



PC 04-28-2022
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: Stop rezone

1 message

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

Thu, Apr 21, 2022 at 5:00 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
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CLICK HERE to visit Supervisor Hidahl's web page
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----- Forwarded message -----

From: **Tran Ly** <tranduyl@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:30 PM
Subject: Stop rezone
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

I have attached a copy of Marsha's letter for your review.

The following is a brief history of the CEDHSP from an El Dorado Hills resident's perspective.

The Parker organization has met with opposition from the public since the plan's introduction. In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted REJECTED the plan!

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended.

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PLEASE, STOP THE REZONE.



PC 04-28-2021
#3
1 page

Planning Department <planning@edcgov.us>

Fwd: CEDHSP - No to the Parker Rezone

1 message

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

Thu, Apr 21, 2022 at 5:01 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
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[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Wendy Jones** <wendyandalexjones@gmail.com>
Date: Thu, Apr 21, 2022 at 3:31 PM
Subject: CEDHSP - No to the Parker Rezone
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Hello,

We are writing to let you know that we strongly oppose Parker's plan to rezone open space to put high, medium, and low density housing. The community doesn't want more traffic, noise, impacted schools, water rationing, etc. that this will bring. We voted against it in 2015 and petitioned against it. There have been community meetings where over 500 people spoke out against this. Please listen to your constituents and say NO to this, do not rezone Parker's property and do not change the general plan so Parker can destroy the rural nature of our community (or what is left of it).

Thank you.

Alex and Wendy Jones



PC 4-28-22
#3
Planning Department <planning@edcgov.us>
4 pages

Fwd: CEDHSP - voice 20 year resident

1 message

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

Thu, Apr 21, 2022 at 5:03 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

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

From: **Bob Sacco** <bob.sacco@gmail.com>

Date: Thu, Apr 21, 2022 at 3:32 PM

Subject: RE: CEDHSP - voice 20 year resident

To: Open Space EDH Inc <admin@parksnotparker.org>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

20 years ago we got railroaded by a disinformation campaign aimed at EDH residents regarding cityhood and our chance to have a say in what goes on in EDH and where the money is spent. Instead it went up the hill to South Tahoe and spent on the minority NOT on the folks that were actually paying into the coffers.

I have bad memories of this event.


Now, here's another opportunity for Parker and all the developers to once again steal what is ours once again.

I'm tired of the "good ole' boys network in this town and its corrupt ways.

How about doing what's right and give the residents what they paid for and deserve... like a public golf course again? How about that for "Open Space?"

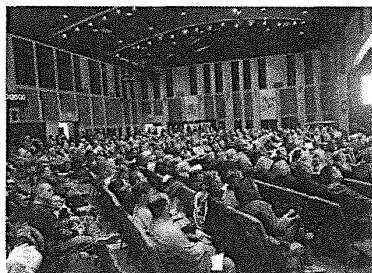
If this measure doesn't go our way It will be a black mark of corruption on the leadership that supposedly represents the residents of EDH.

bob sacco | cell : 916.941.6540 | bob.sacco@gmail.com

 Bob Sacco LinkedIn profile

This message contains confidential information, intended only for the person(s) named above, which may also be privileged. Any use, distribution, copying or disclosure by any other person is strictly prohibited. In such case, you should delete this message and kindly notify the sender via reply e-mail. Please advise immediately if you or your employer does not consent to Internet e-mail for messages of this kind.

On Thu, Apr 21, 2022 at 2:13 PM Open Space EDH Inc <admin@parksnotparker.org> wrote:



THE GOLF COURSE REZONE PROJECT IS UP FOR APPROVAL THIS MONTH!!

MAKE YOUR VOICES HEARD—STOP THE REZONE NOW!

By now, everyone in EDH should have received the formal Planning Commission' Hearing letter for the **CEDHSP** (a.k.a). Old Golf Course Rezone project scheduled on **April 28th, 2022**.

Prior to this meeting, the public is asked to voice their comments to the Planning Commission. **NOW** (meaning Right Now!) is the time to send your email to the Planning Commission and a copy to the Board of Supervisors. Make your voice heard. It is critical these are sent out **TODAY!**

Here are the email addresses you will need.

Planning Commission email addresses:

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

Board of Supervisors email addresses:

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

Include "CEDHSP" in the Subject line if you remember.

There are some sample emails on our website, [here](#), that you may choose to read and pick out items that most concern you. You can include those in your own email. Please feel free to copy or reword whatever you need from these sample emails.

Remember, complete your task right now. **We only have a few days left** to submit written public comments. Deadline for USPS mail is **today**. Deadline for sending a Fax is Monday. Deadline for sending emails is Tuesday, April 26th to ensure your comment gets processed.

You can review the Parker EIR report, which lists all of the specifics of their plan. It is located on the [APAC website](#). Scroll down to "Legistar attached Files....."

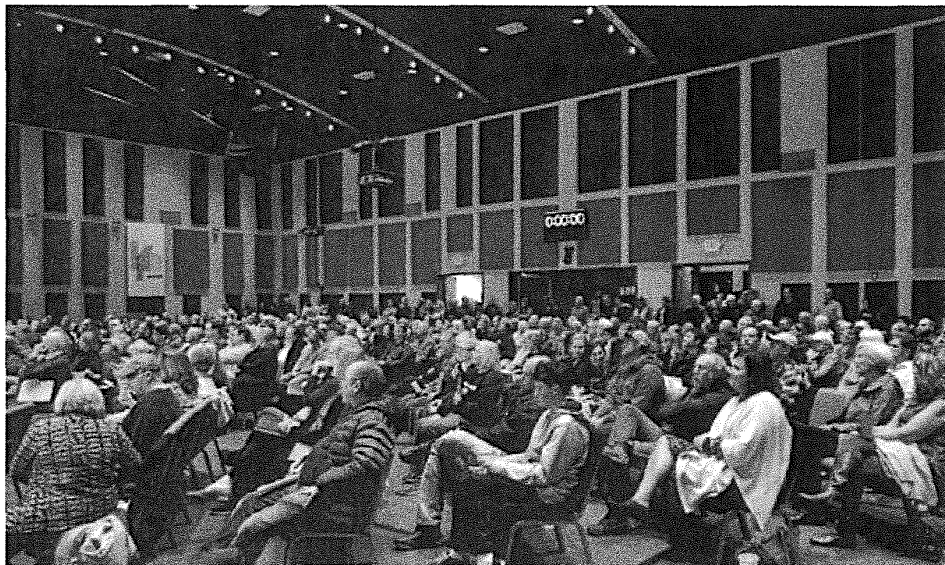
Some specifics included in their plan:

- Density limits of 14 non-age-related housing units per acre and **24 age-related housing units per acre!** How tall will the buildings behind Raley's be?
- Project objective #2 is to "Curtail Suburban Sprawl!" Is that a joke?

Just like we did before the meeting in January 2020 at the District Church, we need to rally together now. Photo shown above and below.

Thank you for your support, let's keep the open space/recreational zoning as it is today.

OpenSpaceEDH team



Hundreds of residents fill the District Church auditorium in El Dorado Hills Monday night for the El Dorado County Planning Commission's special meeting on the Central El Dorado Hills Specific Plan. Democrat photo by Sel Richard



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OpenSpaceEDH
P.O. Box 5601
El Dorado Hills, CA 95762

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why did I get this? [unsubscribe from this list](#) [update subscription preferences](#)

OpenSpaceEDH · P.O. Box 5601 · El Dorado Hills, CA 95762 · USA



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: Vehemently Opposed to Parker's CEDHSP.

1 message

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

Thu, Apr 21, 2022 at 5:13 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

From: **Kathleen Janes** <kathysusanjanes@gmail.com>

Date: Thu, Apr 21, 2022 at 3:32 PM

Subject: Vehemently Opposed to Parker's CEDHSP.

To: <bosone@edcgov.us>

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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PLEASE, STOP THE REZONE.



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1 page

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:14 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
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----- Forwarded message -----

From: **Robert Swenson** <rscswens@comcast.net>
Date: Thu, Apr 21, 2022 at 3:32 PM
Subject: CEDHSP
To: <jvegna@edcgov.us>
Cc: <bosone@edcgov.us>

Please vote NO on the regime of the old golf course and keep it for future fields and recreation. Help the youth in EDH!

Quite frankly, I'm surprised that this is even up for discussion as 91% of the community have voted to reject the move for this rezone.

When I moved here from the Bay Area in 1987 & built my house up on Ridgeview, I thought this community had wonderful potential due to the topography and proximity to Sacramento. Parker ensured all of us at the time the hilltops would remain open after heated debates on Serrano "dense housing plans". It's only gotten worse as developers push hard to maximize revenue from each inch of land.

Resist the temptation to enrich the county's property tax receipts and support the people you represent.

Regards,
Robert Swenson
3368 Ridgeview Drive
El Dorado Hills, Ca 95762
(916)933-4125

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP Please stop the redone/development blight project!

1 message

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

Thu, Apr 21, 2022 at 5:15 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

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

From: **Paul Lorrain** <paullorray@yahoo.com>

Date: Thu, Apr 21, 2022 at 3:39 PM

Subject: CEDHSP Please stop the redone/development blight project!

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

Please don't make the same mistakes as Folsom by creating another generic mass of houses in the little open space that EDH has left. This issue is something I and my neighbors all feel passionately about. I'm sure you're under political and financial pressure from powerful interests to make this happen but please show the courage to stand up to them and preserve our community.

Thank You

Sent from my iPad



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4 pages

Fwd: CEDHSP

1 message

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To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 5:19 PM

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From: **R B** <elddbhr@gmail.com>
Date: Thu, Apr 21, 2022 at 3:42 PM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.coboy@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <Daniel.harkin@edcgov.us>

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

Subject: CEDHSP

From: R. Bahar

elddbhr@gmail.com

6052 Southernness Dr.

El Dorado Hills, CA 95762

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PLEASE, STOP THE REZONE.

Rahim & Margarite Bahar



EDH REZONE 1.doc
31K

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

Subject: CEDHSP

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elddbhr@gmail.com

6052 Southernness Dr.

EI Dorado Hills, CA 95762

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multi-story apartment buildings and condos where open fields and oak trees once existed. There also must be limits to the number of homes a developer can put in an already crowded area.

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PLEASE, STOP THE REZONE.

Rahim & Margarite Bahar



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Planning Department <planning@edcgov.us>

2 pages

Fwd: PLEASE STOP THE REZONE

1 message

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

Thu, Apr 21, 2022 at 5:21 PM

Cindy Munt

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From: **Laurel R** <goldenhilltop@hotmail.com>

Date: Thu, Apr 21, 2022 at 3:42 PM

Subject: PLEASE STOP THE REZONE

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

I have lived in El Dorado Hills for 20 years and, along with most El Dorado Hills residents,

I am VEHEMENTLY OPPOSED to Parker's CEDHSP.

There are numerous flaws in Parker's CEDHSP plan:

It does not meet CEQA requirements. It does not address deficiencies identified in past DEIR submissions. It forces the county to deal with inconsistencies with the general plan, which was the responsibility of the developer. It proposes a breach of the Serrano CC&Rs, a DRE-approved contract between Parker and over 4500 Serrano homeowners. More than 91% of El Dorado Hills voters rejected the plan. More than 5,300 residents have signed a petition against the CEDHSP.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

The voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

We should NOT allow anyone to buy land zoned open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. There also must be limits to the number of homes a developer can put in an already crowded area.

The Parker organization ignores public opposition. Their representatives continue to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County.

Please **REJECT** this Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Sincerely,

Anthony Ivancovich

7001 Gullane Way, El Dorado Hills, CA 95762



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

2 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:22 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **James Gabrielli** <jgabrielli01@comcast.net>
Date: Thu, Apr 21, 2022 at 3:46 PM
Subject: CEDHSP

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

As one of over 5,300 citizens of El Dorado Hills, I 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 the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

I 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,

Jim Gabrielli
357 Willard Court
El Dorado Hills, CA 95762



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP; Please Stop the Rezone

1 message

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

Thu, Apr 21, 2022 at 5:27 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **dan cohen** <bruscribe@yahoo.com>
Date: Thu, Apr 21, 2022 at 4:02 PM
Subject: CEDHSP; Please Stop the Rezone
To: jvegna@edcgov.us <jvegna@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Dear Planning Commissioners and Supervisors,

By now you have heard and read from many of those opposed to the rezone of the land comprising the golf course in El Dorado Hills (i.e. Old Golf Course Rezone Project). You are therefore aware of the grounds for opposition of this project (unmet CEQA requirements, unaddressed deficiencies in past DEIR submissions, breach of Serrano CC&Rs, etc.). There has been MASSIVE opposition to this project by effected residents, as evidenced by a 91% voter rejection of Measure E in 2015 and overwhelming negative comments expressed in an El Dorado County Planning Commission meeting a little over two years ago (not one comment in favor of the project in a comment period lasting 90 minutes, with each attendee permitted only 3 minutes of response). You are the gatekeepers, and all of this should should expose bright red flags. Listening and responding to those residing in your jurisdiction should be of paramount importance and priority.

My spouse and I have a personal interest in this project, shared by countless others: It is vital to the nature and zeitgeist of this community since its inception to maintain the invaluable open spaces and reasonably limit development. The reality is this: Developers like Parker care about one thing - their bottom line. In doing so, they will say and do nearly anything to give the perception that their projects result in only the most minimum negative impacts on subject communities, and are crucial to the healthy growth of the communities and the economy.

What the developers conveniently ignore is that these projects many times occur in areas already stretched to the limit in terms of traffic, water consumption, energy consumption, air quality, and other infrastructure elements. Their myopia extends to the fact that these negative impacts are effectuated in perpetuity, not for just a limited period of time.

Many of us - my spouse and I included - moved to El Dorado Hills years ago for a specific reason: We desired a more rural/suburban environment, less congestion, and more open space. When we moved here in 1997, we were thrilled that our desires were fulfilled. Since then we have witnessed the slow degradation of these factors, and fear that the very reasons we relocated here are now disappearing despite our protestations. For a good example, one need only drive east on Highway 50 toward El Dorado Hills. The land south of the freeway was once graced with grassland and majestic oak trees - a spectacular sight. Recent development in that area has wiped out the bucolic scenery, and more development in this area is on the way! You have heard the cries that El Dorado Hills is headed toward becoming Rancho Cordova East. That is not alarmist hyperbole, it is reality. We are being dragged, kicking and screaming, from a land of beauty and open space to one of strip malls and high-density residential use with resultant disastrous impacts on infrastructure.

It takes courage for public servants to do what is morally right, environmentally sound, and to conscientiously represent those who placed them in seats of responsibility. I know. I was a public servant for 36 years. Sometimes it is difficult to stand for what is right in the face of peer pressure, monied interests, and political/economic expediency. We implore you to act in the best interests of the land and those who reside on it. Please do the right thing and reject this extremely harmful rezone project!

Thank you for your kind consideration.

