

#27 public comment  
BOS Read 10/28/25



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## The Town and Country Village Hotels Project

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From Marsy Haber <mahaber@gmail.com>

Date Tue 10/28/2025 8:38 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

LATE DISTRIBUTION

DATE 10/28/25

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**Please vote a resounding NO on this project**, as it will heavily impact the already heavily impacted traffic flow along Bass Lake Road. Not to mention the massive construction projects ongoing on Silver Springs Parkway between Bass Lake Road and Green Valley. More houses in an area where many are being built whereby many are still for sale.

Heed the words of the Joni Mitchell song, Big Yellow Taxi, ***"They paved paradise and put up a parking lot. With a pink hotel, a boutique and a swinging hot spot. Don't it always seem to go that you don't know what you've got till it's gone?"---***

People move to El Dorado County because of its beauty, its open spaces, and the ability to travel elsewhere if we want or need a hotel or commercial space.

Respectfully,  
Marsy and Stephen Haber  
Rescue, CA 95672

public comment BOS read  
# 27 10/28/25



Outlook

LATE DISTRIBUTION

I Oppose the Town and Country Village Development DATE 10/28/25

From Alison Gennai <agennai@sbcglobal.net>

Date Tue 10/28/2025 8:50 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

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Dear Board of Supervisors,

Please stick to the general plan that was in place for a reason and stand up to the pressure to amend and vote this down at this time. This whole hotel could be a complete flop, but by then the Bass Lake Hills would be forever ruined. The few million dollars in revenue this would annually bring into the county is simply not worth it. The general plan was there for a reason, please back it up. If people want a hotel, there's always the Redhawk hotel they can stay at who is never out of vacancy.

Thank you,

Alison K. Gennai

Lifetime El Dorado County resident, 3rd generation El Dorado County resident.

Sent from my iPhone

# 27

LATE DISTRIBUTION

DATE 10/28/2025

**From:** Fred Schuster  
**To:** BOS-Clerk of the Board  
**Subject:** Stop Village plan  
**Date:** Monday, October 27, 2025 4:42:43 PM

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Please vote to stop this development.

Fred Schuster

Sent from Yahoo Mail for iPhone

#27

## LATE DISTRIBUTION

DATE 10/28/2025

**From:** Stephanie Honda  
**To:** BOS-Clerk of the Board  
**Subject:** Town & Country Project  
**Date:** Monday, October 27, 2025 10:57:37 PM

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To: Greg Ferrero, George Turnboo, Brian Veerkamp, Lori Parlin, Brooke Laine

I am writing today to voice my opposition regarding the proposed Town & Country Village Project. This project violates the General plan and the Bass Lake Hills Specific Plan. It violates the purpose of so many of the residents who chose a more rural housing choice. It violates the natural space we dearly love, support and desire to protect. It will be a burden on the local residents, wildlife and county.

I have been a full time resident of this community and El Dorado county for 23+ years. We have lived in the same home that entire time. We were drawn to the "rural" feel as we chose our home in its location for that reason. We have seen the explosion of growth in the area during the past 2 decades. The infrastructure is already struggling and will only crumble under the significant pressures that this project will impose. Our only on / off ramps on Hwy 50 are already overburdened with the current traffic load on a daily basis. The area does not need, nor will not support a project such as this. The sheer number of people, traffic and burden on our precious resources that are already stretched thin (ie water) do not need the added burden. There is a large casino just down the road that is much more suitable if there were truly such a need.

You were elected to your seats by the public. You made promises that we, the voters, recall now and will recall in future elections. I am willing to support those who protect what we hold dear., in future elections.

Respectfully,  
Stephanie Honda  
Weymouth Way  
Rescue, CA 95672





Outlook

BOS Rcvd 10/28/25 #27

LATE DISTRIBUTION  
DATE 10/28/25

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**Town & Country village**

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**From** John Williams <jtw5010@yahoo.com>

**Date** Tue 10/28/2025 11:09 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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To whom it may concern,

The town and country village project is very over scale for the location. The infrastructure is already overwhelmed with the current development happening along Bass lake road. This development will also destroy the rural environment that El Dorado county is known for. I am against this development.

Thank you.

Sent from my iPhone



LATE DISTRIBUTION

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**In Support of El Dorado Hills Town and Country Village project**

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**From** Steve Green <SGreen@SDGBS.com>

**Date** Tue 10/28/2025 11:15 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

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Hello:

My name is Steve Green and I have been a resident of El Dorado Hills since 1989, living in Park Village. Unit 3. I also own an RE10 zoned parcel between Bass Lake Road and Old Bass Lake Road.

I am sure you have heard all of the pros and cons for this project by now so I won't spend a bunch of time going over why the pros far outweigh the cons. I simply want you all to know that I totally support this project as both a long-time local resident and as someone that will be neighbor to this project. In summary, I don't think there is anything better that could ever happen on that piece of land that would benefit not just the community, but the county at large.

Respectfully,

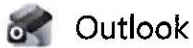
Steve Green, President - SDG Business Solutions, LLC  
**Advanced Certified QB Consultant & QuickBooks Solution Provider**  
Office Phone - (916)760-1688

<http://www.sdgbbs.com>

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#27 BOS Recd 10/28/25  
Public Comment



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Comments regarding 10-28-2025 Agenda Item 27, Legistar #25-1703 - Town and Country

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From Sue Taylor <suetaylor530@gmail.com>

Date Tue 10/28/2025 12:21 PM

To BOS-District I <bosone@edcgov.us>; BOS-District V <bosfive@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-Clerk of the Board <edc.cob@edcgov.us>

📎 1 attachment (486 KB)

BOS comments 10-28-2025.pdf;

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10-28-2025

Comments regarding 10-28-2025 Agenda Item 27, Legistar #25-1703

**HEARING** - To consider the recommendation of the Planning Commission on the Town & Country Village El Dorado project (General Plan Amendment GPA22-0003/Specific Plan Revision SP-R21-0002/Rezone Z21-0013/Planned Development Permit PD21-0005/Tentative Subdivision Map TM22-0005/Conditional Use Permit CUP23-0008

We ask that the Board of Supervisors deny the above actions. They violate our 2004 General Plan, the Zoning Ordinance, and the California Environmental Quality Act (CEQA).

Violations of the General Plan: "A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief".

The entire design of the El Dorado County General Plan was to retain a rural character of El Dorado County, including El Dorado Hills. Unfortunately, due to the lack of historical knowledge of our Planning Director, Planning Department, Planning Commission and majority of the Board of Supervisors, the focus has become allowing developers of large parcels develop according to the properties best and highest use rather than requiring them to adhere to the General Plan and Zoning Ordinance. These actions are causing the 2004 General Plan to be inconsistent among the various elements. This is causing enormous damage to the General Plans Purpose. Particularly in maintaining the rural character and quality of the living environment, providing adequate infrastructure and conserving agricultural lands.

Following comes from the General Plan's Introduction which covers the Plan Purpose, Custom, Culture and Economic Stability, Statement of Vision, Plan Assumptions, Plan Strategies, Plan Concepts, Plan Objectives, Using the Plan, and then The relationship of the Land Use Element to Other Elements and the Organization of the Land Use Element.

## **PLAN PURPOSE**

*The General Plan provides for long range direction and policy for the use of land within El Dorado County. It provides a mechanism through which the County can focus on the issues of greatest local concern as well as a basis for rational decision making regarding long-term physical development. **It provides for growth in an environmentally balanced manner, maintains the rural character and quality of the living environment, providing adequate infrastructure while conserving agricultural lands, forest and woodlands, and other natural resources.***

*The County has a responsibility to develop, adopt, and maintain a legally adequate general plan pursuant to State planning law. **A general plan by definition looks into***



*the future and attempts to make land use, economic, social, and environmental choices based on assumptions and analysis of existing conditions. These choices will shape the direction of growth to achieve the goals expressed through the vision that the County has established. This General Plan was directed by a public process which defined a collective long-term vision for the future of El Dorado County.*

## **CUSTOM, CULTURE, AND ECONOMIC STABILITY**

*El Dorado County is blessed with abundant natural resources and has long been recognized for its spectacular beauty. While impacted, these same attributes exist today. **The County has a tradition of appreciating and conserving these resources, using them wisely, and upholding a strong ethic of stewardship over these assets. It is the combination of these features that are now referred to as rural character.***

*There is an abundance of non-timber oriented natural resource lands in the County. Some of these lands have produced, and will continue to produce, a variety of agricultural products. Others are inherently valuable for their natural environmental characteristics. All of the County's natural resource lands are important to the local and regional economies due to their availability for crop production, recreational opportunities, watershed values, and contributions to the tourism industry. **In general, in order for these resources and opportunities to be available in the future, these important lands require sound management. The General Public specifies the manner in which the historic culture, custom, and economic importance of these lands can be sustained in the future.*** Conflicts do exist as a result of population expansion into resource rich lands. ***This Plan provides policy guidance and direction on how to avoid and/or minimize these conflicts. Careful management applies especially to the County's abundant water resources and watershed areas. Healthy economies cannot be maintained without a reliable and clean water source.*** This Plan also acknowledges that the County will continue to grow but will attempt to retain the qualities of its natural resource base, both consumptive and environmental, in order to maintain its custom and culture and to assure its long-term economic stability. This Plan acknowledges the ecological and historic values of these lands while saving and conserving the lands for future economic benefits for all the purposes stated in this section. ***The rural character of the County is its most important asset. Careful planning and management can maintain this character while accommodating reasonable growth and achieving economic stability.***

## **STATEMENT OF VISION**

*The vision and goals for future growth in El Dorado County were the focus of the Round 1 Community Workshops held on July 9, 12, 16, 17, 19, and August 7, 1990. Those comments, which were recorded and appear in the Summary of Comments: Round 1 Community Workshops (August 1990) illustrate a broad consensus on a number of issues. The vision and goals were further refined in recognition of significant oral and*

written input received between October 1992 and March 1995. The vision for future growth in the County includes the following:

*1. Maintain and protect the County's natural beauty and environmental quality, vegetation, air and water quality, natural landscape features, cultural resource values, and maintain the rural character and lifestyle while ensuring the economic viability critical to promoting and sustaining community identity.*

***2. Where appropriate, encourage clustered development as an option to maintain the integrity and distinct character of individual communities, while protecting open space and promoting natural resource uses.***

*3. Make land use decisions in conjunction with comprehensive transportation planning and pursuing economically viable alternative transportation modes, including light rail. Adopt a Circulation Element providing for rural and urban flows that recognize limitations of topography and natural beauty with flexibility of road standards.*

*4. Promote a better balance between local jobs and housing by encouraging high technology activities and value added activities tied directly to available resource based industries such as the timber industry, tourism, agriculture, mining, and recreation.*

*5. Increase the amount of affordable housing by providing a variety of housing types and encouraging residential projects to reflect affordability in light of the existing local job base and/or infrastructure.*

*6. Encourage efforts to locate a four-year college and support the ability of elementary, middle, and high schools to keep pace with population growth.*

*7. Improve and expand local park and recreational facilities throughout the County.*

*8. Recognize that the General Plan is a living document which must be updated periodically, consistent with the desires of the public, and provide for public involvement in the planning process.*

At this point we would like to state that a lot of effort over a period of decades was put into deciding where affordable housing (Missouri Flat Area), technical jobs (Business Park in El Dorado Hills), Agriculture, (North of 50 and East of Placerville), Timber (above 3000 feet), Rural Centers – the urban limit line demarcating where the urban and semi-urban land uses would be developed. (Camino, Cedar Grove, Coloma, Cool, Fairplay, Garden Valley, Greenwood, Georgetown, Grey's Corner, Grizzly Flat, Kelsey, Kyburz, Latrobe, Little Norway, Lotus, Mosquito, Mount Ralston, Mt. Aukum, Nashville, Oak Hill, Phillips, Pilot Hill, Pleasant Valley, Pollock Pines, Quintette, Rescue, Somerset, Strawberry, and Chrome Ridge) Community Regions – the urban limit line depicting where the urban and suburban land uses would be developed (El Dorado Hills Cameron Park, El Dorado, Diamond Springs, Shingle Springs, and the City of Placerville and immediate surroundings) and open space would be placed.



Notice that Bass Lake was not included in either the Community Regions or Rural Centers. That is because it was determined that Bass Lake would remain a buffer between El Dorado Hills and Cameron Park in order to maintain the identity of these 2 regions, curtail urban/suburban sprawl and retain the open space critical to the purpose of the General Plan. The rural regions are to *"maintain the open character of the County, preserve its natural resources, recognizes the constraints of the land and the limited availability, of infrastructure and public services, and preserves the agricultural... area to ensure its long-term viability for agriculture ... operations."* It's also why these properties were not included in the El Dorado County Irrigation District.

There is no overriding considerations that can compensate for the undoing of our heavily contested voter approved General Plan. By extending the Community Region Line in this area, the County is opening up an entire new townsite, not programmed for this type of development. This area of Bass Lake was not programmed for the water, sewer, capital improvements or urbanization. Once this is converted it will open up more land for urbanization that was never intended for this purpose. This will greatly impact El Dorado **Irrigation** District water resources, and the ratepayers that fund it. These resources were mainly intended, to this day, to expand agriculture, not urbanization. How can anything mitigate or override the elimination of this open space that was intended to protect the rural character of the County which is its **"most"** important asset?

## PLAN ASSUMPTIONS

*Planning is an art as well as a science, and even with the best information, the future is difficult, if not impossible, to accurately predict. **The following assumptions were developed in consideration of the physical, economic, and political conditions of the past, present, and future. These assumptions provide a basis for the physical planning policies of the General Plan.***

### 1. Population Projections

*The projected growth for the County, as determined by the State Department of Finance, can be accommodated over the 20-year planning time horizon. However, the actual number of years to reach a particular population projection is not critical to the validity of this Plan. Many other factors, such as water availability, creation of local jobs, economic conditions, etc., will determine the period of time over which this Plan remains valid.*

### 2. (Deleted Auburn Dam – no longer considered)

### 3. Jurisdiction of Other Government Agencies

*Other agencies will continue to exercise significant policy control over lands within El Dorado County.*

### 4. Agriculture and Timber



*The agriculture and timber industries will remain economically viable during the 20-year planning time horizon of the Plan. The viability of these industries is critical to the maintenance of the County's customs, culture, and economic stability.*

#### *5. Water Supply*

*A. An adequate supply of water will be available to serve the County's current population.*

*B. Additional water supplies will be developed to support the projected growth.*

*C. Lack of water availability may change the period of time over which this Plan remains valid.*

*D. The designation of the American or Cosumnes Rivers as "Wild and Scenic" or their drainage basins as "National Recreation Areas" would be incompatible with the County's water storage objectives.*

#### *6. Housing*

*Policies in this Plan and their implementing directives will acknowledge and attempt to minimize their cost impact on the County's affordable housing goals and objectives. The housing needs for all economic segments for the unincorporated portions of the County may be achieved if the Housing Element is implemented. (Bass Lake expanding into housing was not considered in this plan)*

#### *7. Traffic Level of Service*

*In determining what levels of growth-related traffic are acceptable, the Plan balances a number of competing considerations. If the County sized its roadways solely to guarantee the smooth flow of traffic during limited peak periods in which commuter trips push traffic to maximum levels, one result would be the need to modify many rural two-lane roads by adding new lanes, thereby reducing the rural character of the affected adjacent lands. Such modifications would also entail enormous expense, while generating benefits only realized during limited periods. In addition, County revenue financing mechanisms, such as user fees in the form of gasoline tax or a road benefit assessment, are limited. In light of these considerations, the Plan has been designed to match any increases in the size of roadways to those necessary to meet the Level of Service and concurrency policies included in the Transportation and Circulation Element.*

Over 10 years ago, Roger Trout reported to Lori Parlin and myself when we complained about the County approving projects in the Bass Lake area, that whoever of these approved projects pulled the first building permit, would be required to improve the Bass Lake interchange and adjacent roadways. This was long before the Sienna Ridge shopping center and Lennar homes projects were approved. It's very common for the Transportation Department to quote required mitigation, then conveniently forget to enforce or require the mitigation. The statement "shall be completed prior to issuing the certificate of occupancy for the first building" means THEY CAN BUILD THE PROJECT THEN FINISH THE ROAD LATER... MAYBE. This is a violation of the general plan. In the past Caltrans would have never have allowed this project to move

forward. Unfortunately, today, they have a HANDS OFF approach to El Dorado County, which is a detriment for our residents and visitors. The county's findings for road capacity is not only lacking, but missing. This project should be denied based on inadequate mitigation for the road infrastructure.

## **PLAN STRATEGIES**

*The following is a list of strategies to provide for methods of achieving the visions and goals and to carry forward the Plan's principle purposes:*

- 1. Recognize urban growth in Community Regions while allowing reasonable growth throughout the rural areas of the County.*
- 2. Promote growth in a manner that retains natural resources and reduces infrastructure costs.*
- 3. Encourage growth to reflect the character and scale of the community in which it occurs and recognize that planned developments are an effective planning tool to maximize community identity and minimize impact on the surrounding area.*
- 4. Require new growth to fully fund its on-site services and apportioned share of off-site services.*
- 5. Provide that Plan goals, objectives, and policies reflect the significant differences in characteristics between the principal land use planning areas of Community Regions, Rural Centers, and Rural Regions.*
- 6. Provide sufficient land densities and land use designations throughout the County to accommodate the projected growth for all categories of development.*
- 7. Support the ability of the private sector to create and provide housing for all residents regardless of income, race, sex, age, religion, or any other arbitrary factor to accommodate the County's projected share of the regional housing needs.*
- 8. Recognize economic development as an integral part of the development of existing communities and new communities by allowing for a diverse mix of land use types which would facilitate economic growth and viability.*

## **PLAN CONCEPTS**

*The development of these visions and strategies serves to provide for the underlying approach of the General Plan. This approach is the identification of distinct planning concept areas where growth will be directed as a means of providing for a more manageable land use pattern. The concepts of the Plan also recognize that differing levels of service will occur within community and rural areas.*

*Flexible boundaries shall be provided identifying Community Regions, Rural Centers, and Rural Regions on the General Plan Land Use Map for clear distinction between:*

- A. Community Regions where growth will be directed and facilitated;*
- B. Rural Centers where growth and commercial activities will be directed to serve the larger Rural Regions; and*
- C. Rural Regions where resource based activities are located will be enhanced while accommodating reasonable growth.*

*Higher levels of infrastructure and public services of all types shall be provided within Community Regions to minimize the demands on services in Rural Regions. The Capital Improvement Plan for the County and all special districts will prioritize improvements. It is the explicit intent of the Plan, through the appropriate application of these planning concept areas, to: (1) foster a rural quality of life; (2) sustain a quality environment;*

*(3) develop a strong diversified, sustainable local economy; (4) plan land use patterns which will determine the level of public services appropriate to the character, economy, and environment of each region; and (5) accommodate the County's fair share of the regional growth projections while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability.*

## **PLAN OBJECTIVES**

*Through the appropriate application of the above statements, the objectives of the General Plan are:*

- 1. To develop a strong diversified and sustainable local economy;*
- 2. To foster a rural quality of life;*
- 3. To sustain a quality environment;*
- 4. To accommodate the County's fair share of regional growth projections and affordable housing while encouraging those activities that comprise the basis for the County's customs, culture, and economic stability;*
- 5. To oversupply residential and non-residential land use designations in order to provide market and landowner flexibility to more feasibly accommodate the market;*
- 6. To concentrate and direct urban growth where infrastructure is present and/or can be more feasibly provided;*
- 7. To recognize that funding limitations for infrastructure and services will result in lower levels of service while the County improves employment and housing opportunities;*
- 8. To conserve, protect, and manage the County's abundant natural resources for economic benefits now and for the future;*
- 9. To encourage infill development that more efficiently utilizes existing infrastructure and minimizes land use conflicts while avoiding the premature development of noncontiguous lands where direct and life cycle costs are greater;*
- 10. To accomplish the retention of permanent open space/natural areas on a project-by-project bases through clustering;*
- 11. To minimize down planning and/or down zoning where feasible;*
- 12. To improve the jobs-to-housing ratio by giving preference to the development of high technology and value added employment centers and regional retail and tourism uses.*

## **USING THE PLAN**

*In implementing the General Plan, it must be applied comprehensively. No single component (map, goal, objective, policy, or map) can stand alone in the review and evaluation of a development project. Conversely, the absence of a specific policy enabling a particular aspect of a project (exclusive of basic density consistency) is not to*



*be grounds for a finding of General Plan inconsistency. Projects inherently raise policy issues. It is the task of the decision makers, consistent with State law, to weigh project benefits and consequences up against the General Plan as a whole. The merits of a project should ultimately be determined by its consistency with goals, objectives, and policies of all the elements and the land use map. Development standards as set forth in the Zoning Ordinance and other County policies must be consistent with the standards in this Plan. The Plan standards represent a careful balancing of competing economic, social, and environmental interests. Background information concerning the planning issues addressed in the Plan is contained in the Environmental Impact Report certified by the Board of Supervisors in connection with adopting the Plan. Exclusive of specific plans, community plans, and planned developments, these policies shall not be implemented in a manner that will effectively shift the balance further in the direction of any one set of interests, except where the applicant for a land use approval advocates more environmental protection than required by the General Plan policies.*

Regarding the Land Use Element,

## **RELATIONSHIP TO OTHER ELEMENTS**

*The Land Use Element is directly related to all other elements contained within the General Plan and has been correlated with the Circulation Element as required by State law.*

## **ORGANIZATION OF THE ELEMENT**

*This element sets forth planning strategies to produce a land development pattern that supports the principles specified at the beginning of this chapter. The following outline delineates the content of the policy section.*

- ☐ Land Use
  - o Community Regions
  - o Rural Centers
  - o **Rural Regions**
  - o Planned Communities
- ☐ Definition/Description of Land Use Designations
  - o Base Land Use Designations
  - o Overlay Land Use Designations
- ☐ General Policies
- ☐ Site Specific Policies
- ☐ Visual Resources and Community Design
- ☐ General Plan Monitoring and Review

### **OBJECTIVE 2.1.3: RURAL REGIONS**

***Provide a land use pattern that maintains the open character of the County, preserves its natural resources, recognizes the constraints of the land and the limited availability of infrastructure and public services, and preserves the agricultural and forest/timber area to ensure its long-term viability for agriculture and timber operations.***

***Policy 2.1.3.1 All lands not contained within the boundaries of a Community Region or a Rural Center are classified as Rural Regions.***

### **OBJECTIVE 2.2.1: LAND USE DESIGNATIONS**

*An appropriate range of land use designations that will distribute growth and development in a manner that maintains the rural character of the County, utilizes infrastructure in an efficient, cost-effective manner, and further the implementation of the Community Region, Rural Center, and Rural Region concept areas.*

*Policy 2.2.1.1 The matrix contained in Table 2-1 provides for the relationship and consistency between the General Plan planning concept areas and the land use designations.*

<b>TABLE 2-1 PLANNING CONCEPT AREAS AND LAND USE DESIGNATION CONSISTENCY MATRIX</b>			
<b>Land Use Designations</b>	<b>Concept Areas</b>		
	<b>Community Regions</b>	<b>Rural Centers</b>	<b>Rural Regions</b>
Multifamily Residential	•	•	
High-Density Residential	•	•	
Medium-Density Residential	•	•	
Low-Density Residential	•	•	•
Rural Residential			•
Agricultural Lands			•
Natural Resource			•
Commercial	•	•	•
Research & Development	•	•	
Industrial	•	•	•
Open Space	•	•	•
Public Facilities	•	•	•
Tourist Recreational	•	•	•

Apparently, this chart above was modified from the original 2004 General Plan to allow commercial. Following are policies of what can be developed on these properties. This does not limit the properties from an economic benefit. This should have simply asked for a zoning change and gone through the normal process.



*Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. This land use designation is also appropriate within Community Regions and Rural Centers where higher density serving infrastructure is not yet available. The maximum allowable density shall be one dwelling unit per 5.0 acres. Parcel size shall range from 5.0 to 10.0 acres. Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.*

*Rural Residential (RR): This land use designation establishes areas for residential and agricultural development. These lands will typically have limited infrastructure and public services and will remain for the most part in their natural state. This category is appropriate for lands that are characterized by steeper topography, high fire hazards, and limited or substandard access as well as "choice" agricultural soils. The RR designation shall be used as a transition between LDR and the Natural Resource (NR) designation. Clustering of residential units under allowable densities is encouraged as a means of preserving large areas in their natural state or for agricultural production. Typical uses include singlefamily residences, agricultural support structures, a full range of agricultural production uses, recreation, and mineral development activities. The allowable density for this designation is one dwelling unit per 10 to 160 acres. This designation is considered appropriate only in the Rural Regions.*

*Agricultural Lands (AL): This designation is applied to lands described in Policy 8.1.1.8. A maximum of two residential dwellings used to support the agricultural use are allowed. The AL designation may be applied in Rural Regions only.*

*Natural Resource (NR): The purpose of the Natural Resource (NR) designation is to identify areas that contain economically viable natural resources and to protect the economic viability of those resources and those engaged in harvesting/processing of those resources including water resources development from interests that are in opposition to the managed conservation and economic, beneficial use of those resources. The important natural resources of the County include forested areas, mineral resources, important watershed, lakes and ponds, river corridors, grazing lands, and areas where the encroachment of development would compromise these natural resource values. Land under both public and private ownership that contain these resources, including wilderness areas and other lands managed for resource values and multiple use, are included in this category. This designation shall be applied to those lands which are 40 acres or larger in size and contain one or more important natural resource. Compatible uses on private land may include agriculture, rangeland, forestry, wildlife management, recreation, water resources development, and support single-family dwellings. The maximum allowable density for this designation is one*

dwelling unit per 160 acres or larger outside the National Forest Service lands and within "timber production" areas and one dwelling unit per 40 acres within river canyons outside of the "timber production" areas. This designation is considered appropriate only in the Rural Regions. Isolated parcels outside the National Forest Service lands and below 3,000 feet elevation may be exempt from the one dwelling unit per 160 acre parcel size. If it is determined that such lands are unsuitable for "timber production," one dwelling unit per 40 acres maximum density can be considered. Any modifications of this land use designation shall require one of the following findings: (1) No important natural resource exists on the property; or (2) If a project is proposed, it will significantly enhance the long-term production and preservation of the on-site resources through the application of development strategies such as fuels management plans, timber management plans, self imposed setbacks buffers, and open space.

*Commercial (C):* The purpose of this land use category is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County. Mixed use development of commercial lands within Community Regions and Rural Centers which combine commercial and residential uses shall be permitted. Commercially designated parcels shall not be developed with a residential use as the sole use of the parcel unless the residential use is either (1) a community care facility as described in goal HO-4 or (2) part of an approved mixed use development as allowed by Policy 2.1.1.3 and 2.1.2.5, within an area zoned to allow for a mix of uses. Numerous zone districts shall be utilized to direct specific categories of commercial uses to the appropriate areas of the County. This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

*Industrial (I):* The purpose of this land use category is to provide for a full range of light and heavy industrial uses. Types of uses that would be permitted include manufacturing, processing, distribution, and storage. Incompatible, non-industrial uses, excluding support services, shall be discouraged. **Industrial lands in Rural Regions may have uses which support agriculture, timber resource production, mineral extraction, or other resource utilization.** This designation is considered appropriate within Community Regions, Rural Centers and Rural Regions.

*Open Space (OS):* This land use category can be used to designate public lands under governmental title (County, State Parks, BLM, U.S. Bureau of Reclamation, U.S. Forest Service, etc.), where no development other than that specifically needed for government-related open space uses is desired. This land use includes State parks, ecological preserves, and public lands acquired specifically for open space uses. It may also be used on private lands to maintain natural features within clustered development where a General Plan amendment is processed. This designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.

*Public Facilities (PF):* This land use category includes only publicly owned lands used for public facilities such as sanitary landfills, storage and maintenance yards, regional parks and recreation facilities, fire stations, schools, community parks and recreation facilities, libraries, administration and support buildings, hospitals (including non-profit),



airports, transit facilities, water and sewer treatment facilities, etc. This **designation is considered appropriate within Community Regions, Rural Centers, and Rural Regions.**

*Tourist Recreational (TR): This land use designation is to provide areas for tourist and resident serving recreational uses, transit and seasonal lodging facilities, and supporting commercial activities. The land use category would have differing intensities of use based on the location. In the Community Regions and Rural Centers where infrastructure exists or can be extended, the uses permitted would be more intense and commercial in nature. In the Rural Regions, uses will be encouraged and defined that are compatible with the rural residential nature of those regions. Types of uses would include campgrounds, golf courses, ski areas, snow parks, riding stables, trail heads, museums, and other similar recreational and sight seeing activities. Lodging uses would include RV*

*parks and other appropriate transit lodging. Tourist recreational activities, facilities, and industries shall be allowed throughout the County; however, specific activities and facilities shall be identified through zoning and permitted by right or special use permit, as appropriate.*

Regarding Irrigation:

**Executive Summary Layperson's Description for El Dorado County Irrigation Urban Water Management Plan (UWMP), adopted June 28,2012:**

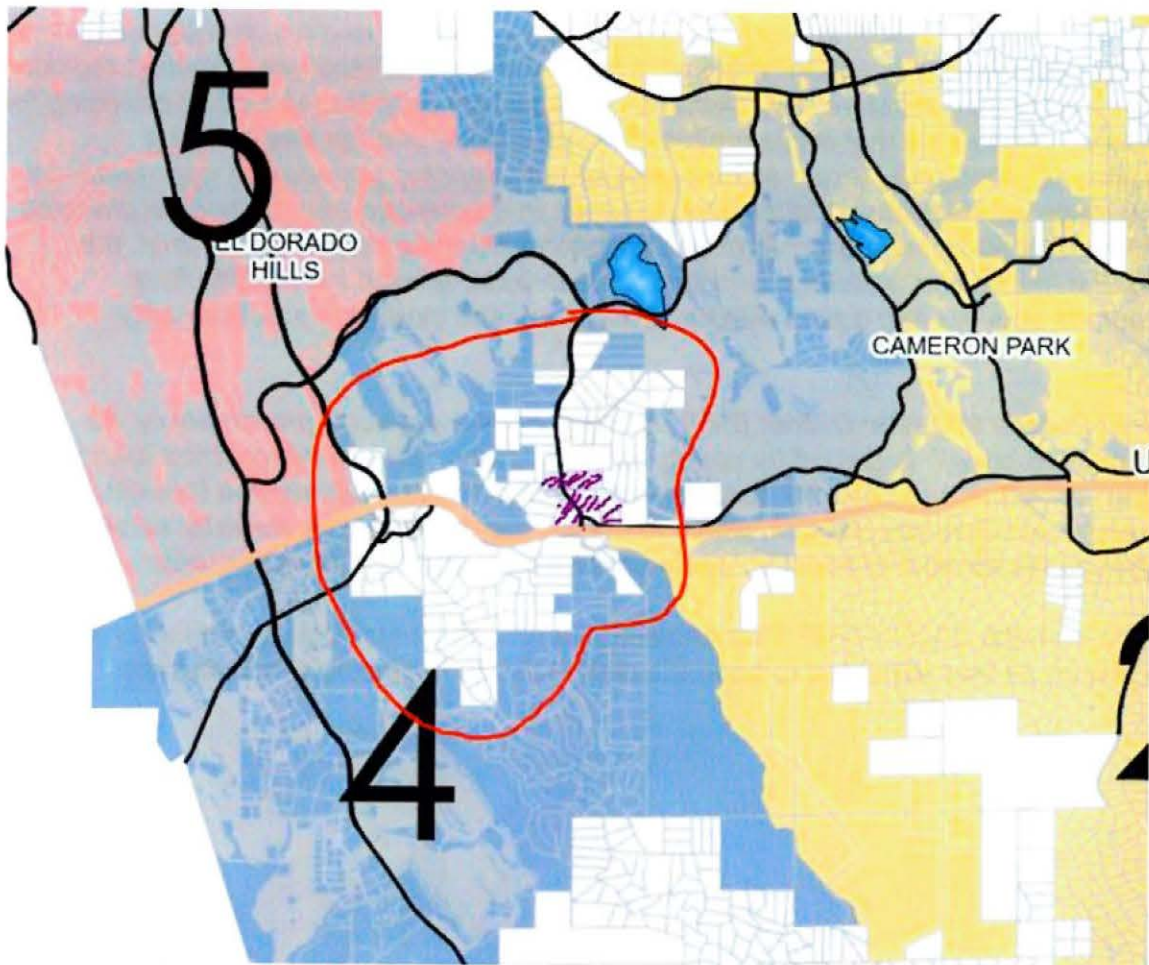
*After the devastating drought in the late 1970s, the California Legislature declared California's water supplies a limited resource, subject to ever-increasing demands and that the long-term, reliable supply of water is essential to protect California's businesses, communities, agricultural production, and environmental interests. The Legislature also recognized a need to strengthen local and regional drought planning, and increase statewide resilience to drought and climate change. Thus, in 1983, the California Legislature created the Urban Water Management Planning Act (UWMPA). The UWMPA requires urban water suppliers serving over 3,000 customers or supplying at least 3,000 acre-feet of water annually to prepare and adopt an urban water management plan every five years, and demonstrate water supply reliability in a normal year, single dry year, and droughts lasting at least five years over a twenty-year planning horizon. The UWMPA also requires each urban water supplier to prepare a drought risk assessment and water shortage contingency plan. And last, beginning in July 2022, each urban water supplier must prepare an annual water supply and demand assessment. The California Legislature asserts that aggregating all of these legal requirements at the urban water supplier level will improve local, regional, and statewide water planning and water resilience.*

*At a practical level, the Urban Water Management Plan (UWMP) is the legal and technical water management foundation for urban water suppliers throughout California. A well-constructed UWMP will provide the supplier's elected officials, management,*

*staff, and customers with an understanding of past, current, and future water conditions and management. The UWMP integrates local and regional land use planning, regional water supply, infrastructure, and demand management projects, as well as providing for statewide challenges that may manifest through climate change and evolving regulations. Thoughtful urban water management planning provides an opportunity for the supplier to integrate supplies and demands in a balanced and methodical planning platform that addresses short-term and long-term planning conditions. In brief, the UWMP gathers, characterizes, and synthesizes water related information from numerous sources into a plan with local, regional, and statewide practical utility.*

*The El Dorado Irrigation District (EID) does not have a separate growth policy; its approach to growth is guided by county land use plans, state environmental laws, and its own infrastructure capacity assessments. This policy is implemented through its Development Services division, which manages the water and wastewater service requirements for new residential, commercial, and agricultural developments*

This is from the 2020 UWMP Plan showing that the Town and County project is not in the district, or was expected to be in the district (white is outside of the district):

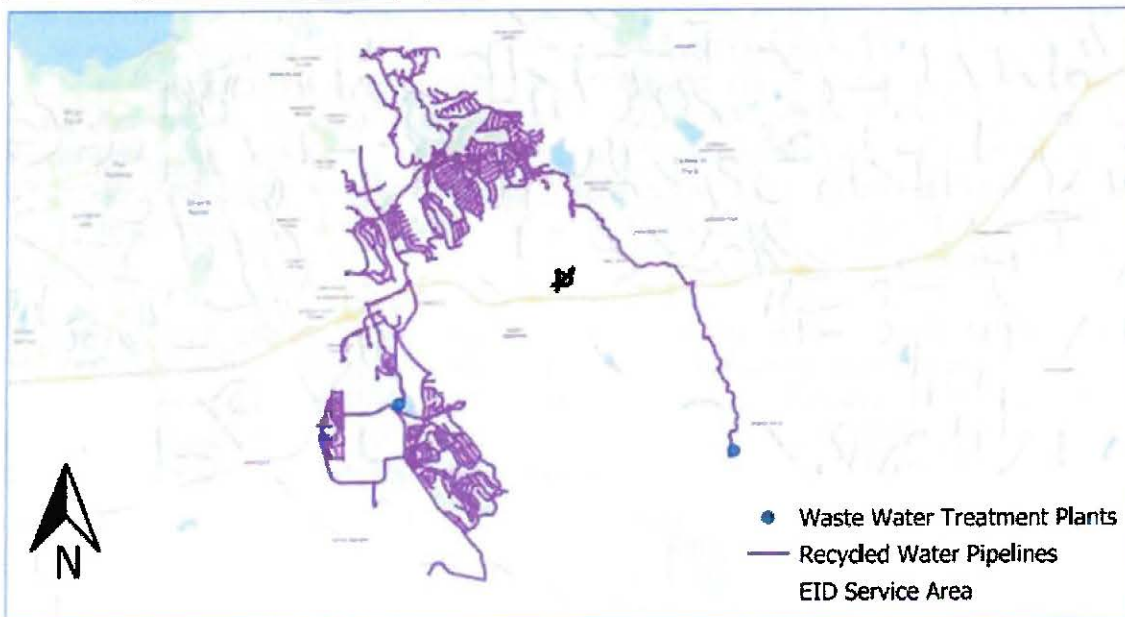


Also in 2020 EID stated that their recycled water system is at nearing buildout and does not anticipate significant growth in additional connections. (Star locate the project).



The recycled water produced at El Dorado Hills has been used for industrial purposes and golf course irrigation since 1979. Similarly, since the mid-1990's Deer Creek recycled water has been used for road median irrigation in addition to industrial purposes and golf course irrigation. In 1997, the distribution systems of both plants were connected and operated as one recycled water system. In the late 1990's/early 2000's, the District expanded the available use of recycled water to include commercial and residential irrigation use. Figure 2-10 illustrates the boundaries and infrastructure for the recycled water system. The recycled water system is nearing buildout, and the District does not anticipate significant growth in additional connections. Further details on the recycled water system can also be found in the 2013 Integrated Water Resource Master Plan and the Wastewater Master Plan. Recycled water is distributed through a separate set of pipelines and is more fully described in Chapter 3.

Figure 2-10: Recycled Water System



Without a Facility Improvement Letter how can the County make an evaluation regarding the impact this project will have on our irrigation system? Especially what will be the impact to Agriculture in the area. The subject property could be an amazing location for an open market. With barns and small buildings for the distribution for local goods. Below is more from the 2020 UWMP and included are impacts to agriculture from 2016 when there is a threat of a drought.

*From the 2020 El Dorado Irrigation Urban Water Management Plan (UWMP)*

*"The El Dorado Irrigation District was organized in 1925 and created to protect water filings, ensure a secure water supply, and increase the value of agricultural lands. With a long history of providing water for irrigation, municipal, and commercial purposes, the District has grown more urbanized over the years. Originally serving 31,500 acres of*

*agricultural lands, the District now serves nearly 130,000 people and nearly 150,000 acres of agricultural needs, urban communities, and rural residences."*

*"The District's primary water supply is derived from the natural rainfall and snowpack that falls upon the upper elevations of the Sierra Nevada mountains. The District does not utilize groundwater as a supply, but does capture and treat wastewater from many of the local communities, producing recycled water for irrigation to supplement its potable supplies."*

*Water supplies in the District region are inextricably tied to the Sierra snowpack runoff, and the ARBS indicates that the Snow Water Equivalent (SWE) is projected to decrease significantly due to higher average surface temperatures and precipitation variability. SWE is a key indicator of water supplies for the District, where runoff is largely influenced by snowmelt. The increasing variability in precipitation combined with increases in surface air temperatures are key drivers in projections of a reduction in annual average SWE. Average SWE is forecasted to decrease by 50-85% across all climate scenarios and future time periods. In addition, areas that accumulate snow above Folsom Reservoir are also projected to have up to a 12-inch decrease in maximum snowpack by end of the century. This will place strain on summer and fall water supplies in the District service area and throughout the state due to earlier runoff. Peak runoff is expected to shift by more than a month earlier by mid-to-late century. Increased evapotranspiration would also accompany the intensification of hotter extreme temperatures.*

*While climate change does have an impact on the basin, impacts are largely seen closer to the end of the century, and not within the timeline of this UWMP. Through proactive adaptation management actions, the ARBS highlights ways for the region to alleviate climate change impacts by the end of century; therefore, in consideration of the timeline of this UWMP, the District does not reflect any climate change impacts in supply and demand scenarios within this UWMP*

*2021 Report:*

### *3.8.2 SWRCB Mandatory Conservation Orders*

*In response to the California drought from 2014 through 2016, the Governor issued various executive orders that required mandatory conservation, including prohibitions on water waste and certain uses. Impacts to urban water suppliers included mandatory reduction in potable water production and submission of monthly monitoring reports. In addition to the mandatory conservation orders from emergency drought declarations and emergency regulations imposed by the SWRCB, the SWRCB, beginning in 2026, is authorized to impose mandatory conservation orders to urban water suppliers who do not meet their Water Use Objective.*

### *3.8.3 Future Regulatory Conditions:*

*It is anticipated that effects from the above regulatory conditions and projects could impact the amount of supply available to the District, although the magnitude of such*

*impacts are not yet fully known. Beyond these specific regulatory conditions, it is conceivable that new emergency regulations could be imposed during future droughts that limit the availability of the District's full rights even when supplies are hydrologically available. Such restrictions would likely be a result of a future drought condition throughout the state, so it is not possible to estimate with certainty what effect future emergency regulations might have.*

*To forecast projected service area population as accurately as possible requires consideration of the past growth rate, local economic predictions, and current and projected land uses. Importantly, one of the recent statutory updates to the UWMPA states urban water suppliers "shall coordinate with local or regional land use authorities" regarding land uses that may affect water management planning.*

*From the 2016 UWMP:*

*Approved: December 12, 2006*

*Revised: July 25, 2008*

*December 20, 2012*

*Water service interruptions or restrictions may occur during water supply conditions, especially Drought Stages 2 and 3, and water shortage emergencies as declared by the General Manager.*

*The District may, with prior notification, temporarily remove or lock off meters or otherwise interrupt water service to classifications not assigned for human consumption.*

*Irrigation and agricultural services provided by the District may be subject to an interruption or restriction under these conditions. Temporary Water Use program services provided by the District may also be subject to removal, lock-off, restriction, or discontinuance.*

*The District reserves the right to interrupt or restrict, without prior notice, any irrigation or agricultural service, construction, or Temporary Water Use that is found to violate the restrictions imposed by a water shortage condition.*

*From the 2016 UWMP*

*The District's growth prospects are predominantly defined by the County's General Plan, with variances to that plan from periodic general plan amendments and specific development plans, several of which have been brought before the District requesting water supply assessments. Since boundaries used for various population projections made by the Department of Finance do not correlate to the District's service areas, the projected population for this 2020 UWMP is estimated using the projections of total connections shown in Table 2-4, Table 2-8 and Table 2-9 multiplied by the persons-per-household occupancy rates for each region as presented in Table 2-2. The resulting future population is provided in Table 2-11.*



The findings in the Staff report are completely inadequate. 2.17 states that this project is in the EID district, and it is not.

It's not consistent with 2.1.1.1 since the regions were listed, don't need to be established, and if they were to be established are required to be adjacent to a city. There is no city near this project. Also, even 2.1.1.7 which is if the project was in the Community Region line requires that the projects could be restricted due to lack of utilities. All of this is being ignored.

Many of the policies listed by staff as consistent with the General Plan are only consistent after the entitlements are allowed. This does not make the project consistent. If it was consistent it would not be necessary to make so many amendments to the General Plan.

A fatal flaw is that there is no mention of the existing Land Use anywhere that is easily found. It could be Ag Preserve, but there would be a need to do some research as to what the AP was on the property information on the County's website.

How can this project be approved, the EIR be approved and Overriding circumstances be approved when there is not even a report from EID or LAFCO.

The significant impact of this project is not well enough known and therefore this project must be denied. There are too many unknown factors in which to base any decisions.

Thank you for your consideration,

s/ Sue Taylor

s/ Sue Taylor for Save our County.



# 27

**LATE DISTRIBUTION**

**DATE** 10/28/2025

**From:** [Fred Schuster](#)  
**To:** [BOS-Clerk of the Board](#)  
**Subject:** Stop Village plan  
**Date:** Monday, October 27, 2025 4:42:43 PM

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

Please vote to stop this development.

Fred Schuster

[Sent from Yahoo Mail for iPhone](#)

#27

LATE DISTRIBUTION

DATE 10/28/2025

**From:** [Stephanie Honda](#)  
**To:** [BOS-Clerk of the Board](#)  
**Subject:** Town & Country Project  
**Date:** Monday, October 27, 2025 10:57:37 PM

**This Message Is From an Untrusted Sender**

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[Report Suspicious](#)

To: Greg Ferrero, George Turnboo, Brian Veerkamp, Lori Parlin, Brooke Laine

I am writing today to voice my opposition regarding the proposed Town & Country Village Project. I This project violates the General plan and the Bass Lake Hills Specific Plan. It violates the purpose of so many of the residents who chose a more rural housing choice. It violates the natural space we dearly love, support and desire to protect. It will be a burden on the local residents, wildlife and county.

I have been a full time resident of this community and El Dorado county for 23+ years. We have lived in the same home that entire time. We were drawn to the "rural" feel as we chose our home in its location for that reason. We have seen the explosion of growth in the area during the past 2 decades. The infrastructure is already struggling and will only crumble under the significant pressures that this project will impose. Our only on / off ramps on Hwy 50 are already overburdened with the current traffic load on a daily basis. The area does not need, nor will not support a project such as this. The sheer number of people, traffic and burden on our precious resources that are already stretched thin (ie water) do not need the added burden. There is a large casino just down the road that is much more suitable if there were truly such a need.

You were elected to your seats by the public. You made promises that we, the voters, recall now and will recall in future elections. I am willing to support those who protect what we hold dear., in future elections.

