



PC 4/28/22

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Planning Department <planning@edcgov.us>

1 page

El Dorado Hills Plan on April 28

1 message

Julie Dachtler <jdachtler@aol.com>

Wed, Apr 20, 2022 at 3:43 PM

To: planning@edcgov.us

Hello. I would like to bring to your attention some history in EDH. I live in St. Andrew's Village along New York Creek. In the 1980's, the community plan zoned the area between us and Silva Valley Rd (later built) as open space. Plans were for a golf course, but it wasn't built and after a couple of attempts at other plans, Stonegate Village was approved to be built on the nicest flattest land in El Dorado Hills. 27 acres was allotted to the EDHCSD for a community park which is our main park today. Imagine if the rest of that land had remained open space as Oak Ridge High School, the community park, Rolling Hills Middle School, developed around it. Right in the center of EDH. What a loss. Now, the final large tract of land in central EDH is being considered for housing when it is also zoned open space. The last usable open space for our community. It's not as nice as the Stonegate piece, but it's all we have now. The original planners knew these two large parcels were the key to having a beautiful community in the foothills. Parker bought the land as open space and it should remain that way. Changing the zoning is not fair to the citizens of El Dorado Hills. Big Money should not permanently change our community. They build, then they're gone. We have seen the way building has changed. Our older villages follow the terrain, and the contours were minimally changed. The old trees remained. Now builders regrade the hills until they disappear. The tiny lots are flat with a big incline to the next lot. The trees are removed. Example: Saratoga, which doesn't look anything like El Dorado Hills. Even Serrano changed our look in a negative way. Thank you for your time, Julie Dachtler 1086 Brookline Circle, El Dorado Hills CA



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Parker Development

1 message

Art And Linda Byram <a-lbyram@sbcglobal.net>

Wed, Apr 20, 2022 at 6:22 PM

To: planning@edcgov.us

Parker is trying to change the old golf course in to high density housing. Please do not let them get rezoning.

We already have a water shortage and too many cars here . Most of El Dorado Hills wants to keep the old golf course as is. We voted to not change it, back in 2015.

Sincerely,

Art and Linda Byram
Park Village resident



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Regarding Proposed Housing and Commercial Development along El Dorado Hills Blvd

1 message

Glenn Kishi <gkishi@hotmail.com>

Wed, Apr 20, 2022 at 7:52 PM

To: "planning@edcgov.us" <planning@edcgov.us>

The proposal to rezone this site by Parker Development and Serrano Associates should be denied. That area is already over crowded with traffic and the density of housing is undesirable. There is not enough water and other resources such as energy to sustain more housing units in this area. This development would only drive costs higher than is sustainable by the residents already living in the area. Respectfully asking you to deny this development.

Glenn Kishi
El Dorado Hills, CA

Sent from my iPhone



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Planning Department <planning@edcgov.us>

4 pages

Letter for April 28 2022 planning Dept hearing

1 message

D.J. Peterson <djpeter99@sbcglobal.net>
To: "planning@edcgov.us" <planning@edcgov.us>

Wed, Apr 20, 2022 at 8:04 PM

To El Dorado County Planning Department
planning@edcgov.us

From: El Dorado Hills Citizen, taxpayer, voter

Subject: Land use and zoning hearing to be held April 28, 2022 regarding the old EDH Golf Course

Please read my letter attached on land use regarding the old EDH Golf Course and reply by April 23 that you have received it and that the Planning Department staff has read it.

Please read my letter aloud at the hearing slated to be held April 28, 2022. If not why not.

Please provide time for me to speak at the hearing to be held April 28, 2022. If I have a choice I would like 5 minutes time. Please reply within 3 days to let me know if I will be listed as a speaker, and how much time I will be allowed, and approximately at what time will I be allowed to speak.


Thank you,

DJ Peterson
(Donald J. Peterson)

916-933-1771 Office
916-838-5087 DJ's Cell
916-933-9229 Judi

208 Muse Drive
El Dorado Hills, Ca 95762

djpeter99@sbcglobal.net

 Signed letter to El Dorado County Planning Dept 4 20 22.pdf
1552K

April 20, 2022

To: El Dorado County Planning Department

To El Dorado County Board of Supervisors

Please also send copies to other interested County staff

From: Donald J. Peterson



208 Muse Drive

El Dorado Hills, CA 95762

Subject: Planning Department hearing/meeting on or about April 28, 2022 re: Old El Dorado Hills Golf Course land

I am going on record to request that the El Dorado Planning Department not approve the rezoning of the old El Dorado Hills Golf course land.

Statutes require developers to submit an **EIR** (Environmental Impact Report) to obtain permission before any project can proceed. **CEQA** (the California Environmental Quality Act) is the governing statute. It addresses issues such as water availability, traffic, and schools' capacity, to name a few.

My understanding is that our attorney's letter to county decision-makers identifies specific areas where **Parker's golf course development plan EIR falls short of CEQA requirements**. She also points out that the developer has not responded to objections to Parker's plan submitted by local organizations, such as APAC (EDH Area Planning Advisory Committee). She informs them that the project does not fall within the land-use guidelines required by CEQA.