Sincerely,

Dan Cohen
(916) 939-4353
3111 Stonehurst Ct.
El Dorado Hills, CA 95762

4/22/22, 8:44 AM

Edcgov.us Mail - Fwd: REJECT the REZONE

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: REJECT the REZONE

1 message

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

Thu, Apr 21, 2022 at 5:30 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Kristofer Mickelson** <kristofer.mickelson@gmail.com>
Date: Thu, Apr 21, 2022 at 4:10 PM
Subject: REJECT the REZONE
To: <bosone@edcgov.us>

Hello John,

First, I voted for you. Glad you're doing well.

I am an eight-year resident of Serrano HOA and a 22-year homeowner in El Dorado County. I am absolutely opposed to Parker's CEDHSP. Parkers continuing attempt to circumvent our 40-year-old Serrano HOA voting by-laws by rezoning the very parkland Parker promised to provide to our community is appalling. This is unethical at the highest order. It is scandalous and a betrayal to the community you represent. If you support any of Parker's re-zone motions and you will be housed within their corruption. That said, please reject and deny all motions or requests Kirk Bone or Parker LLC, seeks to approve. The re-zone is a sham on Serrano. Avoid this political shame by avoiding any rezone requests by Parker, on all fronts.

Furthermore, Parkers re-zone plan is a bundle of flaws pressured by greedy investors. The plan does not meet CEQA requirements and it does not address deficiencies identified in past DEIR submissions. This fact **forces the county to deal with inconsistencies within the general plan.** These are ALL Parkers responsibilities as the developer to figure out, aren't they? Send Parker back to their investor well for more money to throw at this re-zone, predestined for failure. Serrano Homeowners will NEVER cast a vote or even a letter of support to change this precious parkland of ours, into dense residential. NEVER.

Here's the bottom line; if Parker had the contractual authority to flip our Serrano parkland into dense residential, Parker would have already done it. 5300 signatures of the El Dorado Hills community, support ending this public dance with Kirk Bone and his Parker Team.

Parkers' strategic failure for any fiscal generation and public enjoyment of our former public golf course, has blown up in their face. We will never flip that property zone. Why would you even consider supporting this sham you are being presented?

You are currently an honorable member of our Planning Commission. Resist Kirk Bones' pressure to slip around our Serrano property contract. Resist his efforts to present a re-zone plan without ALL documentation protocols met. Finally, don't let Kirk Bone and the Parker Team bend your ethics. It's over for them; as soon as you support your communities demands.

Thanks for carrying the hard-line by denying any zone changes to our perfect General Plan.

Sincerely,

Kris Mickelson

3209 Stonehurst Dr. EDH CA 95762

--

Thanks,
Kristofer Mickelson
Cell: 916-955-1877

4/22/22, 8:43 AM

Edcgov.us Mail - Parker Development Specific Plan for El Dorado Hills

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

1 page

Parker Development Specific Plan for El Dorado Hills

1 message

oredgem@sbcglobal.net <oredgem@sbcglobal.net>

Thu, Apr 21, 2022 at 5:31 PM

To: planning@edcgov.us

I am writing to **oppose** the proposed plan for Serrano West and Pedregal.

Concerns:

The people of El Dorado Hills have already voted AGAINST this plan

Water issues

Traffic/road issues

Conserving and maintaining the land for animals and nature

Thank you,

Susan Hansen

4/22/22, 8:42 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:33 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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From: **Mike McCollum** <mc52@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 4:14 PM
Subject: CEDHSP

To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, Four Bos <bosfour@edcgov.us>, The Bosfive <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

I am extremely opposed to rezoning the EDH golf course for anything but community use. The space should remain open for community and recreational uses. It was zoned for recreation and should stay that way! There are so many possibilities for the space that would enhance and benefit the entire community and perhaps bring tourist or recreational dollars in to the area (soccer, event space (weddings?), scaled down golf practice facility (Top Golf?), open space, hiking trails, dog park). Converting to some residential profit center for Parker Development is not acceptable.

Parker Development should sell the property back to the county for what they paid for it, and with the zoning it had at the time they purchased the property. Please do not vote for rezoning.

Thank you for your consideration.

Mike McCollum
Bailey Circle

4/22/22, 8:39 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

3 pages



Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:35 PM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page
CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **Josh Hoyt** <hoyt79@gmail.com>
Date: Thu, Apr 21, 2022 at 4:17 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:38 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Don Janelle** <DonJanelle@msn.com>
Date: Thu, Apr 21, 2022 at 4:20 PM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

As a resident of EDH for 18 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

Even though my kids have grown up here and have now moved away, my grandkids may not enjoy the open space spoken of in this letter. But someone that got involved before I moved to EDH helped to shape the General Plan. I am indebted to them as I have been the beneficiary of their work since I raised my kids here. I hope others will benefit from the efforts I have made to preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations.

Don & Leslie Janelle
2010 Driftwood Cir
El Dorado Hills, CA

4/22/22, 8:37 AM

Edcgov.us Mail - Fwd: CEDHSP

4/22/22, 8:36 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page



Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:40 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **bill Moore** <papa44@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 4:25 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

John Please vote NO on the golf course issue involving Parker. We dont want it and you know it.

Dont forget to vote at all levels. Our Constitution and our Liberties depend on your vote.

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:41 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Andrew W Bullinger** <abullinger@us.ibm.com>
Date: Thu, Apr 21, 2022 at 4:31 PM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Hello Board of Supervisors and Planning Commission,

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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.

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

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

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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,

Andrew Bullinger



PC 4-28-22
#3
3 pages

Planning Department <planning@edcgov.us>

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

1 message

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

Thu, Apr 21, 2022 at 5:41 PM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page
CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **Bob Smolarski** <bobsmo@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 4:39 PM
Subject: There are numerous reasons to vote NO REZONE in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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Thank You for Your Thoughtful Consideration,

Bob Smolarski

4/22/22, 8:32 AM

Edcgov.us Mail - Fwd: There are numerous reasons to vote NO REZONE in EDH on CEDHSP

4/22/22, 8:30 AM

Edcgov.us Mail - Fwd: Dear Sir/Madam,

PC 4-20-22

#3
3 pages



Planning Department <planning@edcgov.us>

Fwd: Dear Sir/Madam,

1 message

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

Thu, Apr 21, 2022 at 5:42 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **Karen** <ksambo@sbglobal.net>

Date: Thu, Apr 21, 2022 at 4:42 PM

Subject: Dear Sir/Madam,

To: Lori P Four <bosfour@edcgov.us>, The BOSONE <bosone@edcgov.us>

Dear Sir/Madam,

People move to El Dorado Hills because while we are in proximity of Sacramento and businesses, El Dorado Hills still offered a Rural Atmosphere. I am afraid we are loosing that atmosphere as the developers have been allowed to develop Green Valley Road. Our last bit of promise is the Green Space at the old Golf Course. Please help us to embrace the reasons we live here. Keep the Green Space Green - a park.

I vote and am an active member of this community- I want to see the Promise of Rural El Dorado Hills in place.

You must be aware that over 5,300 citizens of El 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.

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4/22/22, 8:30 AM

Edcgov.us Mail - Fwd: Dear Sir/Madam,

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.

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I believe that laughing is the best calorie burner. I believe in being strong when everything seems to be going wrong. I believe that happy girls are the prettiest girls. I believe that tomorrow is another day and I believe in miracles." – Audrey Hepburn

4/22/22, 8:28 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page



Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 5:43 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

----- Forwarded message -----
From: **Susan Putic** <susan@susanputiccpa.com>
Date: Thu, Apr 21, 2022 at 5:36 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

The county has over built this area to date. The roads and traffic is already very challenging. Leaving this area alone for nature and sending a message to your residents that we can be different and respect what is the right choice for our community. Don't turn EDH into a another packed community for developers \$\$\$\$. We deserve better and ask you to deliver us a less congested and some open space in the future. I have been a resident for over 30 years; let me know if you have any questions or concern on my input.

Thank you for your time and consideration on this matter.

Susan L Nelson Putic CPA

--
Best regards,

Susan

530.303.0186

4/22/22, 8:19 AM

Edcgov.us Mail - Fwd: rezone

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

1 page

Fwd: rezone

1 message

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

Thu, Apr 21, 2022 at 5:44 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **WILLIAM KRABBENHOFT** <krabfamily@aol.com>
Date: Thu, Apr 21, 2022 at 5:41 PM
Subject: rezone
To: <bosone@edcgov.us>

Please represent the majority of the people who voted for you and do not support the rezone. Reopen the golf course and/or use the land for recreation.



Fwd: Re-zone of old golf course

2 messages

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

Thu, Apr 21, 2022 at 5:44 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Ron Zappen** <ronzappen@gmail.com>
Date: Thu, Apr 21, 2022 at 5:41 PM
Subject: Re-zone of old golf course
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <Daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>

April 21, 2022

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.

5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.
6. Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.
7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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 honest consideration and respect for the previous voters' rejection of your new re-zoning tactic.

Ron Zappen

7105 Cinnamon Teal Way, El Dorado Hills CA 95762

530-676-1694

Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 8:27 AM

Draft To: ronzappen@gmail.com

Cc: Christopher Perry <christopher.perry@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Gina Hamilton <gina.hamilton@edcgov.us>, Kathy Witherow <kathy.witherow@edcgov.us>, Kathleen Markham <kathleen.markham@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Patricia Soto <patricia.soto@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Christopher Smith <christopher.smith@edcgov.us>, David Livingston <david.livingston@edcgov.us>, Krystina Baudrey <krystina.baudrey@edcgov.us>

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

Your public comment sent on April 21, 2022 that was forwarded by the Office of the District 1 Supervisor at 5:44 PM has been received for the Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/ Specific Plan Amendment SP86-0002-R/Rezone Z14-0005/ Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003) that is on the agenda for the Planning Commission's April 28, 2022 Meeting. Thank you.

[Quoted text hidden]

--

County of El Dorado

Planning and Building Department (Planning Division)

2850 Fairlane Court

Placerville, CA 95667

(530) 621-5355



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

4/22/22, 8:07 AM

Edcgov.us Mail - CEDHSP

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

marie1@reale.us.com <marie1@reale.us.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 7:45 PM

I have been a resident of El Dorado Hills for the past 43 years. During these years I have seen a lot of changes from no stop lights to lines of cars waiting at stop lights.

When I purchased my lot in El Dorado Hills, one had to build to the contour of the land, no land could be leveled for mass building. One only has to drive north, south, east or west in El Dorado Hills to see all those restrictions have been removed allowing large sub-divisions to emerge.

Over the years residents have been asked for their opinion on the "General Plan" and growth initiatives. The resident has continually voted against the rezoning and removing building restriction that would turn El Dorado Hills into another urban sprawl community.

I realized community growth is necessary to keep a community alive, but to change the total feel of a community by allowing large multi-story apartment buildings and condos is not the wish of the El Dorado Hills community. I along with 5300 other El Dorado Hills residents who all signed a petition not to allow rezoning shows as a community, we are vehemently opposed to Parker's CEDHSP

As representatives of the residents of El Dorado Hills, I ask you to "represent" us by voting against Parker's requests for rezoning.

Thank you

Marie Reale, resident since 1978

To be spiritually minded brings peace to life

4/22/22, 9:04 AM

Edcgov.us Mail - El Dorado Hills Old Golf Course/EDH BLVD.

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page



El Dorado Hills Old Golf Course/EDH BLVD.

1 message

L D <delwiche88@hotmail.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 8:21 PM

Dear El Dorado County Planning Commision,

To the point. Having chosen EDH as our place of residence in May of 1999 due to the schools, open spaces, family feel and yes, the old Golf Course (where I hoped my children would learn to play golf), we once again oppose the rezoning of the EDH Golf Course. We've seen the population grow from <18,000 to >50,000 residents since 1999.

There really is no reason to fill up the last open space in that area other than it will make someone some money, plain and simple. EDH Boulevard has become known as the EDH 500. In the past 23 years we have seen speed limits, stop signs, traffic lights, school zone speed limits become strictly optional. To put more housing in that area will not only put a strain on traffic but water, electrical and safety resources.

When 90+% of the citizens are opposed to rezoning, I see some very passionate people that are not the 'last one in, shut the door' types, but residents trying to keep a small town feel and keep EDH everything that the East Bay and other overcrowded concrete jungles are not.

Please keep the EDH Golf Course and surrounding area as open space. Use it for more parks, soccer fields, baseball fields. Thats what this growing community needs.

Sincerely,

Larry D

4/22/22, 9:25 AM

Edcgov.us Mail - Oppose Rezone In El Dorado Hills

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

1 page

Oppose Rezone In El Dorado Hills

1 message

S S <shirleysikes2013@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 9:22 PM

Planning and Supervisors:

Please Reject The Parker/Serrano LLC attempt to override the majority of residents who live in this community .. we have fought for years against this proposal, have listened to empty words that the developer would be willing to be reasonable in negotiations with CSD to purchase the property at the current zoning and finally to think an exchange of Asbestos Ridge for the pristine prime "old golf course" is fair or accessible to our community as open space to explore, enjoy and safely travel is misguided.

Please each of you consider how a rezone would impact our community now and what it would mean for us to have to give up an opportunity for children and adults to have a place to gather at our center for future generations ... don't sell us out ... let them develop Marble Valley and leave our heart for our community which is currently zoned "Open Recreational Space".

Respectfully Submitted Again,

Walt and Shirley Sikes
4070 Errante Drive
El Dorado Hills, CA 95762



Vote NO REZONE in EDH on CEDHSP

1 message

sdillon7431@yahoo.com <sdillon7431@yahoo.com>

Thu, Apr 21, 2022 at 10:31 PM

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

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

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

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

Thank You for Your Thoughtful Consideration,

Sean Dillon

Oak Tree Village



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

CEDHSP: Letter to Planning Commission from Andrew and Jill Burnette of EDH, CA

1 message

andrew.burnette@comcast.net <andrew.burnette@comcast.net>

Fri, Apr 22, 2022 at 5:47 AM

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

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

Dear Planning Commission Member,

My wife, children and I moved from Austin, TX to beautiful El Dorado Hills in 2005. We chose EDH because it had a rural feel, but was close to Folsom and the "up and coming" Sacramento. We used to visit Sacramento at least weekly for fun, but always would breathe a sigh of relief when we returned to EDH and relaxed. The open spaces and rural feel are important to the appeal of EDH.

Well, Sacramento has been completely spoiled. We try to avoid it now. When we do go, we are appalled at the urban dystopia it has become. We are concerned about EDH trending in that direction as well. Our friends and acquaintances here are also concerned. Voting to allow high density development on the open green space of the former golf course would be a vote to go the direction of Sacramento. I implore you not to allow that to happen. Please preserve the original protections for this "Open Space Recreation" in the heart of El Dorado Hills. The meager alternative offered by the rezone applicant is inadequate – and they have a history of not keeping their word anyway. Vote "No."

There is a long history of concerned citizens voicing agreement with my and my wife's position. Hopefully you are well aware of this history and our concerns, but for the record, I list here a brief reminder...