Respectfully,  
Stephanie Honda  
Weymouth Way  
Rescue, CA 95672



Outlook

#27 PUBLIC COMMENT  
BOS Read 10/28/25

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## The Town and Country Village Hotels Project

---

From Marsy Haber <mahaber@gmail.com>

Date Tue 10/28/2025 8:38 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

LATE DISTRIBUTION

DATE 10/28/25

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### This Message Is From an Untrusted Sender

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**Please vote a resounding NO on this project**, as it will heavily impact the already heavily impacted traffic flow along Bass Lake Road. Not to mention the massive construction projects ongoing on Silver Springs Parkway between Bass Lake Road and Green Valley. More houses in an area where many are being built whereby many are still for sale.

Heed the words of the Joni Mitchell song, Big Yellow Taxi, "***They paved paradise and put up a parking lot. With a pink hotel, a boutique and a swinging hot spot. Don't it always seem to go that you don't know what you've got till it's gone?***"---

People move to El Dorado County because of its beauty, its open spaces, and the ability to travel elsewhere if we want or need a hotel or commercial space.

Respectfully,  
Marsy and Stephen Haber  
Rescue, CA 95672

public comment BOS rec'd  
# 27 10/28/25



Outlook

LATE DISTRIBUTION

I Oppose the Town and Country Village Development DATE 10/28/25

From Alison Gennai <agennai@sbcglobal.net>

Date Tue 10/28/2025 8:50 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>

**This Message Is From an Untrusted Sender**

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Report Suspicious

Dear Board of Supervisors,

Please stick to the general plan that was in place for a reason and stand up to the pressure to amend and vote this down at this time. This whole hotel could be a complete flop, but by then the Bass Lake Hills would be forever ruined. The few million dollars in revenue this would annually bring into the county is simply not worth it. The general plan was there for a reason, please back it up. If people want a hotel, there's always the Redhawk hotel they can stay at who is never out of vacancy.

Thank you,

Alison K. Gennai

Lifetime El Dorado County resident, 3rd generation El Dorado County resident.

Sent from my iPhone



Outlook

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**Town and Country Village**

**LATE DISTRIBUTION**

**DATE** \_\_\_\_\_

**From** Robert <rpprimi@pacbell.net>

**Date** Tue 10/28/2025 9:50 AM

**To** BOS-Clerk of the Board <edc.cob@edcgov.us>

---

**This Message Is From an Untrusted Sender**

You have not previously corresponded with this sender.

[Report Suspicious](#)

I am opposing the Town and Country Village Hotels project. This project would cause a phenominal change in the demographics of El Dorado County and cause a detrimental amount of excess traffic on Highway 50.

It violates the General Plan and would remove the existing community region boundaries. Please consider voting against this project and listening to your El Dorado County community

LATE DISTRIBUTION  
DATE

RE: Town and Country Village El Dorado – Response to LIUNA letter

From Jauregui, Ara R. <ara.jauregui@stoel.com>

Date Tue 10/28/2025 10:55 AM

To BOS-Clerk of the Board <edc.cob@edcgov.us>; BOS-District I <bosone@edcgov.us>; BOS-District II <bostwo@edcgov.us>; BOS-District III <bosthree@edcgov.us>; BOS-District IV <bosfour@edcgov.us>; Brooke Laine <Brooke.Laine@edcgov.us>

Cc Higuera, Amy R. <amy.higuera@stoel.com>; Thomas, Tina A. <tina.thomas@stoel.com>; Josh Pane <joshpane1@icloud.com>; Nikky Mohanna <nikky@mohannadevelopment.com>; Lilly Mohanna <lilly@mohannadevelopment.com>; Moe Mohanna <moe@mohannadevelopment.com>; ty.langdale@gmail.com <ty.langdale@gmail.com>; dcrosariol@ctaes.net <dcrosariol@ctaes.net>; crt@torrenceplanning.com <crt@torrenceplanning.com>; emami@westernmanagementcompany.com <emami@westernmanagementcompany.com>; danny@westernmanagementcompany.com <danny@westernmanagementcompany.com>

 1 attachment (198 KB)

2025.10.28 LIUNA Response letter.pdf;

**This Message Is From an External Sender**

This message came from outside your organization.

Report Suspicious

On behalf of the applicant team for Town & Country El Dorado project, attached please find correspondence responding to the October 27, 2025 letter submitted to the Board by Lozeau Drury LLP on behalf of Laborers Union of North America, Local Union 185.

Thank you.

Ara Jauregui | Project Assistant

STOEL RIVES LLP | 500 Capitol Mall, Suite 1600 | Sacramento, CA 95814

Direct: (916) 527-6241

[ara.jauregui@stoel.com](mailto:ara.jauregui@stoel.com) | [www.stoel.com](http://www.stoel.com)



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October 28, 2025

The Honorable Chairman and Members of the  
El Dorado County Board of Supervisors  
2850 Fairlane Court, Placerville, CA 95667  
ATTN: Clerk of the Board

RE: Town & Country Village El Dorado Response to Comments Raised by Lozeau  
Drury LLP on behalf of Laborers Union of North America, Local Union 185

Mr. Chairman and Board Members:

On behalf of the applicant team for Town & Country El Dorado (the Project), the following provides a response to the concerns raised by Lozeau Drury LLP on behalf of Laborers Union of North America, Local Union 185 (LIUNA).

In its letter, LIUNA essentially reiterates comments it previously submitted on the adequacy of the Project's Draft Environmental Impact Report (DEIR) and attempts to undermine the extensive responses to LIUNA's comments provided by the County's environmental consultants in the Final Environmental Impact Report (FEIR). Specifically, LIUNA asserts that the Project's analyses of biological resources and air quality impacts in the DEIR/FEIR (collectively, EIR) are inadequate. As detailed below, however, there is no merit to these assertions and the EIR's methodology and analysis of the Project's impacts to biological resources and air quality are supported by substantial evidence in the record.

### **Substantial Evidence Supports the EIR's Biological Resources and Air Quality Analyses.**

The issues raised by LIUNA relate to the adequacy of evidence in support of the conclusions in the EIR as to impacts to biological resources and air quality. Because the issues LIUNA raises concern the "amount or type of information contained in the EIR, the scope of the analysis, or the choice of methodology," any dispute regarding the adequacy of the EIR's determination in these areas is reviewed under a substantial evidence standard. (*Cal. Native Plant Soc'y v. City of Santa Cruz* (2009) 177 Cal.App.4th 957, 986-987 (*CNPS*); see also *City of Long Beach v. L.A. Unified School Dist.* (2009) 176 Cal.App.4th 889, 898 [the substantial evidence standard is used to "test the conclusions, findings, determinations, and [for] challenges to the scope of an EIR's analysis of a topic . . . and the reliability or accuracy of the data upon



which the EIR relied . . . .”.) The substantial evidence standard gives significant deference to the agency. “Substantial evidence” means “enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached.” (CEQA Guidelines, § 15384(a).) And review for substantial evidence “is satisfied ‘if the record contains relevant information that a reasonable mind might accept as sufficient to support the conclusion reached.’” (*Ctr. for Biological Diversity v. Cal. Dep’t of Forestry & Fire Prot.* (2014) 232 Cal.App.4th 931, 941.)

Under this standard, lead agencies have discretion to determine the appropriate way to evaluate an environmental impact and are not required to use analytical methods suggested by others. As applied to the analysis of biological resources in an EIR, a lead agency is not required to conduct all possible tests or exhaust all research methodologies in evaluating impacts. (*Save North Petaluma River & Wetlands v. City of Petaluma* (2022) 86 Cal.App.5th 207, 224 (*Petaluma*); see also *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1233 [site-specific analysis was sufficient to support agency’s determination that loss of habitat would not be significant, despite federal designation of land as critical habitat].) Nor is an agency required to undertake a protocol-level survey for endangered species, and an agency may conclude that other survey methodologies, such as reconnaissance-level field surveys are acceptable, provided they are supported by substantial evidence. (*Gray v. County of Madera* (2008) 167 Cal.App.4th 1099, 1124-1125; *Association of Irrigated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1396 (*County of Madera*) [biological report which discusses the field survey and the conclusions reached from collected data constitutes substantial evidence supporting the determination reached in an EIR].) Here, there is ample evidence in the record to support the methodology and analysis relied on for the EIR’s conclusions regarding Project impacts on biological resources and air quality.

### **Substantial Evidence Supports the Scope of the EIR’s Analysis of Protected Species.**

LIUNA contends that the EIR utilizes a “vague and overly restrictive” definition of “special status species” to analyze the Project’s biological resources impacts. This is not true. In making these assertions, LIUNA broadly claims that any animal that is being tracked by the California Department of Fish and Wildlife (CDFW) on its “Special Animals List” should be evaluated in an EIR “regardless of their legal or protection status.” However, LIUNA cites to no statute, regulation, or case law that explicitly supports its expansive interpretation of CEQA’s requirements, and LIUNA’s position disregards the County’s discretion to rely on the methodology selected by the County’s experts who prepared the EIR.

Contrary to LIUNA’s assertions, the DEIR adopted a definition of “Special-Status Species” that aligns with those it cites in Appendix G of the CEQA Guidelines—that is, among other things, “any species identified as a candidate, sensitive, or special status species . . . by [CDFW]. (See DEIR, p. 4.3-8 [identifying “Fully Protected species or Species of Special Concern by CDFW” as meeting the definition of “Special-Status Species”].) Further, in depth analysis of the methodology used to determine what special-status species could potentially be affected by the Project is provided in both the DEIR and in the FEIR’s responses to comments.

(See e.g., DEIR, pp. 4.3-37 to 4.3-38; FEIR, p. 2-16 [Response to Comment (RTC) 1-9].) Specifically, a list of special-status plant and wildlife species with potential to occur within the study area was developed as part of the Biological Resources Assessment (BRA) through a number of databases, including CNDDb, as well as through numerous field surveys of various portions of the study area that were conducted by qualified biologists. (See DEIR, Appendix E [BRA]; FEIR, p. 2-16 [RTC 1-9], p. 2-17 [RTC 1-11], pp. 2-120 to 2-212 [RTC 9-4], pp. 2-342 to 2-343 [RTC 11-5].) A list of all wildlife species observed during the field surveys is included as Attachment D to the BRA (see Appendix E of the Draft EIR).

Accordingly, the EIR's definition of "special-status species" directly correlates with CEQA's requirements, methodology and scope of analysis relied on by the County's experts who prepared the EIR are all supported by substantial evidence in the record. (*CNPS*, 177 Cal.App.4th at pp. 986-987.)

**The County May Rely on its Biological Experts' Opinions that are Supported by Substantial Evidence.**

As detailed extensively in the FEIR, the methodology that LIUNA's biological expert employs to criticize the EIR's analysis is deeply flawed and relies on biological studies that were developed in distant areas of California to make inferences about the Project's impacts that are both speculative and lack foundation. (See FEIR, p. 2-346 [RTC 11-45; using species model derived in Alameda County to predict wildlife in El Dorado County], pp. 2-350 to 2-351 [RTC 11-60 and 11-61; generalized comments regarding nesting bird reproduction capacity based on averaging number of nests at unrelated site], p. 2-353 [citing presence of birds overhead as indication of wildlife corridor], pp. 2-253 to 2-254 [RTCs 11-68 to 11-72; using model developed in Contra Costa County to speculate about animal/traffic collisions due to traffic from Project], p. 2-355 [RTC 11-78; model generically predicting bird strikes is not project specific and does not take into account location where bird strike surveys were conducted].) Because the County's environmental consultants determined that the methodology relied on by LIUNA's expert was flawed, it does not represent substantial evidence of any Project impacts on biological resources and should be disregarded. (See *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 928 ["mere argument, speculation, and unsubstantiated opinion, even expert opinion, is not substantial evidence"].)

Nevertheless, even if LIUNA's expert findings were supported by substantial evidence, the County is entitled to rely on and adopt the environmental conclusions reached by the experts who prepared the EIR, even though others may disagree with the underlying data, analysis, or conclusions. (*Laurel Heights Improvement Ass'n v. Regents of Univ. of Cal.* (1988) 47 Cal.3d 376, 408.) In other words, the County is free to reject criticism from an expert on a given issue, so long as its reason for doing so are supported by substantial evidence. As noted above, the EIR's conclusions regarding biological resources are supported by ample substantial evidence in the record, and the responses to LIUNA's expert in the FEIR represent a reasoned, good-faith discussion of the issues presented. (See *Gilroy Citizens for Responsible Planning v. City of Gilroy* (2006) 140 Cal.App.4th 911, 937 ["Responses to comments need not be exhaustive; they



need only demonstrate a ‘good faith, reasoned analysis.’ (Guidelines, § 15088, subd. (c); *King & Gardiner Farms, LLC v. County of Kern* (2020) 45 Cal.App.5th 814, 879-880 [requirement for a reasoned analysis in response to comments is satisfied when agency sets forth in detail reasons why particular comments and objections were rejected].)

Accordingly, even if LIUNA’s expert’s comments were based on substantial evidence—they are not—the County is still entitled to rely on the cogent and well-reasoned analysis of its own environmental experts’ analysis of biological impacts, which is supported by substantial evidence in the EIR. (See (See DEIR, Appendix E [BRA]; FEIR, p. 2-16 [RTC 1-9], p. 2-17 [RTC 1-11], pp. 2-120 to 2-212 [RTC 9-4], pp. 2-342 to 2-343 [RTC 11-5].)

### **The Environmental Setting of the Project is Supported by Substantial Evidence.**

LIUNA claims that the EIR’s analysis of the Project’s environmental setting is inaccurate because their expert conducted a survey of the Project site where he purportedly sighted “an additional 31 species” to those observed by the County’s biological experts. However, as noted above, a lead agency is not required to conduct all possible tests or exhaust all research methodologies in evaluating impacts (*Petaluma*, 86 Cal.App.5th at p. 224), nor is it required to undertake a protocol-level survey for endangered species, and an agency may conclude that other survey methodologies, such as reconnaissance-level field surveys are acceptable, provided they are supported by substantial evidence. (*County of Madera*, 107 Cal.App.4th at p. 1396 [biological report which discusses the field survey and the conclusions reached from collected data constitutes substantial evidence supporting the determination reached in an EIR].)

As noted above, an in depth analysis of the methodology used to determine what special-status species could potentially be affected by the Project is provided in both the DEIR and in the FEIR’s responses to comments. (See e.g., DEIR, pp. 4.3-37 to 4.3-38; FEIR, p. 2-16 [Response to Comment (RTC) 1-9].) This includes responses to LIUNA in the FEIR that further discuss the evidence supporting the EIR’s environmental setting determinations. (See FEIR, p. 2-242 to 2-243 [RTC 11-6], p. 2-343 [RTC 11-8].) Specifically, FEIR RTC 11-8 states:

CEQA requires the description of the environmental setting be no longer than is necessary to provide an understanding of the significant effects of the proposed project in order to give the most accurate and understandable picture of the project’s likely near- and long-term impacts (CEQA Guidelines, Section 15125[a]) . . . . The Draft EIR extensively describes the physical setting of the project area and the habitat extant therein on pages 4.3-2 to 4.3-8 to provide the public an understanding of the proposed project and any potential impacts to biological resources. Field surveys were conducted on the project site, the existing conditions of the project area are well-documented, and the methods for research and field collection conducted for the BRA were consistent with standard methods.

(*Ibid.*) The EIR’s environmental setting is supported by substantial evidence and there is no basis for LIUNA’s claims otherwise.

**The EIR Adequately Analyzed the Project's Significant Impacts to Wildlife.**

LIUNA asserts that the Project will have significant impacts to species that were not analyzed in the EIR. Specifically, LIUNA alleges that the Project will (1) result in "loss of avian productivity" due to habitat loss; (2) interfere with wildlife movement in the area; (3) cause "significant wildlife mortality due to project-generated traffic; and (4) cause "special-status birds [to] be impacted by window collisions."

These allegations, however, have been thoroughly debunked as generalized assertions that utilize baseless and speculative theories to opine that the Project will have unanalyzed biological impacts. (See FEIR, p. 2-346 [RTC 11-45; using species model derived in Alameda County to predict wildlife in El Dorado County], pp. 2-350 to 2-351 [RTC 11-60 and 11-61; generalized comments regarding nesting bird reproduction capacity based on averaging number of nests at unrelated site], p. 2-353 [RTC 11-66; citing presence of birds overhead as indication of wildlife corridor], pp. 2-353 to 2-354 [RTCs 11-68 to 11-72; using model developed in Contra Costa County to speculate about animal/traffic collisions due to traffic from Project], p. 2-355 [RTC 11-78 [model generically predict bird strikes is not project specific and does not take into account location where bird strike surveys were conducted].)

For instance, with regard to generalized assertions about lack of bird reproductivity due to habitat loss, the FEIR notes that LIUNA "fails to present any evidence that the proposed project would have direct impacts to the reproductive capacity of any species in particular," that the assertions are "not based on observations of actual nests on the project site and instead is based on a speculative estimate of nest attempts based off averaging the amount of nests in sites that are unrelated to the project site," and that the "study site that the commenter chose to compare to the project site is not comparable to the project site." (FEIR, pp. 2-350 to 2-351 [RTC 11-60 and 11-61].) These types of generalized and speculative assertions do not give rise to substantial evidence of an impact. (CEQA Guidelines, § 15384(a) ["[a]rgument, speculation, unsubstantiated opinion or narrative, evidence which is clearly erroneous or inaccurate" does not constitute substantial evidence].)

With regard to LIUNA's assertions that the Project would interfere with wildlife movement, the EIR's determination that the Project would not have a *substantial* impact on wildlife movement is supported by ample substantial evidence:

[T]he project site is located in a large area of contiguous grasslands and scattered oak woodlands. The only barriers to wildlife movement are roadways, leading to the focus in the text on safe methods of transit across the roadways (i.e., culverts). As noted by the commenter, most wildlife is not restricted to drainageways or woodland corridors and would be able to easily move through annual grasslands. As such, the removal of the annual grassland area within the project site would not change the ability of wildlife to move through the large area of remaining grassland surrounding the site. The discussion of the oak woodland corridor was included to discuss an area where wildlife movement



might be impacted. For example, deer may indeed cross Bass Lake Road; Madrone's discussion of culvert size was intended to highlight the fact that crossing the road is already the only way for deer to get from one side of the road to the other. All smaller wildlife that currently can and do travel through the culvert under the road would continue to be able to use the same culvert following project construction, and the adjacent oak woodland would be maintained.

(FEIR, p. 2-353 [RTC 11-65]; see also FEIR, p. 2-352 [RTC, 11-64; "the proposed project would not substantially interfere with wildlife movement," which "is supported by substantial evidence in the Draft EIR using the analysis found in the BRA, which was based on both literature review and site visits"])

LIUNA's assertions regarding the Project's impacts on wildlife due to collisions with cars or bird window collision are equally as speculative. For instance, LIUNA's expert used a "Traffic Fatality Model" using survey results from "Contra Costa County to all areas generically, regardless of the amount of traffic and of the surrounding environment and wildlife in any particular area" to generally assert that the Project did not adequately study the issue, but presented no facts to show any direct impacts of the proposed project on special-status species. (FEIR, p. 2-354 [RTC 11-70], pp. 353-354 [RTC 11-68].) And LIUNA's expert's purported observation of "motorists speeding on Country Club Drive," does nothing to salvage its failure to present any facts whatsoever showing specific impacts that the Project would have due to vehicle collisions. Similarly, LIUNA's blanket assertions that the Project would have significant impacts to special-status species due to "bird-window collisions" is equally unsupported by facts. For instance: LIUNA's expert cites to a "Bird Strike Fatality Model [that] does not take into account the locations where the associated modeling surveys were conducted, and does not mention the types of species killed during the surveys. As such, the use of the model to generically predict an estimate of bird strikes on any particular building or place, or to suggest that any particular special-status species would be affected, is baseless and does not represent substantial evidence of a significant impact. (FEIR, p. 2-355 [RTC 11-79]; see also FEIR p. 2-354 [RTC 11-74; "bird strikes on the California Academy of Sciences in heavily urbanized San Francisco are not directly analogous to El Dorado County or the project site"]; p. 2-355 [RTC 11-78 and 11-80].)

### **The Project is not Required to Conduct a Health Risk Assessment.**

LIUNA relies on its expert, SWAPE, to asserts that a health risk assessment (HRA) is required to evaluate the Project's emissions of diesel particulate matter. However, as was the case in *Nassiri v. City of Lafayette* (2024) 103 Cal.App.5th 910, 929-931, SWAPE's opinion in this regard is based on incorrect assumptions that are not based on substantial evidence. (*Nassiri*, at p. 931 [SWAPE's cancer risk conclusion rested on incorrect assumptions that construction would run 24 hours a day, 7 days and week and accordingly did not constitute substantial evidence of cancer risk].)

As in *Nassiri*, SWAPE's analysis of the Project erroneously calculates DPM emissions from Project construction by assuming "a constant rate of emissions, 24 hours a day" throughout

Honorable Chairman and Members of the  
El Dorado County Board of Supervisors  
October 28, 2025  
Page 7

the entire construction period. (*Nassiri*, 103 Cal.App.5th at p. 930; see LIUNA Letter, Exhibit B, p. 3 [SWAPE Letter emissions rate equation]; see also Attachment A to SWAPE Letter [Health Risk Calculations based on 24/7 emissions].) Because SWAPE's analysis is based on "incorrect assumptions about construction, the analysis does not concern the actual project, and therefore does not constitute substantial evidence of a significant effect relating to air quality in the form of DPM emissions." (*Nassiri*, at p. 931.)

Further, the analysis in the DEIR and the FEIR shows that the preparation of an HRA was not required. (See DEIR, p. 4.2-53 to 4.2-54.) Despite LIUNA's characterization that the FEIR impermissibly relied on dispersal to determine that an HRA was not needed, the record shows that the EIR expert consultant's determination that an HRA was not required was based on a number of factors in combination:

Considering the intermittent nature of construction equipment operating within an influential distance to the nearest sensitive receptors, the duration of construction activities in comparison to the operational lifetime of the project, the typical long-term exposure periods associated with conducting health risk assessments, the highly dispersive nature of DPM, and compliance with regulations, the likelihood that one nearby sensitive receptor would be exposed to high concentrations of DPM for any extended period of time would be low.

(DEIR, p. 4.2-54.) The DEIR conclusions in this regard, further bolstered in the FEIR which determined that LIUNA's contentions regarding the need for an HRA were without merit, are supported by substantial evidence. (See FEIR pp. 2-373 to 2-374 [RTC 11-120; ["DEIR relied on several sources of information to determine whether a health risk assessment was warranted"] pp. 2-375 to 2-376 [RTC 11-121; "Because the screening-level HRA presented by SWAPE is based on emissions that SWAPE incorrectly estimated, the results in the screening-level HRA prepared by SWAPE may be summarily rejected as invalid and not representative of the project"], pp. 2-375 to 2-377 [RTC 11-121 and 11-123; emissions would not exceed thresholds set by the air district].)

## Conclusion

For the foregoing reasons, the applicant team believes that the Board may disregard LIUNA's baseless and speculative assertions as to the adequacy of environmental review conducted for the Project and rely on its own experts' conclusions in the EIR, which are supported by substantial evidence in the record.

Respectfully,



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Amy R. Higuera  
STOEL RIVES LLP



Good Afternoon Supervisors,

#27

My name is Robert, and I'm speaking today on behalf of over 1,100 residents who have signed a petition opposing the Town and Country Village project in El Dorado Hills. This grassroots petition had zero employees, zero marketing budget and zero social events on private property to drum up support from the public.

