1. History of annexation of Serrano Village D1 Lots C and D.

The Project proponent, Parker Development Company ("Parker") plans to "[T]ransfer 135 planned dwelling units from Serrano Village D1 Lots C and D to the Serrano Westside Planning Area" (Parker Development Company website). However, Serrano Village D1 Lot C is the remaining undeveloped balance of the subdivision's "Initial Property" Parcel 5. Village D1 Lot D is the untouched "Initial Property", Parcel 6.

The applicable CC&Rs, § 1.02 entitled "The Property" states, "This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2..."

1.02. The Property. The term the Property shall mean only the portion of the Overall Property to which this Master Declaration is from time to time applicable. This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2 attached hereto and incorporated herein by this reference (the "Initial Property"). It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged. Other portions of the Overall Property may be made subject to this Master Declaration by annexation in accordance with the terms of Article 14 of this Master Declaration, and there are provisions in that Article for deannexation.

1.03. Anticipated Development. Of the Initial Property, only the Phase 1 Property and certain Common Area is being developed as of the recordation of this

CC&Rs/Serrano

BOOK 4527 PAGE 657
26771/013
28Jul95 DJS

Exhibit A-2 defines this annexed "Initial Property" as, "[T]he Phase 1 Property plus, to the extent not included in the Phase Property: Lots 1 through 6... shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1"

EXHIBIT A-2

DESCRIPTION OF THE INITIAL PROPERTY

(Section 1.02)

The Initial Property is comprised of the Phase 1 Property plus, to the extent not included in the Phase 1 Property: Lots 1 through 6, 8 and 9 shown on the map of El Dorado Hills Specific Plan, Unit No. 1, recorded November 22, 1993, in Book H, Page 78, Official Records of the County of El Dorado, California; and Lots 10, 11, 23 through 34 and LL shown on the map of El Dorado Hills Specific Plan, Unit No. 2, recorded February 25, 1994, in Book H, Page 81, Official Records of the County of El Dorado, California.

Exhibit D further defines Parcel 5 and 6 as containing—at the subdivision’s 1995 inception—372 and 32 [assessment] units, respectively... of the then-total 2,229 units. 160 units were “developed” as a part of Phase 1 along with 2,069 undeveloped lots for 2,229 then-total [annexed] units.

D. Parcel 4 – 44/2,069. Parcel 4 is lot 4 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

E. Parcel 5 – 372/2,069. Parcel 5 is lot 5 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

F. Parcel 6 – 32/2,069. Parcel 6 is lot 6 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

CC&R § 1.02 plainly states, “It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged.

1.02. The Property. The term the Property shall mean only the portion of the Overall Property to which this Master Declaration is from time to time applicable. This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2 attached hereto and incorporated herein by this reference (the “Initial Property”). It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged. Other portions of the Overall Property may be made subject to this Master Declaration by annexation in accordance with the terms of Article 14 of this Master Declaration, and there are provisions in that Article for deannexation.

From the plain meaning of the CC&Rs, the Master Declaration continues to apply to Village D1, Lots C and D.

2. Remainder of Parcel 5: Village D1 Lot C

Village D1 Lot C is the unfinished portion of Parcel 5. The following development has occurred on this Parcel to date:

- 1) 142 Units, Phase 2, DRE # 033991 SA-FOO "Village D1, Unit 1"
- 2) 16 Units, Phase 7, DRE # 035248 SA-FOO "Village D1, Unit 3"
- 3) 55 Units, Phase 9, DRE # 035744 SA-FOO "Village D1, Unit 4"
- 4) 67 Units, Phase 13, DRE # 035744 SA-FOO "Village D1, Unit 5"
- 5) 89 Units, Phase 6, DRE # 035110 SA-FOO "Village D1, Lot A"

369 Units

Beginning as early as the Homeowners' Association's ("HOA") year 2000 budget, Parker and HOA have been asserting that 434 total units (369 developed and 65 undeveloped) exist and vote on the Initial Property's Parcel 5. Over 20 years later, Parker refers to these units as "development rights" and "planned units", but they are "automatic" Members based on the Master Declaration.

Page 13

Serrano El Dorado Owners' Association			
2000 Operating Budget			
Cost Center 3 - Village D1			
	Budget 1999	Projected 1999	Budget 2000
	<small>(Actual thru Sept. 99)</small>		
OPERATING COSTS			
Electricity	\$4,000	\$1,924	\$2,400
Water	2,400	2,264	2,800
Landscaped Parks	20,200	20,943	24,000
Landscaped Entries	12,600	10,977	11,600
Front Yard Landscape	90,800	99,698	129,200
Private Streets	3,600	3,558	3,600
Motorized Gates	3,600	6,733	8,000
Intercoms/Telephone	600	431	480
Minor Repairs	3,000	3,802	4,800
Sub Total	141,400	149,350	184,880
RESERVE CONTRIBUTION			
Per Reserve Report	58,800	58,800	64,000
OTHER EXPENSE			
Contingency (2%)	4,300	2,400	3,600
TOTAL ALL EXPENSES	\$204,500	\$210,550	\$252,480
INCOME			
Undeveloped Property (65 Units)	\$37,100	\$37,103	\$31,280
Member Assessments (369 Units)	167,400	173,804	221,200
TOTAL ALL INCOME	\$204,500	\$210,907	\$252,480

Pursuant to CC&R § 4.03(A) 62 of the units (over the 372 CC&R-prescribed) converted to Class A Memberships in approximately 2008. The Class A Memberships are the equivalent of homeowner units.

4.03. Termination of Class B and Class C Membership.

A. The Class B membership referred to above shall be converted to Class A membership and shall forever cease to exist on the occurrence of

CC&Rs/Serrano

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26771/013
28Jul95 DJS

whichever of the following is first in time ("Class B Termination Date"):
(i) when 4,533 Lots have been conveyed to Class A Members; or (ii) upon the twelfth anniversary of the first Close of Escrow to a Class A Member.

3. **CC&R limitations on the "Initial Property."**

Parker's proposal as part of the Project to transfer 135 "planned dwelling units" is really a unilateral "reversion to acreage" of two-decades old, annexed residential Property Membership for which Parker may only unilaterally subdivide or re-subdivide under the CC&R limitations imposed on Initial Property.

For example, the subdivision's CC&R § 1.04 entitled "Future Changes" plainly states: "Nothing contained herein shall obligate Declarant to refrain from the further subdivision or resubdivision of the Initial Property and Declarant shall be free to so further subdivide or resubdivide. Nothing contained herein shall obligate Declarant to refrain from the further subdivision resubdivision or reversion to acreage of portions of the Overall Property not theretofore annexed and Declarant shall be free to so further subdivide or resubdivide or revert."

Thus, Parker's unilateral right to "revert to acreage" is limited to "not theretofore annexed" Property or *yet* to be annexed. Parcel 5 and 6 are unquestionably annexed.

Pursuant to CC&R §14.06, the Declarant has some amendment, removal or recession rights with regard to unilateral changes to Supplemental Declarations if/when: "(i) no Lot in that Phase has been conveyed to an Owner and (ii) assessments have not commenced for any Lot in the annexed property." Of course, "assessments have commenced for Lots in the annexed property" for both Parcels 5 and 6. Parcel 5 has 369 homes. Serrano's Phase 2 filing states, "The initial Property within Cost Center No. 3 includes the Phase 2 Property plus, to the extent not included in the Phase 2 Property, Lot 5 shown on the map of El Dorado Hills Specific Plan, Unit No. 1". In other words, these 65 undeveloped units located on unfinished Parcel 5... or those that have been identified in the budget, as early as, the year 2000 budget have indisputably been

assessed along with Lots having been transferred to homeowners (See budget excerpt above).

The CC&Rs do not give Parker the unilateral right to “revert to acreage”

4. The CC&Rs require a two-thirds non-declarant vote.

The “density transfer” described as part of the Project does not serve to avoid the requirements of CC&R § 14.12 that that “at least two-thirds of the voting power of the Members other than the Declarant to approve by vote or written consent to the deannexation” The only unilateral right of action held by Parker is subdividing or re-subdividing of the Initial Property.

14.12. Deannexation.

A. In addition to deannexations pursuant to Section 14.06, portions of the Property may be deleted from the coverage of this Master Declaration and the jurisdiction of the Master Association so long as:
(i) Declarant approves the deannexation; (ii) a Notice of Deletion of Territory

CC&Rs/Serrano

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is Recorded; (iii) the deannexed portion's Assessment obligations to the Master Association are otherwise provided for by a written, Recorded instrument approved by the Board; and (iv) at least two-thirds of the voting power of the Members other than Declarant approve by vote or written consent the deannexation. To deannex a portion of the Property, the Declarant (and the Owner thereof if not the Declarant) shall execute, acknowledge and Record a Notice of Deletion of Territory, containing a legal description of the portion and recitals attesting to satisfaction of the requirements of this subparagraph A.