- 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.
- a 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.
- an ADVISORY Vote in 2015 that went to ballot where over 91% of those voting, voted AGAINST THE REZONE.
- there are over 10,000 new homes in Folsom just a couple miles down the road. This makes the conversation about providing "affordable housing" within El Dorado Hills ridiculous.
- the former golf course 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.
- our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue.
- the traffic between El Dorado Hills Blvd and Silva Valley Parkway off Harvard next to the High School and Rolling Hills Middle School is already WAY overpacked with traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!
- there are numerous active construction sites currently already in the community.
- 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.

- 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.

Please vote NO to the rezone of the former golf course. Thank you.



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 7:24 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidaahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidaahl's web page
[CLICK HERE](#) to visit Supervisor Hidaahl on Nextdoor

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

From: **cheryl Axxxx** <cheryls_l@hotmail.com>
Date: Thu, Apr 21, 2022 at 6:09 PM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>

I have lived in EDH for more than 40 years. I am sick of what it is becoming. I realize growth is inevitable however, it should be well planned and sensible growth. My main concern is safety. Specifically, fire and road safety. I have complained about Green Valley Rd being dangerous and been told that the county didn't have the money for improvements. Is the county going to ask the developers to widen EDH Blvd since they are planning to fill the whole corridor up?

The current roads would not allow a safe evacuation with the housing that is planned. I will say it again, our roads are hazardous, crowded and inadequate.

In addition, dense housing in the corridor will only cause the fire to jump from house to house faster. Who will plan and pay for the new fire stations? We are now in a record drought and the risk of fire is extreme.

What about water?

Aren't we in the middle of a drought? Past generations wisely established building moratoriums when there was not adequate water.

Please consider these factors in your decision making.

Sincerely,
Cheryl Adler

Sent from my iPhone



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 7:25 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Emma Putman** <emmaputman1@gmail.com>
Date: Thu, Apr 21, 2022 at 6:24 PM
Subject: CEDHSP
To: <andy.nevis@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosone@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, <daniel.harkin@edcgov.us>, <edc.cob@edcgov.us>, <john.clerici@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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

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

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

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within

El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

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

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

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

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

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

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

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

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

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

I 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.

Sincerely,
Emma Putman



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 7:26 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: maggiemays1384@aol.com <maggiemays1384@aol.com>

Date: Thu, Apr 21, 2022 at 6:35 PM

Subject: CEDHSP

To: The BOSONE <bosone@edcgov.us>

Cc: <bostwo@edcgov.us>

As a resident of El Dorado Hills for 12 years, I am writing to voice my opposition to Parker Development CEDHSP. When we purchased our home, we bought with the expectations that the space was zoned recreational. Why should Parker be able to change the rules now?

In 2015, the CSD put measure E on the ballot to gauge public support,. Over 91% of EDH voters REJECTED this plan.

I have watched what more housing has done to Folsom, Ca regarding crime and traffic to name a few. That was the quickest way to ruin a once cute town. Please don't allow this to now happen to El Dorado Hills. We don't have enough water now for the residents of El Dorado Hills, our schools are full and won't be able to accommodate children from 1000 new homes, traffic will be a nightmare, and crime will increase.

The land needs to be left as Open Space! Please follow the general plan and leave politics aside.

Thank you for your time and consideration.

Sincerely,

Lori Tullgren
Serrano Resident/ Voter

Sent from the all new AOL app for iOS



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: cedhsp

1 message

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

Fri, Apr 22, 2022 at 7:27 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **carole braverman** <cgbraver@comcast.net>

Date: Thu, Apr 21, 2022 at 6:56 PM

Subject: cedhsp

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

Dear BOS and Planning commission,

I will leave it to others to catalogue all the deficiencies and negative impact on our community that the Parker plan for the golf course entails. I write simply to reiterate the obvious. The citizens of el dorado county do not want this project to proceed, have indicated this in different ways for the past seven years, have voted against it, written you about it, showed up at planning meetings. It could not be more evident that this is not a proposal that is supported by the community.

Sincerely,

Carole Braverman

Four Seasons, EDH



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 8:43 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530) 621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>

Date: Fri, Apr 22, 2022 at 8:36 AM

Subject: Fwd: CEDHSP

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Gayle Bybee** <gaylebybee@comcast.net>

Date: Thu, Apr 21, 2022 at 5:31 PM

Subject: CEDHSP

To: <edc.cob@edcgov.us>

Please please do not rezone along EDH Blvd for high density. We have enough of that. We can do better!!

19-1670 Public Comment
PC Rcvd 04-22-22

Gayle Bybee

Sent from my iPhone



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: CEDHSP; Please Stop the Rezone

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 8:44 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:34 AM
Subject: Fwd: CEDHSP; Please Stop the Rezone
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **dan cohen** <bruscribe@yahoo.com>
Date: Thu, Apr 21, 2022 at 4:02 PM
Subject: CEDHSP; Please Stop the Rezone
To: jvegna@edcgov.us <jvegna@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>.

bostthree@edcgov.us <bostthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Dear Planning Commissioners and Supervisors,

By now you have heard and read from many of those opposed to the rezone of the land comprising the golf course in El Dorado Hills (i.e. Old Golf Course Rezone Project). You are therefore aware of the grounds for opposition of this project (unmet CEQA requirements, unaddressed deficiencies in past DEIR submissions, breach of Serrano CC&Rs, etc.). There has been MASSIVE opposition to this project by effected residents, as evidenced by a 91% voter rejection of Measure E in 2015 and overwhelming negative comments expressed in an El Dorado County Planning Commission meeting a little over two years ago (not one comment in favor of the project in a comment period lasting 90 minutes, with each attendee permitted only 3 minutes of response). You are the gatekeepers, and all of this should should expose bright red flags. Listening and responding to those residing in your jurisdiction should be of paramount importance and priority.

My spouse and I have a personal interest in this project, shared by countless others: It is vital to the nature and zeitgeist of this community since its inception to maintain the invaluable open spaces and reasonably limit development. The reality is this: Developers like Parker care about one thing - their bottom line. In doing so, they will say and do nearly anything to give the perception that their projects result in only the most minimum negative impacts on subject communities, and are crucial to the healthy growth of the communities and the economy.

What the developers conveniently ignore is that these projects many times occur in areas already stretched to the limit in terms of traffic, water consumption, energy consumption, air quality, and other infrastructure elements. Their myopia extends to the fact that these negative impacts are effectuated in perpetuity, not for just a limited period of time.

Many of us - my spouse and I included - moved to El Dorado Hills years ago for a specific reason: We desired a more rural/suburban environment, less congestion, and more open space. When we moved here in 1997, we were thrilled that our desires were fulfilled. Since then we have witnessed the slow degradation of these factors, and fear that the very reasons we relocated here are now disappearing despite our protestations. For a good example, one need only drive east on Highway 50 toward El Dorado Hills. The land south of the freeway was once graced with grassland and majestic oak trees - a spectacular sight. Recent development in that area has wiped out the bucolic scenery, and more development in this area is on the way! You have heard the cries that El Dorado Hills is headed toward becoming Rancho Cordova East. That is not alarmist hyperbole, it is reality. We are being dragged, kicking and screaming, from a land of beauty and open space to one of strip malls and high-density residential use with resultant disastrous impacts on infrastructure.

It takes courage for public servants to do what is morally right, environmentally sound, and to conscientiously represent those who placed them in seats of responsibility. I know. I was a public servant for 36 years. Sometimes it is difficult to stand for what is right in the face of peer pressure, monied interests, and political/economic expediency. We implore you to act in the best interests of the land and those who reside on it. Please do the right thing and reject this extremely harmful rezone project!

Thank you for your kind consideration.

Sincerely,

Dan Cohen

(916) 939-4353
3111 Stonehurst Ct.
El Dorado Hills, CA 95762



PC 04/28/2022
#3
Planning Department <planning@edcgov.us>
3 PAGES

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 8:48 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:35 AM
Subject: Fwd: CEDHSP
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Josh Hoyt** <hoyt79@gmail.com>
Date: Thu, Apr 21, 2022 at 4:19 PM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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,



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: Oppose CEDHSP for our Community

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:00 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:35 AM
Subject: Fwd: Oppose CEDHSP for our Community
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **holtonab@yahoo.com** <holtonab@yahoo.com>
Date: Thu, Apr 21, 2022 at 4:22 PM
Subject: Oppose CEDHSP for our Community
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Hello and thank you for your time:

As a resident of El Dorado Hills for over 13 years, along with many other community members I am strongly opposed to Parker's CEDHSP due to the quality of life and disruption it would cause to the community. Here are my main reasons for opposing the project.:

TRAFFIC: EDH Blvd gets very congested in the mornings and evenings and putting potentially thousands more vehicles on the road doesn't make for a better quality of life for anyone. The infrastructure can't handle that much more traffic and could put people's safety in jeopardy in cases of emergency.

SCHOOLS: The current schools could not handle the influx of students and the boundaries would need to be decreased. We bought our house knowing that our children would go to certain schools, it wouldn't be right to force them to go to other schools away from their friends and farther away from our home.

NATURAL RESOURCES: El Dorado Hills was built with open spaces in mind, it is a great defining characteristic of our community. Please keep it that way. Adding potentially 1,000 homes in such a small space goes against the very nature and spirit of our community. Not to mention that if weather patterns continue, water will be an issue and adding that many more structures only exacerbates future shortages.

COMMITMENT TO THE COMMUNITY: The Board of Supervisors and Planning Commission have an obligation to the community that they represent our wishes and not change the current zoning regulations to decrease the quality of life of so many residents. The wishes of a developer shouldn't outweigh the wishes of over 5,300 residents who have openly oppose this project. Keep the current General Plan intact.

Thank you for keeping the community as it is today and please vote NO on CEDHSP.

Sincerely,

Bryan Holton

Current EDH resident



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

2 PAGES

Public Comment on April 28 Agenda Topic

1 message

Meredith Sierra <meredith@foothillconservancy.org>

Fri, Apr 22, 2022 at 9:01 AM

To: jvenga@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, Daniel.harkin@edcgov.us, planning@edcgov.us

Dear Planning Commissioners,

As a lifelong El Dorado County Resident, it has been extremely saddening to see the county I grew up in become similar to the Bay Area in the amount of residents and cost of housing. As a recent college graduate, the only way I am able to stay near my family and the place I grew up is to live with my parents, since I am unable to afford rent anywhere nearby. My boyfriend and I have been discussing where we want to buy our first house, and we know we will not be able to find anything within this county. This project will not add housing that people like me can afford, and will only increase the housing costs of our area.

With my college major being Environmental Studies, I am also very familiar with the environmental issues this project could cause and the planning process. I will not consider voting for a planning committee that puts commercial interests ahead of interests of the community. Our community already suffers from high water prices, lack of affordable housing, schools that are overenrolled, high traffic on the streets and other issues that I believe the planning commission is not taking seriously. One of the biggest issues being the lack of water for all these new developments that have been popping up around the county. I worked at Folsom Lake as a Park Aide during a summer when the lake was 5 miles per hour due to the extremely low water level. Meanwhile there were large developments being built with trucks spraying water to keep the dust down and watering freshly planted lawns. We are in a crisis and if we don't do anything about it now, people from my generation will be left with all the issues.

I understand that the county has to make money, but selling out to developers at the sake of our community is not the way towards a sustainable future.

I thank you for taking the time to consider these comments, and to consider how many other people may be in my position as they struggle to find where to buy their first home.

Sincerely,

Meredith Sierra

20+ year El Dorado County resident

 **El Dorado Housing Development Opposition letter.pdf**
29K

Dear Planning Commissioners,

As a lifelong El Dorado County Resident, it has been extremely saddening to see the county I grew up in become similar to the Bay Area in the amount of residents and cost of housing. As a recent college graduate, the only way I am able to stay near my family and the place I grew up is to live with my parents, since I am unable to afford rent anywhere nearby. My boyfriend and I have been discussing where we want to buy our first house, and we know we will not be able to find anything within this county. This project will not add housing that people like me can afford, and will only increase the housing costs of our area.

With my college major being Environmental Studies, I am also very familiar with the environmental issues this project could cause and the planning process. I will not consider voting for a planning committee that puts commercial interests ahead of interests of the community. Our community already suffers from high water prices, lack of affordable housing, schools that are overenrolled, high traffic on the streets and other issues that I believe the planning commission is not taking seriously. One of the biggest issues being the lack of water for all these new developments that have been popping up around the county. I worked at Folsom Lake as a Park Aide during a summer when the lake was 5 miles per hour due to the extremely low water level. Meanwhile there were large developments being built with trucks spraying water to keep the dust down and watering freshly planted lawns. We are in a crisis and if we don't do anything about it now, people from my generation will be left with all the issues. I understand that the county has to make money, but selling out to developers at the sake of our community is not the way towards a sustainable future.

I thank you for taking the time to consider these comments, and to consider how many other people may be in my position as they struggle to find where to buy their first home.

Sincerely,

Meredith Sierra

20+ year El Dorado County resident



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: Parks and Green Space - not Parker and more traffic/crime

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:02 AM

Sincerely;

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:36 AM
Subject: Fwd: Parks and Green Space - not Parker and more traffic/crime
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Karen** <ksamboy@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 4:44 PM
Subject: Parks and Green Space - not Parker and more traffic/crime
To: <edc.cob@edcgov.us>

Dear Sir/Madam,

People move to El Dorado Hills because while we are in proximity of Sacramento and businesses, El Dorado Hills still offered a Rural Atmosphere. I am afraid we are loosing that atmosphere as the developers have been allowed to develop Green Valley Road. Our last bit of promise is the Green Space at the old Golf Course. Please help us to embrace the reasons we live here. Keep the Green Space Green - a park.

I vote and am an active member of this community- I want to see the Promise of Rural El Dorado Hills in place.

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

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

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

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

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

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

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

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

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

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

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

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

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

I believe that laughing is the best calorie burner. I believe in being strong when everything seems to be going wrong. I believe that happy girls are the prettiest girls. I believe that tomorrow is another day and I believe in miracles.” – Audrey Hepburn



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:03 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>

Date: Fri, Apr 22, 2022 at 8:36 AM

Subject: Fwd: CEDHSP

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Susan Putic** <susan@susanputiccpa.com>

Date: Thu, Apr 21, 2022 at 5:36 PM

Subject: CEDHSP

To: <edc.cob@edcgov.us>

The county has over built this area to date. The roads and traffic is already very challenging. Leaving this area alone for nature and sending a message to your residents that we can be different and respect what is the right choice for our community. Don't turn EDH into a another packed community for developers \$\$\$\$. We deserve better and ask you to deliver us a less congested and some open space in the future. I have been a resident for over 30 years; let me know if you have any questions or concern on my input.

Thank you for your time and consideration on this matter.