This is not just a disagreement over development. This is about upholding the integrity of our community's vision, as laid out in the El Dorado County General Plan and the Bass Lake Hills Specific Plan. These documents are not suggestions, they are commitments. Commitments to responsible growth, to infrastructure-first planning, and to preserving the rural character that defines El Dorado Hills.

The Town and Country Village proposal violates these commitments on multiple fronts.

First, the General Plan emphasizes the importance of maintaining rural character, protecting scenic corridors, and ensuring that infrastructure keeps pace with development. Yet this project proposes high-density commercial and residential uses in an area already strained by traffic, with no meaningful plan to address cumulative impacts on roads, schools, or emergency services.

Second, the Bass Lake Hills Specific Plan was designed to coordinate infrastructure improvements with development. This project attempts to leapfrog that process—offering piecemeal mitigation while ignoring the broader obligations of the plan. It undermines the very purpose of the Specific Plan: to ensure orderly, balanced, and community-supported growth.

And let me be clear—this community does not support this project.

The Save Bass Lake Hills group and the Stop the Town and Country Village petition were a grassroots coalition of neighbors from El Dorado Hills with 652 signees, Cameron Park with 130, Shingle Springs with 75 and Placerville with 44, in addition to other local areas. We had no budget. No paid staff. No property to loan out for favors. What we do have is a deep love for this place and a shared belief that our voices matter. In just a few weeks, over 1,100 residents—your constituents—have signed on to oppose this project. That's not apathy. That's a groundswell.

We are not anti-growth. We are pro-planning. We are pro-transparency. And we are pro-community.

Approving this project would not just be a betrayal of the General Plan and the Bass Lake Hills Specific Plan—it would be a betrayal of public trust.

We urge you: honor the plans you adopted. Respect the voices of your constituents. And vote NO on the Town and Country Village project. Thank you.

Start a petition



## STOP TOWN & COUNTRY VILLAGE - Protect El Dorado Hills from Overdevelopment

Share this petition

1,136<sup>✓</sup>

Verified signatures ▼



Decision Makers: George Turnboo +4



13 Supporter Voices



## The Issue

The community of El Dorado Hills, cherished for its small-town rural charm, will cease to exist as we know it. Many residents fear that the proposed Town & Country Village project threatens to overshadow this peaceful landscape. One reason people love living in El Dorado Hills is that it isn't a destination for out-of-towners, but a quiet retreat from the hustle and bustle of city life. Do we really want to bring that congestion here, with hundreds of daily visitors who may not cherish the same values and traditions we hold dear.

If you thought Amazon and Costco were bad, the proposed Town & Country Village project, with its large-scale **300 rooms of hotel space (picture 2 Red Hawk Casino size hotels side by side)**, **120 affordable housing staff cottages/VRBO**, and **innumerable high-density townhomes** will have a profound impact on the community's character and disrupt the way of life that we value so much.

This project requires modification to the General Plan, the Bass Lake Hills specific Plan, and the Public Facilities Financing Plan. This will have a negative impact on water supply and roadways, as well as our city and county charm. It does not align with our current way of life in El Dorado Hills or neighboring Cameron Park. This is not "smart growth," it's a catastrophic alteration to our quiet relaxed slow-paced lifestyle.

El Dorado Hills has been a place where residents can enjoy a sense of open-spaces and serenity. Families moved here for the spaciousness, the green landscapes in Spring the golden hills in Summer, and a community atmosphere that evokes warmth and connection.

This development does not align with the building standards established in the Bass Lake Specific Plan. The plan, which was designed to guide appropriate growth while preserving El Dorado Hills' unique character, emphasizes the protection of the natural landscapes and ensures that any new projects meet stringent criteria for sustainability and environmental

 **174 people** signed this week

**Share this petition**

Beyond the aesthetic and environmental considerations, this project will inevitably lead to increased traffic congestion, altering the daily lives of residents and potentially endangering local wildlife. The influx of people and vehicles could result in noise levels that disrupt our peaceful environment and introduce light pollution that diminishes the beauty of our nighttime skies.

By signing this petition, you take a stand to preserve the essence of El Dorado Hills. Let us ensure that any development reflects the community's values and respects our cherished environment. Sign today to protect the rural beauty and lifestyle that defines El Dorado Hills.

 [Report a policy violation](#)



**Preserve El Dorado Hills**

Petition Starter

[Media inquiries](#)

## The Decision Makers



**El Dorado County Board of Supervisors**

5 Members



**George Turnboo**

El Dorado County Board of Supervisors - District 2

 **174 people** signed this week

Name	City	State	Postal Code	Country	Signed On
Preserve El Dorado Hills		CA		United States	9/18/2025
Charles Sohm	El Dorado Hills	CA	95672	United States	9/18/2025
Tony Pasquarello	El Dorado Hills	CA	95762	United States	9/18/2025
Shawn Kavert	El Dorado Hills	CA	95762	United States	9/18/2025
Sabrina Rossi	El Dorado Hills	CA	95762	United States	9/19/2025
Patricia Andrews	Cameron Park	CA	95682	United States	9/19/2025
Maritza Goodspeed	El Dorado Hills	CA	95762	United States	9/19/2025
Linda Kentner	Manteca	CA	95336	United States	9/19/2025
Michelle Thanas	Diamond Springs	CA	95619	United States	9/19/2025
Janne Cooper	El Dorado Hills	CA	95762	United States	9/19/2025
Gary Ciscoe	Sacramento	CA	95826	United States	9/19/2025
Daniel Kitley	Shingle Springs	CA	95682	United States	9/19/2025
Elizabeth Sacco	El Dorado Hills	CA	95762	United States	9/19/2025
Bina M	El Dorado Hills	CA	95762	United States	9/19/2025
Jill De Marce	El Dorado Hills	CA	95762	United States	9/19/2025
Linda Moldestad	El Dorado Hills	CA	95762	United States	9/19/2025
Robert Thompson	El Dorado Hills	CA	95051	United States	9/19/2025
Maddie Rajavasireddy	El Dorado Hills	CA	95762	United States	9/19/2025
SALLY BUCKLEY	El Dorado Hills	CA	95762	United States	9/19/2025
Nicole Sohm	El Dorado Hills	CA	95672	United States	9/19/2025
Lynda Sengsiri	El Dorado Hills	CA	95682	United States	9/19/2025
Leah Johns	El Dorado Hills	CA	95762	United States	9/19/2025
Alison Phipps	Shingle Springs	CA	95682	United States	9/19/2025
Alexie Manning	El Dorado Hills	CA	95762	United States	9/19/2025
Theresa Spies	El Dorado Hills	CA	95762	United States	9/19/2025
Laura Leith	Placerville	CA	95667	United States	9/19/2025
Kelly Murray	Pollock Pines	CA	95726	United States	9/19/2025
Becky Vezina	Cool	CA	95651	United States	9/19/2025
Linda Spies	Placerville	CA	95667	United States	9/19/2025
Brian Spies		CA	95651	United States	9/19/2025
Gary Steiert	El Dorado Hills	CA	96161	United States	9/19/2025
Jeffrey Utterback	El Dorado Hills	CA	95762	United States	9/19/2025
Debbie McClenahan	Rescue	CA	95672	United States	9/19/2025
Douglas Barrett	El Dorado Hills	CA	95762	United States	9/19/2025
John Jones	El Dorado Hills	CA	95762	United States	9/19/2025
Trina Correa	El Dorado Hills	CA	95762	United States	9/19/2025
Sandra Anderson	El Dorado Hills	CA	95762	United States	9/19/2025
Mike Nichols	El Dorado Hills	CA	95762	United States	9/19/2025
Jennifer Clute	Manteca	CA	95337	United States	9/19/2025
Karen Mains	El Dorado Hills	CA	95762	United States	9/19/2025
Areanna Holzer	Cameron Park	CA	95672	United States	9/19/2025
Tracy Doyle	Cameron Park	CA	95682	United States	9/19/2025
Jennifer Holly	El Dorado Hills	CA	95762	United States	9/19/2025



Sherida Raddigan	Shingle Springs	CA	95682 United States	9/19/2025
Misty Dyas	River Pines	CA	95675 United States	9/19/2025
Trina Riepe	Placerville	CA	95667 United States	9/19/2025
Marlene Woytovich	Cameron Park	CA	95682 United States	9/19/2025
Julie Unruh	El Dorado Hills	CA	95762 United States	9/19/2025
Russell Robinson	Chico	CA	95928 United States	9/19/2025
Heather Smith	Cameron Park	CA	95682 United States	9/19/2025
Diane Primicerio	Placerville	CA	95667 United States	9/19/2025
Jenna Anderson	El Dorado Hills	CA	95763 United States	9/19/2025
Angelo Urbani	El Dorado Hills	CA	95762 United States	9/19/2025
David Westfall	El Dorado Hills	CA	95762 United States	9/19/2025
Meera Ramakrishnan	El Dorado Hills	CA	95823 United States	9/19/2025
Nanci Moes	Shingle Springs	CA	95682 United States	9/19/2025
Alex Stone	Cameron Park	CA	95682 United States	9/19/2025
Jennifer Thomas	El Dorado Hills	CA	95762 United States	9/19/2025
Megan Wahl	El Dorado Hills	CA	95823 United States	9/19/2025
Susana Muñoz	Madrid		28019 Spain	9/19/2025
Paula Adams	Shingle Springs	CA	95682 United States	9/19/2025
Greg Thomas	El Dorado Hills	CA	95762 United States	9/19/2025
kathy McCloud	Stockton	CA	95210 United States	9/19/2025
Heidi McCloskey	El Dorado Hills	CA	95762 United States	9/19/2025
Tisha Villaseñor	El Dorado Hills	CA	95762 United States	9/19/2025
Frances Munder	El Dorado Hills	CA	95762 United States	9/19/2025
Kristin Orman	El Dorado Hills	CA	30093 United States	9/19/2025
jeremy crowder	El Dorado Hills	CA	95762 United States	9/19/2025
Denise Douillard	El Dorado Hills	CA	95762 United States	9/19/2025
Kay Tangonan	El Dorado Hills	CA	95762 United States	9/19/2025
Sig Neri	El Dorado Hills	CA	95762 United States	9/19/2025
Gabriel Gutierrez	El Dorado Hills	CA	95762 United States	9/19/2025
Janet Leyva	El Dorado Hills	CA	95762 United States	9/19/2025
Andrea Marsh	El Dorado Hills	CA	95762 United States	9/19/2025
Marcus Raras	El Dorado Hills	CA	95762 United States	9/19/2025
Evelyn Aguon	El Dorado Hills	CA	95762 United States	9/19/2025
Matthew Alhona	El Dorado Hills	CA	95762 United States	9/19/2025
Devin Marsh	El Dorado Hills	CA	95762 United States	9/19/2025
Tonya Alhona	El Dorado Hills	CA	95762 United States	9/19/2025
Margaret Azevedo	Shingle Springs	CA	95682 United States	9/19/2025
Dorothy Burke	El dorado hills	CA	95762 United States	9/19/2025
Karl Tangonan	El Dorado Hills	CA	95762 United States	9/19/2025
Jim Chavalas	Cameron Park	CA	95682 United States	9/19/2025
Cheryl Banuelos	El Dorado Hills	CA	95762 United States	9/19/2025
Angie Tangonan	El Dorado Hills	CA	95762 United States	9/19/2025
Ian Tangonan	El Dorado Hills	CA	95762 United States	9/19/2025
Sue Taylor	Camino	CA	95709 United States	9/19/2025



Brady Hanks	El Dorado Hills	CA	95628 United States	9/19/2025
Marilyn tangonan	El Dorado Hills	CA	95762 United States	9/19/2025
Norm Miranda	El Dorado Hills	CA	95762 United States	9/19/2025
Cindy Strand	El Dorado Hills	CA	92114 United States	9/19/2025
Cari Hartung	El Dorado Hills	CA	95762 United States	9/19/2025
Tamra Scalese	Cameron Park	CA	95672 United States	9/19/2025
Ryan Chapman	Shingle Springs	CA	95682 United States	9/19/2025
Robin Ritchison	Diamond Springs	CA	95623 United States	9/19/2025
Jenna Wold	El Dorado Hills	CA	95762 United States	9/19/2025
Amanda Himmel	Somerset	CA	95684 United States	9/19/2025
Margaret Alterton	Diamond Springs	CA	95619 United States	9/19/2025
Neeraj Sharma	El Dorado Hills	CA	95661 United States	9/19/2025
stacey smth	San Jose	CA	95141 United States	9/19/2025
Noelle Ghasseminezhad	El Dorado Hills	CA	95762 United States	9/19/2025
David Williams	El Dorado Hills	CA	95762 United States	9/19/2025
Calista Viau	Shingle Springs	CA	95682 United States	9/19/2025
will saenz	El Dorado Hills	CA	95762 United States	9/19/2025
Trista Froom	Cameron Park	CA	95672 United States	9/19/2025
Derek Froom	Cameron Park	CA	95672 United States	9/19/2025
Kerri Berg	El Dorado Hills	CA	95762 United States	9/19/2025
Taylor Berg	El Dorado Hills	CA	95762 United States	9/19/2025
Sheila Harbert	El Dorado Hills	CA	95762 United States	9/19/2025
Julie Kobernus	Folsom	CA	95630 United States	9/19/2025
Rob Kaspar	El Dorado Hills	CA	95762 United States	9/19/2025
Linda Lehto	Diamond Springs	CA	95619 United States	9/19/2025
David Harbert	El Dorado Hills	CA	95762 United States	9/19/2025
Kate Cook	Cameron Park	CA	95682 United States	9/19/2025
Tracy Threadgill	Placerville	CA	95667 United States	9/19/2025
Leslie Baxley	El Dorado Hills	CA	95762 United States	9/19/2025
Lisa Harders	Georgetown	CA	95634 United States	9/19/2025
Katie Baldasano	Sacramento	CA	95672 United States	9/19/2025
Adrian Martin	El Dorado Hills	CA	95762 United States	9/19/2025
Charisse James	Cameron Park	CA	95682 United States	9/19/2025
Jennifer Gemignani	El Dorado Hills	CA	95762 United States	9/19/2025
Eric Ruperto	El Dorado Hills	CA	95762 United States	9/20/2025
Amber Royer	El Dorado Hills	CA	95762 United States	9/20/2025
edith doucette	el dorado hills	CA	95762 United States	9/20/2025
Howard Mahoney	Sonora	CA	95370 United States	9/20/2025
Barbara W	El Dorado Hills	CA	95762 United States	9/20/2025
Adam Calvert	Placerville	CA	95667 United States	9/20/2025
Selena Deal	Bakersfield	CA	95672 United States	9/20/2025
Robin Cuccia	El Dorado Hills	CA	95762 United States	9/20/2025
Kenna Cross	Lotus	CA	95651 United States	9/20/2025
Sue Sullivan	El Dorado Hills	CA	95762 United States	9/20/2025

Rachel Webb-Hopkins	Placerville	CA	95667 United States	9/20/2025
Eric Shelly	Placerville	CA	95667 United States	9/20/2025
Nikol Frisch	El Dorado Hills	CA	95762 United States	9/20/2025
Lori Mashhadialireza	El Dorado Hills	CA	95762 United States	9/20/2025
Kimberly Mahoney	El Dorado Hills	CA	95762 United States	9/20/2025
Karen Schumann	Shingle Springs	CA	95682 United States	9/20/2025
Stephanie Honda	Cameron Park	CA	95672 United States	9/20/2025
Caiva Wolf	Grizzly Flats	CA	95636 United States	9/20/2025
Stephanie Rasmussen	El Dorado Hills	CA	95762 United States	9/20/2025
Jerry Lindley	El Dorado Hills	CA	95762 United States	9/20/2025
Diana Duncan	Placerville	CA	95667 United States	9/20/2025
Amier Abdelrazzaq	Diamond Springs	CA	95891 United States	9/20/2025
Mike Silveira	Diamond Springs	CA	95619 United States	9/20/2025
Saul Fernandez	Pilot Hill	CA	95664 United States	9/20/2025
Charlene Beaman	El Dorado Hills	CA	95762 United States	9/20/2025
Cheri Charles	El Dorado Hills	CA	95762 United States	9/20/2025
Tabatha Walker	Grizzly Flats	CA	95636 United States	9/20/2025
Kevin McQuiston	El Dorado Hills	CA	95762 United States	9/20/2025
Sharon Moorhead	Placerville	CA	95667 United States	9/20/2025
Linzie Edland	Placerville	CA	95667 United States	9/20/2025
Katherine Farrell	Placerville	CA	95667 United States	9/20/2025
Terri Kring	Rescue	CA	95672 United States	9/20/2025
Kaitlyn Sanck	Shingle Springs	CA	95682 United States	9/20/2025
Kat Mathes	El Dorado Hills	CA	95762 United States	9/20/2025
Mary Jo O'Donovan	El Dorado Hills	CA	95762 United States	9/20/2025
Catherine Young	El Dorado Hills	CA	95762 United States	9/20/2025
Sheree McCoy	Cameron Park	CA	95682 United States	9/20/2025
William Strauss	Placerville	CA	95667 United States	9/20/2025
Lak RAMAKRISHNAN	El Dorado Hills	CA	95820 United States	9/20/2025
Pankaj Varshney	El Dorado Hills	CA	95762 United States	9/20/2025
Katharine Bayley	El Dorado Hills	CA	95762 United States	9/20/2025
Lillian MacLeod	El Dorado Hills	CA	95762 United States	9/20/2025
James Macleod	El Dorado Hills	CA	95762 United States	9/20/2025
Lorie Barrett	Placerville	CA	95667 United States	9/20/2025
Rayona Sharpnack	El Dorado Hills	CA	95762 United States	9/20/2025
Kathleen Comstock	Cameron Park	CA	95682 United States	9/20/2025
Celeste Cooney	El Dorado Hills	CA	95762 United States	9/20/2025
Linda Campbell	El Dorado Hills	CA	95762 United States	9/20/2025
Robert Leanza	El Dorado Hills	CA	95762 United States	9/20/2025
Janelle Fischer	El Dorado Hills	CA	95762 United States	9/20/2025
John O'Donovan	El Dorado Hills	CA	95762 United States	9/20/2025
Michael Cooney	El Dorado Hills	CA	95762 United States	9/20/2025
Marylyn Barnett	El Dorado Hills	CA	95762 United States	9/20/2025
Gary Cathey	El Dorado Hills	CA	95762 United States	9/20/2025

Idania Ramirez	El Dorado Hills	CA	95762 United States	9/20/2025
Joyce Cleghorn	El Dorado Hills	CA	95762 United States	9/20/2025
Susan Sinetos-Sherrard	Camino	CA	95709 United States	9/20/2025
Melissa Leamer	Melissa Rodrigues	CA	95762 United States	9/20/2025
Solomon Johnson Jr	El Dorado Hills	CA	95762 United States	9/20/2025
Steven Navarro	El Dorado Hills	CA	95762 United States	9/20/2025
Paul Rossi	El Dorado Hills	CA	95762 United States	9/21/2025
Naomi Goff	Cameron Park	CA	95682 United States	9/21/2025
Anna Volosenko	El Dorado Hills	CA	95762 United States	9/21/2025
David Eastland	El Dorado Hills	CA	95762 United States	9/21/2025
Stacie Marzf	El Dorado Hills	CA	95762 United States	9/21/2025
Heather Liu	El Dorado Hills	CA	95762 United States	9/21/2025
Laura Stuhr	Cameron Park	CA	95682 United States	9/21/2025
Ryan Moroni	Sacramento	CA	95842 United States	9/21/2025
Kim William	El Dorado Hills	CA	95762 United States	9/21/2025
Jennifer Brown	El Dorado Hills	CA	95762 United States	9/21/2025
Brenda Wheatley	Manteca	CA	95336 United States	9/21/2025
Debbie Meier	Cameron Park	CA	95672 United States	9/21/2025
Dustin Weida	Cameron Park	CA	95682 United States	9/21/2025
Nadia Khan	El Dorado Hills	CA	95762 United States	9/21/2025
Edye Kaanehe	El Dorado Hills	CA	95762-7695 United States	9/21/2025
Elly Brown	El Dorado Hills	CA	95762 United States	9/21/2025
Betty Chan	Placerville	CA	95667 United States	9/21/2025
Dolores Swanson	El Dorado Hills	CA	95762 United States	9/21/2025
Tim Issertell	El Dorado Hills	CA	95762 United States	9/21/2025
Shar Hellinge	El Dorado Hills	CA	95762 United States	9/21/2025
Jodi Reinke	Garden Valley	CA	95633 United States	9/21/2025
Jermaine Simmons	Sacramento	CA	95820 United States	9/21/2025
Jessica Alfaro	El Dorado Hills	CA	95762 United States	9/21/2025
Debbie Lewis-Barbour	Shingle Springs	CA	95682 United States	9/21/2025
Michelle Meier	El Dorado Hills	CA	95762 United States	9/21/2025
Daniel Andrade			United States	9/21/2025
Jacob Marsh	El Dorado Hills	CA	95762 United States	9/21/2025
Jennifer Aldred	Cameron Park	CA	95682 United States	9/21/2025
Dan Valencia	El Dorado Hills	CA	95762 United States	9/21/2025
Heidi Hogan	El Dorado Hills	CA	95762 United States	9/22/2025
Jody Dougery	El Dorado Hills	CA	95762 United States	9/22/2025
Susan Parker	El Dorado Hills	CA	95672 United States	9/22/2025
Ann Gabrielle Bergman	El Dorado Hills	CA	95762 United States	9/22/2025
Leila Neri	El Dorado Hills	CA	95762 United States	9/22/2025
Joyce Carpio	Sacramento	CA	95823 United States	9/22/2025
Alan Estipona	El Dorado Hills	CA	95336 United States	9/22/2025
Cindy Promes	El Dorado Hills	CA	95762 United States	9/22/2025
Brandy Parrish	Cameron Park	CA	95682 United States	9/22/2025

