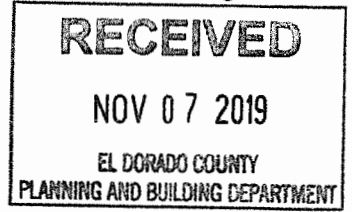


PC 11/14/19
#5



From: Lisa Plummer (resident), 3094 Ridgeview Drive, El Dorado Hills, CA 95762

Date: November 5, 2019

To: Mel Pabalinas, El Dorado County Planning Commission

RE: Central El Dorado Hills Specific Plan project request for a General Plan Amendment (A14-0003)

Dear El Dorado County Planning Commission, C/O Mel Pabalinas:

As a resident of El Dorado Hills, I would like to offer comments on the Draft EIR on this project. I am concerned with what appears to be inadequate consideration of our small town neighborhood aesthetics and its impact on the quality of life for residents in the area which will include a change from open space to residential. Such issues relate to traffic congestion, air quality, fire resources, water usage, and degradation of open space and oak trees.

The following are concerns with respect to the draft EIR and I would like to see these comments responded to and noted in the record to preserve upon appeal:

- (1) The draft EIR is old, needs to be updated, and does not take into consideration newer growth from Folsom and other areas of El Dorado Hills that are currently being built. The old EIR cannot and does not sufficiently address traffic and air issues that may arise from greater building and cars from this increased new and newer growth.
- (2) The draft EIR does not take into consideration the asbestos issues but also the affect building may have on the air quality, including the effect on those with asthma.
- (3) The draft EIR does not sufficiently take into consideration the widening of any streets and the number of cars that will predominantly use EDH Boulevard. The traffic congestion and increased use of cars by EDH residents will contribute to worsening air quality, especially for asthmatics.
- (4) The draft EIR mentions negligible effects on resources, transportation, and EDH fire departments, which does not appear to be accurate. The draft EIR does not take into consideration the water usage and resources that will be needed with 1000 new units.
- (5) The draft EIR does not mention the natural preservation of the land and oaks, particularly on the Pedregal side, including the native American artifacts on that side. Many boulders in that area were used for acorn mashing (similar to those we see in Coloma). These should be preserved.

I'm sure the Planning Department and Commission will weigh carefully in making a decision on this issue. Thank you for providing an opportunity for residents to express their serious concern over this project.

Sincerely,


Lisa Plummer



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Central El Dorado Specific Plan

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Nov 7, 2019 at 2:11 PM

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

From: **gilpend** <gilpend@yahoo.com>
Date: Thu, Nov 7, 2019 at 9:53 AM
Subject: Central El Dorado Specific Plan
To: <planning@edcgov.us>

Hello,

I am sending this email to register my objection to this change to the County General Plan. You are slowly turning EDH into Folsom like. This is changing the characters of EDH we the residents of EDH love and for which we were willing to pay premium to buy the properties over the ones in Folsom.

This kind of things will highly motivate the residents of EDH to incorporate so that the County of El Dorado won't continue to use EDH as a cash cow for the rest of EDC.

Drew Gilpen
414 Powers Dr.
EDH, Ca 95762

Sent from my Galaxy Tab® E

PC 11/14/19
#5
2 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Opposition to central El Dorado Hills development plan

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Nov 7, 2019 at 2:11 PM

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

From: **Sara Adams** <WissyKid@hotmail.com>
Date: Thu, Nov 7, 2019 at 12:58 PM
Subject: Opposition to central El Dorado Hills development plan
To: planning@edcgov.us <planning@edcgov.us>

Hello,

- >
- > I'm writing to state my arguments in opposition to the development plans for central El Dorado Hills.
- >
- > Firstly, the little notice and time frame residents were given to arrange for attending the meeting at the CSD and at the Placerville offices seems like a deliberate attempt to prevent time for current residents to plan any sort of petition or opposition structure like those developed in the past. Also, the last time such a development was proposed, 91% of constituents opposed the development. The changes proposed are almost insulting..... a decrease in houses from 1131 to 1000 isn't even a substantial decrease and the allotted open space and park increases are minimal.
- >
- > One of the joys that I've had living in El Dorado Hills for the past 20 years, is not having every inch of the town covered in homes and viewing the beautiful open space areas we have along major roads such as El Dorado Hills Blvd. This plan will essentially wipe out that peacefulness our community currently has.
- >
- > The number of homes and in relation the population increase will have substantial effects on the schools and traffic. I have a 2 year old and a 5 year old who just started kindergarten at Brooks elementary. These homes will have a direct impact on the class sizes that my children will have and will further over-crowd an already over-crowded school. Essentially, this will negatively impact the education for children in the area. This will also have negative impact on EDH Blvd. traffic in the mornings, which can already back up past Wilson Blvd.
- >
- > My family has already been impacted by a hugely mis-managed project (from what I can tell) at the bottom of Wilson Blvd..... (I can see the construction from my backyard and can hear it all day every day starting at 7:00am and going until dark). This particular development has been over 2 years in progress and they have just now put in associated roads. Our community shouldn't have to be impacted by more like projects bd be impacted by construction for years to come.
- >
- > I think the entire community is opposed to high and mid density development overall. We don't want to become a town where you can reach your arm out the window of your house and touch your neighbors house..... as is the case in many newly developed areas of Folsom, Roseville, and Rocklin. This doesn't benefit anyone currently residing in El Dorado Hills, except the developers, and it's typically not appealing to look at.
- >
- > I also fail to see the point of having commercial space on EDH Blvd across from Wilson. There is no point with drs and dental offices less than a half mile away in addition to pharmacies, grocery, restaurants, offices, and retail located within the same distances.
- >
- > I'm also concerned about development in the areas and the potential asbestos that is could kick up. I know that some residents in the woodee dr. vicinity weren't even allowed to do backyard modifications because of asbestos in the area, and yet they are looking to build less than a mile away that I would imagine has the same issues. Please remember, I have younger children that I'm concerned about.
- >
- > As we fill up more and more of the open space in every possible pocket of the town, the beautiful wildlife that roams the areas will begin to dwindle.
- >
- > We need to leave central EDH as it is to preserve the charm and beauty that make El Dorado Hills the desirable place to live that it is.
- >