Susan L Nelson Putic CPA

--

Best regards,

Susan

530.303.0186



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

New Housing in EDH

1 message

Gail Kopp <kopp5ca@yahoo.com>
To: planning@edcgov.us

Fri, Apr 22, 2022 at 9:04 AM

El Dorado Planning Commission,

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb. In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible. Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course. We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration. Sincerely,

Gail Kopp



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 9:06 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Susan Young** <syoun620@aol.com>

Date: Fri, Apr 22, 2022 at 9:04 AM

Subject: CEDHSP

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

Dear Planning Commission and Board of Supervisors,

My family moved to El Dorado Hills in 1999, selecting the location for its small, country feel with lots of open space. We STRONGLY OPPOSE rezoning the old executive golf course from open space/recreational space to multi-density residential space. In 2015, we joined 91% of EDH voters to reject rezoning on Measure E put out by the CSD to gauge support for the development project. The residents of EDH have made our voices heard, time and again, against rezoning, and it is your job to respect and uphold the will of the people you serve.

Please do the right thing and reject rezoning of the old executive golf course for housing purposes.

Sincerely,
Mark Young
Susan Young
Nick Young



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 9:32 AM

To: The BOSONE <bosone@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI -

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Katherine Nelson** <cameracrazykat@gmail.com>

Date: Fri, Apr 22, 2022 at 9:25 AM

Subject: CEDHSP

To: <bostwo@edcgov.us>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

My husband and I bought in El Dorado Hills many years ago and were unable to take advantage of the prop 13 transfer - we pay our FULL share of property taxes. We did it willingly - why? because EDH had a clean, open look to it.

Everytime we come home, we love seeing the grassy open space.

There were many here before who no doubt have been disappointed by the growth they have seen. However, we all followed the rules. No "individual" got to put pressure on the county to change rules that were in place. **Big**

Business - BIG Money - it's everywhere and it now makes the rules. You see it everywhere in politics, I know first hand that it (money & power) exists in our national parks, and now it's in my backyard.

Take a stand for us - for the average person. Make Parker follow the rules and the zoning. You have the power to make a difference. Otherwise, why bother having a board?

There are so many valid reasons to say no to the rezone. But you already know that. Many residents won't even write - for the same reason they don't bother voting - because it feels hopeless to be the little guy - who doesn't make a difference. You have the power to take a step in the right direction. **MAKE THEM FOLLOW THE RULES.**

Sincerely,
Katherine & Larry Nelson

4/22/22, 11:12 AM

Edcgov.us Mail - Fwd: Please Stop CEDHSP

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: Please Stop CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:44 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:39 AM
Subject: Fwd: Please Stop CEDHSP
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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El Dorado County
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----- Forwarded message -----

From: **Jack Vorster** <jack.vorster@gmail.com>
Date: Thu, Apr 21, 2022 at 8:02 PM
Subject: Please Stop CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

To those in charge of decisions for all,

4/22/22, 11:12 AM

Edcgov.us Mail - Fwd: Please Stop CEDHSP

Please do not allow CEDHSP to move forward. El Dorado Hills has more value long term in keeping the few open spaces that remain. When is enough enough? The old golf course is returning to nature in front of our eyes and there has to be a better way to utilize the space than expanding housing. There is plenty of that being built down the road.

Respectfully,

Jack

4/22/22, 10:38 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

3 pages



Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:45 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
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Placerville, CA 95667
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Date: Fri, Apr 22, 2022 at 8:39 AM
Subject: Fwd: CEDHSP
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Paul** <skisofast@mac.com>
Date: Thu, Apr 21, 2022 at 8:59 PM
Subject: CEDHSP
To:

Hello....

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams. While it appears that the Serrano HOA board seemingly is neutral on this development, I do not think they are remotely representative of the true wishes of their constituents.

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

Changing the rules for these private entities is a huge mistake. Plan amendments, rezoning and moving open space around for the Parker family/Serrano Associates LLC to be able to further enrich themselves is not in the best interests of the residents of El Dorado Hills or the County. How many more Porsches does one family need to own?

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

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

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

Thank you for your time and consideration.

Paul Steinberg & Shari Bolton
2007 Lamego Way, El Dorado Hills, CA. 95762
775-848-8817

Sent from my iPad

4/22/22, 10:38 AM

Edcgov.us Mail - Fwd: CEDHSP

4/22/22, 10:33 AM

Edcgov.us Mail - Fwd: Rezoning if the old El Dorado Hills golf course

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: Rezoning if the old El Dorado Hills golf course

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:45 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:40 AM
Subject: Fwd: Rezoning if the old El Dorado Hills golf course
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Richard Slepian** <rslepian@gmail.com>
Date: Thu, Apr 21, 2022 at 9:15 PM
Subject: Rezoning if the old El Dorado Hills golf course
To: <edc.cob@edcgov.us>

4/22/22, 10:33 AM

Edcgov.us Mail - Fwd: Rezoning if the old El Dorado Hills golf course

We are totally against changing the zoning of the old El Dorado Hills golf course to residential. I cannot believe that when 90+% of the population is against it that it is still an issue. If any member of the Board of Supervisors votes in favor of the rezoning they should be removed from office because it is clear they don't have their constituents best interest in mind.

PC4-28-22

#3

Planning Department <planning@edcgov.us>

2 pages



Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:46 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:41 AM
Subject: Fwd: CEDHSP
To: The BOSONE <bosone@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Michael Anderson** <michael_w_anderson@yahoo.com>
Date: Fri, Apr 22, 2022 at 3:35 AM
Subject: CEDHSP
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Hello,

I am a 23 yr. resident of Serrano El Dorado. We voted down the rezone that Parker Development wanted once. It was an overwhelming defeat of Parker's greed. His path has been filled with broken promises to the residents of Serrano. I urge you to vote NO against the Parker request to rezone and develop the old golf course. It should have remained an open public course. Instead, he tried to force people to join his fantasy country club development. We finally ended the unending, unfair Mello-Roos taxes for schools that we were already paying for in our property taxes. Come next re-election, don't think for a moment that those of us, who pay attention to these matters, will not remember who voted for what. If you really want an increased tax base, vote for the Costco development.

Thanks,

Mike Anderson

4/22/22, 10:26 AM

Edcgov.us Mail - Fwd: rezoning the golf course

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: rezoning the golf course

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:46 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
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aurora.osbual@edcgov.us

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From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:40 AM
Subject: Fwd: rezoning the golf course
To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Craig Dieterich** <craig.dieterich@gmail.com>
Date: Thu, Apr 21, 2022 at 10:35 PM
Subject: rezoning the golf course
To: <edc.cob@edcgov.us>

4/22/22, 10:26 AM

Edcgov.us Mail - Fwd: rezoning the golf course

show that you care and respect the people of EDH and stop this rezoning. No more building north of H50!! edh blvd is already congested during the day and a drag strip at night. No more. Stop being greedy. respect the citizens who live here and pay high taxes!

4/22/22, 10:23 AM

Edcgov.us Mail - Fwd: EDH Golf Course Apartments

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: EDH Golf Course Apartments

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 9:46 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Leslie Davis** <lesandjesdavis@gmail.com>

Date: Fri, Apr 22, 2022 at 9:45 AM

Subject: EDH Golf Course Apartments

To: <bosone@edcgov.us>, BOS Two <bostwo@edcgov.us>, <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, <bosfive@edcgov.us>, BOS all <edc.cob@edcgov.us>

VOTE NO on the Parker Development at the old EDH golf course.

Our county will look like LA if you allow all these developments.....WE DON'T HAVE THE WATER AND WE DON'T HAVE THE INFRASTRUCTURE. Wake up and smell the roses before you pave them over with cement and asphalt.

Leslie Davis
Shingle Springs, CA

4/22/22, 10:20 AM

Edcgov.us Mail - Fwd: EDH Rezone

PC 4-28-22

#3

Planning Department <planning@edcgov.us>

3 pages



Fwd: EDH Rezone

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:47 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:41 AM
Subject: Fwd: EDH Rezone
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Lesleigh Root** <lesleigh.root@sbcglobal.net>
Date: Fri, Apr 22, 2022 at 5:37 AM
Subject: EDH Rezone
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

April 22, 2022

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.
6. Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.
7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

4/22/22, 10:20 AM

Edcgov.us Mail - Fwd: EDH Rezone

This project is not fiscally viable without imposing additional taxes. Why would you 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,

Mike & Lesleigh Root

3046 Borgata Way, El Dorado Hills

916.933.8165

4/22/22, 10:18 AM

Edcgov.us Mail - Fwd: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022

PC 4-20-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:47 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:41 AM
Subject: Fwd: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Scott White** <scott.white49@gmail.com>
Date: Fri, Apr 22, 2022 at 6:18 AM
Subject: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

4/22/22, 10:18 AM

Edcgov.us Mail - Fwd: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022

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,

Scott White

4/22/22, 10:16 AM

Edcgov.us Mail - Fwd: CEDHSP

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

4 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:47 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530) 621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:42 AM
Subject: Fwd: CEDHSP
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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El Dorado County
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530-621-5390

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

From: **Eric Elliott** <eric@niftyimages.com>
Date: Fri, Apr 22, 2022 at 7:36 AM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

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

As a resident of EDH for 3 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

We moved here 3 years ago to give my children a better life and enjoy the liberty of the surrounding open spaces. You are in a position to help and I hope that you will make the proper recommendations.

Eric Elliott

4/22/22, 10:16 AM

Edcgov.us Mail - Fwd: CEDHSP

4/22/22, 10:16 AM

Edcgov.us Mail - Fwd: CEDHSP

4/22/22, 10:10 AM

Edcgov.us Mail - CEDHSP

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Naomi Lurey <naomilurey@yahoo.com>
To: planning@edcgov.us

Fri, Apr 22, 2022 at 9:48 AM

I am an 18 year resident of El Dorado Hills and am opposed to Parker's CEDHSP. They must revise their plan to fall within the existing zoning, building and CEQA guidelines.

Sincerely,
Naomi Lurey

Sent from my iPhone



Fwd: OLD GOLF COURSE REZONE PROJECT

1 message

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

Fri, Apr 22, 2022 at 9:51 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page
CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **JAMES LOWE, JR.** <jrlowe@prodigy.net>
Date: Thu, Apr 21, 2022 at 7:11 PM
Subject: OLD GOLF COURSE REZONE PROJECT
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>

To: The El Dorado County Board of Supervisors and Planning Commission:

I am a 16-year resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the existing zoning, building, and CEQA guidelines. EHD residents expect nothing less.

PLEASE, STOP THE REZONE.

Thank you for your consideration of this request.

4/22/22, 9:57 AM

Edcgov.us Mail - Fwd: OLD GOLF COURSE REZONE PROJECT

Sincerely,

Jim Lowe



PC 4-22-22
#3
Planning Department <planning@edcgov.us>
2 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:40 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530) 621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:44 AM
Subject: Fwd: CEDHSP
To: The BOSONE <bosone@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Andrew Reeves** <andrew@hanzonation.com>
Date: Fri, Apr 22, 2022 at 8:01 AM
Subject: CEDHSP
To: <andy.nevis@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, <edc.cob@edcgov.us>, <john.clerici@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

Thank you,

The Reeves Family

--

Andrew Reeves

Director of Education, Hattori Hanzo Shears
(530) 228-3396 | andrew@hanzonation.com
www.hanzo.com





PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:41 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>

Date: Fri, Apr 22, 2022 at 8:43 AM

Subject: Fwd: CEDHSP

To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>, The BOSFOUR <bosfour-old@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **omar parra** <omarpr@yaho.com>

Date: Fri, Apr 22, 2022 at 7:55 AM

Subject: CEDHSP

To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>

As a resident of EDH for 7 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

I moved here because of the quality of life EDH offers so that my kids grow in an desirable environment and this proposal would have a tremendous negative impact for years to come to the entire EDH community. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

My kids are still young and enjoy the open space and peaceful life around the area. Thinking of all the reparations which will arise from building all of these homes this town will not be the same the nature, charm and essence of what EDH is known for will be diminish. I hope that you will make the proper recommendations thinking about what is best in the interest of the people and not based on the politics and the financial gain behind it. Thinking about all the crazy things happening in the world at this time we are lucky to call EDH home and still enjoy the peace and quiet. Make the right choice.



PC 4-22-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:41 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:37 AM
Subject: Fwd: CEDHSP

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **cheryl Axxxx** <cheryls_l@hotmail.com>
Date: Thu, Apr 21, 2022 at 6:11 PM
Subject: CEDHSP
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

I have lived in EDH for more than 40 years. I am sick of what it is becoming. I realize growth is inevitable however, it should be well planned and sensible growth. My main concern is safety. Specifically, fire and road safety. I have complained about Green Valley Rd being dangerous and been told that the county didn't have the money for improvements. Is the county going to ask the developers to widen EDH Blvd since they are planning to fill the whole corridor up?

The current roads would not allow a safe evacuation with the housing that is planned. I will say it again, our roads are hazardous, crowded and inadequate.

In addition, dense housing in the corridor will only cause the fire to jump from house to house faster. Who will plan and pay for the new fire stations? We are now in a record drought and the risk of fire is extreme.

What about water?

Aren't we in the middle of a drought? Past generations wisely established building moratoriums when there was not adequate water.

Please consider these factors in your decision making.

Sincerely,

Cheryl Adler

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:42 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530)-621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>

Date: Fri, Apr 22, 2022 at 8:37 AM

Subject: Fwd: CEDHSP

To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Emma Putman** <emmaputman1@gmail.com>

Date: Thu, Apr 21, 2022 at 6:24 PM

Subject: CEDHSP

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

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

I 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.

Sincerely,
Emma Putman



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: OLD GOLF COURSE REZONE PROJECT

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:43 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530) 621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:38 AM
Subject: Fwd: OLD GOLF COURSE REZONE PROJECT
To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **JAMES LOWE, JR.** <jrlowe@prodigy.net>
Date: Thu, Apr 21, 2022 at 7:11 PM
Subject: OLD GOLF COURSE REZONE PROJECT
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>

To: The El Dorado County Board of Supervisors and Planning Commission:

I am a 16-year resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the existing zoning, building, and CEQA guidelines. EHD residents expect nothing less.

PLEASE, STOP THE REZONE.

Thank you for your consideration of this request.

Sincerely,

Jim Lowe



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

Aurora Osbual <aurora.osbual@edcgov.us>
To: Planning Department <planning@edcgov.us>

Fri, Apr 22, 2022 at 9:43 AM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court
Placerville, CA 95667
Direct Line: (530) 621-5351
Main Line: (530) 621-5355
aurora.osbual@edcgov.us

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>

Date: Fri, Apr 22, 2022 at 8:38 AM

Subject: Fwd: CEDHSP

To: Donald Ashton <don.ashton@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

From: **Jan Washburn** <janwashinedh@hotmail.com>

Date: Thu, Apr 21, 2022 at 7:28 PM

Subject: CEDHSP

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

Stop the rezone. Leave something behind for the next generation.

J.Washburn

Sent from my iPad



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Ali Bailey <a.a.bailey@me.com>

Fri, Apr 22, 2022 at 9:45 AM

To: jvegna@edcgov.us

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

Dear Planning Commissioners and Supervisors,

I am writing regarding the hearing on April 28th regarding the CEDHSP (the old golf course rezone). I am a lifelong resident of El Dorado County, except for 4 years that I attended college out of state. I came back to El Dorado County after graduating because this really is one of the best places in California. Something that makes our area so special is the fact that we have beautiful open space to enjoy. The quality of life in EDC can't be beat.