David Buckmaster	El Dorado Hills	CA	95762 United States	9/22/2025
Michael Juanes	Cameron Park	CA	95682 United States	9/22/2025
Melissa Staples	Stockton	CA	95209 United States	9/22/2025
Quince Archer	Shingle Springs	CA	95682 United States	9/22/2025
Jennifer Calanchini	El Dorado Hills	CA	95762 United States	9/22/2025
Pat Woodward	El Dorado Hills	CA	95762 United States	9/22/2025
Victoria Howell	El Dorado Hills	CA	95762 United States	9/22/2025
Lucille Lopez	Placerville	CA	95667 United States	9/22/2025
Elizabeth Howell	Placerville	CA	95667 United States	9/22/2025
MaryJo Scotch	El Dorado Hills	CA	95762 United States	9/22/2025
steven ronstadt	El Dorado Hills	CA	95762 United States	9/23/2025
Kathleen Andrea	El Dorado Hills	CA	95762 United States	9/23/2025
Arnulfo Jimenez	El Dorado Hills	CA	95762 United States	9/23/2025
Darren Fetsch	El Dorado Hills	CA	95762 United States	9/23/2025
Celeste Fetsch	El Dorado Hills	CA	95762 United States	9/23/2025
Marie Godsey	El Dorado Hills	CA	95762 United States	9/23/2025
Corey Jaime	El Dorado Hills	CA	95762 United States	9/23/2025
Douglas Campbell	Cameron Park	CA	95682 United States	9/23/2025
Jessica Bowman	El Dorado Hills	CA	95762 United States	9/23/2025
Linda Hunt	Henderson	NV	89015 United States	9/23/2025
Cindy Bowman	El Dorado Hills	CA	95762 United States	9/23/2025
David Bowman	El Dorado Hills	CA	95762 United States	9/23/2025
Forrest Stocking	El Dorado Hills	CA	95762 United States	9/23/2025
Jen Shipley	El Dorado Hills	CA	95762 United States	9/23/2025
kaitlyn shipley	El Dorado Hills	CA	95762 United States	9/23/2025
Sarah Shipley	El Dorado Hills	CA	95762 United States	9/23/2025
Savannah Coughlin	Diamond Springs	CA	95619 United States	9/23/2025
Jack Cleghorn	El Dorado Hills	CA	95762 United States	9/23/2025
Jean Staples	Diamond Springs	CA	95619 United States	9/23/2025
Julie Lirette	Pollock Pines	CA	95726 United States	9/23/2025
Ashley Dias	El Dorado Hills	CA	95762 United States	9/23/2025
sylvia Steel	Fair Oaks	CA	95628 United States	9/24/2025
Jennifer Look	El Dorado Hills	CA	85762 United States	9/24/2025
Elizabeth Sacco	El Dorado Hills	CA	95762 United States	9/24/2025
Carole Ann selepec	Cameron park	CA	95682 United States	9/24/2025
Sally Anderson	El Dorado Hills	CA	95682 United States	9/24/2025
Patricia Campbell	El Dorado Hills	CA	95762 United States	9/24/2025
Eric Estes	Sacramento	CA	95825 United States	9/24/2025
Drea Li	El Dorado Hills	CA	95762 United States	9/24/2025
Connie Root	Placerville	CA	95667 United States	9/24/2025
jack hartung	El Dorado Hills	CA	95762 United States	9/25/2025
Donna White	Cameron Park	CA	95682 United States	9/25/2025
Jennifer Guan	El Dorado Hills	CA	95762 United States	9/25/2025
Michael Ellner	Pioneer	CA	95666 United States	9/25/2025



karen petty	fair oaks	CA	95628 United States	9/25/2025
Ellen Terra	El Dorado Hills	CA	95762 United States	9/25/2025
Dawn Wise	El Dorado Hills	CA	95762 United States	9/25/2025
James Schulz	Pleasanton	CA	94588 United States	9/25/2025
Stephanie Luken	El Dorado Hills	CA	95762 United States	9/25/2025
Sienna Panero-Eley	Placerville	CA	95667 United States	9/26/2025
Nathan Fidler	El Dorado Hills	CA	95762 United States	9/26/2025
Jessica Payne	Shingle Springs	CA	95682 United States	9/26/2025
Jennifer Kamanu	Live Oak	CA	95953 United States	9/26/2025
Karen Holley	Placerville	CA	95667 United States	9/27/2025
Ben Miller	Placerville	CA	95667 United States	9/27/2025
Kelly Holden	Fair Oaks	CA	95628 United States	9/27/2025
Audry Leal-Ecker	Roseville	CA	95672 United States	9/27/2025
David Posey	Shingle Springs	CA	95682 United States	9/27/2025
JoAnn Rosen	El Dorado Hills	CA	95762 United States	9/27/2025
Bruce S.	El Dorado Hills	CA	95762 United States	9/28/2025
Kris Schudy	El Dorado Hills	CA	95762 United States	9/28/2025
Carolyn Biggs	El Dorado Hills	CA	95762 United States	9/28/2025
Suzie Blagrove	Rescue	CA	95672 United States	9/28/2025
Sean Fitzgerald	El Dorado Hills	CA	95762 United States	9/28/2025
Ramon Perez	El Dorado Hills	CA	95762 United States	9/28/2025
Rachel Peterson	El Dorado Hills	CA	95762 United States	9/28/2025
Christian Lanzani	El Dorado Hills	CA	95682 United States	9/28/2025
Jay Sarav	El Dorado Hills	CA	95762 United States	9/28/2025
Shannon Lewis	El Dorado Hills	CA	95682 United States	9/28/2025
Tim Mulligan	Shingle Springs	CA	95682 United States	9/28/2025
Shawn Sidener	El Dorado Hills	CA	95762 United States	9/28/2025
Alisa Palmer	Cameron Park	CA	95682 United States	9/28/2025
Tresha Criel	Placerville	CA	95667 United States	9/28/2025
Olivia Bermudez	El Dorado Hills	CA	95762 United States	9/28/2025
Steve Bristow	El Dorado Hills	CA	95762 United States	9/28/2025
Katherine Smith	El Dorado Hills	CA	95762 United States	9/28/2025
Gail Ransome	El Dorado Hills	CA	95762 United States	9/28/2025
Alma Pascua	El Dorado Hills	CA	95762 United States	9/28/2025
Grace Chan	El Dorado Hills	CA	95762 United States	9/28/2025
Marichris Pascua	El Dorado Hills	CA	95762 United States	9/28/2025
Raoul Batacan	El Dorado Hills	CA	95762 United States	9/28/2025
Jim Connolly	El Dorado Hills	CA	95762 United States	9/28/2025
Stephanie Miller	El Dorado Hills	CA	95762 United States	9/28/2025
Dee Francisco	Fremont	CA	94536 United States	9/28/2025
Corinne Deacon	El Dorado Hills	CA	95762 United States	9/28/2025
Noel Newhard	El Dorado Hills	CA	95762 United States	9/28/2025
Lindsey Chang	El Dorado Hills	CA	95762 United States	9/28/2025
David Vitrano	Rio Vista	CA	94571 United States	9/28/2025

Stephanie Honda	Cameron Park	CA	95672 United States	9/28/2025
Larry Ellsworth	Placerville	CA	95667 United States	9/28/2025
Lori Boucher	El Dorado Hills	CA	95762 United States	9/28/2025
Rick Vance	El Dorado Hills	CA	95762 United States	9/28/2025
Bradley Cloonan	Cameron Park	CA	95672 United States	9/28/2025
Debra Anderson	El Dorado Hills	CA	95762 United States	9/28/2025
Josh Jaussi	El Dorado Hills	CA	95762 United States	9/28/2025
Summer Jaussi	El Dorado Hills	CA	95762 United States	9/28/2025
deb veilleux	Shingle Springs	CA	95682 United States	9/28/2025
Michael Scatena	El Dorado Hills	CA	95762 United States	9/28/2025
Boldwin Durias	El Dorado Hills	CA	95762 United States	9/28/2025
Dennis Purpura	El Dorado Hills	CA	95762 United States	9/28/2025
Tiffany Scatena	El Dorado Hills	CA	95762 United States	9/28/2025
Denise Clark	El Dorado Hills	CA	95762 United States	9/28/2025
Michelle Van Roekel	El Dorado Hills	CA	95762 United States	9/29/2025
Kathleen Smith	El Dorado Hills	CA	95762 United States	9/29/2025
Thomas Panella	El Dorado Hills	CA	95762 United States	9/29/2025
Karolina Gonzalez	El Dorado Hills	CA	95762 United States	9/29/2025
Paula Prentiss	El Dorado Hills	CA	95762 United States	9/29/2025
Lisa Culver	El Dorado Hills	CA	95762 United States	9/29/2025
Adam Lee	Cameron Park	CA	95682 United States	9/29/2025
Cynthia Manduffie	El Dorado Hills	CA	95762 United States	9/29/2025
Kyle Lechleitner	El Dorado Hills	CA	95762 United States	9/29/2025
Kelly Urata	El Dorado Hills	CA	95762 United States	9/29/2025
Caren Armanasco	Shingle Springs	CA	95682 United States	9/29/2025
D Bruch	El Dorado Hills	CA	95762 United States	9/29/2025
Jessica Accomazzo	Stockton	CA	95209 United States	9/29/2025
Darcy Button	Sacramento	CA	95825 United States	9/29/2025
Dan Neill	El Dorado Hills	CA	95762 United States	9/29/2025
Jensen Lee	Cameron Park	CA	95682 United States	9/29/2025
Valerie Cheplick	Cameron Park	CA	95682 United States	9/29/2025
Lynette Collins	El Dorado Hills	CA	95762 United States	9/29/2025
Kathy Janes	San Francisco	CA	94142 United States	9/29/2025
kristine bertram	El Dorado Hills	CA	95762 United States	9/29/2025
Ricky Del Mar	El Dorado Hills	CA	95762 United States	9/30/2025
Karan Marsh	El Dorado Hills	CA	95762 United States	9/30/2025
Gerski-Keller Katie	Cameron Park	CA	95672 United States	9/30/2025
Cindy Lindley	El Dorado Hills	CA	95762 United States	9/30/2025
steven Gerski-Keller	Cameron Park	CA	95672 United States	9/30/2025
Michelle Rodgers	El Dorado Hills	CA	95762 United States	9/30/2025
Heather Quintrall	El Dorado Hills	CA	95762 United States	9/30/2025
Rashelle Snead	Shingle Springs	CA	95682 United States	9/30/2025
Panico Rande	El Dorado Hills	CA	95762 United States	9/30/2025
Magnus Bergman	El Dorado Hills	CA	95762 United States	9/30/2025

Kaley Dunbar	Shingle Springs	CA	95682 United States	9/30/2025
James Blinkenberg	El Dorado Hills	CA	95762 United States	9/30/2025
Kala Srinivasan	El Dorado Hills	CA	95762 United States	9/30/2025
Christina Cayo	El Dorado Hills	CA	95762 United States	9/30/2025
Sean Kollenborn	Rohnert Park	CA	95672 United States	9/30/2025
Kathryn Garcia			United States	9/30/2025
Katie Woodfill	El Dorado Hills	CA	95762 United States	9/30/2025
Melissa Myers	El Dorado Hills	CA	95762 United States	10/1/2025
Cassie Laswell	El Dorado Hills	CA	95762 United States	10/1/2025
Margaret Edwards	El Dorado Hills	CA	95762 United States	10/1/2025
Sam Aldred	El Dorado Hills	CA	95762 United States	10/1/2025
Manuel Aguilar	El Dorado Hills	CA	95672 United States	10/1/2025
Mary Lou Stuart	El dorado hills	CA	95762 United States	10/1/2025
Cindy Eblen	El Dorado Hills	CA	95762 United States	10/1/2025
Brianna Espinoza	Sacramento	CA	95823 United States	10/1/2025
Karen Schoettler	Patterson	CA	95363 United States	10/1/2025
Augusta rapoport	El Dorado Hills	CA	95762 United States	10/1/2025
Howard Wilson	El Dorado Hills	CA	95762 United States	10/1/2025
Avis Caybut	El Dorado Hills	CA	95762 United States	10/1/2025
Dan Elmer	Cameron Park	CA	95682 United States	10/1/2025
Shellie Hendricks	El Dorado Hills	CA	95762 United States	10/1/2025
Barbara Cheney	Copperopolis		95228 United States	10/1/2025
Renee Small	YUCCA VALLEY	CA	92284-4416 United States	10/1/2025
christy leflar	Monroe	WA	98272 United States	10/1/2025
Brian Egan	Sacramento	CA	94203 United States	10/1/2025
Brenda Lovitt	El Dorado Hills	CA	95762 United States	10/1/2025
Melisa Alvarez	El Dorado Hills	CA	95762 United States	10/1/2025
Linda Myers	Cameron Park	CA	95682 United States	10/1/2025
Emily Cohen	El Dorado Hills	CA	95762 United States	10/1/2025
Mary Kreifels	El Dorado Hills	CA	95762 United States	10/1/2025
Christine Morefield	El Dorado Hills	CA	95762 United States	10/2/2025
Lisa Schindler	El Dorado Hills	CA	95762 United States	10/2/2025
carolyn ortiz	Valley Springs	CA	95252 United States	10/2/2025
Bruce Vabg	Elk Grove	CA	95758 United States	10/2/2025
Lori Savage	El Dorado Hills	CA	95747 United States	10/2/2025
Nora Trengove	El Dorado Hills	CA	95762 United States	10/2/2025
Tina Cardanini	El Dorado Hills	CA	95762 United States	10/2/2025
Thomas Armstrong	El Dorado Hills	CA	95762 United States	10/2/2025
Gerard Kreifels	El Dorado Hills	CA	95762 United States	10/2/2025
Lori Winters	El Dorado Hills	CA	95762 United States	10/2/2025
Leslie Newell	El Dorado Hills	CA	95762 United States	10/2/2025
JULIE MARTINEZ	El dorado hills	CA	95762 United States	10/2/2025
Tami Ames	Cameron Park	CA	95672 United States	10/2/2025
John Coogan	El Dorado Hills	CA	95762 United States	10/2/2025



Kathy Weisbecker	El Dorado Hills	CA	95762 United States	10/2/2025
Dennis Jacopetti	Sacramento	CA	95829 United States	10/2/2025
Michele Steel	Cameron Park	CA	95682 United States	10/2/2025
Cathy Pinder	Cameron Park	CA	95672 United States	10/2/2025
Chuck Gaskin	El Dorado Hills	CA	95762 United States	10/2/2025
Brenda Garcia	South lake tahoe	CA	95901 United States	10/2/2025
Robin Merritt	El Dorado Hills	CA	95762 United States	10/2/2025
Desiree Castello	El Dorado Hills	CA	95762 United States	10/2/2025
Yvonne Morris	Rescue	CA	95672 United States	10/2/2025
Karen Kennedy	El Dorado Hills	CA	95762 United States	10/2/2025
Mark Gilmore	Valley Springs	CA	95252 United States	10/2/2025
Amanda Cardenas	Lathrop	CA	95330 United States	10/2/2025
Ryan Pittman	El Dorado Hills	CA	95762 United States	10/2/2025
Diane Hawn	El Dorado Hills	CA	95762 United States	10/2/2025
Kelly Bomar	Sutter Creek	CA	95685 United States	10/2/2025
John Bowles	El Dorado Hills	CA	95762 United States	10/2/2025
Jordan Tauro	Sacramento	CA	95822 United States	10/2/2025
Suzanne Shipler	Shingle Springs	CA	95682 United States	10/2/2025
John Anderson	El Dorado Hills	CA	95762 United States	10/2/2025
Tina Bowers	El Dorado Hills	CA	95762 United States	10/2/2025
Michelle Fitzgerald-Panell	El Dorado Hills	CA	95762 United States	10/2/2025
Kevin Kiley	Shingle Springs	CA	95682 United States	10/2/2025
Aja Flores	Cameron Park	CA	95682 United States	10/2/2025
Sharon Fong	El Dorado Hills	CA	95762 United States	10/2/2025
Dorothy Stephens	El Dorado Hills	CA	95762 United States	10/2/2025
Maverick Travers	Rancho Cordova	CA	95670 United States	10/2/2025
Cristy Eastman	Sacramento	CA	95838 United States	10/2/2025
Amber Sidhu	Yuba City	CA	95993 United States	10/2/2025
Katharine Frias	El Dorado Hills	CA	95762 United States	10/2/2025
Glen Keim	El Dorado Hills	CA	95762 United States	10/2/2025
Gurbakhshish Singh	Folsom	CA	95630 United States	10/2/2025
Martha Dew	Cameron Park	CA	95682 United States	10/3/2025
Chris Jacuzzi	El Dorado Hills	CA	95672 United States	10/3/2025
William Paschane	Cameron Park	CA	95682 United States	10/3/2025
Brandon Isley	Indianapolis	IN	46217 United States	10/3/2025
Ron Potts	Orangevale	CA	95662 United States	10/3/2025
Taffi Ozenne	Cameron Park	CA	95682 United States	10/3/2025
Dean Balough	El Dorado Hills	CA	95762 United States	10/3/2025
Kathryn Balough	El Dorado Hills	CA	95762 United States	10/3/2025
Suzan Lang	El Dorado Hills	CA	95762 United States	10/3/2025
Denise Orme	S	CA	95141 United States	10/3/2025
Kirk Mckillop	El Dorado	CA	95623 United States	10/3/2025
Katie Coelho	Cameron Park	CA	95682 United States	10/3/2025
Rick Coelho	Cameron Park	CA	95682 United States	10/3/2025

Nichole Brown	Cameron Park	CA	95682 United States	10/3/2025
Bill Dietz	El Dorado Hills	CA	95762 United States	10/3/2025
Brandee Lohrman	Cameron Park	CA	95682 United States	10/3/2025
Taylor Padilla	El Dorado Hills	CA	95762 United States	10/3/2025
Katherine Ishee	El Dorado Hills	CA	95762 United States	10/3/2025
Joyce Cid	El Dorado Hills	CA	95762 United States	10/3/2025
Brent McCloskey	El Dorado Hills	CA	95762 United States	10/3/2025
Katie Marini	El Dorado Hills	CA	95762 United States	10/4/2025
Wanda Schumann	El Dorado Hills	CA	95762 United States	10/4/2025
Kevin Laird	El Dorado Hills	CA	95762 United States	10/4/2025
Brian Dietz	El Dorado Hills	CA	95762 United States	10/4/2025
Ann Griffiths	El Dorado Hills	CA	95762 United States	10/4/2025
Dianne Gross	El Dorado Hills	CA	95762 United States	10/4/2025
Deanna Jerrett	Rescue	CA	95672 United States	10/4/2025
earl Gonsolin	El Dorado Hills	CA	95762 United States	10/4/2025
Rita Anders	Manteca	CA	95337 United States	10/4/2025
Tracy Sundby	El Dorado Hills	CA	95762 United States	10/4/2025
Cameron Spencer	El Dorado Hills	CA	95762 United States	10/4/2025
Tracey Blair	El Dorado Hills	CA	95762 United States	10/4/2025
James Morefield	El Dorado Hills	CA	95762 United States	10/4/2025
Michael Reilly	El Dorado Hills	CA	95762 United States	10/4/2025
Emily Garrison	El Dorado Hills	CA	95762 United States	10/4/2025
Nancy Eke		CA	95823 United States	10/4/2025
Pat Richter	El Dorado Hills	CA	95762 United States	10/4/2025
Shannon Pidd	El Dorado Hills	CA	95762 United States	10/4/2025
Erin Walsh	El Dorado Hills	CA	95762 United States	10/4/2025
Jenn Jarrett	El Dorado Hills	CA	95762 United States	10/4/2025
Elia Escobar	El Dorado Hills	CA	95762 United States	10/4/2025
Amanda Duke	El Dorado Hills	CA	95762 United States	10/4/2025
Angie Monestier	El Dorado Hills	CA	95762 United States	10/4/2025
Gulena B	El Dorado Hills	CA	95762 United States	10/4/2025
Amy Frith	El Dorado Hills	CA	95762 United States	10/4/2025
Debra Koch	Cameron Park	CA	95682 United States	10/4/2025
Frankie Morino	El Dorado Hills	CA	95762 United States	10/4/2025
Lea Waters	El Dorado Hills	CA	95762 United States	10/4/2025
Georgianne Polston	Shingle Springs	CA	95682 United States	10/4/2025
Brian Willis	El Dorado Hills	CA	95762 United States	10/4/2025
Jane Culbertson	El Dorado Hills	CA	95762 United States	10/4/2025
Susan Parker	El Dorado Hills	CA	95672 United States	10/4/2025
David Culbertson	El Dorado Hills	CA	95762 United States	10/4/2025
Lynda Stuart	El Dorado Hills	CA	95762 United States	10/4/2025
Nikki Forbes	El Dorado Hills	CA	95762 United States	10/4/2025
JoAnne Alcala	El Dorado Hills	CA	95762 United States	10/4/2025
Stacey Paul	El Dorado Hills	CA	95762 United States	10/4/2025

Sharon Hardy	El Dorado Hills	CA	95762 United States	10/4/2025
Erma Rodriguez	El Dorado Hills	CA	95762 United States	10/4/2025
Tina Delongfield	Shingle Springs	CA	95682 United States	10/4/2025
Tracy Rasmussen	El Dorado Hills	CA	95762 United States	10/4/2025
Jaime Flores	El Dorado Hills	CA	95762 United States	10/4/2025
Natalia Ciubotaru	El Dorado Hills	CA	95762 United States	10/4/2025
Cathy Avallone	Rescue	CA	95672 United States	10/4/2025
Cortny Ray	Placerville	CA	95667 United States	10/4/2025
Rodger Lung	Placerville	CA	95667 United States	10/4/2025
Brooke Schott	El Dorado Hills	CA	95762 United States	10/4/2025
Daniel Damjanovic	Sacramento	CA	94204 United States	10/4/2025
Alexander Wang	El Dorado Hills	CA	95762 United States	10/4/2025
Monaliza Gutierrez	Roseville	CA	95747 United States	10/4/2025
Blake Popejoy	El Dorado Hills	CA	95762 United States	10/4/2025
Paula Mercurio	Meridian	ID	83646 United States	10/4/2025
Alex Roddenbery	El Dorado Hills	CA	95762 United States	10/4/2025
Holti Gross	El Dorado Hills	CA	95762 United States	10/4/2025
Amber Calhoun	El Dorado Hills	CA	95762 United States	10/4/2025
Fredrick Pifer	El Dorado Hills	CA	95762 United States	10/4/2025
Virginia Jones	El Dorado Hills	CA	95762 United States	10/4/2025
Chris Vanderpol	Rancho Cordova	CA	95672 United States	10/4/2025
Nicole Achterberg	El Dorado Hills	CA	95762 United States	10/4/2025
Steven Achterberg	El Dorado Hills	CA	95762 United States	10/4/2025
Amy Henkel	El Dorado Hills	CA	95762 United States	10/4/2025
Dusty Gooch	Shingle Springs	CA	95682 United States	10/4/2025
Regina Trantham	El Dorado Hills	CA	95762 United States	10/4/2025
Tera Matulich	El Dorado Hills	CA	95762 United States	10/4/2025
Lana Bertsch	El Dorado Hills	CA	95762 United States	10/4/2025
Erin Kamalian	El Dorado Hills	CA	95762 United States	10/4/2025
Ashleigh Polston	Shingle Springs	CA	95682 United States	10/4/2025
Debbi Van steyn	El Dorado Hills	CA	95762 United States	10/4/2025
L Makely	Diamond Springs	CA	95623 United States	10/4/2025
Joseph Navalle	El Dorado Hills	CA	95762 United States	10/4/2025
DeAnna Pirnat	Oakley	CA	95672 United States	10/4/2025
Stephen Carman	El Dorado Hills	CA	95762 United States	10/4/2025
Shawn Bol	Cameron Park	CA	95682 United States	10/4/2025
John Haeht	El Dorado Hills	CA	95762 United States	10/4/2025
Nicole Ivezich	El Dorado Hills	CA	95762 United States	10/4/2025
Emily Aichele	El Dorado Hills	CA	95762 United States	10/4/2025
Sara Goytia	El Dorado Hills	CA	95762 United States	10/4/2025
Ron Thompson	Folsom	CA	95630 United States	10/4/2025
Hailey Donahue	Cameron Park	CA	95682 United States	10/4/2025
Ben Souders	El Dorado Hills	CA	95762 United States	10/4/2025
Jill Berni	El Dorado Hills	CA	95762 United States	10/4/2025