One component of Parker's CEDHSP (Central El Dorado Hills Specific Plan) is to take 135 parcels (known as "Asbestos Ridge") and return

them to open space status. Parker then plans to use the 135 parcels elsewhere for their golf course development. However, those parcels have been part of the Serrano HOA for over 25 years. The Serrano HOA CC&Rs—which the Parker organization wrote— **prohibit that action without the approval of a majority of Serrano homeowners: an unlikely prospect.**

Pages 3 through 7 of our letter quote various sections of the Serrano CC&R document. These quotes explain how Parker's plan violates the document they wrote, which the Department of Real Estate approved years ago. County approval of Parker's plan would be an illegal act.

She concludes that county approval of the CEDHSP would violate the land-use guidelines of CEQA and undermine the Department of Real Estate's oversight.

Therefore, this is my request to disapprove the parker development plan and keep the old golf course land zoned recreational as it was intended.

Additional information: Parker can and should build high density business and residential structures in the business park South of Highway 50. It is already zoned for both. As a citizen and taxpayer in El Dorado Hills I would have no problem with that. It has been zoned for those purposes for many years.

I moved my family here in 1995 partly due to the golf course and open space on El Dorado Hills Blvd, at what is now Serrano Parkway. You may recall that some years later, the voting citizens of El Dorado Hills had a measure on the ballot on whether the voting public wanted the golf course rezoned for commercial use or kept as recreational use. Your research should show that approximately 90% of the voters said it should not be rezoned and it should stay as recreational use (not commercial use and not for housing especially not high density housing.) Note: the vote was expressly intended to inform the El Dorado County Board of Supervisors, El Dorado County Planning Department, and any other entity that should have input from the

voters. Please let me know that you have seen the results of this vote and agree that 90% said no to rezoning the property.

My understanding is that a recent petition that I signed was also signed by thousands of my neighbors and was submitted to your department and other decision makers such as the BOS. Please let me know that you received it and understand what the petition signers have clearly stated. The land should not be rezoned.

Please read this letter at the hearing meeting on April 28, 2022 or other date if the meeting is changed. If you will not, then I request time at the meeting to speak.

Please reply:

If by mail you must post mark it by April 23, 2022 so I receive it by April 25, 2022

Or you email me by April 23, 2022 at djpeterson99@sbcglobal.net

Or text me by April 23, 2022 at 916-838-5087

A handwritten signature in black ink that reads "Donald J. Peterson". The signature is written in a cursive style with a large, stylized 'D' and 'P'.

Donald J. Peterson

208 Muse Drive

El Dorado Hills, CA 95762



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Planning Department <planning@edcgov.us>

1 page

Parker project

1 message

K and S Tank <skcaltank@yahoo.com>

Wed, Apr 20, 2022 at 8:15 PM

Reply-To: K and S Tank <skcaltank@yahoo.com>

To: "planning@edcgov.us" <planning@edcgov.us>

Hello,

I writing to state my no position to the Parker developments at the old golf course in EDH.

The traffic is terrible now and no extra housing and cars are needed. We need to persevere the small amount of open space we have left.

Please do not allow homes to be built. We do not have the water or infrastructure to handle them. That land should be sold to the CSD and a park should go there.

Thank you,

Kim Tank

El Dorado Hills resident

Sent from Yahoo Mail on Android



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Planning Department <planning@edcgov.us>

1 page

Stop the rezone

1 message

Lauren Stark <kalichik57@yahoo.com>

Wed, Apr 20, 2022 at 9:12 PM

To: planning@edcgov.us

Stop the rezone!

I have not met one resident that agrees with the possibility of rezoning land to accommodate more apartment buildings in our community.

Our streets are crowded, our schools are overpopulated and our wildlife and open land is slowly diminishing.

Changes to the original plan would only benefit the greedy developers who have no interest in our community.

Please say NO to the rezone. El Dorado Hills residents and our voiceless wildlife are counting on you to say "NO" to the rezone.

Sincerely,

Concerned Resident

Sent from Yahoo Mail for iPhone



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Planning Department <planning@edcgov.us>

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El Dorado Golf Course

1 message

Matt <magugin@sbcglobal.net>

Wed, Apr 20, 2022 at 10:22 PM

To: planning@edcgov.us

Please reject the Parker Development request to rezone the golf course and build more homes!

92% of district 1 voted not to develop this property! Please represent the people and not the will of the developers! Say "no" to this!

Matt

Sent from my iPhone



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Planning Department <planning@edcgov.us>

2 pages

Fwd: The upcoming CEDHSP planning meeting

1 message

Randall LaFrom <randylafrom@gmail.com>
To: planning@edcgov.us, andy.nevis@edcgov.us

Wed, Apr 20, 2022 at 11:29 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

We kindly request that you please **vote NO REZONE** on this in order to preserve the original protections for this prime quality "Open Space Recreation" in the heart of El Dorado Hills for our current and future generations of El Dorado County kids.

Thank You for Your Thoughtful Consideration,

Randy LaFrom

4462 Gresham Dr.

El Dorado Hills, CA 95762

408-390-7283