I really can't believe we are discussing this old golf course again. I thought that the 91% vote against the rezone in 2015 would show exactly what your constituents want done with the open space. NO ONE wants this plan! I can't believe that any county staff would think this is a good idea. So many issues - water, traffic, schools being impacted - it just doesn't make sense.

Please vote No on the Rezone and protect our beautiful county. Listen to the people who live here. Please keep our designated space for residents to enjoy for years to come.

Thank you for your consideration,
Ali Bailey
Rescue, CA



PC 4-22-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 9:46 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

fyi

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Ali Bailey** <a.a.bailey@me.com>

Date: Fri, Apr 22, 2022 at 9:45 AM

Subject: CEDHSP

To: <jvegna@edcgov.us>

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

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I really can't believe we are discussing this old golf course again. I thought that the 91% vote against the rezone in 2015 would show exactly what your constituents want done with the open space. NO ONE wants this plan! I can't believe that any county staff would think this is a good idea. So many issues - water, traffic, schools being impacted - it just doesn't make sense.

Please vote No on the Rezone and protect our beautiful county. Listen to the people who live here. Please keep our designated space for residents to enjoy for years to come.

Thank you for your consideration,

Ali Bailey
Rescue, CA



PC 4-28-22
#3
2 pages

Planning Department <planning@edcgov.us>

Fwd: Fw: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 9:57 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

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El Dorado County
330 Fair Lane, Placerville, CA 95667
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From: **CRAIG COWIE** <craigco2@msn.com>

Date: Fri, Apr 22, 2022 at 9:57 AM

Subject: Fw: CEDHSP

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

From: CRAIG COWIE

Sent: Thursday, April 21, 2022 8:15 P

Subject: CEDHSP

April 21, 2022

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers. Water conservation includes everybody!!
6. Preserve our Wildlife Habitats.
7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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,
Elaine Cowie
1147 Bevinger Drive
El Dorado Hills, Ca.



PC 4-29-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: No Re-Zoning

1 message

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

Fri, Apr 22, 2022 at 10:01 AM

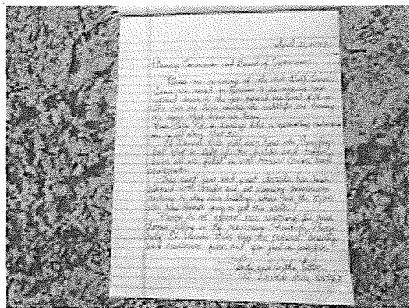
Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Linda Potter** <sunnynco@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 7:38 PM
Subject: No Re-Zoning
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <edc.cob@edcgov.us>

Sent from my iPhone



IMG_0358.jpg
2474K

April 21, 2022

Planning Commission and Board of Supervisors;

Please no re-zoning of the Old Golf Course. Since we moved to Serrano 3 yrs. ago, we have watched much of the open spaces we loved fill up. The deer are less visible, the wildlife are losing the space that drew us here.

Bass Lake Rd. is looking like a sprawling suburbia as is all along Hwy. 50.

El Dorado Hills will soon lose its Country feel that is left if the fields and buffer areas all are filled in with Homes- Condos, and apartments.

This past year and past decade has been plagued with drought and yet planning commissions continue to okay more building, where are the 10,000 plus New Homes going to get this water?

Please do not approve new rezoning for more homes filling in the maximum housing. Please help El Dorado Hills keep the natural beauty and maximum green and open feel as possible.

Linda and John Potter
El Dorado Hills, 95762



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:03 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: <marie1@reale.us.com>
Date: Thu, Apr 21, 2022 at 7:42 PM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

I have been a resident of El Dorado Hills for the past 43 years. During these years I have seen a lot of changes from no stop lights to lines of cars waiting at stop lights.

When I purchased my lot in El Dorado Hills, one had to build to the contour of the land, no land could be leveled for mass building. One only has to drive north, south, east or west in El Dorado Hills to see all those restrictions have been removed allowing large sub-divisions to emerge.

Over the years residents have been asked for their opinion on the "General Plan" and growth initiatives. The resident has continually voted against the rezoning and removing building restriction that would turn El Dorado Hills into another urban sprawl community.

I realized community growth is necessary to keep a community alive, but to change the total feel of a community by allowing large multi-story apartment buildings and condos is not the wish of the El Dorado Hills community. I along with 5300 other El Dorado Hills residents who all signed a petition not to allow rezoning shows as a community, we are vehemently opposed to Parker's CEDHSP

As representatives of the residents of El Dorado Hills, I ask you to "represent" us by voting against Parker's requests for rezoning.

Thank you

Marie Reale, resident since 1978

To be spiritually minded brings peace to life

image001.gif
1K



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:12 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

----- Forwarded message -----
From: **Sue Cantlin** <suecantlin@gmail.com>
Date: Thu, Apr 21, 2022 at 7:17 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

Dear John Hidahl,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Susanne Cantlin

Sent from my iPhone



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

2 pages

Fwd: Stop the Rezoning - CEDHSP!

1 message

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

Fri, Apr 22, 2022 at 10:13 AM

Cindy Munt

Assistant to Supervisor John Hidaht, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaht on Facebook
CLICK HERE to visit Supervisor Hidaht's web page
CLICK HERE to visit Supervisor Hidaht on Nextdoor

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

From: **Kelly Gallardo** <kgallard@us.ibm.com>
Date: Thu, Apr 21, 2022 at 7:38 PM
Subject: Stop the Rezoning - CEDHSP!
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

I am a resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. As an EHD resident I expect nothing less.

I have attached a copy of Marsha's letter for your review.

The following is a brief history of the CEDHSP from an El Dorado Hills resident's perspective.

The Parker organization has met with opposition from the public since the plan's introduction. In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support

for the project. Over 91% of those who voted REJECTED the plan!

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended.

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan! Kirk Bone's face got redder and redder as the comments progressed. I thought he was going to have a coronary on the spot.

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. OurOpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

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

The Parker organization ignores public opposition. Their representatives continue to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County.

The CEDHSP will turn El Dorado Hills into Rancho Cordova East. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Regards,

Kelly Gallardo



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:14 AM

Cindy Munt

Assistant to Supervisor John Hidaht, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidaht on Facebook
[CLICK HERE](#) to visit Supervisor Hidaht's web page
[CLICK HERE](#) to visit Supervisor Hidaht on Nextdoor

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

From: **Birgitta Warvarovsky** <beerwarfllys@me.com>
Date: Thu, Apr 21, 2022 at 7:55 PM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

Dear El Dorado Hill Planning Commission,

El Dorado Hills is becoming crowded and rezoning of land should not be allowed. It is very concerning that when you invest your life savings into your home and you research the zoning around it; that can be changed.

I grew up in the foot hills and I slowly feel that too many houses are being built in our area with out additional thought for a hospital or other big infra structure such as public transportation.

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

Any property owner may build on land they own, as long as they do so within zoning and building limitations. However, we should NOT allow anyone (no matter how much money or how many lawyers they have) to buy land zoned; especially something designated as open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos where open fields and oak trees once existed. This is particularly concerning in an age where we are constantly reminded about climate change and need for trees and grass for O2 production.

There also must be limits to the number of homes a developer can put in an already crowded area. The developers are all about money; open spaces and nature is something we cannot put a price on.

Please do not allow this especially for residents who grew up here in the foothills.

Birgitta Warvarovsky

Home owner 4065 Ironwood Drive, EDH

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Please Stop CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:15 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Jack Vorster** <jack.vorster@gmail.com>
Date: Thu, Apr 21, 2022 at 8:02 PM
Subject: Please Stop CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

To those in charge of decisions for all,

Please do not allow CEDHSP to move forward. El Dorado Hills has more value long term in keeping the few open spaces that remain. When is enough enough? The old golf course is returning to nature in front of our eyes and there has to be a better way to utilize the space than expanding housing. There is plenty of that being built down the road.

Respectfully,

Jack



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

2 pages

Fwd: Vote NO on CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:16 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Ellen Terra** <ellenterra@hotmail.com>
Date: Thu, Apr 21, 2022 at 8:10 PM
Subject: Vote NO on CEDHSP

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, Karen Feathers <bosthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, Sue Novasel <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Dear Members of the El Dorado County Planning Commission and the Board of Supervisors:

Reasons to vote NO REZONE in EDH on CEDHSP!

- I have been in my home in El Dorado Hills since 1998. I am writing to voice my strong opposition to Parker Development's CEDHSP. The county General Plan should be followed.

This property should remain zoned Open Space Recreation.

- John Hidahl was elected on the promise of preserving the land as zoned. I personally walked miles to distribute door hangers for him based on his position.
- We have a petition signed by over 5300 county residents who agree that this property should remain zoned Open Space Recreation.

- On January 13, 2020 there was a meeting at District Church in EDH attended by over 500 EDH residents all in support of **NO REZONE**. For 2 ½ hours residents were allowed to speak for 3 minutes each, not one person spoke in favor of the rezone.
- In 2015 an ADVISORY vote was taken regarding the rezone, over **91%** of those who voted voted **AGAINST THE REZONE**.
- Local schools are already congested.
- Our water supply is stretched and we are constantly being asked to conserve and cut back on our water use.
- We need to preserve our open space and our trees as a means of reducing the impact of our extreme summer temperatures.
- We already have areas along Serrano Parkway, Silva Valley Parkway and El Dorado Hills Blvd that are severely congested with traffic.
- Attorney Marsha Burch submitted a letter on March 8, 2022 on behalf of the OpenSpace El Dorado Hills group. Ms. Burch pointed out that numerous flaws in Parker Development's CEDHSP exist. The plan does not meet CEQA requirements and does not address deficiencies identified in past DEIR submissions.
- Also identified in Ms. Burch's letter was the fact that the CEDHSP proposes a breach of the Serrano CC&R's, a DRE-approved contract between Parker Development and over 4500 Serrano Homeowners.

I kindly request that you please **VOTE NO REZONE**. Please help us preserve the beauty of the entrance to El Dorado Hills.

Best regards,

Ellen Terra

Member, Open Space El Dorado Hills



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Rezone of Open Space in EDH

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 10:51 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI.

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Robin Pittfield** <robinewoods@hotmail.com>

Date: Fri, Apr 22, 2022 at 10:39 AM

Subject: Rezone of Open Space in EDH

To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Hello Board of Supervisors,

I live on Penela Way, directly adjacent to the "old golf course" property in El Dorado Hills. The parcel of land is currently zoned Open Space/Recreational, and the zoning for this land should NOT be changed. Parker knew the terms of this land when they bought it. The rules should not be changed solely because they will profit immensely.

In addition, new housing developments are already in process within one mile directly to the west, south, and east. A large apartment complex also was recently built in town center, less than a half mile away. In part because of these new developments, the need to preserve this precious open space far supersedes the need for additional housing in the area.

I join many residents of El Dorado Hills who do not want to see our village turned in another Folsom. In fact, when this same, exact issue was brought to vote in 2015, 91% of EDH residents voted against it. That is a very strong rebuke of this development by the people who actually live here. Hope someone is listening.

Sincerely,
Robin Pittfield



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 10:56 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Derek Smith** <concoars95662@gmail.com>

Date: Fri, Apr 22, 2022 at 10:55 AM

Subject: CEDHSP

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

Cc: Patricia Smith <pajsmith@ucdavis.edu>

April 22, 2022 - Earth Day

Hello,

As owners of a house on Penela Way that directly overlooks the old executive golf course, we feel compelled to reach out to this Board and express our desire to NOT have it developed into housing of any sort. We value the peace and tranquility we currently enjoy, this is one of the reasons we purchased this house. The Board surely is aware of the shared sentiment of 91% of the community that do not want additional housing in this area and oppose Parker Development's plans.

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

- A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015. At the least, an updated Advisory Vote should be held to gauge current sentiment.
- There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community. We have already seen significant traffic increases on EDH Blvd due to other housing projects in the area.
- There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH?
- Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers. This is especially critical in light of the projections for more severe drought conditions forecast for CA and the western states.
- Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.
- This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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,

Patricia and Derek Smith
 6050 Penela Way, El Dorado Hills, CA 95762
 530-957-4604 or 916-213-4378



PC 4-28-22
#3
2 pages

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 10:56 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: Paul <skisofast@mac.com>
Date: Thu, Apr 21, 2022 at 8:59 PM
Subject: CEDHSP
To:

Hello....

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams. While it appears that the Serrano HOA board seemingly is neutral on this development, I do not think they are remotely representative of the true wishes of their constituents.

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

Changing the rules for these private entities is a huge mistake. Plan amendments, rezoning and moving open space around for the Parker family/Serrano Associates LLC to be able to further enrich themselves is not in the best interests of the residents of El Dorado Hills or the County. How many more Porsches does one family need to own?

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

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

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

Thank you for your time and consideration.

Paul Steinberg & Shari Bolton
2007 Lamego Way. El Dorado Hills, CA. 95762
775-848-8817

Sent from my iPad



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Opposition to CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:00 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Gavin Huang** <vse.gavin@gmail.com>
Date: Thu, Apr 21, 2022 at 9:21 PM
Subject: Opposition to CEDHSP
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>
Cc: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

As a resident of EDH for 3 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

Best
Gavin



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 page)

Fwd: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022

1 message

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

Fri, Apr 22, 2022 at 11:09 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page
CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **Scott White** <scott.white49@gmail.com>
Date: Fri, Apr 22, 2022 at 6:18 AM
Subject: CEDHSP (a.k.a). Old Golf Course Rezone project scheduled on April 28th, 2022
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>

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

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

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

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

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

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

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

You must be aware that our one local high school is already impacted and we already need to send students to schools in Shingle Springs and Rescue. There are many areas of the community that are VERY upset about this. In addition, the

area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Scott White



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Letter regarding Open Space in El Dorado Hills, CA

1 message

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

Fri, Apr 22, 2022 at 11:11 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Carl Musser** <carl.musser@sbcglobal.net>
Date: Fri, Apr 22, 2022 at 6:40 AM
Subject: Letter regarding Open Space in El Dorado Hills, CA
To: bosone@edcgov.us <bosone@edcgov.us>

Please refer to the attached letter.

Thank you -

Carl & Fran Musser
808 Marina View Drive
El Dorado Hills, CA
(916) 996-4296



Letter regarding open space in El Dorado Hills.doc
32K

4/22/2022

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.
6. Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.
7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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,

Carl & Fran Musser
808 Marina View Drive, El Dorado Hills
(916)-996-4296



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:13 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Eric Elliott** <eric@niftyimages.com>
Date: Fri, Apr 22, 2022 at 7:36 AM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

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

As a resident of EDH for 3 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

We moved here 3 years ago to give my children a better life and enjoy the liberty of the surrounding open spaces. You are in a position to help and I hope that you will make the proper recommendations.