Grace Smith	Placerville	CA	95667 United States	10/4/2025
chris Lopez	Cameron Park	CA	95672 United States	10/4/2025
Christine Lewis	Cameron Park	CA	95682 United States	10/4/2025
Linda Stauff	Shingle Springs	CA	95682 United States	10/4/2025
James Liguori	El Dorado Hills	CA	95762 United States	10/4/2025
Julie Canterbury	Valley Springs	CA	95252 United States	10/4/2025
Renee Kohout	El Dorado Hills	CA	95762 United States	10/4/2025
Mehgan Holland	Shingle Springs	CA	95682 United States	10/4/2025
Denice Jimenez	Shingle Springs	CA	95682 United States	10/4/2025
Shelley STEVENSON	El Dorado Hills	CA	95762 United States	10/4/2025
John Cawelti	El Dorado Hills	CA	95762 United States	10/4/2025
Joyce Rochette	El Dorado Hills	CA	95762 United States	10/4/2025
Elizabeth Harris	El Dorado Hills	CA	95762 United States	10/4/2025
Kurt Kaltschmidt	Palm Desert	CA	92211 United States	10/4/2025
Jose Vicente Morales Leiva	El Dorado Hills	CA	95762 United States	10/4/2025
Patricia Garrison	Placerville	CA	95667 United States	10/4/2025
Anna Guct	El Dorado Hills	CA	95762 United States	10/4/2025
Darlene Clift	El Dorado Hills	CA	95762 United States	10/4/2025
SamanthaT Kaye	El Dorado Hills	CA	95762 United States	10/4/2025
Ursala Beattie	El Dorado Hills	CA	95762 United States	10/4/2025
Meagan Sorey	El Dorado Hills	CA	95762 United States	10/4/2025
Maximus Williams	Albany	OR	97321 United States	10/4/2025
Tyler Sorey	Folsom	CA	95630 United States	10/4/2025
Gerna Beck	El Dorado Hills	CA	95762 United States	10/4/2025
Jack Warren	Placerville	CA	95667 United States	10/4/2025
Marisa Aguero	El Dorado Hills	CA	95762 United States	10/5/2025
Fred Hall	Cameron Park	CA	95682 United States	10/5/2025
Tim Kjosness	El Dorado Hills	CA	95762 United States	10/5/2025
Jeff Gillette	Placerville	CA	95667 United States	10/5/2025
Margaret Perez	Cameron Park	CA	95682 United States	10/5/2025
Kelly Salfen	Cameron Park	CA	95682 United States	10/5/2025
Brenna Oakes	Cameron Park	CA	95672 United States	10/5/2025
Anna ( Lee ) Peterson	El Dorado Hills	CA	95762 United States	10/5/2025
Barbara Siebert	El Dorado Hills	CA	95762 United States	10/5/2025
Manuel d'Abreu	El Dorado Hills	CA	95762 United States	10/5/2025
Derik Oak	Cameron Park	CA	95672 United States	10/5/2025
Steve Gonzalez	Lincoln	CA	95648 United States	10/5/2025
Christopher Harris	El Dorado Hills	CA	95762 United States	10/5/2025
Alexsandra Korzeniewski	El Dorado Hills	CA	95762 United States	10/5/2025
Justus Stratton	Grass Valley	CA	95945 United States	10/5/2025
Pratij Shah	El Dorado Hills	CA	95762 United States	10/5/2025
Priyanka Rawat	El Dorado Hills	CA	95762 United States	10/5/2025
Theo Hunt	El Dorado Hills	CA	95762 United States	10/5/2025
Kyle Royer	El Dorado Hills	CA	95762 United States	10/5/2025

Linda Ghilarducci	El Dorado Hills	CA	95762 United States	10/5/2025
Regina Maki	El Dorado Hills	CA	95762 United States	10/5/2025
John Wheeler	Rescue	CA	95672 United States	10/5/2025
Amy Kowalski	El Dorado Hills	CA	95762 United States	10/5/2025
Sienna Momsen	Folsom	CA	95630 United States	10/5/2025
Rachel Mattu	El Dorado Hills	CA	95762 United States	10/5/2025
Tiffanie Bell-Sprinkel	El Dorado Hills	CA	95762 United States	10/5/2025
Karenda Caron	Cameron Park	CA	95672 United States	10/5/2025
Sara Fugina	El Dorado Hills	CA	95762 United States	10/5/2025
Danielle Love	El Dorado Hills	CA	95762 United States	10/5/2025
Elita Khan	El Dorado Hills	CA	95762 United States	10/5/2025
Sarah Zambruno	El Dorado Hills	CA	95762 United States	10/5/2025
Lora Teply	El Dorado Hills	CA	95762 United States	10/5/2025
Ivan Diaz	El Dorado Hills	CA	95762 United States	10/5/2025
Aidan Reynolds	El Dorado Hills	CA	95762 United States	10/5/2025
Reese Iree	Cameron Park	CA	95682 United States	10/5/2025
John Relly	Pollock Pines	CA	95726 United States	10/5/2025
Wendy Harris	El Dorado Hills	CA	95762 United States	10/5/2025
Nazli Seewer	Shingle Springs	CA	95682 United States	10/5/2025
Brooke Massie	El Dorado Hills	CA	95682 United States	10/5/2025
Rachel Garland	El Dorado Hills	CA	95762 United States	10/5/2025
Ray Dian	Granite Bay	CA	95746 United States	10/5/2025
Marisa Grippo	El Dorado Hills	CA	95762 United States	10/5/2025
Dana Frediani	El Dorado Hills	CA	95762 United States	10/6/2025
Lily Phan	Folsom	CA	95630 United States	10/6/2025
Elona Dietz	El Dorado Hills	CA	95762 United States	10/6/2025
Maria Stevens	El Dorado Hills	CA	95762 United States	10/6/2025
Carolyn Ables	Shingle Springs	CA	95682 United States	10/6/2025
Zoe Zimmer	El Dorado Hills	CA	95762 United States	10/6/2025
Emily Cagle	El Dorado Hills	CA	95762 United States	10/6/2025
Colleen Baptista	El Dorado Hills	CA	95762 United States	10/6/2025
Mahnaz Foroudi	El Dorado Hills	CA	95762 United States	10/6/2025
Jack Nelson	El Dorado Hills	CA	95762 United States	10/6/2025
Christine Trevino	Shingle Springs	CA	95682 United States	10/6/2025
Shannon Maranville	El Dorado Hills	CA	95762 United States	10/6/2025
Laura Lorenzo	Placerville	CA	95667 United States	10/6/2025
Katelyn Howard	Cameron Park	CA	95682 United States	10/6/2025
Michael Edwards	El Dorado Hills	CA	95828 United States	10/6/2025
Davita Edmundson	El Dorado Hills	CA	95762 United States	10/6/2025
Brian Filice	El Dorado Hills	CA	95762 United States	10/6/2025
Brenda Maranville	Shingle Springs	CA	95682 United States	10/6/2025
Marilyn Vinciguerra	El Dorado Hills	CA	95762 United States	10/6/2025
Michelle Kalafatis	El Dorado Hills	CA	95762 United States	10/6/2025
Correne Murphy	El Dorado Hills	CA	95762 United States	10/6/2025

Steve Kalafatis	El Dorado Hills	CA	95762 United States	10/6/2025
Debra Hunts	Sacramento	CA	94204 United States	10/6/2025
Catol Jones	San Ramon	CA	94582 United States	10/6/2025
Ali Enochs	El Dorado Hills	CA	95762 United States	10/6/2025
Matthew Enochs	El Dorado Hills	CA	95762 United States	10/6/2025
Karen Lipson	Meadow Vista	CA	95722 United States	10/6/2025
Monica Steffen	Shingle Springs	CA	95682 United States	10/6/2025
Barb Onasch	El Dorado Hills	CA	95762 United States	10/6/2025
Julie Schanrock	Sacramento	CA	95825 United States	10/6/2025
Mindy Caplan	Shingle Springs	CA	95682 United States	10/6/2025
Ana Lopez-Bruce	El Dorado Hills	CA	95762 United States	10/6/2025
Gabriel Bauman	Nevada City	CA	95959 United States	10/6/2025
Douglas Lashmett	Rescue	CA	95672 United States	10/6/2025
Ricardo Andrade	El dorado hills	CA	95762 United States	10/6/2025
Julie Stahl	Plumas Lake	CA	95961 United States	10/6/2025
Sean Dillon	El Dorado Hills	CA	95762 United States	10/6/2025
Bryant Chapman	Shingle Springs	CA	95682 United States	10/6/2025
Bibiana Stortz	El Dorado Hills	CA	95762 United States	10/6/2025
Jamie Santoro	Cameron Park	CA	95682 United States	10/7/2025
Gail Schabert	Cameron Park	CA	95682 United States	10/7/2025
Michael Crosby	El Dorado Hills	CA	95762 United States	10/7/2025
Kristi Larson	El Dorado Hills	CA	95762 United States	10/7/2025
Lawrence De Fehr	El Dorado Hills	CA	95762 United States	10/7/2025
Anna Mac	Manteca	CA	95336 United States	10/7/2025
Susan Phelps	El Dorado Hills	CA	95762 United States	10/7/2025
Steven Phelps	El Dorado Hills	CA	95762 United States	10/7/2025
DOUGLAS BONETTI	Shingle Springs	CA	95682 United States	10/7/2025
Tristan Salazar	El Dorado Hills	CA	95762 United States	10/7/2025
Jim Veilleux	Rancho Cordova	CA	95682 United States	10/7/2025
Lindsay Al-Esawi	El Dorado Hills	CA	95762 United States	10/7/2025
Jennifer Franco	El Dorado Hills	CA	95762 United States	10/7/2025
Nicole Just	Elk Grove	CA	95758 United States	10/7/2025
Kathy Kelly	Gold Beach	OR	97444 United States	10/7/2025
May Cook	El Dorado Hills	CA	95762 United States	10/7/2025
Jingyu Liu	Sacramento	CA	95842 United States	10/7/2025
Michael Hardy	Sacramento	CA	95824 United States	10/7/2025
Bertha (Brett) Crick	Shingle Springs	CA	95682 United States	10/7/2025
Cheryl Bragg	El Dorado Hills	CA	95726 United States	10/7/2025
Steve Baker	Shingle Springs	CA	95682 United States	10/7/2025
Sandy Templin	Shingle Springs	CA	95682 United States	10/8/2025
Carolyn Oliveira	El Dorado Hills	CA	95762 United States	10/8/2025
Michelle Thompson	El Dorado Hills	CA	95682 United States	10/8/2025
Tom Seeley	El Dorado Hills	CA	95762 United States	10/8/2025
Veronica Egan	Cameron Park	CA	95672 United States	10/8/2025

Bethany Harris	El Dorado Hills	CA	95762 United States	10/8/2025
FARSHID NAMNEYHA	EL DORADO HILLS	CA	95762 United States	10/8/2025
Amanda Jones	El Dorado Hills	CA	95762 United States	10/8/2025
Pedro C	Folsom	CA	95630 United States	10/8/2025
Danielle Owen	El Dorado Hills	CA	93245 United States	10/8/2025
David Ross	El Dorado Hills	CA	95762 United States	10/8/2025
Tammy Thompson	El Dorado Hills	CA	95762 United States	10/8/2025
Aviana Reyes	Sacramento	CA	95825 United States	10/8/2025
Nicole Pimentel	El Dorado Hills	CA	95762 United States	10/8/2025
Dror Kinel	El Dorado Hills	CA	95762 United States	10/8/2025
Blair Conrad	El Dorado Hills	CA	95762 United States	10/8/2025
Michele Miller	El Dorado Hills	CA	95762 United States	10/8/2025
Meg Treleaven	El Dorado Hills	CA	95762 United States	10/8/2025
Kindall Keefer	El Dorado Hills	CA	95762 United States	10/8/2025
Jared Pimentel	El Dorado Hills	CA	95762 United States	10/8/2025
Cynthia Hynes-Duran	El dorado hills	CA	95762 United States	10/8/2025
Deanna Cloonan	Cameron Park	CA	95672 United States	10/8/2025
Kimberly Sheel	El Dorado Hills	CA	95762 United States	10/8/2025
Elaine Cowie	El Dorado Hills	CA	95762 United States	10/9/2025
Diana Schillerstrom	Shingle Springs	CA	95682 United States	10/9/2025
seth feldman	Sacramento	CA	95827 United States	10/9/2025
Samuel Padilla	El Dorado Hills	CA	95762 United States	10/9/2025
JJ Metaxas	El Dorado Hills	CA	95762 United States	10/9/2025
Laura Garner	Sacramento	CA	95834 United States	10/9/2025
Rachel Hubbard	El Dorado Hills	CA	95762 United States	10/9/2025
Alfie Krasts	El Dorado Hills	CA	95762 United States	10/9/2025
Taylor Beck	Shingle Springs	CA	95682 United States	10/9/2025
Kevin Miller	Folsom	CA	95630 United States	10/9/2025
Becky Jimenez	El Dorado Hills	CA	95762 United States	10/9/2025
Donna Ledbetter	San Jose	CA	95141 United States	10/9/2025
Alireza Danesh	Sacramento	CA	United States	10/9/2025
Barbara Maranville	Cameron Park	CA	95682 United States	10/9/2025
Cherie Prior	El Dorado Hills	CA	95762 United States	10/9/2025
Sheila McEwen	El Dorado Hills	CA	95762 United States	10/9/2025
Joe Someillan	El Dorado Hills	CA	95762 United States	10/9/2025
Deb Wilson	El Dorado Hills	CA	95762 United States	10/9/2025
Kiersten Bliss	El Dorado Hills	CA	95762 United States	10/9/2025
Ann Conrad	El dorado hills	CA	95762 United States	10/9/2025
Brittany Fox	Cameron Park	CA	95682 United States	10/9/2025
Taylor Duke	El Dorado Hills	CA	95762 United States	10/9/2025
Kayla Cummins	Cameron Park	CA	95682 United States	10/9/2025
Heather (Blank)	Cameron Park	CA	95682 United States	10/9/2025
Ashley Huegi	Cameron Park	CA	95682 United States	10/9/2025
Stephanie Santerelli	Cameron Park	CA	95682 United States	10/9/2025



Amber Uber	Cameron Park	CA	95682 United States	10/9/2025
Megan Genovese	Grass Valley	CA	95945 United States	10/9/2025
Natanya Mardis	El Dorado Hills	CA	95762 United States	10/9/2025
Niveditha Ravindranath	El Dorado Hills	CA	95762 United States	10/10/2025
Lynn Duffy	Cameron Park	CA	95682 United States	10/10/2025
Sara Beardsley	Shingle Springs	CA	95682 United States	10/10/2025
Brandy Boberg	Shingle Springs	CA	95682 United States	10/10/2025
Danielle Iodence	Cameron Park	CA	95682 United States	10/10/2025
Debbie Burns	El Dorado Hills	CA	95762 United States	10/10/2025
Hope Reyes	El Dorado Hills	CA	95762 United States	10/10/2025
Christy Cummins	Cameron Park	CA	95682 United States	10/10/2025
Lisa keane	El Dorado Hills	CA	95762 United States	10/10/2025
Mike Whitaker	El Dorado Hills	CA	95762 United States	10/10/2025
Miracle Beck	Shingle Springs	CA	95682 United States	10/10/2025
Tina Degan	El Dorado Hills	CA	95762 United States	10/10/2025
Kelly Charles	Cameron Park	CA	95682 United States	10/10/2025
Callie Joiner	El Dorado Hills	CA	95762 United States	10/10/2025
Jenny Allopenna	El Dorado Hills	CA	95762 United States	10/10/2025
Jenny Gregorio	Shingle Springs	CA	95682 United States	10/10/2025
Patricia Urata	El Dorado Hills	CA	95762 United States	10/10/2025
James Lafayette	Folsom	CA	95630 United States	10/10/2025
Greg Mathes	El Dorado Hills	CA	95762 United States	10/10/2025
Tanya barnard	El Dorado Hills	CA	95762 United States	10/10/2025
Debbie Michaels	Sacramento	CA	95821 United States	10/10/2025
Joan Stokes	Cameron Park	CA	95682 United States	10/10/2025
Heather Mazzanti	Shingle Springs	CA	95682 United States	10/10/2025
Sofia Petty	El Dorado Hills	CA	95762 United States	10/10/2025
Elizabeth Coyle	San mateo	CA	94403 United States	10/10/2025
Patricia Brecht	Folsom	CA	95630 United States	10/10/2025
Don Rose	EDH	CA	95762 United States	10/10/2025
Sabrina Bordon	Sacramento	CA	95834 United States	10/10/2025
carole davis	El Dorado Hills	CA	95762 United States	10/10/2025
Kwok Ching Kwong	Sacramento	CA	95821 United States	10/10/2025
Nera Bajramovic	Sacramento	CA	95835 United States	10/10/2025
noah Duncan	San Jose	CA	95141 United States	10/10/2025
Ronald Collamore	Lincoln	NE	68502 United States	10/10/2025
Helen Leuthner	Lake Grove	NY	11755 United States	10/10/2025
joseph ferraro	new york	NY	10305 United States	10/10/2025
Senad Celigija	Sacramento	CA	95834 United States	10/10/2025
Fawn Murphy	Klamath	CA	95538 United States	10/10/2025
jon contos	rescue	CA	95672 United States	10/10/2025
Danielle Bartol sliper	El Dorado Hills	CA	95762 United States	10/10/2025
Diane Davis	El Dorado Hills	CA	95762 United States	10/10/2025
Ben Krohn	Cameron Park	CA	95672 United States	10/10/2025

Mark Anderson	El Dorado Hills	CA	95762 United States	10/10/2025
Bruce Quinn	Rescue	CA	95672 United States	10/11/2025
Diana Pap Rocki	Cameron Park	CA	95672 United States	10/11/2025
David Cooper	Grass Valley	CA	95945 United States	10/11/2025
Dave Pap Rocki	Cameron Park	CA	95672 United States	10/11/2025
Brynn Reynlib	Cameron Park	CA	95672 United States	10/11/2025
Danielle Hong	El Dorado Hills	CA	95762 United States	10/11/2025
Susan Souza	El Dorado Hills	CA	95762 United States	10/11/2025
Julie Quinn	Rescue	CA	95672 United States	10/11/2025
Susan Pillon	El Dorado Hills	CA	95762 United States	10/11/2025
Gleb Reynlib	Cameron Park	CA	95672 United States	10/11/2025
Shawna Ragan	Cameron Park	CA	95682 United States	10/11/2025
Marques Tucker	El Dorado Hills	CA	95762 United States	10/11/2025
Tom Burch	Rescue	CA	95672 United States	10/11/2025
Kathy Quick	El Dorado Hills	CA	95762 United States	10/11/2025
Cristina Cadiz-Poquiz	Cameron Park	CA	95672 United States	10/11/2025
Andrea Gregor	El Dorado Hills	CA	95762 United States	10/11/2025
Jill Henderson	Cameron Park	CA	95682 United States	10/11/2025
Janice case	El Dorado Hills	CA	95762 United States	10/11/2025
Cindy Rosada	El Dorado Hills	CA	95762 United States	10/11/2025
Scott Brandt	El Dorado Hills	CA	95762 United States	10/11/2025
Lori Ramirez	El Dorado Hills	CA	95762 United States	10/11/2025
Roy Janes	El Dorado Hills	CA	95762 United States	10/11/2025
Deanne Palmer	Diamond Springs	CA	95619 United States	10/11/2025
Yihua Shen	El Dorado Hills	CA	95355 United States	10/11/2025
Jin Weng	El Dorado Hills	CA	95762 United States	10/11/2025
Leah Anne	El Dorado Hills	CA	95762 United States	10/11/2025
Woody Wang	El Dorado Hills	CA	95762 United States	10/11/2025
Mark Cong	El Dorado Hills	CA	95762 United States	10/11/2025
Valorie Farris	El Dorado Hills	CA	95762 United States	10/11/2025
June Zhang	Sacramento	CA	95762 United States	10/12/2025
Carl Warfield	Somerset	CA	95758 United States	10/12/2025
Cam Conley	El Dorado Hills	CA	95762 United States	10/12/2025
Lenhart Orman	El Dorado Hills	CA	95762 United States	10/12/2025
MacLaine Orman	El Dorado Hills	CA	95762 United States	10/12/2025
Athena Zucco	El Dorado Hills	CA	95762 United States	10/12/2025
Rebecca Smith	El Dorado Hills	CA	95762 United States	10/12/2025
Karen Smith	Cameron Park	CA	95672 United States	10/12/2025
Christian Coppola	Knightsen	CA	94548 United States	10/12/2025
Nancy Britton	Cheyenne	WY	82009 United States	10/12/2025
David Datwyler	Lemoore	CA	93245 United States	10/12/2025
JENNIFER DATWYLER	Cameron Park	CA	95672 United States	10/12/2025
Deborah Douglas	Placerville	CA	95667 United States	10/12/2025
Jessica Haskell	Cameron Park	CA	95682 United States	10/13/2025

