

1/14/2020

Edcgov.us Mail - Fwd: Rezone



PC 2-13-20
#6
Planning Department <planning@edcgov.us>
2 pages

Fwd: Rezone

1 message

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

Tue, Jan 14, 2020 at 11:37 AM

Kind Regards,

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

----- Forwarded message -----
From: **bnnwolfe** <bnnwolfe@gmail.com>
Date: Tue, Jan 14, 2020 at 10:34 AM
Subject: Rezone
To: <bosone@edcgov.us>

My husband and I are writing this letter to encourage you to follow what the people of El Dorado Hills have already indicated/voted for in regards to the re-zone.

My husband and I are new to this area and moved here BECAUSE of our grandchildren.

We have been very concerned about the over-crowding at Oakridge High School. We have both been life-long educators and have seen what it takes to keep good schools in balance. OVERCROWDING does NOT fit in to this scenario at all.

We would love to have recreational opportunities on a relatively flat surface. We are very opposed to high-density housing here in the HEART of El DoradoHills.

That is NOT the feel of this community. This area is so pretty BECAUSE you have wisely left green space. It's unique and special.

We are already very sad about the TRAFFIC impact of the new Costco. The traffic down Silva Valley Parkway is already a nightmare, and it affects the safety of CHILDREN going to a from the schools in that area.

The addition of housing units will add to this traffic nightmare.

PLEASE DO NOT VOTE IN FAVOR of THIS Rezone. It will just further compromise and gridlock this community.

LET THE VOICES OF YOUR CONSTITUENTS BE HEARD. They voted NO with a resounding 91% once. THAT should be enough to help you with your decision. This is a democracy, and the will of the people must be heard.

PLEASE DO NOT VOTE TO DESTROY THE OPEN SPACE WITH HOUSING.

PLEASE LISTEN!!!!

Thank you.

Bonnie & Scott Wolfe
4872 Dalewood Drive
EDH

1/14/2020

Edcgov.us Mail - Fwd: Rezone

Sent from my Verizon, Samsung Galaxy smartphone

1/14/2020

Edcgov.us Mail - Vote NO on the El Dorado Hills Golf Course Rezone

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

Vote NO on the El Dorado Hills Golf Course Rezone

1 message

Leslie Ellwood <leslierivlin@gmail.com>

Tue, Jan 14, 2020 at 1:44 PM

To: planning@edcgov.us

Cc: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us

Hello,

I am an EDH resident of almost six years with elementary-age children. Like so many others in this area, we escaped the Bay Area pollution and over-crowding for a better life, a slower less crowded life. We love El Dorado Hills and all it has to offer. After attending the Planning Commission meeting last night, I am further incensed about the potential of our beloved community evolving into the Bay Area. We have a lot to lose and I ask that each one of you do what is right.

I understand that you might not live in El Dorado Hills and might not necessarily care that we love our outdoor space, do not want overcrowding and a ruined community, but I ask that you represent the people who resoundingly do NOT want the rezone of the golf course. Please vote no to rezone, and let's let the CSD purchase this land and develop it for recreational purposes only .

VOTE NO ON THE EL DORADO HILLS GOLF COURSE REZONE

--

Regards,

Leslie Ellwood
650.787.7277

1/14/2020

Edcgov.us Mail - Rezoning

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

Rezoning

1 message

billwasdyke@aol.com <billwasdyke@aol.com>
To: planning@edcgov.us

Tue, Jan 14, 2020 at 2:07 PM

This in response to the rezoning (El Dorado hills) golf/open space. All members of my family voted several years ago against the building and or development of this open space. We are still against this proposal, listen to the voters you represent and respect the number of voters that voted no several years ago.