Eric Elliott



PC 4-28-22
3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:15 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **omar parra** <omarpr@ yahoo.com>
Date: Fri, Apr 22, 2022 at 7:55 AM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>

As a resident of EDH for 7 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

I moved here because of the quality of life EDH offers so that my kids grow in an desirable environment and this proposal would have a tremendous negative impact for years to come to the entire EDH community. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

My kids are still young and enjoy the open space and peaceful life around the area. Thinking of all the repercussions which will arise from building all of these homes this town will not be the same the nature, charm and essence of what EDH is known for will be diminish. I hope that you will make the proper recommendations thinking about what is best in the interest of the people and not based on the politics and the financial gain behind it. Thinking about all the crazy things happening in the world at this time we are lucky to call EDH home and still enjoy the peace and quiet. Make the right choice.



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Brian Sullivan <sullivan.brian@sbcglobal.net>

Fri, Apr 22, 2022 at 11:18 AM

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

Hi,

I'm writing to voice my opinion to NOT rezone the old EDH golf course. I am a resident of Cameron Park rather than El Dorado Hills, but still do not want to see it rezoned for housing of any density. The golf course was a valuable resource that was stolen from the residents of the county when it was shut down. If Parker INC wants to be a good community partner they would resurrect the old course in exchange for favorable rezoning in a different area of EDH or the county. There is currently only one public golf course in Western El Dorado County and that is fairly distant and not kid friendly.

Regards,

Brian Sullivan
3835 Cambridge Road
Cameron Park, CA 95682
530-409-9600



PC 4-28-22
3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP - EDH Golf course rezone

1 message

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

Fri, Apr 22, 2022 at 11:24 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Fri, Apr 22, 2022 at 8:28 AM
Subject: Fwd: CEDHSP - EDH Golf course rezone
To: The BOSONE <bosone@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Kayla Walker** <it.kaylala@gmail.com>
Date: Thu, Apr 21, 2022 at 2:23 PM
Subject: CEDHSP - EDH Golf course rezone
To: <andy.nevis@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, <edc.cob@edcgov.us>, <john.clerici@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>

El Dorado Planning Commission,

For nearly my entire 33 years, I've lived in El Dorado county. As a kid, I couldn't wait to leave. But as I grew, and became a mother, I knew just how special this area is. My kids and I often comment on the beauty that surrounds us, and how sad it's been watching all of the development robbing us of these views.

We want to keep the beauty for the generations to come. Keep this place special, we plead with you.

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El

Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

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

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

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

Thank you for your time and consideration.

Sincerely,
Kayla Walker

916-220-4422



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP Rezone project scheduled for April 28th, 2022 - Vote NO REZONE

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 11:25 AM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Alana White (Gmail)** <awhite023@gmail.com>

Date: Fri, Apr 22, 2022 at 11:22 AM

Subject: CEDHSP Rezone project scheduled for April 28th, 2022 - Vote NO REZONE

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

Good morning,

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

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

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

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

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

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El

Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

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

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

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

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

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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,

Alana White

El Dorado Hills Homeowner since 2008



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:33 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Susan Young** <syoun620@aol.com>
Date: Fri, Apr 22, 2022 at 9:04 AM
Subject: CEDHSP

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

Dear Planning Commission and Board of Supervisors,

My family moved to El Dorado Hills in 1999, selecting the location for its small, country feel with lots of open space. We **STRONGLY OPPOSE** rezoning the old executive golf course from open space/recreational space to multi-density residential space. In 2015, we joined 91% of EDH voters to reject rezoning on Measure E put out by the CSD to gauge support for the development project. The residents of EDH have made our voices heard, time and again, against rezoning, and it is your job to respect and uphold the will of the people you serv .

Please do the right thing and reject rezoning of the old executive golf course for housing purposes.

Sincerely,
Mark Young
Susan Young
Nick Young



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

2 pages

Fwd: STOP the rezoning of the old Executive Golf Course: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:37 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaahl on Facebook
CLICK HERE to visit Supervisor Hidaahl's web page
CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **Heather Howell** <heatherrhowell@yahoo.com>
Date: Fri, Apr 22, 2022 at 9:20 AM
Subject: STOP the rezoning of the old Executive Golf Course: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>
Cc: Sean Howell <seandhowell@yahoo.com>

Board of Supervisors and Planning Department,
Please, preserve the entrance to our beautiful community as open space.

Our family and community is opposed to the development and rezoning of the Old Executive Golf Course.

We care about keeping our community green and avoiding congestion and traffic similar to what is going on in Folsom with their build-out of 10,000 new homes which is a travesty to our environment and natural resources.

We moved to El Dorado Hills 20 years ago because it was different from the congested areas of Sacramento and the Bay Area. The quality of life and sense of recreation and community for our children was and still remains a priority. Our schools, specifically the high school is already at capacity, and the roads and parking on and around Silva Valley are inadequate for the number of schools and students in the area during peak times. Have you tried to drive near the high school at 8:15 in the morning? It's a mess! And a huge safety concern due to all the cars, pedestrians, and limited parking.

Our water and limited resources is concerning, continuing droughts and concern for fires is not the time to start building new homes in our community. **Please listen to our residents, we have for years opposed the development and rezoning of the Executive Golf Course in El Dorado Hills.**

Thank you for listening and considering our concerns.

Sean and Heather Howell
1040 Elmwood Court
El Dorado Hills
Residents since 2002



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: NO REZONE in EDH on CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:39 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Tony and Samantha** <bentama22@yahoo.com>
Date: Fri, Apr 22, 2022 at 9:20 AM
Subject: NO REZONE in EDH on CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

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

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

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

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

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

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

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area they are looking to build is very close to the school, so those "new" people would get priority on schools and the school boundaries would have to be trimmed back even farther!!

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

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

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

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,

Tony Hongschaovalit

8184 Damico Dr, El Dorado Hills, CA

708-289-6510



PC 4-28-2
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: EDH Golf Course Apartments

1 message

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

Fri, Apr 22, 2022 at 11:41 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Leslie Davis** <lesandjesdavis@gmail.com>
Date: Fri, Apr 22, 2022 at 9:45 AM
Subject: EDH Golf Course Apartments
To: <bosone@edcgov.us>, BOS Two <bostwo@edcgov.us>, <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, <bosfive@edcgov.us>, BOS all <edc.cob@edcgov.us>

VOTE NO on the Parker Development at the old EDH golf course.

Our county will look like LA if you allow all these developments.....WE DON'T HAVE THE WATER AND WE DON'T HAVE THE INFRASTRUCTURE. Wake up and smell the roses before you pave them over with cement and asphalt.

Leslie Davis
Shingle Springs, CA



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Fw: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:42 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **CRAIG COWIE** <craigco2@msn.com>
Date: Fri, Apr 22, 2022 at 9:57 AM
Subject: Fw: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

From: CRAIG COWIE
Sent: Thursday, April 21, 2022 8:15 P
Subject: CEDHSP

April 21, 2022

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.

2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.
3. Having a park next to Highway 50 seems too little and too close to increased emissions.
4. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers. Water conservation includes everybody!!
6. Preserve our Wildlife Habitats.
7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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,

Elaine Cowie

1147 Bevinger Drive

El Dorado Hills, Ca.



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Rezoning issue

1 message

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

Fri, Apr 22, 2022 at 11:51 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **tina goodridge** <tinagoodridge@yahoo.com>
Date: Fri, Apr 22, 2022 at 10:28 AM
Subject: Rezoning issue
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Why is it this issue keeps coming up? How many times do we have to say NO to a rezoning proposal. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

Tina and Gary Goodridge
473 Morgan Ct
EDH

Kirsten Goodridge
437 Brisbane Cir
EDH



PC 4-28-22
PC #3

Planning Department <planning@edcgov.us>

2 Pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:52 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **Ruth Blackburn** <rblackb@gmail.com>

Date: Fri, Apr 22, 2022 at 10:36 AM

Subject: CEDHSP

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

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

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

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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.

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PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Rezone of Open Space in EDH

1 message

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

Fri, Apr 22, 2022 at 11:53 AM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidaahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidaahl's web page
[CLICK HERE](#) to visit Supervisor Hidaahl on Nextdoor

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

From: **Robin Pittfield** <robinwoods@hotmail.com>
Date: Fri, Apr 22, 2022 at 10:39 AM
Subject: Rezone of Open Space in EDH
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Hello Board of Supervisors,

I live on Penela Way, directly adjacent to the "old golf course" property in El Dorado Hills. The parcel of land is currently zoned Open Space/Recreational, and the zoning for this land should NOT be changed. Parker knew the terms of this land when they bought it. The rules should not be changed solely because they will profit immensely.

In addition, new housing developments are already in process within one mile directly to the west, south, and east. A large apartment complex also was recently built in town center, less than a half mile away. In part because of these new developments, the need to preserve this precious open space far supersedes the need for additional housing in the area.

I join many residents of El Dorado Hills who do not want to see our village turned in another Folsom. In fact, when this same, exact issue was brought to vote in 2015, 91% of EDH residents voted against it. That is a very strong rebuke of this development by the people who actually live here. Hope someone is listening.

Sincerely,
Robin Pittfield



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:54 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Raymond Valadez** <racksac@pacbell.net>
Date: Fri, Apr 22, 2022 at 10:43 AM
Subject: CEDHSP

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

To the Planning Commission and Board of Supervisors:

April 22, 2022

As a 25+ year resident of El Dorado Hills, I find myself reflecting on why I moved here originally. The magnificent hills, the horses running through the fields at Hwy 50 and Bidwell, the ridges at sunset. I could go on. But now, all I see are houses, buildings, and traffic. I see congestion, crowds, angry drivers, long red lights, and commotion at all intersections. To me, it has become **El Dorado "Houses"**. There are no more hills.

Why do we continue to let a select few with means, trample those with less? There is no one that really benefits here but Parker. The need for housing is easily being addressed 2 miles west in Folsom where there is room to build, and by projects already approved and in motion. The continued packed growth only makes this area less livable and desirable. The infrastructure is not built to handle it, so we all pay the price. The schools are packed, the stores are packed, the freeway is packed. Enough is enough. Please think this one through.

I know you are aware of the many reasons to vote **no** on the rezone issue, but at least try to aid us with maintaining the quality of life for current and future residents of El Dorado Hills. It is why we voted for you. Also, consider how many are opposed to this rezone issue. Its time to stand up to the money and just say no and listen to the majority.

Historically, over, and over, the taxpaying residents of EDH have asked and requested that this rezone not be passed. That should be enough for the board and planning commission to abort this and put an end to it once and for all. We too are affected and none of us will pocket any lucrative returns. Leave the site as currently zoned. There is no reason to fix what isn't broken.

Additionally, included for your consideration are highlights of concern that continue to be at that heart of this issue:

1. A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015.
2. There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community.

3. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.

4. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. We already have had rationing, and water IS an issue.

5. The applicant should build out the 135 units in Serrano that are already approved. Why does that need to change at all?

I kindly request that you please vote **no rezone** on this 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,

Ray Valadez

2001 Haeling Place, El Dorado Hills, 95762

916-425-8014



PC 4-28-22
3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:55 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Derek Smith** <concoars95662@gmail.com>
Date: Fri, Apr 22, 2022 at 10:55 AM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>
Cc: Patricia Smith <pajsmith@ucdavis.edu>

April 22, 2022 - Earth Day

Hello,

As owners of a house on Penela Way that directly overlooks the old executive golf course, we feel compelled to reach out to this Board and express our desire to NOT have it developed into housing of any sort. We value the peace and tranquility we currently enjoy, this is one of the reasons we purchased this house. The Board surely is aware of the shared sentiment of 91% of the community that do not want additional housing in this area and oppose Parker Development's plans.

There are many reasons to vote NO REZONE on this issue. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills.

The Planning Commission and the Board of Supervisors will vote on this question so please consider the future needs of El Dorado Hills to preserve Open Space that is useable, workable and accessible for our community. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with the applicant to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that CSD has tried to be part of that process but was more or less shut out when their requests for an Increase in Park Quality and Size was rejected by applicant. We feel that the site should remain as currently zoned.

A few highlights for your consideration in voting NO REZONE:

- A Measure E Advisory Vote resulted in 91% of El Dorado Hills voters returning a NO REZONE of the EDH Executive Golf Course on November 3, 2015. At the least, an updated Advisory Vote should be held to gauge current sentiment.

- There will be an increase in traffic flow at all points caused by this rezone that would impact not only the center of El Dorado Hills but the entire community. We have already seen significant traffic increases on EDH Blvd due to other housing projects in the area.
- There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH?
- Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers. This is especially critical in light of the projections for more severe drought conditions forecast for CA and the western states.
- Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.
- This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you 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,

Patricia and Derek Smith
 6050 Penela Way, El Dorado Hills, CA 95762
 530-957-4604 or 916-213-4378



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 11:56 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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From: **Steven Sedgwick** <stevesedgwick@sbcglobal.net>
Date: Fri, Apr 22, 2022 at 11:00 AM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

I am a 19 year Serrano resident and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the *existing* zoning, building, and CEQA guidelines. EHD residents expect nothing less.

The following is a brief history of the CEDHSP from an El Dorado Hills resident's perspective.

The Parker organization has met with opposition from the public since the plan's introduction. In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted REJECTED the plan!

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended.

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan! Kirk Bone's face got redder and redder as the comments progressed. I thought he was going to have a coronary on the spot.

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. OurOpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

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

The Parker organization ignores public opposition. Their representatives continue to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County.

The CEDHSP will turn El Dorado Hills into Rancho Cordova East. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Steven G Sedgwick

1643 Terracina Dr

EDH CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP - Request you vote No to Rezone

1 message

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

Fri, Apr 22, 2022 at 11:57 AM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650

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

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From: **Teresa Patane** <tpatane@gmail.com>

Date: Fri, Apr 22, 2022 at 11:04 AM

Subject: CEDHSP - Request you vote No to Rezone

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

Please read the attached letter requesting a No vote to Rezone and please include this letter in the minutes for the upcoming Planning Commission meeting.

Thank you

Leonard and Teresa Patane
3513 Smokey Mountain Circle
El Dorado Hills
(916) 934-0474

 **No Rezone letter fo planning meeting 042222.docx**
15K

April 22, 2022

To: El Dorado County Planning Commission
El Dorado County Board of Supervisors

Subject: CEDHSP – Request you vote No to Rezone

We are writing this letter to kindly request that you please vote No Rezone in order to preserve our open space in El Dorado Hills for our current and future generations. On June 3, 2013, at a Special Meeting of the El Dorado Hills Community Services District, over 150 concerned residents of the community attended and twenty-one members of the public spoke in support of keeping the former executive golf course as open space and/or developing the property into a park with active and passive uses. In 2015, the matter was put on the ballot where over 91% of those who voted were against the Rezone. And on January 13, 2020, at a meeting at the District Church in El Dorado Hills, over 500 local residents unanimously spoke in support of keeping the former executive golf course as open space and/or developing the property into a park with active and passive uses. At that time, the residents were promised that a meeting would be held in El Dorado Hills, rather than in Placerville, so that their voices could be heard. Now, over 5,300 residents of El Dorado Hills have signed a petition to stop this unnecessary growth of El Dorado Hills for the purpose of additional financial gains to Parker Development.

