

11/26/2019

Edcgov.us Mail - No rezone , propped Pedregal

PC 12/12/19
#3



Planning Department <planning@edcgov.us>

No rezone , propped Pedregal

solarwear <solarwear@comcast.net>

Tue, Nov 26, 2019 at 12:23 PM

To: planning@edcgov.us

Cc: kmarini@fcusd.org, Chase Marini <chase.marini@yahoo.com>, Natalie Marini <Marini.natm@gmail.com>, jeanettehthomas@yahoo.com, thomasfoods@yahoo.com, jessba@sbcglobal.net

Dear Planning Department,

Due to safety concerns of traffic congestion and emergency evacuations I request that the property known as "The Pedregal" located at:

West of El Dorado Hills Blvd., between Wilson Blvd and Olson Ln , adjacent to the Ridgeview subdivision stay zoned as single family parcels and open land due to:

- * Traffic congestion on El Dorado Hills Blvd.
- * Inadequate roadways to villages adjacent to proposed development.
- * Hwy 50 EDH on/off ramp congestion
- * Hwy 50 Silva Valley on/off ramp congestion
- * Oak Ridge HS impactment
- * Rolling Hills Middle School impactment
- * Brooks Elementary School impactment
- * Vernal Pool seasonal locations on site
- * Historical sites (Kyburz' original cabin)
- * Native American midden site
- * Native American settlement sites
- * Native American Grinding stone sites
- * Known endangered plants, environmental sites, and animals
- * Fire hazard in case of evacuation due to steep slopes and inadequate roads.

Please do not rezone the property known as "The Pedregal" to high density, multi residential, civic-limited-commercial-planned development, or multifamily units.

Please keep the integrity and safety of El Dorado Hills as it is limited presently.

We cannot sustain human safety without adequate emergency agencies or roadways.

Thank you,

Kerry Marini
MA,ed.
916-835-0751
Solarwear@comcast.net

Sent from my Verizon, Samsung Galaxy smartphone

11/26/2019

Edcgov.us Mail - No rezone, proposed Predregal

PC 12/12/19
#3



Planning Department <planning@edcgov.us>

No rezone, proposed Predregal

Natalie Marini <marini.natm@gmail.com>
To: planning@edcgov.us

Tue, Nov 26, 2019 at 12:56 PM

Dear Planning Department,

Due to safety concerns of traffic congestion and emergency evacuations I request that the property known as "The Pedregal" located at:

West of El Dorado Hills Blvd., between Wilson Blvd and Olson Ln , adjacent to the Ridgeview subdivision stay zoned as single family parcels and open land due to:

- * Traffic congestion on El Dorado Hills Blvd.
- * Inadequate roadways to villages adjacent to proposed development.
- * Hwy 50 EDH on/off ramp congestion
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- * Known endangered plants, environmental sites, and animals
- * Fire hazard in case of evacuation due to steep slopes and inadequate roads.

Please do not rezone the property known as "The Pedregal" to high density, multi residential, civic-limited-commercial-planned development, or multifamily units.

Please keep the integrity and safety of El Dorado Hills as it is limited presently.

We cannot sustain human safety without adequate emergency agencies or roadways.

Thank you,

Natalie Marini
916-838-6921
marini.natm@gmail.com

12/3/2019

Edcgov.us Mail - Stop the Rezone of the EDH Old Golf Course

PC 12/12/19
#3



Planning Department <planning@edcgov.us>

Stop the Rezone of the EDH Old Golf Course

Karen Brown <kbrown78@gmail.com>
To: planning@edcgov.us

Wed, Nov 27, 2019 at 12:29 PM

To Whom It May Concern:

Please ensure that the Old Golf Course property near the intersection of Serrano Parkway and El Dorado Hills Blvd is preserved as public recreation land. Our community needs more spaces that are open. We do not need more housing, traffic, pollution, and residential water use. A true leader is needed to take a long-range vision of the town that preserves this special land for open space and park recreation purposes.