Parker has asserted that as part of the Project it may “irrevocably dedicate the property to a public agency” citing CC&R § 14.12(B). This section is not applicable, as the Development Agreement reveals that all public parks had been identified within the development upon expiration of that agreement in 2008.

Parker has also asserted that it has the unilateral right to revert Parcel 5 Property, for example, to “open space” pursuant to CC&R §§ 2.15(C), 2.45(B), 13.02, 13.06 and 1.04. There is no unilateral right to revert this area to open space (as set forth above, the only unilateral right is to subdivide or resubdivide).

Analysis of the CC&Rs makes clear that the Project proponent will violate the CC&Rs if the Project were approved and implemented as proposed. The CC&Rs should not be subject to a tortured reading to the detriment of the existing homeowners. The California Department of Real Estate (“DRE”) reviewed the CC&Rs for the subdivision in connection with the Public Report and approved the CC&Rs as being consistent with California regulations. The

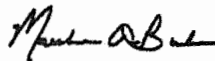
El Dorado County Board of Supervisors
Gina Hamilton, Project Planner
March 8, 2022
Page 8 of 8

County should refrain from considering a Project that appears will result in a violation of the CC&Rs and the potential undermining of DRE oversight.

C. Conclusion

Because of the issues raised above, we believe that the SRDEIR fails to meet the requirements of the California Environmental Quality Act and that the Project is inconsistent with applicable planning documents. We also believe that implementation of the Project would violate the existing CC&Rs. For these reasons, we believe the proposal should be denied, pending proof of consistency with governing CC&Rs (and DRE approval), appropriate environmental review, and a revised Project and EIR.

Sincerely,



Marsha A. Burch
Attorney

cc: Open Space El Dorado Hills, Inc.



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

4 PAGES

CEDHSP

1 message

James <zandian@gmail.com>

Tue, Apr 26, 2022 at 7:53 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us, The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

To El Dorado County:
Planning Commission
Board of Supervisors

Date: 4-26-2022

REF:

CEDHSP

Our Position is: NO to Rezoning

My family and I have lived in El Dorado Hills for over 23 years. Some of the charms that brought us to EDH were the country-like setting, the majestic oak trees, the good schools, and the fun golf range at the entrance to Serrano. It's been a joy to live here.

After living here 23 years, we have seen much growth in EDH. Growth is fine in the areas where it has been planned and zoned for; however growth on land that was declared "Open Space Recreation" must only be allowed if the majority of the area residents approve the change.

In 2015, we voted NO on Measure E, along with 91% of the voters, that EDH should NOT REZONE!! El Dorado Hills needs to have open space for its residents and visitors. This "Open Space" is part of the beauty to all who live and work here. This Open Recreation Space should be developed into bike and hiking trails, a public golf course and range, and parks as it was ORIGINALLY intended. **When will this happen??**

Let's discuss another reason to NOT REZONE. Traffic on El Dorado Hills Blvd is already very congested. This would exponentially increase traffic on EDH Blvd, adversely affect all nearby intersections and roadway network, including Silva Valley Parkway, all which will bring significant congestion, increased danger to all motorists and modes of transportation, increased accident rates, and longer commute times. Additionally, this rezoning will adversely impact the areas air quality.


Two other considerations are our wonderful schools and the drought California has been in for several years. Our local schools are already at capacity. Are we going to push them to overcrowding or bus the kids to out of area schools? Where will the water come from for these new housing and commercial developments? We already have new housing that are being built and more getting ready to be built on land zoned for housing that will add heavy demand on the existing available water. Building more housing and commercial developments on land NOT zoned for in the ORIGINAL development plans, will create a significant hardship that all El Dorado Hills residents will have to bear because of changes proposed by this rezoning.

Thank you for taking the time to read my letter. I took the time to write it because it is important to my family and I that El Dorado Hills keeps this "Open Recreation Space." We ask that you PLEASE vote NO REZONE in order to maintain the original protections for this Open Space Recreation, which is in the heart of El Dorado Hills.

Thank you,
Heidi and James Zandian
Muir Woods Drive
El Dorado Hills, CA 95762

--

James & Heidi Zandian
916 718 0321

 CEDHSP - Zandian.pdf
374K

To El Dorado County:
Planning Commission
Board of Supervisors

Date: 4-26-2022

REF:
CEDHSP

Our Position is: NO to Rezoning

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Thank you,
Heidi and James Zandian
Muir Woods Drive
El Dorado Hills, CA 95762





PLANNING DIVISION

Page 2

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

biddept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

NOTICE OF PUBLIC HEARING

The County of El Dorado Planning Commission will hold a public hearing in the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville, CA 95667 on **April 28, 2022, at 8:30 a.m.**, to consider the following: **General Plan Amendment A14-0003/Specific Plan 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** submitted by Serrano Associates, LLC for the proposed Central El Dorado Hills Specific Plan (CEDHSP), comprised of the development of the Serrano Westside (234 acres) and Pedregal (102 acres) planning areas (Exhibit A), consists of the following entitlement requests: **(A) General Plan Amendments:** (1) An amendment to the County General Plan Land Use Map designation of subject lands in the CEDHSP from High-Density Residential (HDR) (1–5 du/ac), Multifamily Residential (MFR) (5–24 du/ac), Open Space (OS), and Adopted Plan–El Dorado Hills Specific Plan (AP-EDHSP) to Adopted Plan–Central El Dorado Hills Specific Plan (AP-CEDHSP) and CEDHSP land use designations Village Residential Low (VRL) (1.0 du/ac), Village Residential High (VRH) (14–24 du/ac), Village Residential Medium High (VRM-H) (8–14 du/ac), Village Residential Medium Low (VRM-L) (5–8 du/ac), Civic–Limited Commercial (C-LC), Open Space (OS), and Community Park (CP); and (2) An amendment to the County General Plan Land Use Map designation of transferred lands of approximately 136 acres in AP-EDHSP as Open Space (OS) in the CEDHSP; **(B) El Dorado Hills Specific Plan (EDHSP) Amendments:** (1) An amendment to the EDHSP to transfer approximately 136 acres (currently within Serrano Village D1, Lots C and D, and a portion of open space by Village D2) affecting portions of APN 121-040-020, 121-040-029, 121-040-031, and 121-120-024 from the EDHSP area to the CEDHSP area; **(C) Specific Plan Adoption:** (1) Adoption and implementation of a comprehensive plan (CEDHSP) regulating the development and management of up to 1,000 dwelling units, 11 acres of civic-limited commercial use, approximately 15 acres of public community park, 1 acre of neighborhood park, and approximately 174 acres of natural open space. The CEDHSP adoption includes adoption of its Public Facilities Financing Plan (PFFP); **(D) Rezone:** (1) Rezone existing zoning districts from Single-Unit Residential (R1), Single-Unit Residential–Planned Development (R1-PD), Multi-Unit Residential (RM), Recreational Facilities High (RFH), and Open Space (OS) to CEDHSP zoning districts Multi-family Residential–Planned Development Medium Density (8–14 du/ac) and High Density (14–24 du/ac) (RM1-PD, RM2-PD), Single-Family Residential–Planned Development (R20-PD [20,000-square-foot minimum lot] and R4-PD [4,000-square-foot minimum lot]), Civic–Limited Commercial–Planned Development (CL1-PD), Community Park (RFH1-PD), and Open Space–Planned Development (OS1-PD); and (2) Rezone existing zoning district of transferred lands in AP-EDHSP as OS1-PD; **(E) Large Lot Tentative Subdivision Map:** Division of the CEDHSP plan area into five large lots for purposes of sale, lease, or financing of the development within the specific plan area; **(F) Planned Development Permit:** Establishment of a Development Plan for the proposed CEDHSP development that includes construction of up to 1,000 dwelling units, up to 50,000 square feet of limited commercial or civic uses, and establishment of approximately 56 percent of the site for open space area and park uses; **(G) Development Agreement:** Enter and execute a Development Agreement between the County of El Dorado and Serrano Associates, LLC, for the CEDHSP. The property, identified by Assessor's



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Request for No Rezone CEDHSP April 28, 2022

1 message

LINDA CAMPBELL <lcampbell03@comcast.net>

Tue, Apr 26, 2022 at 9:06 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "kpayne@edcgov.us" <kpayne@edcgov.us>, "john.clerici@edcgov.us" <john.clerici@edcgov.us>, "andy.nevis@edcgov.us" <andy.nevis@edcgov.us>, "daniel.harkin@edcgov.us" <daniel.harkin@edcgov.us>
Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

To El Dorado County Planning Commission,

As a long-time resident of El Dorado Hills, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. In my opinion none of the changes requested to rezone anywhere in our area should be approved. There is no reason for any type of negotiations to appease the developer because a General Plan is in place and land was purchased with full knowledge of zoning. There have been different efforts over the years with proposals such as this, but every time the citizens have rejected it.