Thank you
El Dorado hill resident
Bill Wasdyke

Sent from my iPhone

1/15/2020

Edcgov.us Mail - Fwd: E.D.H. Planning Commission Meeting 1/13/20



PC 2-13-20
#6

Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: E.D.H. Planning Commission Meeting 1/13/20

1 message

EDC COB <edc.cob@edcgov.us>

Tue, Jan 14, 2020 at 4:28 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>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Jeanette Salmon <jeanette.salmon@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: **Hugh W. Baca** <hueman50@comcast.net>

Date: Tue, Jan 14, 2020 at 4:24 PM

Subject: E.D.H. Planning Commission Meeting 1/13/20

To: <edc.cob@edcgov.us>

Cc: Roberta Tassej <rt@eldoradors.com>, Melinda Peak <peakinc@sbcglobal.net>, Hugh W. Baca <hueman50@comcast.net>, brianna@finley-link.com <brianna@finley-link.com>, Buzz Nunn <buzznunn@sbcglobal.net>, John Burns <johnburnsca@gmail.com>, Jim Pridemore <jimpridemore@gmail.com>, Wayne Haug <WHAU@yahoo.com>

Dear El Dorado County Board of Supervisors;

It was a lengthy Planning Commission meeting last night and I wanted to say "Thanks" for the patience and professionalism you all demonstrated. The turnout was great, the crowd active and involved - maybe even "passionate" about the Rezone of the EDH Executive Golf Course. Obviously - with 91% of the community casting their votes against the Rezone in the past, it shows the people are very interested in the fate of this piece of property. But as it's frequently said: "Once it's paved over - it's gone forever."

And again, we appreciate your dedication to democracy and community affairs, it's another thing that makes living here so special.

Regards,
Hugh & Lisa Baca
3495 Patterson Way, El Dorado Hills
EDHNOW!



PC 2-13-20
#6
Planning Department <planning@edcgov.us>

2 pages

Re: El Dorado Hills Planning Commission Meeting

1 message

cheryl Axxxx <cheryls_l@hotmail.com>

Tue, Jan 14, 2020 at 5:08 PM

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

Cc: "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

On Jan 14, 2020, at 5:04 PM, Cheryl Adler <cheryls_l@hotmail.com> wrote:

Hi,

I was not able to speak at the EDH Public Planning Commission Meeting last night because there was not enough time and too many speakers, however, wish to go on record about my concerns. I have lived and worked in this community for 42 years and have seen many changes.

I will list my concerns below in bullet form:

1- Traffic- I feel that it is extremely necessary for EDH Blvd. to be changed from a 2 lane to a 4 lane roadway. I would like to see the developers pay their share of this huge cost since the county can't afford to make these changes.

2-Light pollution- I feel that it is important to plan for development with as few street lights as possible.

3- Preserving the natural woodland beauty— Development that would preserve the natural formation of the mountains and not "carve" it up into terraces. We have already been exposed to too much asbestos.

4- Cultural Resources— I just wanted to make sure that the board was aware of the Native American Bedrock Grinding Stone that exists just below the Ridgeview Subdivision. Melinda Peak did not indicate that she knew the site was there and not many people do. It is a rich cultural site which should be preserved for the school children to see and learn from. (I am a retired teacher) Currently the children from William Brooks School go all the way up to Amador County to visit the Indian Grinding Rock State Historic Chaw'se Park. In my opinion, it would be better if they learned that the Native Americans survived and lived right in their own backyards. Shouldn't El

1/15/2020

Edcgov.us Mail - Re: El Dorado Hills Planning Commission Meeting

Dorado County recognize our Native tribes. Perhaps the Casino in Shingle Springs would be interested in becoming involved.

Thank you for your time.

Respectfully,

Cheryl Adler
Retired Teacher in the community

1/15/2020

Edcgov.us Mail - FW: Thank you for attending the 1/13/2020 Planning Commission Meeting



PC 2-13-20
#6
Planning Department <planning@edcgov.us>
5 pages

FW: Thank you for attending the 1/13/2020 Planning Commission Meeting

1 message

Kerr, Jim / Kuehne + Nagel / DAL MV-KH <Jim.Kerr@kuehne-nagel.com>
To: "planning@edcgov.us" <planning@edcgov.us>
Cc: "admin@parksnotparker.org" <admin@parksnotparker.org>

Tue, Jan 14, 2020 at 5:15 PM

I certainly hope that this does not spoil beautiful El Dorado Hills – clearly no one in the community support this proposed expansion apart from the pure greed of the developer. I hope the planning department do the right thing and protect that space.