Sincerely,

Karen Brown
EDH Resident

12/3/2019

Edcgov.us Mail - Central El Dorado Hills Specific Plan

PC 12/12/19
#3



Planning Department <planning@edcgov.us>

Central El Dorado Hills Specific Plan

John Bowles <johnbowlesedh@gmail.com>
To: planning@edcgov.us

Thu, Nov 28, 2019 at 6:20 AM

Back in 2015 91% of the registered voters in El Dorado Hills voted against rezoning the El Dorado Hills Old Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado Hills Planning Commission announcing a Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita * 783 homes * 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that 1. the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, 2. the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and 3. the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped.

Regards,

John Bowles
3502 Park Dr
El Dorado Hills, CA 95762



Planning Department <planning@edcgov.us>

Parker Development: Pedragal and Serrano West

Sherrie Petersen <sbunkpetersen@gmail.com>

Mon, Dec 2, 2019 at 2:49 PM

To: planning@edcgov.us, Gary.Miller@edcgov.us, JVegna@edcgov.us, James.Williams@edcgov.us, Jeff.Hansen@edcgov.us

Dear El Dorado County Planning Commission;

Parker Development (PD) is proposing to develop two major projects in EDH; Pedragal and Serrano West. I am most concerned about the rezoning request by Parker Development for Serrano West, which was previously the old Executive Golf Course. The old golf course is approximately 100 acres of flat land zoned for recreation. Parker Development has requested a rezoning approval from the El Dorado County Planning Commission and BOS to build 734 to 1000 homes.

Parker Development's justification for the rezoning is that the old golf course wasn't profitable. I do not feel that the residents of EDH should absorb this significant change to our community because a business either made a poor investment or poorly managed their investment. Approving the rezoning will only encourage others to make similar rezoning request. So, if my single residence is not increasing in value, can I rezone my nearly 1 acre to multi-housing because it's a better investment for me?

In 2015, this community voted to assess whether we were supportive of rezoning the old golf course land for other uses besides recreation. The answer was 91% of voters said no to rezoning. This is the entrance to our community. One of the few remaining flat areas of land available for recreation in the entire community. We voted no because we don't want the community to look like Daly City, with homes packed on every available piece of land. We want an inviting community. If 91% of the voters in a district said no to a rezoning, is it appropriate for a Supervisor in another district to force a zoning change rejected by the residence?

These two developments have the potential to increase the number of dwellings along 1.5 miles of El Dorado Hills Blvd by 734 to 1000 units. As you are aware, in this community most homes have two adults working. This means that somewhere between 1400 and 2000 more cars will be on EDH Blvd. between 7-9 am. Parker Development did not see this as impacting the traffic on EDH. No additional turn lanes are going to mitigate the impact of this increase in traffic on EDH Blvd.

Parker Development has proposed replacing the 100 acres of flat land from the old golf course with a 15-acre park next to Highway 50 and land on the ridge above the fire station on EDH Blvd. First of all, no one goes to a park next to a freeway. Name one lovely park next to a freeway. Secondly, the land above the fire station is unusable for recreation as it is too steep and has an abundance of asbestos. Disturbing the soil is not a good idea which is why Parker Development doesn't want to build homes there. In other words, Parker Development wants to take away prime recreation land and give the community nothing.

I have lived in EDH since 1982. I have seen a lot of changes in these 38 years. I have never written to comment on any development that has occurred in these 38 years. Parker Development decommissioning the golf course was a significant loss to the community. Allowing them to rezone land that is at the heart of our community after they managed themselves out of business. You have to wonder if this was their strategy all along.