Besides consistent aversion from the tax payers in the area, there are a number of other factors to consider with additional density changes such as; available water or power, roadway congestion, over populated schools, etc.

The residents of El Dorado Hills want to maintain the beauty and quality of our town, as the gateway to our amazing county.

I kindly request that you please **vote NO REZONE** on this to preserve the original protections for our prime quality "Open Space Recreation" in the heart of El Dorado Hills, and also reject any other rezone requests within this current request. Hold to the General Plan as approved.

Thank you,

Linda Campbell, El Dorado Hills resident and property owner

cc: El Dorado County Board of Supervisors



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

Vote No on Rezone

1 message

Barbie Faulkner <barbie.faulkner@gmail.com>

Tue, Apr 26, 2022 at 9:09 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

There are numerous reasons to vote NO REZONE in EDH on CEDHSP.

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

You must be aware that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

You must be aware that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years! Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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,

Barbie Faulkner



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>
9 PAGES

CEDHSP

1 message

B EDH <95762edh@gmail.com>

Tue, Apr 26, 2022 at 9:49 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

My family and I have lived in El Dorado Hills for almost 7 years. Throughout these years, I have observed how the people of this community value their recreational options and open space. The longtime residents also treasured the old Executive Golf Course as it was a public golf course and affordable.

The original General Plan called for 2 public golf courses, one was already converted to residential (Serrano Village C). Please do not allow the rezone of the Old Executive Golf Course from open space/recreational to residential.

There was a letter sent to Ms. Gina Hamilton on March 8, 2022 that outlined how the Serrano HOA's CC&Rs do not allow the exchange of zoning as stated in the CEDHSP. The issues mentioned in that letter need to be addressed completely before the Planning Commission can deliberate on CEDHSP as the Serrano component is a major part of CEDHSP. The public is entitled to a formal explanation of how the planning staff have reviewed this CC&Rs component, which entities they have conferred with, what they have identified and how their decision process comes to a conclusion, if any. You will find that CEDHSP can not move forward until the CC&Rs discrepancy is resolved. It needs a 2/3 vote approval of all the Serrano Homeowners. Let this be a reminder that the planning commission is required to do a complete analysis as part of the decision making process.

Rerouting Country Club Road to intersect with Serrano Parkway does not mitigate the amount of traffic that will be added to EDH Blvd and at the Saratoga intersection. The traffic is already at a high level on EDH Blvd. The vehicles traveling East or West on Country club between EDH Blvd and Silva Valley Road will be looking to stay on the East/West route. Therefore these vehicles will be traveling on to Iron Point via Saratoga Way. Which as we all know is already above capacity. How can the traffic study conclude that any traffic is mitigated?

There are thousands (~9400) of new homes slated to be built in EDH already without adequate expansion of the roads. EDH does not need or want these extra 1000 CEDHSP homes. There was an advisory vote and the people to EDH have already said they would like to keep the old golf course property zoned as open space recreational as it is currently zoned. We need to preserve the usable, flatter open space recreational area.

Serrano Associates/Parker Dev Co (whichever tax id they are using this time) bought the old golf course as zoned open space recreational. For some reason they closed down the public golf course. It is Parker Dev Co/Serrano Associates' bad business decision. Serrano Associates also owns the properties in Serrano called Asbestos Ridge. That is zoned residential but because that land has been identified as an area with asbestos, it is near impossible to sell those 135 residential lots. Another bad business decision for Parker Dev Co/Serrano Associates. The people of EDH should not have to suffer congestion and sacrifice their usable, flatter open space recreational zoning for Parker Dev Co/Serrano Associates bad business decisions.


As appointed by elected officials, please keep in mind that it is we the people of EDH that you represent. The people have already spoken in the 2015 advisory vote. 91% do not want to change the zoning to residential.

Create harmony not more stress in our community. There are ample properties available in EDC zoned as residential to build on.

Do not approve this CEDHSP proposal.

Planning staff, I am attaching the above mentioned March 8, 2022 letter to this email. Please print it out and attach that letter to this public comment.

Thank you,
Bina McConville

 Marsha's Lrt. To EDC.pdf
4922K

MARSHA A. BURCH
ATTORNEY AT LAW

131 South Auburn Street
GRASS VALLEY, CA 95945

Telephone:
(530) 272-8411
mburchlaw@gmail.com

March 8, 2022

Via Electronic Mail

Gina Hamilton, Planner
Planning and Building Department-
Planning Services
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667
cedhsp@edcgov.us

Clerk of the Board
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667
edc.cob@edcgov.us

Re: Central El Dorado Hills Specific Plan
Second Recirculated Draft Environmental Impact Report
(SCH#2013022044)

Dear Supervisors and Ms. Hamilton:

This office represents Open Space El Dorado Hills, Inc. ("OSEDH") with respect to the above-referenced Specific Plan ("Project" or "CEDHSP") and the Second Recirculated Draft Environmental Impact Report ("SRDEIR"). OSEDH and others have submitted comments on the multiple environmental review documents prepared for the Project over the years, and these comments are meant to supplement, not replace, previous comments by OSEDH, the comments of other members of the public, or of other experts or agencies.

After reviewing the SRDEIR, we have concluded that it falls short of compliance with the California Environmental Quality Act ("CEQA").¹ The concerns raised in comments submitted regarding the previous EIRs have not been adequately responded to, and the environmental review simply fails to meet the requirements of CEQA, particularly with respect to the findings regarding less than significant impacts to land use.

¹ Public Resources Code § 21000 et seq. and the CEQA Guidelines, California Code of Regulations, title 14, 15000 et seq.

El Dorado County Board of Supervisors
Gina Hamilton, Project Planner
March 8, 2022
Page 2 of 8

A. The SRDEIR fails to meet CEQA's requirements, and the Project is inconsistent with applicable land use plans.

One of the most glaring flaws pointed out in previous comments was the inconsistency with the El Dorado County General Plan ("General Plan"). The El Dorado Hills Area Planning Advisory Committee ("APAC") submitted a comment letter on January 6, 2020, raising "serious concerns regarding the General Plan Consistency Analysis for the Project." The January 2020 letter described in detail the flaws in the analysis and pointed out that the Project is, in fact, inconsistent with the General Plan. The APAC also submitted a letter on June 10, 2021, commenting on the SRDEIR. The June 2021 letter focused on the addition of two alternatives in the SRDEIR, noting that the "Zoning Consistent" and "No-Project" alternatives are more aligned with the desires of the community, and this was based (in part) on the analysis from the APAC's previous letter, concluding that the Project "...does not provide adequate benefits to El Dorado Hills, or El Dorado County, to merit a General Plan Amendment, or to justify a rezone of the old Executive Golf Course property." Of note, the APAC commented that the CEDHSP had not changed in any material respect since the January 2020 APAC letter.

The Project will have significant land use impacts that are overlooked in the environmental documents. The SRDEIR refers the reader back to the 2015 Draft EIR ("DEIR") for the "Land Use Planning and Agricultural Resource" chapter. In that document, the DEIR analyzed Impact LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect, finding the impact "less than significant."

The thin analysis in the DEIR consists of a few paragraphs, noting that determination of consistency with the General Plan "as a whole" would be made by the County at the time of approval, and asserting that only one policy would be violated by the Project. (DEIR, p. 3.9-9.) The County failed to recognize that violation of a mandatory policy (such as a noise threshold) precludes a conclusion that the Project is consistent. *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 782. The letters from the APAC and other members of the community reveal that the Project is inconsistent with the General Plan "as a whole". There is no substantial evidence in the record to support the conclusions in the DEIR or the SRDEIR that the Project is consistent with the applicable land use plans.

In addition to the flaws in the land use section of the CEQA document, the proposed Project continues to be inconsistent with the El Dorado County General Plan in violation of the State Planning and Zoning Law, Govt. Code §§ 65000 et seq.