Yours faithfully

JAMES KERR

Begin forwarded message:

From: "Parksnotparker.org" <admin@parksnotparker.org>
Date: January 14, 2020 at 3:13:36 PM CST
To: James Kerr <jkpolar@hotmail.com>
Subject: Thank you for attending the 1/13/2020 Planning Commission Meeting
Reply-To: Parksnotparker.org <admin@parksnotparker.org>



ParksNotParker.org

Golf Course Rezone Update

Huge turnout at the Planning Commission Meeting last night. The District Church was at capacity, standing room only, people were in the front entry and side rooms. An awesome turnout with over 2 hours of public comment, all against the rezone.



Packed house!



At capacity with standing room only.

Many thanks to all:

Thank you to the parksnotparker.org group core team who painted the rocks, waved signs and handed out flyers at the meeting last night. I am afraid to list names for fear of leaving someone out. You know who you are, Thank You!! My thanks goes out to many, many others who are not a part of this group that contributed in a big way to make this meeting what it was, amazing. Is there any doubt about how the community feels about this rezone?

1/15/2020

Edcgov.us Mail - FW: Thank you for attending the 1/13/2020 Planning Commission Meeting

A special thank you to all who attended the meeting. It was a sight to behold and music to our ears as for over 2 and a half hours, members of our community pointed our reason after reason why the Planning Commission should deny this project, keep the old Executive Golf Course zoned open space and recreational and maintain a key landmark to maintain the integrity of our great community.

NEXT STEPS

The next (and presumed last) Planning Commission Hearing on CEDHSP is expected to be at the scheduled February 13th meeting in Placerville. Public Comment is closed - at the hearing - but you can still submit public comment to the official record by emailing planning@edcgov.us and also cc'ing the planning commissioners, addresses at https://www.edcgov.us/Government/planning/Pages/planning_commission.aspx

At the last hearing, unless there are project changes, the Commission will deliberate the project, probably seeking clarification and feedback from County Staff, and the Applicant. Then the Commission will vote on their recommendation to the Board of Supervisors. The BOS will then schedule their hearing(s) on the project.

If you haven't already, sign the petition.

1/15/2020

Edcgov.us Mail - FW: Thank you for attending the 1/13/2020 Planning Commission Meeting

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You are receiving this email because you opted in at our website or you are an "outstanding" registered voter in the El Dorado Hills Community Services District (CSD) or you signed the petition on our website at <https://parksnotparker.org>

Our mailing address is:

Parks, Not Parker

3941 Park Dr. Ste 20-436

El Dorado Hills, CA 95762

[Add us to your address book](#)

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PC 2-13-20
#6



Planning Department <planning@edcgov.us>

No to re-zoning of the old El Dorado Hills golf course

1 message

Sigpijwu@yahoo.com <Sigpijwu@yahoo.com> Tue, Jan 14, 2020 at 5:22 PM
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>, "debra.ercolini@edcgov.us" <debra.ercolini@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

Hello El Dorado County Planning Commissioners and Board of Supervisors.

I am writing to express my concern about the talks of re-zoning the old El Dorado Hills golf course. I am completely against this, along with 91% of our community. I really hope you listen to the people of El Dorado Hills on this issue. This area has always been open space, and it should not be rezoned to build high density housing. It should be kept as recreational if we can not bring the golf course back.

I moved to El Dorado Hills 11 years ago for the open space, nature, and beautiful landscape. Adding high density housing to this area would start to change the feel of our town. I miss entering Serrano and seeing the golf course driving range on either side of the parkway. It was iconic and made me want to move here. As it was so different than other places we looked at. It would be worse to see more homes at this entrance.

Please listen to the people on this issue and not the developer.

Zoning should be protected.

Warm regards,

Romeo Manzano
4243 Cordero Drive
El Dorado Hills

1/15/2020

Edcgov.us Mail - Public Comment Regarding proposed EDH Re-Zone

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

Public Comment Regarding proposed EDH Re-Zone

1 message

Jeff Maus <jmaus@comcast.net>

Tue, Jan 14, 2020 at 5:55 PM

To: planning@edcgov.us

Cc: gary.miller@edcgov.us, jvegna@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us

To whom it may concern:

I attended last evenings EDH meeting to gather public comments in regards to the proposed development proposal of the Eldorado Hills Boulevard Corridor north of US-50.

