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## Zoning concerns

1 message

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**Aguilar Crew** <aguilarcrew@gmail.com>

Tue, Mar 19, 2013 at 12:22 PM

To: edc.cob@edcgov.us

Cc: rommel.pabalinas@edcgov.us

To the El Dorado County Board of Supervisors and Mr. Rommel Pabalinas, Senior Planner

I am very concerned about the possibility of changing the zoning for the areas of El Dorado Hills Blvd between Raley's and Olson to include high density housing. I can assure you that this is not the direction the residents of El Dorado Hills want to go in.

Growth can be accomplished while keeping the integrity of our community strong. Don't let difficult times tempt you to go in this direction. The property taxes would not be worth the negative aesthetics, added congestion, overuse of our roads, schools and emergency services.

We could have avoided the incredible cost and time we have invested in the very dilapidated bank-owned home we purchased here by choosing a home elsewhere. We chose to move here for the wonderful balance of community, serenity and safety EDH provides and we strongly urge a decision made to deny re-zoning in order to preserve that.

Also, it was just by chance that I even received information on this possible zoning change. I am formally requesting a notice of this review be mailed to ALL El Dorado Hills residents, with an additional 60 days response time, in order to inform the citizens of this community and to give the residents a proper opportunity to give their feedback.

Thank you for your time and prompt response.

Sincerely,

Lisa Aguilar

aguilarcrew@gmail.com

916-337-0581



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## EDH zoning concerns

1 message

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**julia bender** <jphoto@gmail.com>  
To: edc.cob@edcgov.us

Tue, Mar 19, 2013 at 3:05 PM

To whom it may concern,

I am very concerned about the new zoning proposal for our town. We bought our home a year ago, and what attracted us to this town over several others we highly considered in the area, was the landscape and carefully chosen commerce. The open space at the end of our street which is the open space at the end of Wilson, and the archery field and open space from Raley's to the community center add so much to the town. We loved how the houses seemed tucked back instead of right in your face. If we wanted that, we would have moved downtown.

The schools are already at capacity, and are all ranked 10's. Yet another reason we chose to live here - we are in walking distance from Brooks. If condos/apartments are built at the projected rate, all of these kids will need to be at our schools too. The quality of education will suffer, and traffic will increase greatly. I admired this town for it's carefully placed commerce - at the freeway, and at the top on Green Valley. Having a large shopping center right in my backyard will affect the lives of my children greatly. Instead of continuing to explore nature as they grow older, they will wander to the parking lots of these sites. Nothing good comes of that. Traffic will increase and more strangers will enter, highly affecting the safety of the area.

My husband and I greatly oppose this plan. We looked for a year to buy a house in the Sacramento area, and this proposal will greatly affect our lives and the lives of our children in a negative way. We talk about how much we love here all the time, and have friends looking to move here over Folsom. They want land, and to build a house. These choices benefit our town, not mass commerce.

—  
julia bender | photographer

jphoto@gmail.com

415.531.1530



EDC COB <edc.cob@edcgov.us>

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## El Dorado Hills Development

1 message

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**Rob & Mindy Spies** <robandmindy@hotmail.com>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Tue, Mar 19, 2013 at 11:50 AM

Please stop the proposed apartment/condo project along El Dorado Hills Blvd. This project does not promote the character and feel of El Dorado Hills as it has become to date.  
The proposed project will hurt this community.

Thank you,

Robert K. Spies  
El Dorado Hills Homeowner

Sent from my iPad



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## STRONGLY OPPOSE EI Dorado Hills Zoning Change

1 message

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**Susan & Marcel Marcale** <marcalefamily@gmail.com>  
To: edc.cob@edcgov.us, "bosone@edcgov.us" <bosone@edcgov.us>

Tue, Mar 19, 2013 at 9:55 PM

Good evening,

I was recently informed about the proposed zoning change along El Dorado Hills Blvd coming from the Parker Development Company. My husband and I are very much in opposition to this proposed plan. In September 2011 we relocated to El Dorado Hills from Elk Grove. I was a 33 year resident of Elk Grove. I grew up there. We chose to leave my home town because the over growth and development of that sweet town. Elk Grove started out to be a small town in 1972 and only had a population of less than 11k and today the population is around 153K. What comes with that kind of expansion is congestion, crime and quite frankly aggravation whenever we needed to go anywhere. In the year and a half my family has been here in EDH we have come to love it here. The sense of community, the wild life, the beautiful rolling hills along EDH Blvd and the relaxed daily living that is provided by living in a small town. As well in the short time we've been here.... there have been constant requests to rezone our beautiful nature land for either apartments or commercial use. We're opposed to seeing this small town ruined like Elk Grove because developers are wanting to overrun our community with unnecessary and unwanted apartments and town homes.