B. The Project is illegal under applicable CC&Rs

In addition to the failure to adequately analyze the significant land use impacts of the Project due to its inconsistency with existing land use plans, the Project will also result in violation of existing CC&Rs, as well as California real estate regulations.

The Project proponent does not have the unilateral right to dissolve 135 Class A Membership units in Serrano Village D1, Lots C and D, and so the Project as proposed will be vulnerable to legal challenge. Sound land use planning and public policy concerns require that the Project proponent provide a satisfactory explanation to the County regarding the legality of the Project prior to seeking County approval.

1. History of annexation of Serrano Village D1 Lots C and D.

The Project proponent, Parker Development Company ("Parker") plans to "[T]ransfer 135 planned dwelling units from Serrano Village D1 Lots C and D to the Serrano Westside Planning Area" (Parker Development Company website). However, Serrano Village D1 Lot C is the remaining undeveloped balance of the subdivision's "Initial Property" Parcel 5. Village D1 Lot D is the untouched "Initial Property", Parcel 6.

The applicable CC&Rs, § 1.02 entitled "The Property" states, "This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2..."

1.02. The Property. The term the Property shall mean only the portion of the Overall Property to which this Master Declaration is from time to time applicable. This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2 attached hereto and incorporated herein by this reference (the "Initial Property"). It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged. Other portions of the Overall Property may be made subject to this Master Declaration by annexation in accordance with the terms of Article 14 of this Master Declaration, and there are provisions in that Article for deannexation.

1.03. Anticipated Development. Of the Initial Property, only the Phase 1 Property and certain Common Area is being developed as of the recordation of this

CC&Rs/Serrano

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Exhibit A-2 defines this annexed "Initial Property" as, "[T]he Phase 1 Property plus, to the extent not included in the Phase Property: Lots 1 through 6... shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1"

EXHIBIT A-2

DESCRIPTION OF THE INITIAL PROPERTY

(Section 1.02)

The Initial Property is comprised of the Phase 1 Property plus, to the extent not included in the Phase 1 Property: Lots 1 through 6, 8 and 9 shown on the map of El Dorado Hills Specific Plan, Unit No. 1, recorded November 22, 1993, in Book H, Page 78, Official Records of the County of El Dorado, California; and Lots 10, 11, 23 through 34 and LL shown on the map of El Dorado Hills Specific Plan, Unit No. 2, recorded February 25, 1994, in Book H, Page 81, Official Records of the County of El Dorado, California.

Exhibit D further defines Parcel 5 and 6 as containing—at the subdivision's 1995 inception—372 and 32 [assessment] units, respectively... of the then-total 2,229 units. 160 units were “developed” as a part of Phase 1 along with 2,069 undeveloped lots for 2,229 then-total [annexed] units.

D. Parcel 4 – 44/2,069. Parcel 4 is lot 4 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

E. Parcel 5 – 372/2,069. Parcel 5 is lot 5 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

F. Parcel 6 – 32/2,069. Parcel 6 is lot 6 shown on the subdivision map of El Dorado Hills Specific Plan, Unit No. 1.

CC&R § 1.02 plainly states, “It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged.

1.02. The Property. The term the Property shall mean only the portion of the Overall Property to which this Master Declaration is from time to time applicable. This Master Declaration shall initially apply only to that portion of the Overall Property described in Exhibit A-2 attached hereto and incorporated herein by this reference (the “Initial Property”). It is anticipated that at least some of the lots described in Exhibit A-2 may be the subject of resubdivisions, lot line adjustments and mergers. In the event of any such adjustments and mergers, this Master Declaration shall apply to lots as so adjusted and merged. Other portions of the Overall Property may be made subject to this Master Declaration by annexation in accordance with the terms of Article 14 of this Master Declaration, and there are provisions in that Article for deannexation.

From the plain meaning of the CC&Rs, the Master Declaration continues to apply to Village D1, Lots C and D.

2. Remainder of Parcel 5: Village D1 Lot C

Village D1 Lot C is the unfinished portion of Parcel 5. The following development has occurred on this Parcel to date:

- 1) 142 Units, Phase 2, DRE # 033991 SA-FOO "Village D1, Unit 1"
- 2) 16 Units, Phase 7, DRE # 035248 SA-FOO "Village D1, Unit 3"
- 3) 55 Units, Phase 9, DRE # 035744 SA-FOO "Village D1, Unit 4"
- 4) 67 Units, Phase 13, DRE # 035744 SA-FOO "Village D1, Unit 5"
- 5) 89 Units, Phase 6, DRE # 035110 SA-FOO "Village D1, Lot A"

369 Units

Beginning as early as the Homeowners' Association's ("HOA") year 2000 budget, Parker and HOA have been asserting that 434 total units (369 developed and 65 undeveloped) exist and vote on the Initial Property's Parcel 5. Over 20 years later, Parker refers to these units as "development rights" and "planned units", but they are "automatic" Members based on the Master Declaration.

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Serrano El Dorado Owners' Association			
2000 Operating Budget			
Cost Center 3 - Village D1			
	Budget 1999	Projected 1999	Budget 2000
	<small>(actual thru Sept. 99)</small>		
OPERATING COSTS			
Electricity	\$4,000	\$1,924	\$2,400
Water	2,400	2,284	2,800
Landscaped Parks	20,200	20,943	24,000
Landscaped Entries	12,600	10,977	11,600
Front Yard Landscape	90,800	98,668	129,200
Private Streets	3,600	3,558	3,600
Motorized Gates	3,600	6,733	6,000
Intercoms/Telephone	600	431	480
Minor Repairs	3,600	3,802	4,800
Sub Total	141,400	149,350	184,880
RESERVE CONTRIBUTION			
Per Reserve Report	68,800	68,800	64,000
OTHER EXPENSE			
Contingency (2%)	4,300	2,400	3,600
TOTAL ALL EXPENSES	\$204,500	\$210,550	\$252,480
INCOME			
Undeveloped Property (65 Units)	\$37,100	\$37,103	\$31,280
Member Assessments (369 Units)	167,400	173,804	221,200
TOTAL ALL INCOME	\$204,500	\$210,907	\$252,480

Pursuant to CC&R § 4.03(A) 62 of the units (over the 372 CC&R-prescribed) converted to Class A Memberships in approximately 2008. The Class A Memberships are the equivalent of homeowner units.

4.03. Termination of Class B and Class C Membership.

A. The Class B membership referred to above shall be converted to Class A membership and shall forever cease to exist on the occurrence of

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whichever of the following is first in time ("Class B Termination Date"):
(i) when 4,533 Lots have been conveyed to Class A Members; or (ii) upon the twelfth anniversary of the first Close of Escrow to a Class A Member.

3. **CC&R limitations on the "Initial Property."**

Parker's proposal as part of the Project to transfer 135 "planned dwelling units" is really a unilateral "reversion to acreage" of two-decades old, annexed residential Property Membership for which Parker may only unilaterally subdivide or re-subdivide under the CC&R limitations imposed on Initial Property.

For example, the subdivision's CC&R § 1.04 entitled "Future Changes" plainly states: "Nothing contained herein shall obligate Declarant to refrain from the further subdivision or resubdivision of the Initial Property and Declarant shall be free to so further subdivide or resubdivide. Nothing contained herein shall obligate Declarant to refrain from the further subdivision resubdivision or reversion to acreage of portions of the Overall Property not theretofore annexed and Declarant shall be free to so further subdivide or resubdivide or revert."

Thus, Parker's unilateral right to "revert to acreage" is limited to "not theretofore annexed" Property or *yet* to be annexed. Parcel 5 and 6 are unquestionably annexed.

Pursuant to CC&R §14.06, the Declarant has some amendment, removal or recession rights with regard to unilateral changes to Supplemental Declarations if/when: "(i) no Lot in that Phase has been conveyed to an Owner and (ii) assessments have not commenced for any Lot in the annexed property." Of course, "assessments have commenced for Lots in the annexed property" for both Parcels 5 and 6. Parcel 5 has 369 homes. Serrano's Phase 2 filing states, "The initial Property within Cost Center No. 3 includes the Phase 2 Property plus, to the extent not included in the Phase 2 Property, Lot 5 shown on the map of El Dorado Hills Specific Plan, Unit No. 1". In other words, these 65 undeveloped units located on unfinished Parcel 5... or those that have been identified in the budget, as early as, the year 2000 budget have indisputably been

assessed along with Lots having been transferred to homeowners (See budget excerpt above).