Sherrie Bunk-Petersen

12/3/2019

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

PC 12/12/19

3

3 pages



Planning Department <planning@edcgov.us>

Fwd: Stop El Dorado Hills Old Executive Golf Course Rezone

The BOSONE <bosone@edcgov.us>

Mon, Dec 2, 2019 at 4:25 PM

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

One major concern my fellow residents and I have is "how current is the school impact fee"? Understanding; school construction for a new HS is costing \$750/bldgsf for the construction with soft costs (design, furnishings, inspections, etc.) at 30% minimum will run the HS up to \$975/bldgsf. A 2,000 student high school will be approximately 200,000/bldgsf or \$200M (New Folsom Ranch HS is slated at \$250M which we are getting underway presently – West Park HS in Roseville is just wrapping at \$210M prior to soft costs - \$300M). Visual performing arts (VAPA) and aquatics will be in addition. Elementary and Middle Schools are running -\$100/bldgsf on the hard cost.

These costs are up 40% since 2015 and we are all curious when was the last time the school impact fees have been reviewed against actual "current" construction costs.

FYI - State Parks Proposition 68 Grant program may offer an opportunity for future parks funding. In a near by county; we are utilizing the (\$40M) big tobacco settlement to build a new health and safety facility; which would be a great start to a government center/ multigenerational facility at the old golf course; in addition to a Central Park. The facility would also afford the county to consolidate current lease spaces.

Thank you for your consideration.

Respectfully,

John Moreno

916-925-4000

From: The BOSONE

Sent: Tuesday, November 26, 2019 12:50 PM

To: John Moreno <jlmoreno@sierrawestgroup.com>

Subject: Re: Stop El Dorado Hills Old Executive Golf Course Rezone

Dear Mr. Moreno,

Thank you for contacting our office with your concerns about the possible rezone of the old golf course (the Central El Dorado Hills Specific Plan).

12/3/2019

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

For purposes of providing clarity on the public review and hearings process, and for access to the information presented recently on the project, please refer to the links provided below. Thanks again for caring about the future of El Dorado Hills; your voices are being heard.

Several meetings are planned which will provide you the opportunity to give your comments about the proposed project. There are four Planning Commission meetings where the project will be heard, with one special Planning Commission meeting being held in the evening in EDH (time TBD). In addition there will be a special Board of Supervisors meeting held in EDH on the project.

For upcoming Planning Commission meetings for the Central El Dorado Hills Specific Plan project, the following hearing schedule was determined. Public Testimony will be taken at the November, December and January (Special EDH Meeting) hearings and then closed for Planning Commission deliberation and action at the final hearing in January/February 2020.

Hearing #1 - November 14, 2019 Regular Planning Commission Meeting (Building C Hearing Room) Link to hear this meeting: http://eldorado.granicus.com/MediaPlayer.php?view_id=2&clip_id=1285

Hearing #2 - December 12, 2019 Regular Planning Commission Meeting (Building C Hearing Room, 2850 Fairlane Ct., Placerville)

Hearing #3 - January 2020 Special Planning Commission Evening Meeting - El Dorado Hills (TBD) (meeting to be continued to Regular Meeting in January/February 2020)

Hearing #4 - January/February 2020 Regular Planning Commission Meeting (Building C Hearing Room)

To submit your comments to the Planning Commission, please email the clerk at planning@edcgov.us.

Serrano Associates recently gave a presentation of the proposed project at the EDH APAC meeting and that can be viewed here: <https://www.youtube.com/watch?v=Y0HkJ575KzY>

Please feel free to contact us should you have any other questions or concerns.

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

On Tue, Nov 26, 2019 at 12:49 PM John Moreno <admin@parksnotparker.com> wrote:

Thank you for taking the time to sign this petition

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Just recently, we received a notice from the El Dorado Hills Planning Commission announcing a Hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

https://mail.google.com/mail/h/AH1rexTx3A2hb3nkF1xi9iV18KiWHiIKKT1T_QE4ximeYOYSwQ566u/02ikw53aa7zbc3&view=pt&search=el%20commesi

2/2

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

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I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

--

Mr John Moreno
jlmorano@sierrawestgroup.com
3521 Patterson Way
El Dorado Hills

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional.
CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011 CC:John Hidahl, Mel Pabalinas

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