El Dorado Hills has an excellent reputation for having a sense of community and safety. This information can easily be validated from websites such as neighborhoodscout.com that shows Elk Grove having 27.42 annual crimes per 1,000 residences whereas El Dorado Hills experiences 9.70 annual crimes per 1,000 residences. Elk Grove also has 1,244 homes per square mile while El Dorado Hills has 342 homes per square mile. There is a correlation that higher density housing will increase crime. Here is an article that supports that correlation - <http://newsinfo.iu.edu/news/page/normal/13030.html>.

The Parker Development Company proposed plan is not something we want in our community. The apartments and town homes will bring transient residents that will not have the same vested interest in our community. The proposed growth will also have the following negative affects to our town:

- roads/traffic congestion

13-0118 X 4 of 7

- schools (Oak Ridge High School is already at/above capacity)
- crime
- fire/police resources
- noise
- air quality
- water
- wildlife
- recreation
- taxes
- the sheer beauty of our small town

We chose to relocate to El Dorado Hills and enjoy the sense of community and return to small town life. We pay a premium to live here in El Dorado Hills and will work hard to voice our opposition and keep this a small town.

Thank you for listening to our concerns.

Sincerely,

Susan & Marcel Marcale

El Dorado Hills resident, Oak Tree Village



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**Fwd: Against High Density Development**

1 message

**The BOSTHREE** <bosthree@edcgov.us>

Wed, Mar 20, 2013 at 1:32 PM

To: EDC COB &lt;edc.cob@edcgov.us&gt;

He asked his letter to go on record. Thought I should send it to you...

K

**Kathy Witherow**Assistant to Supervisor Brian K. Veerkamp  
District Three - El Dorado County  
530.621.5652

——— Forwarded message ———

From: **Bill Falconer** <bill@majestic-interiors.com>

Date: Wed, Mar 20, 2013 at 1:25 PM

Subject: Against High Density Development

To: pierre.rivas@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bodfive@edcgov.us

Mr. Pierre Rivas, Principal Planner

Attached is my letter against the San Stino Residential Project.

I just became aware about this project. I believe I should have received notice of any development that would impact my residence.

Sincerely, Bill Falconer

—  
Bill Falconer  
Majestic Interiors  
bill@majestic-interiors.com  
(510) 331-4812

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Thank you.

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 **Against High Density Development Signed.pdf**  
141K

March 20, 2013

William Falconer  
3621 Grandview Circle  
Shingle Springs, CA 95682

Mr. Pierre Rivas, Principal Planner  
El Dorado County  
Development Services Department  
2850 Fairlane Court  
Placerville, CA 95667  
[Pierre-Rivas@edcgov.us](mailto:Pierre-Rivas@edcgov.us)

**Re: Comments for:**

Notice of Preparation of the Environmental Impact Report for the San Stino Residential Project (File Nos. A12-005, Z12-0009, PD12-0001, TM12-1509) and Holiday Hills Estates and Holiday Lake Ranches Entry Gates and Vacation of Public Street (File Nos. S13-0001, S13-0002, GV13-0001 and GV13-0002).

**Items of concern:**

1. The traffic impact from San Stino will cause congestion and dangerous conditional on French Creek Road, Mother Lode Dr. and Ponderosa Overcrossing, Shingle Springs Drive and Buckeye Road.
2. Traffic Highway 50 Interchange, Ponderosa, Shingle Springs Drive.
3. Traffic impact on Buckeye Road, Buckeye Elementary and California Montessori traffic already blocks entire access for any vehicles to pass safely.
4. I live at 3621 Grandview Circle and San Stino High Density will adversely impact my property value by destroying the aesthetic rural view shed I currently have.
5. Noise from the construction as well as the finished development will adversely impact my home.
6. No Parks to accommodate recreation needs.

Please include my comments for the public record.

Sincerely,

**William  
Falconer**  
William Falconer

Digitally signed by William  
Falconer  
DN: cn=William Falconer, o, ou,  
email=bill@majestic-  
interiors.com, c=US  
Date: 2013.03.20 13:10:51 -07'00'

Cc: Ron Mikulaco [bosone@edcgov.us](mailto:bosone@edcgov.us), Ray Nutting [bostwo@edcgov.us](mailto:bostwo@edcgov.us) Brian Veerkamp [bosthree@edcgov.us](mailto:bosthree@edcgov.us), Ron Briggs [bosfour@edcgov.us](mailto:bosfour@edcgov.us), Norma Santiago [bosfive@edcgov.us](mailto:bosfive@edcgov.us)