The CC&Rs do not give Parker the unilateral right to “revert to acreage”

4. The CC&Rs require a two-thirds non-declarant vote.

The “density transfer” described as part of the Project does not serve to avoid the requirements of CC&R § 14.12 that that “at least two-thirds of the voting power of the Members other than the Declarant to approve by vote or written consent to the deannexation” The only unilateral right of action held by Parker is subdividing or re-subdividing of the Initial Property.

14.12. Deannexation.

A. In addition to deannexations pursuant to Section 14.06, portions of the Property may be deleted from the coverage of this Master Declaration and the jurisdiction of the Master Association so long as:
(i) Declarant approves the deannexation; (ii) a Notice of Deletion of Territory

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is Recorded; (iii) the deannexed portion's Assessment obligations to the Master Association are otherwise provided for by a written, Recorded instrument approved by the Board; and (iv) at least two-thirds of the voting power of the Members other than Declarant approve by vote or written consent the deannexation. To deannex a portion of the Property, the Declarant (and the Owner thereof if not the Declarant) shall execute, acknowledge and Record a Notice of Deletion of Territory, containing a legal description of the portion and recitals attesting to satisfaction of the requirements of this subparagraph A.

Parker has asserted that as part of the Project it may “irrevocably dedicate the property to a public agency” citing CC&R § 14.12(B). This section is not applicable, as the Development Agreement reveals that all public parks had been identified within the development upon expiration of that agreement in 2008.

Parker has also asserted that it has the unilateral right to revert Parcel 5 Property, for example, to “open space” pursuant to CC&R §§ 2.15(C), 2.45(B), 13.02, 13.06 and 1.04. There is no unilateral right to revert this area to open space (as set forth above, the only unilateral right is to subdivide or resubdivide).

Analysis of the CC&Rs makes clear that the Project proponent will violate the CC&Rs if the Project were approved and implemented as proposed. The CC&Rs should not be subject to a tortured reading to the detriment of the existing homeowners. The California Department of Real Estate (“DRE”) reviewed the CC&Rs for the subdivision in connection with the Public Report and approved the CC&Rs as being consistent with California regulations. The

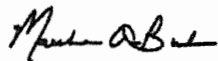
El Dorado County Board of Supervisors
Gina Hamilton, Project Planner
March 8, 2022
Page 8 of 8

County should refrain from considering a Project that appears will result in a violation of the CC&Rs and the potential undermining of DRE oversight.

C. Conclusion

Because of the issues raised above, we believe that the SRDEIR fails to meet the requirements of the California Environmental Quality Act and that the Project is inconsistent with applicable planning documents. We also believe that implementation of the Project would violate the existing CC&Rs. For these reasons, we believe the proposal should be denied, pending proof of consistency with governing CC&Rs (and DRE approval), appropriate environmental review, and a revised Project and EIR.

Sincerely,



Marsha A. Burch
Attorney

cc: Open Space El Dorado Hills, Inc.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

STOP THE RE-ZONE

1 message

Trisha <twilliams03@gmail.com>

Tue, Apr 26, 2022 at 10:17 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Parker should not have carte blanche to get his way at the expense of the community and fairness or to overturn zoning to make more money.

Honestly, what's the point of even having Zoning Regulations if they can just be changed later?

Parker buys up cheap land zoned for Green Space or Recreation and then later gets it changed for housing development. How is that fair!?

There is plenty of land in the surrounding area that is already zoned for residential development . . . He can buy THAT LAND—land zoned for development—and he can develop it. But, why do we have to keep worrying about him getting away with poaching green space?

In 2015, our community was able to vote on the rezone issue, and an astounding 91% of voters agreed not to rezone the area to turn it into housing. Why is one man more important than 91% of us!?

STOP LETTING HIM HAVE HIS WAY WITH EDHs. Send him a message that if he wants to build housing then he needs to buy appropriate land that is zoned for it. ENOUGH WITH REZONING!

Please do the right thing.

Sincerely,
Dr. Trisha Akbeg
EDHs resident since 2008.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP hearing should be rescheduled

1 message

B EDH <95762edh@gmail.com>

Tue, Apr 26, 2022 at 10:33 PM

To: Planning@edcgov.us, jvegna@edcgov.us, bosone@edcgov.us, edc.cob@edcgov.us

The above mentioned document was just updated on Tuesday, April 26, 2022 in the afternoon at 1:30 pm, 2 days prior to the formal Planning Commission Hearing. Less than 1.5 days is not enough time to go over these documents completely. This hearing needs to be rescheduled for the public in EDH at a bigger venue and at a later time so the working residents of EDH can attend.

Please also give an explanation why everything around this CEDHSP is being conducted in an extremely formal manner, when Mr Hidahl and Mr Vegna have stated that this April 28, 2022 hearing is only an informational session for the new Planning Staff and Commissioners. Why is there absolutely no mention of another hearing date on the formal documents? Why is this April 28, 2022 hearing already published in the Mountain Democrat if it is only for informational purposes? Please be truthful and transparent to the public. The information being provided is misleading and confusing for everyone. This April 28th hearing should be officially labeled as an informational session for new planning folks.

Thank you,
Bina McConville



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

STOP the rezoning of the old Executive Golf Course

1 message

Claudia Mengelt <claudia.mengelt@gmail.com>

Tue, Apr 26, 2022 at 11:09 PM

To: andy.nevis@edcgov.us, daniel.harkin@edcgov.us, john.clerici@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, planning@edcgov.us

Dear planning commission

The area at the base of Serrano Blvd, near/behind Raleys, is zoned "Open Space Recreation" according to the EDH General Plan. In 2015, our community was able to vote on the rezone issue, and an astounding 91% of voters agreed not to rezone the area. The community has spoken and the commission should support the community's wishes.

The open space currently provides important habitat for important wildlife and reduces the flooding risk to El Dorado Hills Boulevard. It provides important recreational opportunities also. Increasing the density of housing will also increase traffic, congestion and overcrowding in schools.

This unpopular rezone has to stop.
Thank you,

Claudia Mengelt -
EDH citizen



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Rezone

1 message

rlangan620@comcast.net <rlangan620@comcast.net>

To: jvegna@edcgov.us

Cc: planning@edcgov.us

Tue, Apr 26, 2022 at 11:46 PM

Dear Mr. Veghna,

I have been a resident of El Dorado Hills since 1987 and have lived in the Serrano development since 1998. I was largely drawn to El Dorado Hills and El Dorado County based on its natural beauty, open spaces and lack of congestion. I do not want our community to become "Folsom East" with high density housing, excessive traffic and pollution. And along with the majority of El Dorado Hills residents, I am opposed to the proposed rezoning to support the proposed Central El Dorado Hills Specific Plan (CEDHSP).

A brief summary of activities related to this matter...

On March 8, 2022, Attorney Marsha A. Burch sent a letter to Gina Hamilton of the Planning and Building Department on behalf of the Open Space El Dorado Hills group. In her letter, she pointed out numerous flaws in Parker's CEDHSP. The plan does not meet CEQA requirements; it does not address deficiencies identified in past DEIR submissions and forces the county to deal with inconsistencies with the general plan.

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4,500 Serrano homeowners. The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted rejected the plan. Sadly, despite this overwhelming public opposition the project continued to move forward.

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The goal of the meeting was to allow Parker Development to present its CEDHSP to the public. Over 500 El Dorado Hills residents attended. After the presentation, the public was allowed to respond and were permitted three minutes each to voice their opinions. The responses lasted for more than two and a half hours. Not a single speaker spoke in favor of the Parker plan!

A group of concerned El Dorado Hills residents formed the Open Space El Dorado Hills group. The OpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. Over 5,300 signatures have been collected to date.

It must be evident to every commissioner that the voters of El Dorado Hills are opposed to the proposed CEDHSP plan.

Any property owner may build on land they own as long as they do so within existing zoning and building limitations. However, we should not allow anyone to buy land zoned open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. To protect the semi-rural nature of our community, there must also be a limit to the number of homes a developer can put in an already crowded area.

PLEASE, STOP THE REZONE.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Rezone

1 message

rlangan620@comcast.net <rlangan620@comcast.net>

To: daniel.harkin@edcgov.us

Cc: planning@edcgov.us

Tue, Apr 26, 2022 at 11:46 PM

Dear Mr. Harkin,

I have been a resident of El Dorado Hills since 1987 and have lived in the Serrano development since 1998. I was largely drawn to El Dorado Hills and El Dorado County based on its natural beauty, open spaces and lack of congestion. I do not want our community to become "Folsom East" with high density housing, excessive traffic and pollution. And along with the majority of El Dorado Hills residents, I am opposed to the proposed rezoning to support the proposed Central El Dorado Hills Specific Plan (CEDHSP).