I would like to offer my opinion in opposition to the development submitted. First of all, Property rights are very important to me! I am the owner/operator of a small Residential Design/Build Company and value the adherence to the county general plan. I believe that Re-zoning should only be done when the existing zoning conflicts with the adherence to said plans.

I attended a meeting with developers personnel several year ago to try to understand their desire to rezone their parcels. Upon conclusion of the presentation, I asked "why it was imported to them to double the proposed occupancy of the existing multi family parcel to the west of Eldorado Hills Boulevard?". The candor of the answer was surprising and refreshing. I was told that "It is more valuable as the proposed occupancy."

I believe that when you purchase a property you should be allowed to develop it within the bounds of the law and no one should add restrictions, however I do not believe that it within the scope of a planning commissions purpose to change the zoning of a parcel for no other reason than to maximize the sales price.

As for the golf course rezoning, if it is recommended for approval, I will have lost any faith that the planning commission is not on Parker's Development LLCs' payroll!

Jeffrey Maus
Custom Building Concepts Inc.



PC 2-13-20
#6
Planning Department <planning@edcgov.us>
2 pages

El Dorado Hills Central Pacific Plan

1 message

Diane Amerson <diamerson23@gmail.com>
To: planning@edcgov.us

Tue, Jan 14, 2020 at 6:47 PM

I am a resident of El Dorado Hills and live at the corner of Latham Ln and Olson L in Governors Village.

Last night January 13, 2020 I attended the public meeting with the planning commission and was encouraged by the eloquence and research done by the residents opposed to the development. I agree 100% with their concerns. I am not a public speaker and would have loved to address and added the major concerns of my neighborhood involving Pedrigal if it is developed. Local residents in my neighborhood face daily safety and health conditions as well as loss of resale appeal because of broken promises regarding Olson Ln.

Olson Ln is a residential road off of El Dorado Hills Blvd. The residents homes are very close to the road making it difficult and dangerous to exit their driveways out on to Olson Ln. When the homes were built Olson Ln was a quiet residential road with the promise it was not going to connect to what is now known as Gillette Rd. Today it is a main connector road to Gillette Rd and on to Ridgeview or Moonstone leaving the residents with a challenging and dangerous enter and exit to their homes.

Data collection in the EIR document on traffic and noise levels being gathered in 2012 thru 2015 stated traffic on Olson Lane was approximate 3,000 vehicles per day. Traffic volume on Olson has substantially increased since 2015. There was also mention if the count reached 4,000 vehicles the county would have to do something about the road. If the Pedrigal Development goes through the traffic will double. During that development the construction traffic will triple and possibly quadruple the traffic numbers and raise the safety and noise level to such proportions it will be dangerous and unbearable for the residents.

Due to speed and traffic incidents on Olson a stop sign was placed at the corner of Latham Ln and Olson Ln. According to the CHP who monitored the intersection 50% of the vehicles do not stop at that sign. I live on the corner and can honestly say I believe the percentage is higher. Once CHP was observed monitoring the intersection the vehicles began stopping for the period of monitoring. If the Pedrigal Development is approved and the construction begins the heavy trucks who are also violators of the stop sign and speed limit will create an even higher level of safety for the residents. Construction trucks are extremely noisy, heavy and expel their exhaust. Heading up Olson from El Dorado Hills Blvd most trucks do not stop at Latham because they have such a heavy load. Shifting after they stop is hard on the trucks and gas use so they just go through. Few will slow at the intersection instead of stopping and just go through or some just barrel right through. If by chance one does stop when they start from the stop sign the exhaust and noise is huge. When the trucks come down the hill empty they are extremely noisy and fast. Jake Braking, empty truck beds clanging and speeding to pick up another load is common and again unsafe for the residence bordering Olson Ln.

Three residents on Olson have had vehicles land in their property because vehicles have failed to stop or speed losing control. One resident on Latham had on 4 separate occasions a vehicle come up on to his property and take out the mailbox. That neighbor also had a vehicle end up in his yard on the other side for failure to stop. Another vehicle went through a neighbors fence into his side yard. On my property vehicles cross the property from Olson to Latham to avoid the stop sign. One neighbor had her pictures on the walls of her home become crooked because of the vibrations of the construction trucks rumbling down the road.