Developers should be held accountable to original planning and zoning. They should not be allowed to change the rules. Isn't the point of zoning to establish order and logic in our communities? We feel that there is already too much high density housing and apartments around our community and there is not a need for more. Our local schools are already impacted so some of our children in El Dorado Hills must travel to Rescue and Shingle Springs in order to attend school. The traffic on El Dorado Hills Boulevard and Silva Valley are already overloaded and very unsafe. Plus, we are in the third year of a severe drought and do not need more homes that will require additional water. These are our neighborhoods. This rezone and additional building would have a negative impact on our wildlife, air quality, traffic, noise, schools, emergency services, and our quality of life.

We urge you to vote No to the Rezone. We are the ones who voted you into office to represent the people in our community. When we elected Supervisor John Hidahl, he ran on the promise to preserve all open space in El Dorado Hills. So we respectfully request that you vote No to the Rezone.

Thank you for your thoughtful consideration,

Leonard and Teresa Patane
3513 Smokey Mountain Circle
El Dorado Hills, CA 95762
(916) 934-0474



Planning Department <planning@edcgov.us>

pc 4-28-22
#3

1 page

Fwd: Central El Dorado Hills Specific Plan Amendment

1 message

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

Fri, Apr 22, 2022 at 12:01 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

From: **Bill Mayer** <billfishboy@gmail.com>

Date: Fri, Apr 22, 2022 at 11:08 AM

Subject: Central El Dorado Hills Specific Plan Amendment

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

Dear Sirs:

This action would change the General Plan for the area, an action that should not be taken lightly. As you know, the General Plan land uses were set many years ago by the County with public input to establish a 25-30 year blueprint for long range development, as well as for the conservation and preservation of open space, and parks and recreation. By setting the General Plan blueprint, a delicate balance of land uses was established with each land use designation (including open space), circulation pattern, infrastructure demand, etc., being dependent on that delicate balance to create the quality of life that public consensus defined in the General Plan. As officials of the community, it is the duty of the Supervisors and Planning Commissioners to represent the public to fulfil the goals and objectives outlined in the current General Plan.

When the local and regional land use balance is disrupted (e.g., change land use from open space to urban development), it's like a domino effect on everything else. So with the proposed General Plan/Specific Plan Amendment, we could expect traffic to increase significantly, air quality to decline, a noisier environment, etc. because the land uses would not develop as envisioned in the General Plan. Also, if the General Plan is changed, there will be an adverse change to the jobs to housing ratio in our County which is considered a significant impact on our environment.

Open space is important to the health and welfare of our community and it must be preserved to protect our quality of life. If we don't protect our open space, our community would become another intense urban community like our neighbor Folsom. We don't need another Folsom, nor do we need to grow our way out of a financial concern. Do we really need more housing instead of open space and recreation? Can't we be satisfied with a proper balance of housing, commercial, business park and open space designed to give residents and quality of life as spelled out in the General Plan? Do we want to become Folsom, and if so, to what end? Is it only to pander to a powerful, deep-pocketed developer because they want to profit from developing the only remaining open space available in central El Dorado Hills? Once the open space is gone, we can't get it back, and the character of El Dorado Hills will be irreversibly changed.

For these reasons, please act appropriately and responsibly as representatives of the community and deny the General Plan/Specific Plan Amendment.

Respectfully,
Bill Mayer



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 12:03 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **lopez2117** <lopez2117@yahoo.com>
Date: Fri, Apr 22, 2022 at 11:57 AM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

Please vote no on the golf course rezone. No one is in favor of this rezone. EDH is becoming over developed . There is one high school in EDH and many of our students have to attend school in Shingle Springs. We cannot and should not have to attend schools in other cities. The community has overwhelmingly been against the rezone. We are the residents that have to live with your decision and our voices and needs should be heard. We do. not want this are rezoned period!

Sincerely,

Ana Lopez-Bruce
El Dorado Hills resident

Sent from my Verizon, Samsung Galaxy smartphone



Planning Department <planning@edcgov.us>

PC 4-28-2
#3

2 pages

Fwd: NO REZONE in EDH on CEDHSP

1 message

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

Fri, Apr 22, 2022 at 12:03 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: Jennie Daniel <jenniebaggaley@gmail.com>
Date: Fri, Apr 22, 2022 at 11:09 AM
Subject: NO REZONE in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

To the Board Of Supervisors:

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

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

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

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

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

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

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

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

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

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

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

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.

Jennie Daniel
916-230-3914



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP Rezone project scheduled for April 28th, 2022 - Vote NO REZONE

1 message

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

Fri, Apr 22, 2022 at 12:05 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Alana White (Gmail)** <awhite023@gmail.com>
Date: Fri, Apr 22, 2022 at 11:22 AM
Subject: CEDHSP Rezone project scheduled for April 28th, 2022 - Vote NO REZONE
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bostthree@edcgov.us <bostthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>

Good morning,

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.

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Alana White

El Dorado Hills Homeowner since 2008



PC 4-22-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 12:09 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: <k.shigekawa@comcast.net>
Date: Fri, Apr 22, 2022 at 11:46 AM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Parker Development doesn't care whether there is enough water, they just build and make their money and move on to ruin some other locale. Many of you ran for office saying you were opposed to growth that ruins our way of life in EDH. Show us that you meant it!

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,
Katherine Armitage



pc 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 12:12 PM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidaahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidaahl's web page
[CLICK HERE](#) to visit Supervisor Hidaahl on Nextdoor

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

From: **lopez2117** <lopez2117@yahoo.com>
Date: Fri, Apr 22, 2022 at 11:55 AM
Subject: CEDHSP
To: <bosone@edcgov.us>

Please vote no on the golf course rezone. No one is in favor of this rezone. EDH is becoming over developed . There is one high school in EDH and many of our students have to attend school in Shingle Springs. We cannot and should not have to attend schools in other cities. The community has overwhelmingly been against the rezone. We are the residents that have to live with your decision and our voices and needs should be heard. We do. not want this are rezoned period!

Sincerely,

Ana Lopez-Bruce
El Dorado Hills resident

Sent from my Verizon, Samsung Galaxy smartphone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: STOP GOLF COURSE REZONE

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 12:31 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Barbara Krasts** <bkrasts@aol.com>

Date: Fri, Apr 22, 2022 at 12:28 PM

Subject: STOP GOLF COURSE REZONE

To: edc.cob@edcgov.us <edc.cob@edcgov.us>

STOP GOLF COURSE REZONE



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 12:39 PM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Annie** <annie.skaf@gmail.com>

Date: Fri, Apr 22, 2022 at 12:38 PM

Subject: CEDHSP

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

As a resident of EDH, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space.

Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space.

Thank you for reading my concerns and I hope you are able to help preserve this space.

Thanks,
Annie Skaf



PC 04-28-22

#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 1:02 PM

Cindy Munt

Assistant to Supervisor John Hidaht, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaht on Facebook
CLICK HERE to visit Supervisor Hidaht's web page
CLICK HERE to visit Supervisor Hidaht on Nextdoor

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

From: <steve.cheeley@gmail.com>
Date: Fri, Apr 22, 2022 at 12:52 PM
Subject: CEDHSP
To: <bosone@edcgov.us>

My family has lived in El Dorado Hills since 2011 and we are strongly against the rezoning proposal.

Many of the reasons follow:

- over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.
- at the Jan. 13th, 2020 meeting at District Church in EDH, over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.
- an ADVISORY Vote in 2015 went to ballot where over 91% of those voting, voted AGAINST THE REZONE.
- the property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! To get away from the congested urban areas of Sacramento and also Silicon Valley. They moved here for the quality of life, the relaxing environment with trees and green hills.
- 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.)
- 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.

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

Steve Cheeley

4122 Fawn Creek Way

El Dorado Hills, CA 95762

361-834-6116



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 12:53 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: <steve.cheeley@gmail.com>

Date: Fri, Apr 22, 2022 at 12:51 PM

Subject: CEDHSP

To: <edc.cob@edcgov.us>

My family has lived in El Dorado Hills since 2011 and we are strongly against the rezoning proposal.

Many of the reasons follow:

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- 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.)
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- 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.
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Thank You for Your Thoughtful Consideration,

Steve Cheeley

4122 Fawn Creek Way

El Dorado Hills, CA 95762

361-834-6116



PC 04-28-2022
#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 12:59 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **Annie** <annie.skaf@gmail.com>

Date: Fri, Apr 22, 2022 at 12:38 PM

Subject: CEDHSP

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

As a resident of EDH, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space.

Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space.

Thank you for reading my concerns and I hope you are able to help preserve this space.

Thanks,
Annie Skaf



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 1:11 PM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Yeakle, Lory** <lyeakle@inventures.com>

Date: Fri, Apr 22, 2022 at 1:08 PM

Subject: CEDHSP

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

To the Planning Commission and Board of Supervisors;

I am adamantly opposed to any rezoning activity being proposed by Parker Development for the Old Golf Course property. I cannot express my disappointment in the fact that the local community has voiced total opposition to any rezoning for years now, and this proposal albeit continues to change and morph, it still is in total opposition to what the local community is asking for. What does it take for this to be put to bed once and for all?

I moved to El Dorado Hills 6 years ago from the East Bay – Danville. I had hoped that El Dorado Hills would have the same level of integrity when it comes to city planning. That the land would be developed in support of the local community interests and needs versus the demands of developers looking to maximize their profits.

We have an opportunity to continue to deliver upon the vision of El Dorado Hills, as represented by the local community. It is unfortunate that at the time the Golf Course was originally developed, that the demand did not exist. I would suggest that if you were to revisit the need/desire for a golf course on this property, you would be surprised at the demand and desire for it. Other than the private club in Serrano, there is one local public golf course – Empire Ranch, and this cannot support the growth of this community. Wouldn't it be great to have a local executive course that young families could bring their kids to and retirees could play 9 holes throughout the week. Plus the clubhouse could serve to support local sports fans, along with kids sporting event lunches, celebrations etc.

In the bay area, we had a local executive course that enabled many of us to enjoy family time with our kids while enabling them to learn the sport. We have received proposals on various golf course configurations that would be perfect for that

location. Whether it be a golf course or another recreational use, I feel that this land needs to remain as zoned and the vision needs to be delivered as promised to all of us who have invested in this community.

We have a chance to ruin all that was started by cramming housing into an area that will create traffic issues and zero value to those of us living here. I beg the commission to step back and look at the overall plan for El Dorado Hills and try to make decisions that will be in the best interest of all of us who have selected this as our home. People will move if the integrity of what we all thought we invested in, begins to erode.

We are putting our faith in you to keep this community as a desirable area for families to raise their kids, for retirees to enjoy local services and to not just jam housing in to maximize profitability of developers who could not care less about the impact to our quality of life.

I ask that you listen to the community and make a fair decision based on what you hear. My concern is that we have been voicing this for years now, and all we continue to see is the developer making tweaks to his plan to try to push this through. Bottom line....we do not want the rezoning.....

I thank you for your time to read my concerns and I ask that you will show your support for the community.

Kind regards,

Lory

Lory Yeakle

Vice President, Operations and Client Services

Global Inventures, Inc., a SmithBucklin Company

Accelerating Results Through Collaboration®

5000 Executive Parkway, Suite 302, San Ramon, CA 94583, USA

T: +1.925.275.6678 | F: +1.925.275.6691 | M: +1.925.997.3968

www.inventures.com



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 1:51 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Mario Skaf** <mario.skaf@gmail.com>

Date: Fri, Apr 22, 2022 at 1:24 PM

Subject: CEDHSP

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

As a resident of EDH, particularly Serrano, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations. Our beautiful EDH will become just like every other town, congested with homes and traffic, drawing crime and heavy pollution.

We elected supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. This was already rejected by the community in 2015. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000s of homes to replace designated open space. Follow the General Plan and leave politics aside. Don't sell this community for profit.

Please, preserve the entrance to our beautiful community as open space so that my children can grow up here, enjoy the community that we have come to love, with open space and wildlife, but also making it a unique community. Please vote against it becoming congested with waste and overly crowded roads and infrastructure. I don't want 1000 homes to replace designated open space.

Thank you for reading my concerns and I hope you are able to help preserve our open space and our old golf course.

Thanks,
Mario Skaf
Serrano Resident



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

Fwd: Old Golf Course Rezone

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 2:05 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: **Bev Werling** <bev_werling@yahoo.com>
Date: Fri, Apr 22, 2022 at 2:01 PM
Subject: Old Golf Course Rezone
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

We have lived here 35 years. In that time, we have seen massive development. The only time we had the opportunity to vote on it was in regard to Parker rezoning the old golf course. EDH residents voted **overwhelming** against it.

Suddenly, you all decide that our votes don't count? Why?

Who do you work for? Is it the citizens of El Dorado County? Or Parker Development?

Prior to voting on the rezone, please consider that we simply do not have the water, the schools, or the desire for more development. The voters do not want it.

Prior to your vote, **please disclose any business dealings you or your family have with Parker Development.**

Please disclose how much money you have taken in election "donations" from Parker Development.

Sincerely,

Bev Werling

4/22/22, 4:23 PM

Edcgov.us Mail - Fwd: Old EDH Golf Course Rezone

PC 4-28-22

#3

Planning Department <planning@edcgov.us>



Fwd: Old EDH Golf Course Rezone

1 message

1 page

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

Fri, Apr 22, 2022 at 2:06 PM

Cindy Munt

Assistant to Supervisor John Hidaht, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidaht on Facebook
CLICK HERE to visit Supervisor Hidaht's web page
CLICK HERE to visit Supervisor Hidaht on Nextdoor

----- Forwarded message -----
From: **Bev Werling** <bev_werling@yahoo.com>
Date: Fri, Apr 22, 2022 at 1:59 PM
Subject: Old EDH Golf Course Rezone
To: bosone@edcgov.us <bosone@edcgov.us>

We have lived here 35 years. In that time, we have seen massive development. The only time we had the opportunity to vote on it was in regard to Parker rezoning the old golf course. EDH residents voted **overwhelming** against it.

Suddenly, you all decide that our votes don't count? Why?

Who do you work for? Is it the citizens of El Dorado County? Or Parker Development?

Prior to voting on the rezone, please consider that we simply do not have the water, the schools, or the desire for more development. The voters do not want it.

Prior to your vote, please disclose any business dealings you or your family have with Parker Development.

Please disclose how much money you have taken in election funding from Parker Development.

Sincerely,

Bev Werling



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP and Rezone—April 28 meeting

1 message

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

Fri, Apr 22, 2022 at 2:39 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
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[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Arthur Knapp** <art@arthurknapp.com>
Date: Fri, Apr 22, 2022 at 2:11 PM
Subject: CEDHSP and Rezone—April 28 meeting
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

I have concerns about any measures to rezone or build medium and high density housing. That area is a beautiful gateway into EDH and should not be turned into sprawling big suburb with increased traffic congestion.