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PLEASE, STOP THE REZONE.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Rezone

1 message

rlangan620@comcast.net <rlangan620@comcast.net>
To: andy.nevis@edcgov.us
Cc: planning@edcgov.us

Tue, Apr 26, 2022 at 11:47 PM

Dear Mr. Nevis,

I have been a resident of El Dorado Hills since 1987 and have lived in the Serrano development since 1998. I was largely drawn to El Dorado Hills and El Dorado County based on its natural beauty, open spaces and lack of congestion. I do not want our community to become "Folsom East" with high density housing, excessive traffic and pollution. And along with the majority of El Dorado Hills residents, I am opposed to the proposed rezoning to support the proposed Central El Dorado Hills Specific Plan (CEDHSP).

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PLEASE, STOP THE REZONE.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Rezone

1 message

rlangan620@comcast.net <rlangan620@comcast.net>

Tue, Apr 26, 2022 at 11:47 PM

To: kpayne@edcgov.us
Cc: planning@edcgov.us

Dear Mr. Payne,

I have been a resident of El Dorado Hills since 1987 and have lived in the Serrano development since 1998. I was largely drawn to El Dorado Hills and El Dorado County based on its natural beauty, open spaces and lack of congestion. I do not want our community to become "Folsom East" with high density housing, excessive traffic and pollution. And along with the majority of El Dorado Hills residents, I am opposed to the proposed rezoning to support the proposed Central El Dorado Hills Specific Plan (CEDHSP).

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A group of concerned El Dorado Hills residents formed the Open Space El Dorado Hills group. The OpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. Over 5,300 signatures have been collected to date.

It must be evident to every commissioner that the voters of El Dorado Hills are opposed to the proposed CEDHSP plan.

Any property owner may build on land they own as long as they do so within existing zoning and building limitations. However, we should not allow anyone to buy land zoned open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. To protect the semi-rural nature of our community, there must also be a limit to the number of homes a developer can put in an already crowded area.

PLEASE, STOP THE REZONE.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

CEDHSP Rezone

1 message

rlangan620@comcast.net <rlangan620@comcast.net>

To: john.clerici@edcgov.us

Cc: planning@edcgov.us

Tue, Apr 26, 2022 at 11:47 PM

Dear Mr. Clerici,

I have been a resident of El Dorado Hills since 1987 and have lived in the Serrano development since 1998. I was largely drawn to El Dorado Hills and El Dorado County based on its natural beauty, open spaces and lack of congestion. I do not want our community to become "Folsom East" with high density housing, excessive traffic and pollution. And along with the majority of El Dorado Hills residents, I am opposed to the proposed rezoning to support the proposed Central El Dorado Hills Specific Plan (CEDHSP).

A brief summary of activities related to this matter...

On March 8, 2022, Attorney Marsha A. Burch sent a letter to Gina Hamilton of the Planning and Building Department on behalf of the Open Space El Dorado Hills group. In her letter, she pointed out numerous flaws in Parker's CEDHSP. The plan does not meet CEQA requirements; it does not address deficiencies identified in past DEIR submissions and forces the county to deal with inconsistencies with the general plan.

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4,500 Serrano homeowners. The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted rejected the plan. Sadly, despite this overwhelming public opposition the project continued to move forward.

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The goal of the meeting was to allow Parker Development to present its CEDHSP to the public. Over 500 El Dorado Hills residents attended. After the presentation, the public was allowed to respond and were permitted three minutes each to voice their opinions. The responses lasted for more than two and a half hours. Not a single speaker spoke in favor of the Parker plan!

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It must be evident to every commissioner that the voters of El Dorado Hills are opposed to the proposed CEDHSP plan.

Any property owner may build on land they own as long as they do so within existing zoning and building limitations. However, we should not allow anyone to buy land zoned open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. To protect the semi-rural nature of our community, there must also be a limit to the number of homes a developer can put in an already crowded area.

PLEASE, STOP THE REZONE.



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: Against The Rezone

1 message

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

Wed, Apr 27, 2022 at 6:45 AM

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
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Gina Tarantino** <gina.tarantino@outdoorsalesgroup.com>
Date: Tue, Apr 26, 2022 at 8:02 PM
Subject: Against The Rezone
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

To All

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

You must be aware that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

You must be aware that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much

more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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,

Gina

Gina Tarantino
858.344.2872 cell
Gina.Tarantino@outdoorsalesgroup.com



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP

1 message

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

Wed, Apr 27, 2022 at 6:48 AM

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
CLICK HERE to visit Supervisor Hidahl on Nextdoor

----- Forwarded message -----
From: **Janet Kowalchick** <kowalchickpt@gmail.com>
Date: Tue, Apr 26, 2022 at 10:07 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

There are numerous reasons to vote NO REZONE in El Dorado Hills (EDH) on CEDHSP.

The planning committee and the Board of Directors should vote no to the rezone for the following reasons:

Over 5,300 citizens of EDH have signed a petition to HALT the unnecessary growth.

On January 13th, 2020 over 500 members of the community got together to unanimously voice their opinions CLEARLY AGAINST this development to the planning board and some of the supervisors, and people from Parker Development .

An ADVISORY Vote in 2015 that went to ballot where over **91%** of those voting, voted AGAINST THE REZONE.

The property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

Parker Development Company (PDC) is currently building over 10,000 new homes in Folsom just a couple miles down the road.

The area in question is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center

Our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

PDC is offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space. Exhaust is carcinogenic.

The traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and is very UNSAFE for pedestrians and drivers alike.

There are numerous active construction sites currently already in the community.

We are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

PDC already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

The temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Destroying the trees that currently inhabit this area to build roads, 1,000 homes which would bring 1,000+ more automobiles certainly will result in even higher temperatures for our community and the region.

KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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,

Janet Kowalchick

Sent from my iPhone



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

NO ON REZONE

1 message

Gina Tarantino <gina.tarantino@outdoorsalesgroup.com>
To: planning@edcgov.us

Wed, Apr 27, 2022 at 7:25 AM

Dear Planning Department

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

You must be aware that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

You must be aware that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses "Asbestos Ridge" which is a less than ideal area to build, or have a public park for that matter.

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

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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,

Gina

Gina Tarantino
858.344.2872 cell
Gina.Tarantino@outdoorsalesgroup.com



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: [dorado_oaks] CEDHSP No Rezone

1 message

Tom Purciel <tom.purciel@edcgov.us>
To: Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 7:51 AM

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

From: 'Sheila LaFrom' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>
Date: Tue, Apr 26, 2022 at 11:59 PM
Subject: [dorado_oaks] CEDHSP No Rezone
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

Dear Planning Commission,

I strongly urge you to vote NO on the EDHSP and NO on the Rezone.

If you've driven through Sacramento and through El Dorado Hills, you will notice a big difference. Apartment bldgs and thousands of homes and sprawling infrastructure VS oak trees and lovely green hills. This is why we moved here six years ago, to get away from the sprawl and traffic and congestion.

The Rezone violates the Serrano HOA's CC&Rs without first getting a 2/3 vote approval of the Serrano home owners.

We have zero cultural benefits for a town of 50,000, ie a community theater, a multipurpose event room, par course, things to enhance the community.

Don't destroy our last available open space by Rezoning it for residential use.

Thank you,
Sheila LaFrom
4462 Gresham Dr.
EDH

Sent from my iPhone

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

2 PAGES

Re: [*EXTERNAL*] Request to submit comment for 4/28 meeting
2 messages

Kevin Loewen <kloewen@edhcsd.org>
To: Brittany DiTonno <bdi tonno@edhcsd.org>
Cc: planning@edcgov.us, mia.ehsani@gmail.com

Wed, Apr 27, 2022 at 8:00 AM

Good morning Brittany,

Please ensure that the resident is guided to how to submit their comments to County Planning. They've written a very nice comment letter, and we want the County to hear the voice of our residents.

Thank you,

Kevin

On Mon, Apr 25, 2022 at 8:47 AM Brittany DiTonno <bdi tonno@edhcsd.org> wrote:

Good morning,

I received the below email from an El Dorado County resident that I believe was meant for your office regarding your upcoming Planning Commission meeting.

Please note: The resident is copied on this email should you need anything further.