Property in the location of the proposed Pedrigal development is said to have Native American monuments and Indian grinding rocks. A letter was written to Rommel Pabalinas Sr Planner regarding those concerns in 2013 I have not seen any response to address those areas. What I do recognize is the developers change their plans directing attention away offering trades hoping to avoid the issues of concern disguising projects and trade offs.

Last night the comparison of Paradise to El Dorado Hills was quite alarming and an eye opener. If you notice the apartments on Latham have one entrance and exit. Further down El Dorado Hills Blvd Copper Hill has one entrance and exit. Then again further down EDH Blvd the apartments have one entrance and exit on to Wilson. The streets as they are now in the residential areas are indeed like Paradise. Adding more homes with the same routes would be a for sure death trap. Trying to escape is surely a failure on the planning and the developers hands. Last night it came to light the vulnerabilities and exposure that is at risk with the possibilities of a fire in addition to all the other negatives this proposed development brings to El Dorado Hills. This project should not be approved.

1/15/2020

Edcgov.us Mail - El Dorado Hills Central Pacific Plan

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

Serrano Owners Association Board of Directors Letter Re the Rezone of the Old Golf Course EDH..CEDHSP

1 message

Shirley Sikes <shirleysikes@hotmail.com>

Tue, Jan 14, 2020 at 7:39 PM

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

January 13, 2020

To : El Dorado County Board of Supervisors

To : El Dorado County Planning Commission

Tonight in El Dorado Hills a community came together to voice their opposition to this application and many of us who live in Serrano were surprised some of the members of our Serrano Owners Association Board of Directors were present at the meeting but did not speak...well we just became aware of a letter from our Board dated January 10, 2020 to our Supervisor John Hidahl with copies to you all that we find very surprising ... specifically ...

"2. The Association is not opposed to applicants request to amend the EDHSP and transfer temporarily mapped lots in Village D2, Lots C and D into Open Space of the CEDHSP. The Association believes the creation of a greater Open Space buffer zone between the two communities is beneficial and anticipates a maintenance funding agreement for a proportionate share of costs relative to Serrano's Public Natural Open Space maintenance obligations."

Why do we find this surprising .. because the community does not appear to want this section of Serrano as Open Space because it is not accessible, desirable or safe for the community to utilize for quality Open Space as you heard last night from the doctor and several of the speakers concerns about the out of date reports and testing methods of this site.

As Owners in Serrano Owners Association we are shocked that this letter was written just days before the El Dorado Hills evening Planning meeting. You should know that many Serrano owners attended this meeting in opposition to this application plus many of us dispute that any transfer could occur without a vote by all of our owners in the Serrano Owners Association.

Again, thank you for the opportunity to have an evening meeting in EDH to accommodate our community and voice our concerns.

Respectfully Requesting No Rezone,

Shirley and Walt Sikes
4070 Errante Drive
El Dorado Hills, CA 95762
916-673-9348

Sent from my iPhone

1/15/2020

Edcgov.us Mail - EDH Golf course land

PC2-13-20
#6



Planning Department <planning@edcgov.us>

EDH Golf course land

1 message

Dave <dlkempker@gmail.com>
To: planning@edcgov.us

Wed, Jan 15, 2020 at 9:29 AM

I am very much opposed to development of the old EDH golf course land. I have lived in EDH for 44 years and have witnessed how the developers have ravaged the land. Enough is enough. Leave the golf course land alone.

David Kempker
724 Ramon Court
El Dorado Hills, Ca

1/15/2020

Edcgov.us Mail - EDH golf course



PC 2-13-20
#6

Planning Department <planning@edcgov.us>

EDH golf course

1 message

Laura Harling <harling4of7@gmail.com>
To: planning@edcgov.us

Wed, Jan 15, 2020 at 9:39 AM

I am much opposed to development of the old golf course by Parker Development. I am a resident of El Dorado Hills since 1976 and have seen way too much development. Enough is enough. Leave the old golf course alone.