Any proposals should at the very least contain the 9-hole 'Hay style' course as recently described in community publications. That provides community use, restores the original product, and acts a view buffer for the residents of Penela Way who paid lot premiums for their view. Then any housing should be minimized and be consistent in design character with the area.

Without this sort of resident friendly proposal, I am against any rezone.

Sincerely,
Arthur Knapp
100 Powfoot Place
EDH

Sent from my iPad:
Arthur Knapp
art@arthurknapp.com
408.209.2282



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Stop old golf course rezone -CEDHSP

1 message

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

Fri, Apr 22, 2022 at 2:40 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **matt williams** <hilary.matt@yahoo.com>
Date: Fri, Apr 22, 2022 at 2:21 PM
Subject: Stop old golf course rezone -CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Hello,

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

The CEDHSP also proposes a breach of the Serrano CC&Rs, a DRE-approved contract between the Parker Organization and over 4500 Serrano homeowners.

The DEIR must be rejected and sent back to the developer. They must continue to revise their plan until it falls within the existing zoning, building, and CEQA guidelines. EHD residents expect nothing less.

I have attached a copy of Marsha's letter for your review.

The following is a brief history of the CEDHSP from an El Dorado Hills resident's perspective.

The Parker organization has met with opposition from the public since the plan's introduction. In 2015 the El Dorado Hills CSD put Measure "E" on the ballot, asking voters for their level of support for the project. Over 91% of those who voted REJECTED the plan!

A little over two years ago, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended.

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan! Kirk Bone's face got redder and redder as the comments progressed. I thought he was going to have a coronary on the spot.

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. Our OpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

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

The Parker organization ignores public opposition. Their representatives continue to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County.

The CEDHSP will turn El Dorado Hills into Rancho Cordova East. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Sincerely,

Matthew Williams
Mormon Island Land Owners



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

3 Pages

Fwd: No Rezone in EDH on CEDHSP

1 message

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

Fri, Apr 22, 2022 at 2:44 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: S k <skrutty@gmail.com>
Date: Fri, Apr 22, 2022 at 2:23 PM
Subject: No Rezone in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Jeetendria Konduru

5128 Mertola Drive,

El Dorado Hills, CA



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP Parker Development project for EDH golf course

1 message

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

Fri, Apr 22, 2022 at 2:45 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook
[CLICK HERE](#) to visit Supervisor Hidahl's web page
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Anthony Sarge** <a.sarge@sbcglobal.net>
Date: Fri, Apr 22, 2022 at 2:44 PM
Subject: CEDHSP Parker Development project for EDH golf course
To: <bosone@edcgov.us>, <jvegna@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <kpayne@edcgov.us>

Unfortunately, I am unable to attend the meeting on April 28 regarding this proposal. I will not enumerate the reasons for our opposition to this development proposal, as all have been listed by other citizens, residents and voters of El Dorado Hills on numerous occasions, and they are already on public record. We have lived in the community for nearly thirty-four years. We are both completely opposed to the rezoning proposed and the high density development that will result from this project.
Sincerely,
Anthony and Carol Sarge
1349 Oak Creek Court
916-933-5765



PC 4-28-22
#3
Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP Planning Commission 4/28/2022 - Comment Letter

1 message

Adam & Jill Baughman <ajb7707@gmail.com>
To: planning@edcgov.us

Fri, Apr 22, 2022 at 2:58 PM

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

From: **Adam & Jill Baughman** <ajb7707@gmail.com>

Date: Fri, Apr 22, 2022 at 2:44 PM

Subject: CEDHSP Planning Commission 4/28/2022 - Comment Letter


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

Dear Supervisors and Planning Commission members,

Please accept my attached comment letter on the proposed golf course rezone project. I did my best to keep it to 2 pages with the salient points.

Thank you for your time and consideration.

Adam Baughman
3558 Rocky Ridge Way
El Dorado Hills, CA 95762

 **CEDHSP - Golf Course Rezone 4-28-22.pdf**
159K

April 22, 2022

jvegna@edcgov.us
kpayne@edcgov.us
john.clerici@edcgov.us
andy.nevis@edcgov.us

daniel.harkin@edcgov.us
edc.cob@edcgov.us
bosone@edcgov.us
bostwo@edcgov.us

bosthree@edcgov.us
bosfour@edcgov.us
bosfive@edcgov.us

RE: CEDHSP Proposed Rezone of the El Dorado Hills Golf Course from Open Space to Residential

Thank you for holding the Planning Commission hearing on April 28, 2022 to allow the public to comment on the proposed rezoning of the EDH Executive Golf Course site. I attended the previous hearing in January 2020 and likewise submitted comments.

Once again, I am writing to urge your NO vote on the rezone of the old EDH Golf Course. The following are the major reasons why:

- 1. Open Space Zoning & Land Use:** The property is zoned and has a General Plan designation of “Open Space Recreation”. The local jurisdiction is NOT compelled or required to approve a rezone just because a developer buys it on the cheap at open space pricing and wants to rezone it to high density residential. Amending a General Plan should only be approved for the benefit of the community. There is no other designated Open Space area anywhere in El Dorado Hills that rivals the size of the golf course. While the amount of Open Space proposed to remain after the rezone looks large on the map, it is mainly *unbuildable, steep hillside, with little active recreational value.*
- 2. EDH APAC DEIR Comments, June 10, 2021:** Emphasizing that local jurisdictions are NOT required to grant a rezone or general plan amendment, the Area Planning Advisory Committee, in their second comment letter to the County, continues to support the “No Project” and/or “Zoning Consistent” alternatives in the DEIR as they are, “... *more aligned with the desires of the community...*” and, “...*the proposed project does not provide adequate benefits to El Dorado Hills, or El Dorado County, to merit a General Plan Amendment, or to justify the rezone of the old Executive Golf Course property.*” The APAC takes exception with the DEIR and its conclusions with respect to the proposed project’s impacts on Aesthetics, Recreation, and Traffic.
- 3. Measure E – the Voice of the Community:** Advisory Vote resulted in **91%** of EDH voters returning a NO REZONE of the golf course on November 3, 2015. That was 8,236 EDH residents voting NO to just 811 voting Yes. This is unprecedented for an off-election year with little else on the ballot. Rezoning to residential is not what the General Plan envisioned or what the overwhelming majority of citizens want.
- 4. EDH CSD & Negotiations to Buy – Erroneous Appraisal:** Prior to the last Planning Commission hearing in 2020, the CSD was in negotiations with Parker Development to buy the property. However, the property appraisal erroneously *assumed* the residential rezone would be approved simply because the application had already been submitted to the County. Therefore, the valuation of the property was grossly inflated and too expensive for the CSD to consider. At the January 2020 Planning Commission hearing, Kirk Bone, Director of Government Relations for Parker Development, stated they would be willing to negotiate a sale. **We urge the County to find ways to make that happen.**
- 5. Proposed Transfer of Development Rights Questionable:** While a property may be zoned for a maximum density of development, that does NOT guarantee the site can be developed to that maximum given many other constraints such as: aesthetics, steep slopes, ridgelines, riparian/wetland setbacks, emergency access, etc. The developer is assuming the full development potential of the proposed transferred rights. This is being used as a leveraged threat to force a rezone; *allow me to build at higher density below or I’ll build on the ridge.* Ridge development is not a given and requires discretionary approval. This is not a like-for-like trade.

6. Aesthetics, Traffic & other Environmental Concerns: There are many environmental issues with the proposed development; two of which are Aesthetics and Traffic. When traveling north on EDH Blvd, the development is broken up by the open space of the golf course, the archery range, the oaks of "Pedregal", the CSD fields, and Wild Oaks/St. Andrews Parks. It's what keeps the "Hills" in El Dorado Hills. Parker has already destroyed the ridgeline vistas elsewhere by building on them even though the original map conditions prohibited it. The original idea for EDH was that of clustered "villages" with open spaces between them. The golf course and "Pedregal" serve as the open spaces between villages and greenbelts for fauna. Development will create a sea of continuous rooftops blurring the distinction between villages. The original EDH master plan idea emphasized open space between villages and the opportunity for outdoor recreation. The proposed project negatively impacts both.

The section of El Dorado Hills Blvd adjacent to the project is one of the most heavily travelled roadways in the County. It has gotten worse since Saratoga Way was connected to Iron Point. There is no feasible mitigation proposed by the project for the increase in traffic of nearly 1,000 homes. Other issue areas include water resources, air quality, cultural resources, and noise, all identified as Significant and Unavoidable impacts, requiring adoption of a Statement of Overriding Consideration by the BOS basically stating the benefits of the project outweigh the costs.

Instead of more high-density homes, taking up what little open, flat recreational area we have in EDH, a better use of the site is something that fits within the adopted General Plan, not requiring an amendment and rezone. I and many others propose the following:

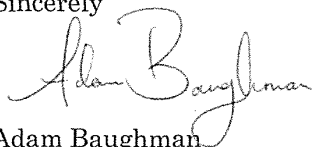
Community or Regional Park: This is an unprecedented opportunity to create a large community or regional recreational resource capable of accommodating a wide range of both active and passive uses. This park could become the "crown jewel" at the gateway of El Dorado Hills, providing the much-needed recreational fields for the many youth sports leagues already fighting for field space. Youth sports leagues are constantly arm-wrestling with each other through the CSD over the few sports fields. A park similar to **Waller Park in Santa Maria, CA** that combines both active sports fields and passive recreation opportunities would be perfect. A regional park would bring in outside tourist dollars to the nearby hotels (there are two new hotels planned just south of the site). The future Hwy 50 pedestrian overcrossing would provide direct access. The CSD would of course operate and maintain the park. Funding can come from property tax assessments, league usage fees, rental fees, and Quimby fees collected as mitigation for other development projects. Visible from the freeway, it would become the envy of neighboring communities.

There are many reasons to vote NO REZONE. The most critical is to maintain the quality of life for current and future residents of El Dorado Hills. Please consider the future needs of the community and preserve Open Space that is usable, workable, and accessible. This site is and always has been zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

I, and most others, are NOT opposed to more housing, or even "affordable" housing in EDH.

I AM OPPOSED to rezoning what little "Open Space" land we have for more housing. Does the reverse ever happen? Are significant quantities of residential/commercial/industrial lands converted to "Open Space"? We know the answer, and once it's gone, it's gone. Thank you for your consideration.

Sincerely



Adam Baughman
Ridgeview Village resident
ajb7707@gmail.com



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Cedhsp

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 4:22 PM

To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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From: **BC** <bcohen_2002@yahoo.com>

Date: Fri, Apr 22, 2022 at 4:13 PM

Subject: Cedhsp

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

I dont believe destroying the Open Space where the Golf Course was, is a good idea for El Dorado Hills. And the High Density Housing certainly was not the Planning Commissions future Plan for El Dorado Hills. This idea is not in the Interest of EDH residents.

Thank You
Bob Cohen
1834 Hampshire Pl
Eldorado Hills, Ca



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Consider the health of the community when you consider the Open Space Rezone

1 message

rbankerd@ups.com <rbankerd@ups.com>

Fri, Apr 22, 2022 at 4:54 PM

Dear Supervisors and Planning Commissioners,

Your work and dedication to the community is being reflected in Eldorado Hills being a sought after location to live, we are all truly blessed to call this community our home and I appreciate you for this.

My name is Ryan Bankerd and I'm a resident in El Dorado hills and also a corporate executive responsible for sustainability initiatives at a Fortune 500 company. This work has exposed me to the negative effects of man's impact on the environment. In summary, I'm often tasked with finding solutions to correct shortsighted decisions made by stakeholders that have negatively impacted the environment and community.

With regards to the rezone of the open space at the entrance to El Dorado hills residents have brought up valid points that include: Housing needs being met by large communities already being built in Folsom. That the gateway entrance is an original fixture of El Dorado Hills and a reason we chose this to be our home. Traffic has been brought up and is a valid consideration, school over population... This list goes on.

In addition to those grievances, my concern is around the loss of more acreage to asphalt and concrete. In a time when cities are trying to increase outdoor space with more trees, grasses, gardens and parks I find it strange that you'd entertain the notion of reducing El Dorado Hills open space. Urban heat islands have a direct effect on the morbidity and mortality rates brought on by the effects of air pollution. Your decision on reducing open spaces and increasing the heat island could increase those effects on the community you've been elected to serve. This year driving through the entrance to El Dorado hills, I observed low hanging clouds, a running creek and deer in that open space. Once that space is gone, no longer will we have morning clouds, running creeks and deer, but a shopping center and all the negative health affects that come with urban sprawl. The future will not have children exploring the fields and creeks, learning how to live in harmony with nature and the community health benefits outdoor spaces offer. In its place we will have more homes, consumerism and mental health concerns that come with residents that yearn for outdoor experiences.

Stop the rezone, and keep the open space...

If you'd like to know more about the effects of urban heat islands, below is quick excerpt from a study.

A researcher found that high UHI intensity correlates with increased concentrations of air pollutants that gathered at night, which can affect the next day's air quality.[1] These pollutants include volatile organic compounds, carbon monoxide, nitrogen oxides, and particulate matter.[2] The production of these pollutants combined with the higher temperatures in UHIs can quicken the production of ozone.[1] Ozone at surface level is considered to be a harmful pollutant.[1] Studies suggest that increased temperatures in UHIs can increase polluted days but also note that other factors (e.g. air pressure, cloud cover, wind speed) can also have an effect on pollution.[3] Studies from Hong Kong have found that areas of the city with poorer outdoor urban air ventilation tended to have stronger urban heat island effects[4] and had significantly higher all-cause mortality[4] compared to areas with better ventilation.

1. Assessment of International Urban Heat Island Research" (PDF). U.S. Department of Energy Report. Navigant Consulting. Retrieved 30 April 2014.

2. Koppe, Christina; Sari Kovats; Gerd Jendritzky; Bettina Menne (2004). "Heat-waves: risks and responses". *Health and Global Environmental Change Series*. 2.
3. Shi Y, Katzschner L, Ng E (2017). "Modelling the fine-scale spatiotemporal pattern of urban heat island effect using land use regression approach in a megacity". *Science of the Total Environment*. 618: 891–904. doi:10.1016/j.scitotenv.2017.08.252. PMID 29096959.
4. Wang P, Goggins WB, Shi Y, Zhang X, Ren C, Lau KKL (2021). "Long-term association between urban air ventilation and mortality in Hong Kong". *Environmental Research*. 197: 111000. Bibcode:2021ER....197k1000W. doi:10.1016/j.envres.2021.111000. PMID 33745928. S2CID 232310626

Ryan L. Bankerd

2341 Carlisle Ct

El Dorado Hills

530.570.6555



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Consider the health of the community when you consider the Open Space Rezone

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>

Fri, Apr 22, 2022 at 4:58 PM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: <rbandkerd@ups.com>

Date: Fri, Apr 22, 2022 at 4:54 PM

Subject: Consider the health of the community when you consider the Open Space Rezone

To:

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