Thank you,

Brittany DiTonno

Executive Assistant to the GM/Clerk of the Board

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

From: **Mia Ehsani** <mia.ehsani@gmail.com>
Date: Sat, Apr 23, 2022 at 3:39 AM
Subject: [*EXTERNAL*] Request to submit comment for 4/28 meeting
To: <bdi tonno@edhcsd.org>

El Dorado County Planning Commission,

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams.

While it appears that the Serrano HOA board seemingly supports this development, I do not think they are remotely representative of the true wishes of their constituents.

El Dorado Hills is already crowded with traffic and in the morning it usually takes two to three cycles of the traffic signals at El Dorado Hills Blvd. and Serrano Parkway to get through the light. This development will vastly increase the vehicle traffic in the area and crowd the already limited resources. There are obviously water supply issues from the EID and the cost of water is ridiculous. PG&E is also already strained and we have serious power supply issues including brown outs.

Changing the rules for these private entities is a huge mistake. Plan amendments, rezoning and moving open space around for the Parker family/Serrano Associates LLC to be able to further enrich themselves is not in the best

interests of the residents of El Dorado Hills or the County. How many more Porsches does one family need to own? El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course. How many attempts to ram this through regardless of the overwhelming opposition is enough? Open space is already be eliminated all around us at a rapid pace.

The notice to the residents of El Dorado Hills and Serrano was drafted on April 15th. We received ours on April 20th and the end date for comments is today the 21st for the meeting on April 28th. Could anything more be done to eliminate the public's opportunity to comment on the proposed changes in the County plan and zoning?

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County. More is not always better regardless of tax revenue opportunities.

Thank you for your time and consideration.

Best Regards,
Mia Ehsani, CLPF
Anderson Ehsani Fiduciary Services
(916)915-2660
3941 Park Drive
STE 20-524
El Dorado Hills, CA 95762

<https://www.aefiduciary.com/>

--



Kevin A. Loewen

General Manager

1021 Harvard Way, El Dorado Hills, CA 95762

O. (916) 614-3212

kloewen@edhcsd.org | www.edhcsd.org



image002.png
11K

Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 10:21 AM

Draft To: Kevin Loewen <kloewen@edhcsd.org>

Cc: Brittany DiTonno <bditonno@edhcsd.org>, Mia Ehsani <mia.ehsani@gmail.com>, Christopher Perry <christopher.perry@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Gina Hamilton <gina.hamilton@edcgov.us>, Kathy Witherow <kathy.witherow@edcgov.us>, Kathleen Markham <kathleen.markham@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Patricia Soto <patricia.soto@edcgov.us>, Christopher Smith <christopher.smith@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Krystina Baudrey <krystina.baudrey@edcgov.us>

Bcc: Jon Vegna <jvegna@edcgov.us>, Kris Payne <kpayne@edcgov.us>, John Clerici <john.clerici@edcgov.us>, Andy Nevis <andy.nevis@edcgov.us>, Daniel Harkin <daniel.harkin@edcgov.us>

[Quoted text hidden]

--

County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



Elevate to El Dorado
A Great Place to Live, Work & Play



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Letter of Request from El Dorado Hills CSD

1 message

Brittany DiTonno <bdiTonno@edhcsd.org>

Wed, Apr 27, 2022 at 9:36 AM

To: gina.hamilton@edcgov.us

Cc: Kevin Loewen <kloewen@edhcsd.org>

Bcc: planning@edcgov.us

Good morning Ms. Hamilton,

Please see the attached letter from our General Manager, Kevin A. Loewen.

Note: Our Board of Directors and additional parties listed are blind copied on this email.

Thank you,



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

Brittany DiTonno

Executive Assistant to the GM/Clerk of the Board

1021 Harvard Way, El Dorado Hills, CA 95762

Phone: (916) 614-3212

www.edhcsd.org

 2022_04_27_EDH CSD Initial Comment and Request_CEDHSP_PC Public Hearing (2).pdf
146K



April 27, 2022

El Dorado County Planning Commission

Attn: Gina Hamilton, Planning Manager
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: HEARING TO CONSIDER THE CENTRAL EL DORADO HILLS SPECIFIC PLAN PROJECT TO REQUEST A GENERAL PLAN AMENDMENT (A14-0003); SPECIFIC PLAN (SP12-0002); SPECIFIC PLAN AMENDMENT (SP86-0002-R); REZONE (Z14-0005); PLANNED DEVELOPMENT (PD14-0004); TENTATIVE SUBDIVISION (TM14-1516); and DEVELOPMENT AGREEMENT (DA14-0003) (Serrano Associates, LLC.)

Dear El Dorado County Planning Commission:

The El Dorado Hills Community Services District ("District") appreciates this opportunity to provide comments on the above referenced project.

At this time, the District has begun its review of the numerous documents associated with this item and have identified several deficiencies, inaccuracies, and corrections that either must be made or which will be provided as recommendations. Given the sheer volume of material provided for public consumption (*made available to the public on April 15, 2022*), the hundreds of pages of public comment, and the desire to see and hear the initial presentation on April 28, 2022, the District is reserving our comments for now.

This Planning Commission item not only contains a large amount of technical and detailed material to digest, but is also one of the most important land use decisions in our time, which will directly impact El Dorado Hills. The District is formally requesting the first follow-up hearing and review of the project be moved out a minimum of 30 days from this initial meeting, and make every effort to have a meeting in El Dorado Hills. The Community Services District gladly offers to host your Commission and the public at our Community Activities Building (i.e., Gym).

Should you have any questions or comments regarding the concerns expressed in this letter, please contact my office at (916) 614-3212.

Respectfully,

A handwritten signature in black ink that reads "Theria A. Lowe". The signature is written in a cursive style with a large initial 'T' and 'L'.

General Manager, El Dorado Hills Community Services District

cc:

Karen L. Garner, Dept. Head for EDC Planning & Building

Don Ashton, EDC CAO

Joe Harn, EDC Auditor

EDC Board of Supervisors



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: Letter of Request from El Dorado Hills CSD

1 message

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

Wed, Apr 27, 2022 at 10:06 AM

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

[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Brittany DiTonno** <bditonno@edhcsd.org>
Date: Wed, Apr 27, 2022 at 9:36 AM
Subject: Letter of Request from El Dorado Hills CSD
To: <gina.hamilton@edcgov.us>
Cc: Kevin Loewen <kloewen@edhcsd.org>

Good morning Ms. Hamilton,

Please see the attached letter from our General Manager, Kevin A. Loewen.

Note: Our Board of Directors and additional parties listed are blind copied on this email.

Thank you,



EL DORADO HILLS
COMMUNITY SERVICES DISTRICT

Brittany DiTonno

Executive Assistant to the GM/Clerk of the Board

1021 Harvard Way, El Dorado Hills, CA 95762

Phone: (916) 614-3212

www.edhcsd.org

2022_04_27_EDH CSD Initial Comment and Request_CEDHSP_PC Public Hearing (2).pdf
146K



April 27, 2022

El Dorado County Planning Commission

Attn: Gina Hamilton, Planning Manager
El Dorado County Planning Department
2850 Fairlane Court
Placerville, CA 95667

RE: HEARING TO CONSIDER THE CENTRAL EL DORADO HILLS SPECIFIC PLAN PROJECT TO REQUEST A GENERAL PLAN AMENDMENT (A14-0003); SPECIFIC PLAN (SP12-0002); SPECIFIC PLAN AMENDMENT (SP86-0002-R); REZONE (Z14-0005); PLANNED DEVELOPMENT (PD14-0004); TENTATIVE SUBDIVISION (TM14-1516); and DEVELOPMENT AGREEMENT (DA14-0003) (Serrano Associates, LLC.)

Dear El Dorado County Planning Commission:

The El Dorado Hills Community Services District ("District") appreciates this opportunity to provide comments on the above referenced project.

At this time, the District has begun its review of the numerous documents associated with this item and have identified several deficiencies, inaccuracies, and corrections that either must be made or which will be provided as recommendations. Given the sheer volume of material provided for public consumption (*made available to the public on April 15, 2022*), the hundreds of pages of public comment, and the desire to see and hear the initial presentation on April 28, 2022, the District is reserving our comments for now.

This Planning Commission item not only contains a large amount of technical and detailed material to digest, but is also one of the most important land use decisions in our time, which will directly impact El Dorado Hills. The District is formally requesting the first follow-up hearing and review of the project be moved out a minimum of 30 days from this initial meeting, and make every effort to have a meeting in El Dorado Hills. The Community Services District gladly offers to host your Commission and the public at our Community Activities Building (i.e., Gym).

Should you have any questions or comments regarding the concerns expressed in this letter, please contact my office at (916) 614-3212.