Laura Harling
724 Ramon Court
El Dorado Hills, Ca

PC 2-13-20
#6

Planning Department <planning@edcgov.us>

No Rezone for EDH old golf course parcel

1 message

Diane Seip <oladydi@yahoo.com>

Wed, Jan 15, 2020 at 3:57 PM

To: james.williams@edcgov.us, jeff.hansen@edcgov.us, gary.miller@edcgov.us, jvegna@edcgov.us, planning@edcgov.us, bosfive@edcgov.us, bosfour@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us, bosone@edcgov.us
Cc: jdavey@daveygroup.com, edhapac@gmail.com, tjwhitejd@gmail.com, bwashburn@murphyaustin.com, jjrazzpub@sbcglobal.net, debra.ercolini@edcgov.us

My name is Diane Seip and my husband Gerry and I moved to EDH from San Jose 5 years ago.

As with many others, we wanted to move away from housing and traffic congestion and towards a slower-paced community in which to retire. After researching several communities in the area, we chose El Dorado Hills because of its unique ambience. We were told by realtors and neighbors the community had recently defeated a request to rezone the former golf course area to more housing. Since we're located off Wilson, we were happy to hear the land would remain zoned as open/recreational.

We were dismayed to learn the rezone request had resurfaced, after 91% of the voting residents had clearly said No.

We've appreciated the meetings to learn more about the proposal and the opportunity to have our voices heard. It was disappointing to learn of the following from Monday night's meeting:

-Oak Ridge High School is already overcrowded. Families moving into Blackstone have to bus their children to either Ponderosa or Union Mine High Schools. Adding 800+ homes in the Rezone without funded plans for another high school is unconscionable.

-In the 5 years we've lived here, we've already experienced a notable increase in traffic, with residents often using cut-throughs to avoid traffic around town. The commercial build-out at the Silva Valley intersection will result in even more traffic. Our roads can barely handle the current traffic. This is concerning both in terms of congestion and safety.

-Water and utility resources are already scarce, and our community will be increasing by approximately 9400 dwellings that are underway or approved. We haven't yet foreseen how this will impact traffic, school enrollment, power usage, etc.

-The Developer proposed no solutions to any of these issues that didn't also require significant funding by the homeowners in El Dorado Hills. Yet we homeowners have clearly made our feelings known in an overwhelming rejection of the rezone.

As many residents have pointed out, the parks, trees, and open space in El Dorado Hills are what set our community apart. The Developer purchased this land knowing exactly how it is zoned — we do not owe them a change in zoning.

Finally, the proposed new construction doesn't meet affordable housing requirements and therefore shouldn't be cited by the Developer as a threat. Parker is not proposing affordable housing. Even if they were, there are no corresponding mass transit or job opportunities to foster its success.

Please Vote No on the Rezone.

Thank you for your time and consideration,
Diane Seip

Sent from my iPad



PC 2-13-20
#6
Debra Ercolini <debra.ercolini@edcgov.us>
3 pages

Fwd: Central El Dorado Hills SpecificPlan Rezoning Application

1 message

EDC COB <edc.cob@edcgov.us>

Wed, Jan 15, 2020 at 4:56 PM

To: Tiffany Schmid <tiffany.schmid@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>

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: **David Keneller** <rilgar1874@gmail.com>

Date: Wed, Jan 15, 2020 at 4:10 PM

Subject: Central El Dorado Hills SpecificPlan Rezoning Application

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

Dear Supervisors Hidahl, Fretzen, Parlin, and Novasel,

My name is David Keneller, a 12-year El Dorado Hills (EDH) resident who currently lives in the northwest section of Serrano. I am not in agreement with the Serrano Owners' Association letter signed by Association President Donald P. Sacco in support of the Central El Dorado Hills Specific Plan Rezoning Application. He flat does not speak for me or the majority of Serrano residents, so please give the letter due consideration.

I attended the January 13, 2020 Planning Commission meeting held in EDH. If you were present at the meeting, you would certainly have concluded that approving this rezoning application would be a grave injustice to El Dorado Hills residents. Rarely does a community unify around an issue so soundly, so please heed their concerns..

I am shocked that the Board of Supervisors could potentially be persuaded by Parker Development to rezone and develop this treasured land into low, medium, and high-density housing. **Who benefits?** A few investors with piles of money already. **Who loses?** Every resident and voter of EDH that has moved or resided here to avoid over-development.