19-1670 Public Comment

PC Rcvd 11-07-19

11/7/2019

Edcgov.us Mail - Fwd: Opposition to central El Dorado Hills development plan

- > Sara Adams
- > La Cresta resident
- >

PC 11/14/19
#5
4 pages



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Parker Development Proposal

Planning Department <planning@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Nov 7, 2019 at 2:12 PM

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

From: **Rebecca Brandon** <ebbrandon@sbcglobal.net>
Date: Thu, Nov 7, 2019 at 1:37 PM
Subject: Parker Development Proposal
To: <planning@edcgov.us>

Hello,

Attached is my correspondence for the Board of Supervisor's consideration concerning Parker Development's proposed project in El Dorado Hills. Please confirm receipt this email.

Thank you,
Becky Brandon

 **ParkerDevConcerns.docx**
19K

November 7, 2019

Dear El Dorado County Supervisors,

I am writing today to express my deep concern and disapproval of the Parker Development Company's proposal to build the Central El Dorado Hills Specific Plan. This year marks 35 years that my family has lived in El Dorado Hills (EDH). My parents, my two sisters and I moved here to EDH in the early 80s when I was 5 years old. At that time, there were just about 3,000 residents in our small town and EDH provided the picture-perfect backdrop for three young girls growing up with its rolling hills, horse pastures, hiking trails, amazing wildlife and beautiful open space.

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

Unfortunately, over the last 25 years, it feels that our little town has been under constant attack by wealthy developers who like to use our positive image and successful schools to attract thousands of new residents. However, the developers continue to fail to pay for any new schools, resources and/or the necessary infrastructure to support the continued growth. As usual, the builders come in, complete their construction projects of thousands of new homes and then exit (with millions of dollars), while leaving all of us residents with the burden of overcrowded schools, increased traffic and dwindling open-space for families to enjoy.

I understand that growth is evitable, but it needs to be done responsibly and with the input of the ENTIRE community. Parker Development has failed to do this and instead has proposed a development plan that benefits only them and has not been openly shared with the community until about two weeks ago when signs were suddenly posted and a notice was mailed to our home.

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

- ✓ Schools – Both Rolling Hills Middle School and Oak Ridge High School are already over capacity. With the construction of Union Mine High School completed just ten years ago, it is highly unlikely that the El Dorado Union School District will build another school for at least another 10-20+ years, as it is my understanding that the funding/budget is not currently available. When Parker was asked to respond to this issue during a meeting with residents back in 2012, their response was "yeah...you built the new high

school (Union Mine) in the wrong location and, you're right, this town probably needs another high school." Is Parker going to fund the building of another high school? No. That burden would be left to us the taxpayers!

- ✓ Roads/traffic – EDH Blvd. is already extremely congested, especially during peak commute times and when local schools start and are released. Traffic commonly backs up all the way from Highway 50 to the old golf course during my morning commute. All of this additional development will only continue to saturate this traffic issue. Also, the intersection at EDH Blvd. and Serrano Parkway (near the old golf course) is extremely dangerous. Cars traveling east bound at that light must yield to the traffic merging onto Serrano Parkway, which is very awkward and dangerous. I have personally witnessed several close calls at this intersection and it is also extremely dangerous for children who are often crossing the roads there to walk to school. Also, Wilson Way is a very dangerous steep grade that is currently unprepared to safely handle increased traffic on the hill should additional homes and apartments be constructed in the proposed Pedregal area. Is Parker going to pay for all these road improvements?
- ✓ Crime – With all these new housing “units” and residents there is bound to be additional crime in our community. Our family has recently felt the impact of increased crime in EDH with a very serious home invasion occurring just around the corner from us a year or so ago, and then, just last month, we were contacted by the Folsom Police Department to let us know that our mail had been stolen and was discovered by police during the arrest of a parolee. How/Can the El Dorado Sheriff’s Department handle this increase in population given their current staffing levels? Is Parker going to help pay for this?
- ✓ Fire/police resources – With all these new residents moving to EDH is Parker going to fund additional fire personnel? If so, for how long and how many years? If not, how will this impact response times?
- ✓ Asbestos – Over the 35 years that we have lived in EDH, we have been told time and time again that asbestos is present in the ground all around us and that the real risk of exposure comes when the dirt/rocks are disturbed. What type of potential exposure will all this new construction bring to our family? We live in an area where construction could be relatively close and these could lead to health issues for our young family.
- ✓ Recreation-Parker has included a new park/recreation area in their plan. It’s interesting that the space they have offered is right next to the freeway where it would be difficult to sell houses/build apartments. Who wants their kids playing right next to a major freeway with all the smog and traffic?

When Parker Development purchased the land in EDH many years ago, it was clear at that time that much of the property purchased was designated by the County’s General Plan as “open

space” and “low-density” housing. Their current proposals are not aligned with the approved General Plan, and thus, should be denied.

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

Thank you,

Eric & Becky Brandon
3501 Patterson Way, EDH
916.933.1576