Respectfully,

A handwritten signature in black ink, appearing to read "Theria A. Lewis". The signature is written in a cursive, flowing style.

General Manager, El Dorado Hills Community Services District

cc:

Karen L. Garner, Dept. Head for EDC Planning & Building

Don Ashton, EDC CAO

Joe Harn, EDC Auditor

EDC Board of Supervisors



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: [dorado_oaks] I am opposed to the CEDHSP REZONE.

1 message

Tom Purciel <tom.purciel@edcgov.us>
To: Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 11:52 AM

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

From: A L <ashleylafrom@gmail.com>

Date: Wed, Apr 27, 2022 at 11:13 AM

Subject: [dorado_oaks] I am opposed to the CEDHSP REZONE.

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

I am opposed to the CEDHSP REZONE.

My family moved here six years ago and when we drive past Folsom and enter El Dorado Hills, it's like living in a peaceful relaxing community.

My friends even comment the same thing when they come to visit from Sacramento or Benicia.

I was deeply saddened to hear that the developer is trying to convince the Planning Commission to change an area zoned for Open Space into residential area! That's crazy! You would have to be insane or greedy to want to destroy this community! Open Space is what gives El Dorado Hills the unique charm that it has.

Don't make a poor rushed decision just because someone is pressuring you!

It's not like they are asking for a 20 foot extension on a parking lot. They want to permanently destroy the natural beauty at the gateway to our community!

Please don't allow the plan to go forward!

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>
To: Planning Department <planning@edcgov.us>

Wed, Apr 27, 2022 at 1:02 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: **Thomas Smith** <sacksfoney@gmail.com>

Date: Wed, Apr 27, 2022 at 12:54 PM

Subject: CEDHSP

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

My wife and I have lived in El Dorado Hills for over 32 years. During that time we have seen many changes, some good, some not so good. Over the years we have learned of parks promised and parks denied by one sided changes in the community plan. What brought us here were the open spaces, the parks for the kids, and residents that embraced the area with pride. At this point development has greatly expanded such that infrastructure is not keeping pace with the increased population. With the extension of Saratoga to allow travel to Folsom without getting on the freeway it seems clear that the roadways are now overstressed. The "county" now is going to allow a rich development company to once again have its way and further burden local residents while the developers sit back and count their money, looking for another community to exploit. The old golf course is the last large parcel that can provide the future needs of a fast growing community. Apartments that will dump hundreds if not thousands more vehicles on a roadway that is already showing its inadequacy.

The old golf course (open space) will be gone and there will be no going back. That which makes this community special will in part disappear and continue to become just another suburb off the freeway. I would implore you not to grant the rezoning request and keep the character of the community intact.



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Wed, Apr 27, 2022 at 1:48 PM

Cindy Munt

Assistant to Supervisor John Hidaht, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

[CLICK HERE](#) to follow Supervisor Hidaht on Facebook

[CLICK HERE](#) to visit Supervisor Hidaht's web page

[CLICK HERE](#) to visit Supervisor Hidaht on Nextdoor

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From: **Thomas Smith** <sacksfoney@gmail.com>

Date: Wed, Apr 27, 2022 at 12:54 PM

Subject: CEDHSP

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <daniel.harkin@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

My wife and I have lived in El Dorado Hills for over 32 years. During that time we have seen many changes, some good, some not so good. Over the years we have learned of parks promised and parks denied by one sided changes in the community plan. What brought us here were the open spaces, the parks for the kids, and residents that embraced the area with pride. At this point development has greatly expanded such that infrastructure is not keeping pace with the increased population. With the extension of Saratoga to allow travel to Folsom without getting on the freeway it seems clear that the roadways are now overstressed. The "county" now is going to allow a rich development company to once again have its way and further burden local residents while the developers sit back and count their money, looking for another community to exploit. The old golf course is the last large parcel that can provide the future needs of a fast growing community. Apartments that will dump hundreds if not thousands more vehicles on a roadway that is already showing its inadequacy.

The old golf course (open space) will be gone and there will be no going back. That which makes this community special will in part disappear and continue to become just another suburb off the freeway. I would implore you not to grant the rezoning request and keep the character of the community intact.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>
2 PAGES

Vote No on the Rezone in EDH on CEDHSP

1 message

Jay Rizk <jayfrizk@gmail.com>

Wed, Apr 27, 2022 at 2:30 PM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us,
daniel.harkin@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edccob@edcgov.us

Hello EDC Planning Commission and Board Members,

As a newer resident of El Dorado Hills, I'm writing to request you vote NO on the Rezone and the CEDHSP at tomorrow's hearing.

I've listed just a few of the many reasons below to warrant a no vote.

There are numerous reasons to vote NO REZONE in EDH on CEDHSP.

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

You must also be aware of the Jan. 13th, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.

You must also be aware of an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.

You must be aware that the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

You must be aware that it is currently zoned as "Open Space Recreation" and should remain so in the heart of El Dorado Hills. If they want to build a small nine-hole golf course, or put in bike paths, a par course, some sports fields, tennis courts, trails, or even a community theater or multi-use center. Currently, there isn't any CULTURAL contribution to the people in EDH.

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

You must be aware that they are offering a small park next to the freeway where all the exhaust from the freeway is as a way to appease the citizens if they should lose the open space.

You must be aware that the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and

there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

You must be aware that there are already tons of empty lots scattered throughout El Dorado Hills that are already marked for future residential buildings – and there are numerous active construction sites currently already in the community.

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

You must know the applicant already has the approval to build out any of the 135 units in Serrano rather than exchange it trying to confuse the community, knowing that it encompasses “Asbestos Ridge” which is a less than ideal area to build, or have a public park for that matter.

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community, this is a proven fact.

KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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,

Sincerely,

Jay Rizk

El Dorado Hills resident





PC 04-28-22
#3
3 pages

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

The BOSONE <bosone@edcgov.us>

To: Planning Department <planning@edcgov.us>, Jon Vegna <jvegna@edcgov.us>

Wed, Apr 27, 2022 at 2:33 PM

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

[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Diane Lilienthal** <diane.lilienthal@yahoo.com>

Date: Wed, Apr 27, 2022 at 2:27 PM

Subject: CEDHSP

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

Good day to you,

Attached please find our letter regarding the proposed rezone in El Dorado Hills.

Thank you.

Diane and Steve Lilienthal



Rezone letter.docx

12K

To whom it may concern:

As residents of EDH for over eight years, we are writing to voice our opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. Current residents of Serrano purchased their homes with a particular understanding regarding this area that is under contention. It is not fair or honorable for Parker Development to change the plan. Developers have a right to develop their land, but residents also have a right to open space. We are simply asking for previous agreements to be honored. We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently. People in this town are not happy with Mr. Hidahl at present. I urge all involved to look at the facts and put politics aside.

Allow me to enumerate some reasons to vote NO REZONE in EDH on CEDHSP.

- Over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.
- At the Jan. 13th, 2020 meeting at District Church in EDH, over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development. They were all against the rezone.
- There was an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.
- The property in question is at the gateway entrance to El Dorado Hills. It symbolically represents WHY PEOPLE MOVED HERE in the first place; to get away from the congested urban areas of Sacramento and also the Silicon Valley. They moved here for the quality of life, and the relaxing environment with trees and green hills.
- They are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than in Folsom – which is less than five miles away.
- Parker is offering a small park next to the freeway where all the exhaust from the freeway is, as a way to appease the citizens if they should lose the open space. This is ridiculous and the exhaust could potentially have a negative effect on the health of our children.
- The traffic between EDH Blvd and Silva Valley Parkway off of Harvard, next to the High School and Rolling Hills Middle School is already extremely difficult to navigate, with heavy traffic at certain hours of the day. Additionally, there isn't adequate parking on the

campuses or in front of them. Some students are having to park one quarter mile away as it is! Why make it worse?

- We are in the third year of one of the worst droughts in California history. Building 1,000 more homes makes no sense with resources already limited. Why not let the current projected homes be built, then see how the water rationing goes in a couple of years?
- Lastly, the temperature in El Dorado Hills can get up to 105+ degrees in the summer. We know that trees and green grass help with pollution and lowering the temperature. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community.
- KNOWING THIS, why would anyone approve a project that would destroy the beauty of El Dorado Hills? There are other alternatives that would be much more appealing to the residents and could provide revenue to the County that it needs.

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. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

Thank You for Your Thoughtful Consideration,

Steve and Diane Lilienthal

4084 Borders Drive, El Dorado Hills, CA 95762 916 500-3981