Tami Welch	El Dorado Hills	CA	95762 United States	10/13/2025
Barrett Cain	El Dorado Hills	CA	95762 United States	10/13/2025
Connor Cain	El Dorado Hills	CA	95762 United States	10/13/2025
Jaydon Bohannon	Folsom	CA	95630 United States	10/13/2025
Randi Snyder	Placerville	CA	95619 United States	10/13/2025
Bonnie East	Placerville	CA	95667 United States	10/13/2025
Kimberly Sotelo	Sacramento	CA	95822 United States	10/13/2025
LeAnna Smith	Torrance	CA	90504 United States	10/13/2025
Lindy Yamaguchi	El Dorado Hills	CA	95762 United States	10/13/2025
Mattias Richards	Lincoln	CA	95648 United States	10/13/2025
Lindsay Crosby	Sacramento	CA	95814 United States	10/13/2025
Teri Chatfield			United States	10/13/2025
Almee Cain	El Dorado Hills	CA	95762 United States	10/13/2025
Sharron Beam	El Dorado	CA	95623 United States	10/14/2025
Brandi Spangler	Cameron Park	CA	95682 United States	10/14/2025
Katelyn Haynes	Cameron Park	CA	95682 United States	10/14/2025
Erickson Dawn	El Dorado Hills	CA	95762 United States	10/14/2025
Nanette Frias	Sacramento	CA	94203 United States	10/14/2025
Lisa Martin	Shingle Springs	CA	95672 United States	10/14/2025
Nora Mooney	Placerville	CA	95667 United States	10/14/2025
Ania Korzeniewski	El dorado Hills	CA	95762 United States	10/14/2025
Elizabet Krohn	Cameron Park	CA	95672 United States	10/14/2025
Darice Porter	El Dorado Hills	CA	95762 United States	10/14/2025
Stephanie Nand	El Dorado Hills	CA	95762 United States	10/14/2025
Bing Sui	El Dorado Hills	CA	95762 United States	10/14/2025
Patrick Clemons	El Dorado Hills	CA	95762 United States	10/14/2025
Raul Ugarte	El Dorado Hills	CA	95762 United States	10/14/2025
Ariane Nezami	El Dorado hills	CA	95762 United States	10/14/2025
Lily Chan	Sacramento	CA	95822 United States	10/14/2025
Kiyoki Locklear	Rocklin	CA	95677 United States	10/15/2025
Bobby McFarland	El Dorado Hills	CA	95762 United States	10/15/2025
Suzanne Campanello	El Dorado Hills	CA	95762 United States	10/15/2025
Sandy Wesley	Copperopolis	CA	95228 United States	10/15/2025
M Q Turner	Cameron Park	CA	95682 United States	10/15/2025
Dustin P	Shingle Springs	CA	95682 United States	10/15/2025
Lori Rothenberg	El Dorado Hills	CA	95762 United States	10/15/2025
Dan De Yo	Yorba Linda	CA	92886 United States	10/15/2025
James Campanello	El Dorado Hills	CA	95762 United States	10/15/2025
Jill Blodget	Cameron Park	CA	95682 United States	10/16/2025
Brook Rowe	Rancho Cordova	CA	95742 United States	10/16/2025
K W	Sacramento	CA	95823 United States	10/16/2025
Lydia Sheridan	Carmichael	CA	95608 United States	10/16/2025
Patty Price	Manteca	CA	95337 United States	10/16/2025
Debi Burton	Shingle Springs	CA	95682 United States	10/16/2025

Pooja Rikhi	Folsom	CA	95630 United States	10/16/2025
Anusha Grandhi	Folsom	CA	95630 United States	10/16/2025
Sunil Tyagi	Folsom	CA	95630 United States	10/16/2025
Angela Clemons	Cameron Park	CA	95682 United States	10/16/2025
Alicia Pimentel	Cameron Park	CA	95682 United States	10/16/2025
Anthony Lopez	Cameron Park	CA	95682 United States	10/16/2025
Kristyn Larsen	Shingle Springs	CA	95682 United States	10/16/2025
Shawn Myers	Placerville	CA	95667 United States	10/16/2025
John Harry	Shingle Springs	CA	95682 United States	10/16/2025
Gabby Perez	Sacramento	CA	95864 United States	10/16/2025
Lauri Harry	Shingle Springs	CA	95682 United States	10/16/2025
Victoria Jester	El Dorado Hills	CA	95762 United States	10/16/2025
Darla Quaresma	Cameron Park	CA	95682 United States	10/16/2025
Donald Nizolek	El Dorado Hills	CA	95762 United States	10/16/2025
Mark McCrea	Manteca	CA	95337 United States	10/16/2025
Nicole Reyes	Cameron Park	CA	95672 United States	10/16/2025
Kyle Warne	Shingle Springs	CA	95682 United States	10/16/2025
Brian Pabst	Shingle Springs	CA	95682 United States	10/16/2025
Terrell Gaches	Shingle Springs	CA	95682 United States	10/16/2025
Taylor Huit	El Dorado Hills	CA	95762 United States	10/16/2025
Margie Sanborn	El Dorado Hills	CA	95762 United States	10/16/2025
Beth Pettinato	El Dorado Hills	CA	95762 United States	10/16/2025
Adrian Magdaleno	El Dorado Hills	CA	95762 United States	10/16/2025
Dustin Robinson	El Dorado Hills	CA	95762 United States	10/17/2025
Susan Mann	El Dorado Hills	CA	95762 United States	10/17/2025
Joseph Ponik	El Dorado Hills	CA	95762 United States	10/17/2025
Kama Alexander	Cameron Park	CA	95672 United States	10/17/2025
Isaac Rock	Valley Springs	CA	95252 United States	10/17/2025
Pete Harris	El Dorado Hills	CA	95762 United States	10/17/2025
Colleen Bullock	Cameron Park	CA	95682 United States	10/17/2025
Matthew Laycock	El Dorado Hills	CA	95762 United States	10/17/2025
Jennifer Smith	El Dorado Hills	CA	95762 United States	10/17/2025
Karen Dorchak	El Dorado Hills	CA	95762 United States	10/17/2025
Teresa Van den Boom	Sacramento	CA	95829 United States	10/17/2025
Tina Mecchi	El Dorado Hills	CA	95762 United States	10/17/2025
poopy pants	Sag Harbor	NY	11963 United States	10/17/2025
Teri Klemchuk	Cameron park	CA	95682 United States	10/17/2025
Marcuz Flores	Roseville	CA	95747 United States	10/17/2025
Patricia Wahlberg	Rocklin	CA	95677 United States	10/17/2025
Janel Lovato	Cameron Park	CA	95682 United States	10/17/2025
Ann Merrill	El Dorado Hills	CA	95762 United States	10/17/2025
Gregory Caybut	El Dorado Hills	CA	95762 United States	10/17/2025
Steven Ricca	El Dorado Hills	CA	95762 United States	10/17/2025
Kathie Scott	Shingle Springs	CA	95682 United States	10/17/2025



Nicholas Nelson	El Dorado Hills	CA	95762 United States	10/17/2025
Joyce Frohn	Oshkosh	WI	54901 United States	10/17/2025
Marcia Patrick	Cameron Park	CA	95682 United States	10/17/2025
Jaslene Her	Sacramento	CA	94204 United States	10/17/2025
Anne Alexis	El Dorado Hills	CA	95762 United States	10/17/2025
Ron Tilles	El Dorado Hills	CA	95762 United States	10/17/2025
Maya Alexis	El Dorado Hills	CA	95762 United States	10/17/2025
Michelle Ashley	Cameron Park	CA	95682 United States	10/17/2025
Laurie Williams	El Dorado Hills	CA	95762 United States	10/17/2025
John Williams	El Dorado Hills	CA	95762 United States	10/17/2025
Sonya Alexis	El Dorado Hills	CA	95762 United States	10/17/2025
Brandon Massingill	El Dorado Hills	CA	95762 United States	10/17/2025
Simi Gosai	El Dorado Hills	CA	95762 United States	10/17/2025
Gail Van Boening	El Dorado Hills	CA	95762 United States	10/17/2025
Cathy Caltabiano	Cameron Park	CA	95682 United States	10/18/2025
Carolyn Carson	El Dorado Hills	CA	95762 United States	10/18/2025
Nancy Newell	El Dorado Hills	CA	95762 United States	10/18/2025
kelly mast	Placerville	CA	95667 United States	10/18/2025
Lynda Seymour	Shingle Springs	CA	95682 United States	10/18/2025
James Avery	El Dorado Hills	CA	95762 United States	10/18/2025
Helen Chisessi	El Dorado Hills	CA	95762 United States	10/18/2025
james vinje	Manteca	CA	95337 United States	10/18/2025
Elizabeth Goal	Cameron Park	CA	95682 United States	10/18/2025
timothy adams	el dorado hills	CA	95762 United States	10/18/2025
Lori Holzer	Sacramento	CA	95821 United States	10/18/2025
Evan Oneto	Shingle Springs	CA	95682 United States	10/18/2025
Jennifer Parks	Shingle Springs	CA	95682 United States	10/18/2025
Penny Heinrich	El Dorado Hills	CA	95762 United States	10/18/2025
Diane OConnell	El Dorado Hills	CA	95762 United States	10/19/2025
Brian Spears	El Dorado Hills	CA	95762 United States	10/19/2025
Craig Hunter	El Dorado Hills	CA	95762 United States	10/19/2025
Cindy Hunter	El Dorado Hills	CA	95762 United States	10/19/2025
Kayla Flowers	Somerset	CA	95684 United States	10/19/2025
Alex Henslee	El Dorado Hills	CA	95762 United States	10/19/2025
Juanita Wilson	Cameron Park	CA	95682 United States	10/19/2025
Joel Villanueva	Rancho Cordova	CA	95742 United States	10/19/2025
Debbi Beasley	El Dorado Hills	CA	95762 United States	10/19/2025
Rachel Crowe	Shingle Springs	CA	95682 United States	10/19/2025
Kyra Crowe	Shingle Springs	CA	95682 United States	10/19/2025
Owen Crowe	Shingle Springs	CA	95682 United States	10/19/2025
Natalie Singer	Folsom	CA	95630 United States	10/19/2025
Bill Azeree	Sacramento	CA	95835 United States	10/19/2025
Mary Atkinson	El Dorado Hills	CA	95762 United States	10/19/2025
Aman Knan	El Dorado Hills	CA	95762 United States	10/19/2025

Carmen Khan	El Dorado Hills	CA	95762 United States	10/19/2025
Aman Khan	El Dorado Hills	CA	95762 United States	10/19/2025
Claire Kaufman	El Dorado Hills	CA	95762 United States	10/20/2025
Mary Boyle	Cameron Park	CA	95682 United States	10/20/2025
Lynda Hansen	El Dorado Hills	CA	95762 United States	10/20/2025
Alexsandra Laustsen	El Dorado Hills	CA	95762 United States	10/20/2025
William Taglio	El Dorado Hills	CA	95762 United States	10/20/2025
Irma Garcia	Cameron Park	CA	95682 United States	10/20/2025
Erin Farrar	El Dorado Hills	CA	95762 United States	10/20/2025
Becky Heaton	El Dorado Hills	CA	95762 United States	10/20/2025
Lena Burstein	El dorado hills	CA	95762 United States	10/20/2025
Henry Martinez	El Dorado Hills	CA	95762 United States	10/20/2025
April May	Folsom	CA	95630 United States	10/20/2025
Leslie Borasi	El Dorado Hills	CA	95762 United States	10/20/2025
Wendy Martin	El Dorado Hills	CA	95762 United States	10/20/2025
Jo Ann Irwin	Cameron Park	CA	95682 United States	10/20/2025
Sandra Stahlnecker	El Dorado Hills	CA	95762 United States	10/20/2025
Elizabeth Garner	San Jose	CA	95672 United States	10/20/2025
Deirdre Livingston	Cameron Park	CA	95682 United States	10/20/2025
Laura Dalo	El Dorado Hills	CA	95762 United States	10/20/2025
Kevin Schneider	Placerville	CA	95667 United States	10/20/2025
Summer lynch	Weymouth	MA	2189 United States	10/20/2025
Parvin Malik	Cameron Park	CA	95682 United States	10/20/2025
Tyler West	Cameron Park	CA	95682 United States	10/20/2025
Alex Pibl	Cameron Park	CA	95682 United States	10/20/2025
David Bruch	El Dorado Hills	CA	95762 United States	10/21/2025
Daniel Carpenter	Cameron Park	CA	95682 United States	10/21/2025
Walter Wolfe	El Dorado Hills	CA	95762 United States	10/21/2025
Ron Kelly	Cameron Park	CA	95682 United States	10/21/2025
Carolyn Brunts	Cameron Park	CA	95682 United States	10/21/2025
CURTIS BAILEY	El Dorado Hills	CA	95762 United States	10/21/2025
Julie Raetz	Shingle Springs	CA	95682 United States	10/21/2025
Christine Malde	El Dorado Hills	CA	95762 United States	10/21/2025
Heather LaMont	El Dorado Hills	CA	95762 United States	10/21/2025
Travis Keahey	Placerville	CA	95667 United States	10/21/2025
Linda Dyer	El Dorado Hills	CA	95762 United States	10/21/2025
Sherrie Lee	Cameron Park	CA	95682 United States	10/21/2025
Cody Solis	Lathrop	CA	95330 United States	10/21/2025
Nikki Barner	Cameron Park	CA	95682 United States	10/21/2025
Sharon Steffens	Shingle Springs	CA	95682 United States	10/21/2025
Paul Richard	Shingle Springs	CA	95682 United States	10/21/2025
Christina Maldonado	El Dorado Hills	CA	95762 United States	10/21/2025
Rhonda Post	El Dorado Hills	CA	95762 United States	10/21/2025
Fred Sabbe	El Dorado Hills	CA	95762 United States	10/21/2025

John Steffens	Shingle Springs	CA	95682 United States	10/21/2025
Billy Chung	El Dorado Hills	CA	95762 United States	10/21/2025
Donna Kemppainen	Placerville	CA	95667 United States	10/21/2025
Michael Bressler	San Ramon	CA	94582 United States	10/21/2025
Linda Davis	El Dorado Hills	CA	95762 United States	10/21/2025
Michele Forsberg	Cameron Park	CA	95682 United States	10/21/2025
Sally Foster	El Dorado Hills	CA	95762 United States	10/21/2025
Brittany LaBotz	El Dorado Hills	CA	95762 United States	10/21/2025
Lisa Burgess	El Dorado Hills	CA	95762 United States	10/21/2025
Linda Johansen	El Dorado Hills, CA	CA	95762 United States	10/21/2025
grace thomas	Citrus Heights		95621 United States	10/22/2025
Rebecca Cabanas	El Dorado Hills	CA	95762 United States	10/22/2025
Sandra May	El Dorado Hills	CA	95762 United States	10/22/2025
Shannon Murphy	El Dorado Hills	CA	95762 United States	10/22/2025
Loraine Busby		CA	95672 United States	10/22/2025
Mary Donnelly	Shingle Springs	CA	95682 United States	10/22/2025
Judith Reed	El Dorado Hills	CA	95762 United States	10/22/2025
Cathleen Watson	El Dorado Hills	CA	95762 United States	10/22/2025
Kelly Doucet	El Dorado Hills	CA	95762 United States	10/22/2025
Christine Primrose	Cameron Park	CA	95682 United States	10/22/2025
Geri Corder	Shingle Springs	CA	95682 United States	10/22/2025
McKinney Proctor	El Dorado Hills	CA	95762 United States	10/22/2025
Gregory Heise	El Dorado Hills	CA	95762 United States	10/22/2025
Inci Kocak Midillioglu	Davis	CA	95618 United States	10/22/2025
Mike Livingston	El Dorado Hills	CA	95762 United States	10/22/2025
Denie English	Estancia	NM	87016 United States	10/22/2025
Kathi Frankhouser	Cameron Park	CA	95682 United States	10/22/2025
Maurice Vaughan	Greenville	NC	27834 United States	10/22/2025
Pat Van Der Wende	El Dorado Hills	CA	95762 United States	10/22/2025
Gail Yamamoto	El Dorado Hills	CA	95762 United States	10/22/2025
Edward Markushewski	Huntsville	AL	35801 United States	10/22/2025
Stacey Zuckerman	Sioux City	IA	51109 United States	10/22/2025
Carol Book	York	PA	17406 United States	10/22/2025
Donna Treat	El Dorado Hills	CA	95762 United States	10/22/2025
Roxanne Farrar	Sacramento	CA	95815 United States	10/22/2025
Barbara Tait	Shorewood	IL	60404 United States	10/22/2025
Bryan Wild	El Dorado Hills	CA	95762 United States	10/22/2025
Theresa Cabalette	El Dorado Hills	CA	95762 United States	10/22/2025
Eileen Richey	El Dorado Hills	CA	95672 United States	10/22/2025
J Hanneman	Folsom	CA	95630 United States	10/22/2025
Steve Cheeley	El Dorado Hills	CA	95762 United States	10/22/2025
Etzar Cisneros	Birmingham	AL	35206 United States	10/22/2025
Darcy Rubin	Los Angeles	CA	90027 United States	10/22/2025
jennette stancy	sacramneto	CA	95842 United States	10/22/2025

Tiffany Motz	Paradise	CA	95969 United States	10/22/2025
Tony Sira	El Dorado Hills	CA	95762 United States	10/22/2025
Ronald Garcia	El Dorado Hills	CA	95762 United States	10/22/2025
Curtis Howard	El Dorado Hills	CA	95762 United States	10/22/2025
Tem Narvios	San Francisco	CA	94134 United States	10/23/2025
Anne Marie Willis	El Dorado Hills	CA	95762 United States	10/23/2025
Jeri Hampton	El Dorado Hills	CA	95762 United States	10/23/2025
Risheng Cheng	El Dorado Hills	CA	95762 United States	10/23/2025
Lori Citti	El Dorado Hills	CA	95762 United States	10/23/2025
Kylie Shaltes	Sacramento	CA	95821 United States	10/23/2025
caleb leake	Carmichael	CA	95608 United States	10/23/2025
Roxanna Delao	Shingle Springs	CA	95682 United States	10/23/2025
Matthew Lopez	Folsom	CA	95630 United States	10/23/2025
Nance Whitten	El Dorado Hills	CA	95762 United States	10/23/2025
Karla Garcia	El Dorado Hills	CA	95762 United States	10/23/2025
Beverly Herrington	El Dorado Hills	CA	95762 United States	10/23/2025
Heather Perry	Shingle Springs	CA	95682 United States	10/23/2025
Sharon Woodcock	Shingle Springs	CA	95682 United States	10/23/2025
Linda Combs	Shingle Springs	CA	95682 United States	10/23/2025
Jean Whitten	El Dorado Hills	CA	95762 United States	10/23/2025
Nicolaj Olsen	Folsom	CA	95630 United States	10/23/2025
Marilyn Wright	El Dorado Hills	CA	95762 United States	10/23/2025
chrissy hsmberger	Auburn	CA	95604 United States	10/23/2025
Craig Oliveira	El Dorado Hills	CA	95762 United States	10/23/2025
Darlene Pierce	El Dorado Hills	CA	95762 United States	10/23/2025
Patricia Caputo	El Dorado Hills	CA	95762 United States	10/23/2025
Karen Lalonde	Cameron Park	CA	95682 United States	10/23/2025
Rochelle Boone	Cornville	AZ	86325 United States	10/23/2025
Andrea Parrish	El Dorado Hills	CA	95762 United States	10/23/2025
John Burns	El Dorado Hills	CA	95762 United States	10/23/2025
Scott Elliott	El Dorado Hills	CA	95762 United States	10/23/2025
Carol Reed	Diamond Springs	CA	95619 United States	10/23/2025
Barbara Jordan	El Dorado Hills	CA	95726 United States	10/23/2025
Brennan Ellison	El Dorado Hills	CA	95762 United States	10/23/2025
Christine Terry	El Dorado Hills	CA	95762 United States	10/24/2025
Donald Whiteaker	Cameron Park	CA	95682 United States	10/24/2025
Josephine Urban	El Dorado Hills	CA	95762 United States	10/24/2025
Aubrey Goodwill			Singapore	10/24/2025
Jake Dunniway	Rancho Cordova	CA	95742 United States	10/24/2025
Lori Smylie	Shingle Springs	CA	95682 United States	10/24/2025
Rose Kelliher	El Dorado Hills	CA	95762 United States	10/24/2025
Robert Nelson	Shingle Springs	CA	95682 United States	10/24/2025
Edward Urban	El Dorado Hills	CA	95762 United States	10/24/2025
Rita Giannini	El Dorado Hills	CA	95762 United States	10/24/2025



Alison Gennai	Cameron Park	CA	95682 United States	10/24/2025
Teresa Short-Nobori	El Dorado Hills	CA	95762 United States	10/24/2025
Kyle Nobori	El Dorado Hills	CA	95762 United States	10/24/2025
Caitlin Burke	Ridgefield Park	NJ	7660 United States	10/24/2025
Adrianne Koehler	Cameron Park	CA	95682 United States	10/24/2025
Anna Hoyt	El Dorado Hills	CA	95762 United States	10/24/2025
Joshua B Hoyt	El Dorado Hills	CA	95762 United States	10/24/2025
Robert Birgbauer	El Dorado Hills	CA	95762 United States	10/24/2025
Teresa Passantino	Cameron Park	CA	95682 United States	10/24/2025
Kimberly Cohen	El Dorado Hills	CA	95762 United States	10/24/2025
Sandra Long	Placerville	CA	95667 United States	10/24/2025
SUSAN MERRITT	San Jose	CA	95141 United States	10/24/2025
Leonardo Ruiz	Sacramento	CA	95842 United States	10/24/2025
David Ryans	El Dorado Hills	CA	95762 United States	10/24/2025
Keri Cook	Placerville	CA	95667 United States	10/24/2025
Judith Wilson	El Dorado Hills	CA	95762 United States	10/24/2025
ALEX M PERCHEVITCH	Stockton	CA	95206 United States	10/25/2025
colleen ewing	Stockton	CA	95206 United States	10/25/2025
Nancy Anderson	El Dorado Hills	CA	95762 United States	10/25/2025
Donna Milliron	Cameron Park	CA	95682 United States	10/25/2025
Cole Bennett			United States	10/25/2025
Dennis Pontius	El Dorado Hills	CA	95762 United States	10/25/2025
Stephanie McCoy	Lodi	CA	95242 United States	10/25/2025
Kristina Schardijn	Highlands Ranch	CO	80129 United States	10/25/2025
Glorya Short	Shingle Springs	CA	95682 United States	10/25/2025
Valerie Schmidt	El Dorado Hills	CA	95762 United States	10/25/2025
Joanne Sobel	El dorado hills	CA	95762 United States	10/25/2025
Maena Oswald	Citrus Heights	CA	95610 United States	10/25/2025
Allan Binford	Placerville	CA	95667 United States	10/25/2025
Scotty Parkison	Roseville	CA	95747 United States	10/25/2025
Robin Jigour	EL DORADO HILLS	CA	95762 United States	10/25/2025
Stephanie Bosse	El Dorado Hills	CA	95762 United States	10/26/2025
Anna Roppolo	El Dorado Hills	CA	95762 United States	10/26/2025
Geetika Sharma	El	CA	95630 United States	10/26/2025
Blenda Bettencourt	El Dorado Hills	CA	95762 United States	10/26/2025
Lora Curry	El Dorado Hills	CA	95762 United States	10/26/2025
Sue Lankford	El Dorado Hills	CA	95762 United States	10/26/2025
Susan Tyler	El Dorado Hills	CA	95762 United States	10/26/2025
JUDITH BROWN	Cameron Park	CA	95682 United States	10/26/2025
Sharon Peringer	El Dorado Hills	CA	95762 United States	10/26/2025
Briannah pearson	Antelope	CA	95843 United States	10/26/2025
Stacey Kingsley	Sacramento	CA	95826 United States	10/26/2025
Ronald McCartney	El Dorado Hills	CA	95762 United States	10/27/2025
estela castellanos	Elk Grove	CA	95758 United States	10/27/2025

Sharon Masich	El Dorado Hills	CA	95762 United States	10/27/2025
Elizabeth Fambrini	Cameron Park	CA	95672 United States	10/27/2025
Danielle Dennis	El Dorado Hills	CA	95762 United States	10/27/2025
Elizabeth Blakeman	El Dorado Hills	CA	95762 United States	10/27/2025
Sue Larson	El Dorado Hills	CA	95762 United States	10/27/2025
Theresa Greco	El Dorado Hills	CA	95762 United States	10/27/2025
Kimberli Kangas	El Dorado Hills	CA	95762 United States	10/27/2025
Joanne Magin	El Dorado Hills	CA	95762 United States	10/27/2025
Steve Holland	El Dorado Hills	CA	95762 United States	10/27/2025
Kevin Soulsby	El Dorado Hills	CA	95762 United States	10/27/2025
Della Clavere	El Dorado Hills	CA	95762 United States	10/27/2025
Isabella Loeffler	Cameron Park	CA	95682 United States	10/27/2025
Robert Bunbury	El Dorado Hills	CA	95762 United States	10/27/2025
Rae Zarghami	El Dorado Hills	CA	95762 United States	10/27/2025
Cindy Nomellini	El Dorado Hills	CA	95762 United States	10/27/2025
Elise Karem	El Dorado Hills	CA	95762 United States	10/27/2025
Ann Loeffler	Cameron Park	CA	95682 United States	10/27/2025
Kevin Johnson	El Dorado Hills	CA	95762 United States	10/27/2025
Charlotte Anderson	El Dorado Hills	CA	95762 United States	10/27/2025
Tillie Gardella	El Dorado Hills	CA	95762 United States	10/28/2025
Edward Petralli	El Dorado Hills	CA	95762 United States	10/28/2025
Stephanie Jackson	Sacramento	CA	95828 United States	10/28/2025
Cleon Eccles	El Dorado Hills	CA	95762 United States	10/28/2025
Lisa Stowell	El Dorado Hills	CA	95762 United States	10/28/2025
Keith Stowe	El Dorado Hills	CA	95762 United States	10/28/2025
Tony Dennis	Stockton	CA	95206 United States	10/28/2025
Kim Combs	Placerville	CA	95672 United States	10/28/2025
Lacey Jones	Placerville	CA	95682 United States	10/28/2025
Michelle Walker	El Dorado Hills	CA	95762 United States	10/28/2025
SUSAN STATTI	El Dorado Hills	CA	95762 United States	10/28/2025
ginger rego	El Dorado Hills	CA	95762 United States	10/28/2025
Vince Gozun	EL DORADO HILLS	CA	95762 United States	10/28/2025
Tracy A Harris	El Dorado Hills	CA	95762 United States	10/28/2025
Lisa Korzeniewski	El Dorado Hills	CA	95762 United States	10/28/2025
Carrie Goldsworthy	Nevada City	CA	95959 United States	10/28/2025
yuritzi soto	Modesto	CA	95351 United States	10/28/2025

## **El Dorado Hills Timeline** *a work in progress*

1959 – Gruen Plan published

1961 - Construction starts

1962 – Master plan approved by county

Lindsey issues \$6 million in bonds, sells \$2M of them for water plant, sewer plant and roads in Park, Governors, St. Andrews, Crown and Green Valley Acres. "Union Oil funded the bonds" ??

- Water and sewer treatment plants completed, Residential construction begins
- Irma Schmer moves into Park Village – house #6
- Roughly 100 homes occupied by end of year

1963 Model homes in EDH West sell for \$12 - \$16K

1963 - Pool opens?

1963 – Linsey and Hale split up

1964 – Fire district formed

1965 (?)– Highway 50 "two-laning" complete. (Which realignment was this?)

1966 – Chamber of Commerce formed – thanks Del.

1968 - 1,285 residents. 429 homes

Fire district value: \$23M

Park Village School, 76 Station, Tom Thumb Market, fire station

County population expected to grow 162% from 1968 to 1990 (point being?)

1970 – 1,600 residents

1970 - Raley's arrives... takes over Tom Thumb (??)

1970 – Colwell, FMI and Hale bros cash out – Hancock buys EDH West

Was Hancock intent on selling it from the get go?

1973 – EID annex of water and sewer passes by single digits.

Fire department retains 17.5% slice of property tax

1974 - Highway 50 opens through Rancho and Folsom.

Previous route went way north on surface streets... Orangevale??

1972 – McCabe arrives

1979 –Successful electronics retailer Tony Mansour arrives from LA.

Writes \$5,000 down payment check on 6,000 acres.

Has no idea what to do with it.

1980- Velma arrives at CSD.

Second FT CSD employee

Initiates senior lunches, dances, arm chair cruises ... all big hits

1980 – Electricity prices spike. Cost of heating larger Ridgeview homes is high.

Mansour funds extension of natural gas lines east to El Dorado Hills.

1981 ?? – First El Dorado Hills murder: Christine Craft

1981 – Sale to Mansour finalized.

Late 1981? – CSD moves from fire department to Brooks Gym, early joint use agreement.

CSD consists of Velma and Bill McCabe and a part time parks worker.

Rec programs take off. 18 volleyball teams. Untold basketball teams

1981 - CSD board. led by Bob Dorr, convince Mike Winn to provide additional 41 acres, on top of 25 already committed for Community Park, Pavilion thrown in... in advance of CEQA.

1981 - CSD gets approved to resell three megawatts of power - Richins is driving force. PG&E takes notice.

1982 - Wincrest (1,000 homes) and PG&E run gas lines up El Dorado Hills Boulevard

1983 - Stonegate breaks ground

1983 - McCabe retires, Velma becomes interim GM, District Administrator.

1983? – Ellison starts enforcing CC&Rs

1984 – Urban Land Institute releases recommendations in line with Mansour vision

Mansour commits to EDH Specific Plan which will create Serrano, Blackstone and Town Center.

1985 – 3,050 homes, 7,500 residents

1989 – Last B52 departs Mather

1990 Wayne Lowry hired, Velma retires.

Community Park opens with pool and lights. Stonegate gets illuminated by accident.

All hell breaks loose. Two recall efforts follow.

Board that built the park is variously recalled, trounced in next election or doesn't run again.

1992 – 4,100 homes, 13,000 residents, value: \$1.1 billion.





## HANCOCK INVESTS 14 1/2 MILLION IN EL DORADO HILLS

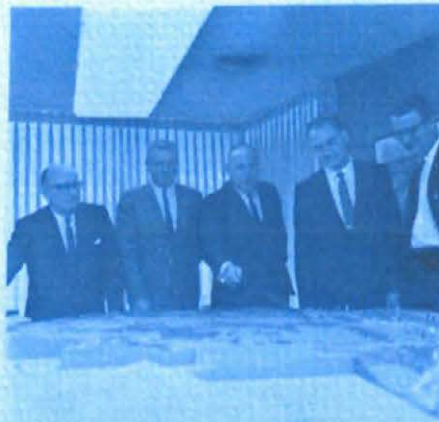
Mr. Allan H. Lindsey, President of El Dorado Hills West, announced recently that the John M. Hancock Mutual Life Insurance Company of Boston, Mass., had invested 14½ million dollars in El Dorado Hills.

At the Hancock main offices in Boston, Mr. Lindsey (center) looks over the signed document with (left to right) Mr. Bruce Werlhof, Assistant Secretary and Special Counsel for El Dorado Hills West, and Mr. Gordon Emerson, Second Vice President of the Hancock firm. Upon his return from Boston, Mr. Lindsey called a Press Conference to inform the local press of the big investment.



Seen here at the main offices of El Dorado Hills West are (left to right) Carl J. Kowall, Executive Vice President of El Dorado Hills West; Frank N. Scott, Vice President-Marketing, El Dorado Hills West; and Mr. Allan H. Lindsey, President of the Corporation, who is pointing out the site where new models will be built to KCRA TV #3 newsman Duke Wade—who covered the Press Conference on behalf of the local TV Station.

Executive Vice President Carl Kowall stresses a point in the forthcoming land development for the benefit of (left to right) Mountain Democrat Editor Larry Belanger, Vice President and Project Director Howard Heilman, Mr. Lindsey, and Folsom Telegraph Editor Cliff Toney.



Mr. Lindsey stressed the unique features of this investment—the FIRST of its kind—which will permit the current management team complete autonomy from the investors,

and will allow El Dorado Hills West to step-up their development plans for the community, adding new models and increasing commercial facilities.

Mr. Howard H. Heilman, El Dorado Hills West newly appointed Vice President and Project Director stressed the fact that the Hancock financing would permit completion of projects which had been pending, and announced that five new models would be started in St. Andrews Village within the next month—with two more models now being planned for Governor's Village Unit #3—as a continuation of the successful Governor's Series.

The Hancock investment is the only non-amortized loan ever made on raw acreage—and this unique set-up allows maximum flexibility and complete independence to the present management of El Dorado Hills West.

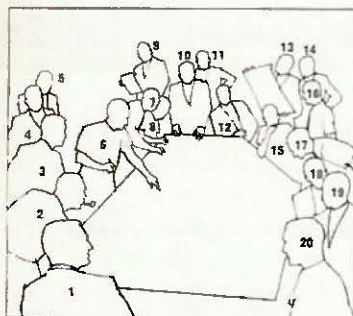
The balance of 1966 will be a record-breaking period in the history of El Dorado Hills with building activity and stepped-up construction schedules now being planned.

Dreams will become realities in El Dorado Hills in 1966—and the amazing growth of 1965 will seem relatively small by the end of the current year.





*From this model, these men will build a city for 75,000 Californians*



1. **Allan H. Lindsey.** Founder, El Dorado Hills.
2. **Morgan Evans.** Horticulturist and leading conservationist. Responsible for preservation of the green belts of El Dorado Hills.
3. **Edgardo Contini, MASCE.** Chief engineer and partner, Victor Gruen Associates. Partner in charge of El Dorado Hills.
4. **Ben H. Southland.** Victor Gruen Associates. Partner in charge of planning.
5. **Larry Smith.** Larry Smith Economic Development Co.
6. **Jerome F. Lipp.** Executive Vice President and Project Manager of El Dorado Hills. President, Lindsey & Co.
7. **Dee R. Eberhart.** Western Division Manager, Larry Smith and Co. Supervisor of long term economic growth and development projections for El Dorado Hills.
8. **Douglas Baylis.** Project Landscape Architect, El Dorado Hills.
9. **Robert Trent Jones.** Robert Trent Jones, Inc. Leading golf course designer who will create the two golf courses at El Dorado Hills.
10. **Victor Gruen, FAIA.** Senior partner, Victor Gruen Associates. Internationally known architectural and engineering organization responsible for the master plan and implementation program for El Dorado Hills.
11. **Willard E. Nielsen.** Vice President, Lindsey & Co.
12. **Irv Borchert.** Sales Manager, Lindsey & Co.
13. **Robert Anshen, FAIA.** And
14. **William Stephen Allen, AIA.** Partners of Anshen and Allen. Award-winning architectural firm commissioned to design Park Village, the first unit of El Dorado Hills.
15. **William M. Anderson, Jr.** General Manager, El Dorado Hills county water district.
16. **Enoch Stewart.** Partner, Spink Engineering Company. Engineering consultant for El Dorado Hills.
17. **Brad Stark.** Assistant Project Manager, El Dorado Hills.
18. **H. D. Thoreau.** President, El Dorado Hills.
19. **Carl Kowall.** Manager, Land Development Dept., Lindsey & Co.
20. **Frank Hotchkiss.** Victor Gruen Associates. Project Manager for El Dorado Hills.







Details

Reports

File #: 21-1552 Version: 1

Type: Agenda Item

Status:

Time Allocation

File created: 9/21/2021

In control:

[Board of Supervisors](#)

On agenda: 10/19/2021

Final action:

10/19/2021

Title: Planning and Building Department, Planning Division, forwarding a request from Josh Pane, Pane & Pane Associates, for an Initiation Hearing (Conceptual Review) of a proposed General Plan Amendment to apply the Community Region designation to a portion of the project site that is currently in a Rural Region, and a proposed Specific Plan Amendment to increase the number of dwelling units in the Bass Lake Hills Specific Plan (BLHSP), and change the land use designations anticipated for the project site in the BLHSP. The project site, identified by Assessor's Parcel Numbers (APNs) 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located in the El Dorado Hills area. Staff recommends that the Board take the following actions: 1) Evaluate the submitted Conceptual Review under Pre-Application PA21-0013, for the proposed Town & Country Village Project, as to whether the proposed General Plan Amendment would further the overall goals and objectives...

Attachments: 1. [A - BOS Policy J-6](#), 2. [B - Staff Memo](#), 3. [C - Staff Memo Exhibits A-E and G-I](#), 4. [D - Staff Memo Exhibit F](#), 5. [E - TAC Worksheet PA21-0013 \(09-13-2021\)](#), 6. [F - Notification Map \(1 mile\)](#), 7. [G - Proof of Publication-Mountain Democrat](#), 8. [H - Staff's Powerpoint Presentation BOS 10-19-21](#), 9. [I - Applicant's PowerPoint Presentation BOS 10-19-21](#), 10. [Public Comment BOS Rcvd. 10-18-2021](#), 11. [Public Comment BOS Rcvd. 10-15-2021](#), 12. [Public Comment BOS Rcvd. 9-27-2021](#)

Related files: [25-1703](#)

History (1)

Text

Title  
Planning and Building Department, Planning Division, forwarding a request from Josh Pane, Pane & Pane Associates, for an Initiation Hearing (Conceptual Review) of a proposed General Plan Amendment to apply the Community Region designation to a portion of the project site that is currently in a Rural Region, and a proposed Specific Plan Amendment to increase the number of dwelling units in the Bass Lake Hills Specific Plan (BLHSP), and change the land use designations anticipated for the project site in the BLHSP. The project site, identified by Assessor's Parcel Numbers (APNs) 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located in the El Dorado Hills area. Staff recommends that the Board take the following actions:

- 1) Evaluate the submitted Conceptual Review under Pre-Application PA21-0013, for the proposed Town & Country Village Project, as to whether the proposed General Plan Amendment would further the overall goals and objectives of the Board of Supervisors as specified within Section III of Board of Supervisors Policy J-6 (evaluation criteria for potential General Plan amendments); and
- 2) Provide the Applicant with initial feedback on the proposed project. (Supervisory District 1)

**FUNDING:** Applicant-Funded.



This Pre-Application Conceptual Review is being presented as a required process associated with Board Policy J-6, "General Plan Amendment Initiation Process", which requires an "initiation" hearing before the Board (Attachment A). This hearing is for a determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from this pre-application public hearing. This item is for discussion purposes only.

This is a request to consider Pre-Application PA21-0013/ The Town & Country Village El Dorado submitted by Josh Pane, Pane & Pane Associates (Applicant), for an Initiation Hearing (Conceptual Review) of a proposed General Plan Amendment to apply the Community Region designation to a portion of the project site that is currently in a Rural Region, and a proposed Specific Plan Amendment to increase the number of dwelling units in the BLHSP, and change the land use designations anticipated for the project site in the BLHSP. The proposed project would create a mixed use site of resort, hotel lodging, family gathering and wedding reception venue, conferencing venues, residential, commercial, medical services, park and open space, multi-use trails, and neighborhood-serving retail uses. Additional project description information can be found in Attachments B-D.

The property, identified by APNs 119-080-012, 119-080-017, 119-080-021, and 119-080-023, consisting of approximately 80 acres, is located within the southcentral portion of the BLHSP, east of Bass Lake Road, approximately 500 feet north of the intersection with U.S. Highway 50 (US 50), in the El Dorado Hills area, Supervisorial District 1.

#### Pre-Application Process To-Date

Initial pre-application materials were submitted by the Applicant, on July 7, 2021. Pre-application materials were circulated to 29 potentially affected departments, agencies, and other entities for review from July 16, 2021 to August 13, 2021. On August 23, 2021, Planning staff held a Technical Advisory Committee (TAC) meeting to review comments received with the Applicant and reviewers that chose to participate. Key topics discussed at that meeting included: annexation into El Dorado Irrigation District (EID) service area and associated approval by the El Dorado Local Agency Formation Commission (LAFCO), California Environmental Quality Act (CEQA) analysis, requirement for a Water Supply Assessment, extension and upgrade of utilities and services, existing/planned trail connections, preparation of a traffic impact study, and updating the existing Public Facilities Financing Plan for the BLHSP. A TAC summary worksheet providing feedback from Planning staff and TAC reviewers was prepared for and provided to the Applicant (Attachment E).

#### Next Steps

**Discretionary Permit Application:** It is anticipated that the Applicant would formally submit applications for discretionary permits to the Planning and Building Department. Based on the proposed uses, existing zoning, and land use designations, anticipated formal applications are likely to include, and may not be limited to: a General Plan Amendment to apply the to apply the Community Region designation to the three (of four) project parcels currently identified as Rural Region; a Specific Plan Amendment to modify the BLHSP to incorporate General Plan changes that have occurred since approval of the specific plan; increase the number of dwelling units in the specific plan area; change the land use designations anticipated for the project site in the BLHSP; and Rezone to change the existing zoning to allow for the proposed uses, as identified in formal application materials.

**Environmental Review:** It is anticipated that the proposed project would require the preparation of an Environmental Impact Report (EIR) in compliance with CEQA. Staff will work with the Applicant to identify a qualified EIR consultant to prepare the CEQA document for use in application processing.

#### **ALTERNATIVES**

The Board may choose not to provide the Applicant with feedback at this time.

Resolution 288-95.

**OTHER DEPARTMENT / AGENCY INVOLVEMENT**

Department of Transportation, El Dorado Hills Fire Department, El Dorado Hills Community Services District, LAFCO

**CAO RECOMMENDATION**

Recieve and file the presentation and provide applicant feedback on the project.

**FINANCIAL IMPACT**

There is no financial impact or change to Net County Cost resulting from the proposed Conceptual Review. Processing this request is funded by the Applicant.

**CLERK OF THE BOARD FOLLOW UP ACTIONS**

N/A

**STRATEGIC PLAN COMPONENT**

Good Governance: Staff is presenting this application to the Board to provide a complete assessment of the best available information with the goal of assisting the Board to reach a well informed decision regarding recommendations for a potential development project consistent with the Good Governance Strategic Goal and Board of Supervisors Policy J-6.

**CONTACT**

Rob Peters, Deputy Director of Planning  
Planning and Building Department



# COUNTY OF EL DORADO, CALIFORNIA

## BOARD OF SUPERVISORS POLICY

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  1 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

### I. PURPOSE

The purpose of this Policy is to:

- A. Ensure that applicants are informed of the potential concerns and risks associated with privately initiated General Plan Amendments, including Specific Plan Amendments and new Specific Plans that would result in increasing allowable density by 50 or more dwelling units.
- B. Assist the County Board of Supervisors in determining whether a proposed change to the General Plan furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- C. Provide for early public knowledge and involvement in the General Plan Amendment initiation process.
- D. Specify the manner in which amendments to the El Dorado County General Plan, including Specific Plan Amendments and new Specific Plans sought by private parties shall be initiated pursuant to Government Code Section 65358 (general plan amendments), Government Code Section 65453 (specific plan amendments), and General Plan Policies (2.9.1.1 through 2.9.1.6).
- E. Provide the framework for applicants to follow when voluntarily requesting a Conceptual Review before the Planning Commission or the Board of Supervisors for any development project pursuant to Section 130.51.090 of the County's Zoning Ordinance.

This review process will result in neither approval nor denial of the proposed project. The more thorough review that occurs during the formal application process could reveal issues and circumstances that were not known or reviewed during the much shorter review of the Initiation Hearing/Conceptual Review process.

### II. POLICY

- A. Any privately-initiated application to amend the General Plan, including Specific Plan Amendments and new Specific Plans (herein collectively referred to as "Applications") proposing to increase allowable residential densities by 50 or more dwelling units shall require an Initiation Hearing before the Board of Supervisors. The Initiation Hearing is the first point of consideration by a decision maker and is intentionally limited in scope. The hearing shall focus on a high-level policy assessment of how well the proposed application furthers the overall goals and objectives of the Board of Supervisors based on the Criteria listed below in Section III.
- B. This Policy shall apply only to applications submitted after the effective date of this Policy.





## COUNTY OF EL DORADO, CALIFORNIA BOARD OF SUPERVISORS POLICY

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  2 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

### III. PROCEDURE

- A. Applicants shall submit a complete application to the Planning and Building Department. The completed application shall include, but not be limited to, the following items:

1. A description of the proposed project and General Plan amendment, Specific Plan amendment, or new Specific Plan including a discussion of the elements and policies to be amended, the reasons for the amendment, and how the amendment meets the Criteria listed below;
2. Vicinity and Location Maps;
3. Site plan(s) showing existing and proposed General Plan land use and Zoning designations for the subject property and surrounding properties; and
4. Optional exhibits, such as photographs or aerial photographs.

- B. Once staff has determined the application is complete, a staff report shall be prepared and the application shall be referred to the Board of Supervisors for a hearing to evaluate whether the application meets the criteria identified below. The County will strive to schedule this hearing within 60 days from the date staff determines the application is complete.

Notice shall be provided in accordance with and as outlined in County of El Dorado Zoning Ordinance Section 130.51.050 Public Notice Requirements and Procedures. Public Notice range to be determined by Department Director with a minimum range of a half (1/2) mile. Notice of the hearing shall be provided in the manner required by Government Code section 65091 or as otherwise required by County Ordinance or Resolution.

- C. An application shall be evaluated to determine how well it meets the following Criteria:

1. The proposed application is consistent with the goals and objectives of the General Plan, and/or County adopted Strategic Plan, and/or Board of Supervisors adopted community vision and implementation plan; and
2. Public infrastructure, facilities and services are available or can be feasibly provided to serve the proposed project without adverse impact to existing or approved development; and



## COUNTY OF EL DORADO, CALIFORNIA BOARD OF SUPERVISORS POLICY

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  3 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

3. The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan, or site design. This can be achieved by meeting one or more of the following goals and objectives:

- a) Increases employment opportunities within El Dorado County.
- b) Promotes the development of housing affordable to moderate income households earning at or below 120% of the median monthly income for El Dorado County, as defined by the U.S. Department of Housing and Urban Development.
- c) Provides additional opportunities to retain retail sales and sales tax revenues within El Dorado County.
- d) Protects and enhances the agricultural and natural resource industries.

D. Additional considerations for discussion may include, but not be limited to:

1. Level and diversity of community support and opposition;
2. Appropriateness of the proposed size, density and boundary of the project site;
3. Provision of additional benefit to the community;
4. Provision of public facilities;
5. Potential environmental effects; and
6. Future potential zoning and allowed uses.
7. Special consideration to be given to projects within high fire zone areas.

E. Exemptions

General Plan and Specific Plan amendments necessary to correct technical errors or mapping errors, to facilitate the development of qualified housing projects available to very low- or low-income households, to protect the public health and safety, to comply with changes in state or federal law, or that propose to increase allowable density/intensity by less than 50 dwelling units are exempt from the provisions of this Policy.



# COUNTY OF EL DORADO, CALIFORNIA

## BOARD OF SUPERVISORS POLICY

Subject:  GENERAL PLAN AMENDMENT INITIATION HEARING & VOLUNTARY CONCEPTUAL REVIEW PROCESS	Policy Number:  J-6	Page Number:  4 of 4
	Originally Adopted: 12/10/2013	Last Revised Date: 10/06/2020

#### IV. RESPONSIBLE DEPARTMENT

Planning and Building Department  
Department of Transportation

#### V. DATES (ADOPTED, REVISED, NEXT REVIEW)

Originally Adopted:	12/10/2013		
Last Revision:	10/06/2020	Next Review:	10/06/2023