If true representative government had existed in EDC in 2015, this rezoning application would have been stopped dead in its tracks when Measure M votes were cast. Parker Development should have stopped the planning process and limited their losses. But the project was allowed to continue at considerable expense to EDC and Parker Development. Parker's investment and persistence alone does not justify rezoning approval. Further, if approved, the rezoning is destined to be mired in the courts. Parker Development should sell the land to the El Dorado Hills Community Service District or EDC at the going rate for land zoned for recreational purposes. The land is only super valuable if the zoning is changed.

The following is a compilation of significant insights provided to the Planning Commission by EDH residents/voters.

- One passionate lifetime resident may have said it best, "This land is spoken for!" Meaning, for the long-term enjoyment of generations of EDH residents.

- If Parker Development was to build the new construction they propose, what are their short-term and long-term net profits? Are those amounts worth the intrinsic cost of destroying land that serves as the gateway to El Dorado Hills and El Dorado County? Think of how minuscule that profit would seem spread over a 20-year period.
- The planning process has been compromised by the Planning Department's acceptance of data provided by associates of Parker Development. After so much time has been devoted to a project, that County Planning staff must have developed such a long-term stake in the project after working with Parker employees that they want to see it to fruition as much as the developer – without complete and legally mandated analysis.
- Most alarmingly, California law now mandates that developers wanting to develop asbestos contaminated land must drill down to the level of proposed dynamiting to obtain core samples. This is to ensure that lethal asbestos is not detonated into EDH's air supply, potentially causing untreatable respiratory illnesses. Parker Development plans to employ dynamite but has not completed this testing.
- A passage from the 2004 EDC General Plan indicates the intent of the Plan was to "maintain and enhance the identity of each community." The ramifications of this rezoning are totally inconsistent with this part of General Plan. The Western Serrano property is the identity of El Dorado Hills and serves to distinguish our community from nearby cities such as Folsom and likens it to such cities as Los Altos. Many people said at the presentation they don't want another East Bidwell on El Dorado Hills Boulevard.
- New state laws that encourage housing construction to accommodate the "housing crisis" applies to the County as a whole. There are other parcels for Parker Development to build, other than the flattest piece of land in the heart of EDH.
- When Parker purchased the property, they paid at open space/recreational zoning values – the county owes them nothing. They knew what they were buying, nothing more, nothing less.
- Parker Development utilized a determined strategy to close the golf course and wear down EDC officials until they succeeded in getting some buy-in to have the land rezoned. In development circles, it is rare for recreation/open space to be rezoned so dramatically to high density housing. Parker Development's spokesman said the golf course had lost \$1.7 million over a period of years, to justify its closure. One speaker noted that that equates to the value of one high end Parker home.
- Parker Development touts the open space reserve in the Western Serrano project, but how much of that is usable to residents due to asbestos and slope? What is its true utility of this open space compared to the flat land that Parker intends to build upon?
- EDC Planning staff represents that they have eked every concession from Parker Development during their negotiations. Yet, Parker Development's mitigations include questionable traffic concessions, as well as a meager \$500,000 towards a freeway pedestrian bridge. Many speakers questioned how the Planning Department arrived at their vehicle traffic projections, and felt that the final figures were underestimated and unrealistic.
- The 15-acre park proposed by Parker Development sits adjacent to Highway 50. The California Air Resources Board strongly recommends against building parks next to freeways for community health reasons. The Western land is the last remaining parcel of contiguous flat land in EDH. Parks in EDC are already hampered by sloping land. Seniors, special needs children, and competitive sports need flat land – the type of land Parker intends to develop at the expense of EDH residents.
- It was not clear to one speaker, and to the audience as well, where the corresponding job base increase was to come from to support the proposed developments so that the resulting long-term cost to the county is revenue neutral?
- Many speakers bemoaned the addition of more housing when local schools are significantly impacted. One speaker noted that Oakridge High School is so impacted that students are encouraged to utilize online and community college options to free up class space.

If there are true democratic values in the governance of our county, this rezoning application and development plan must be denied by the Board of Supervisors.

Respectfully,

DAVID KENELLER

1/16/2020

Edcgov.us Mail - Fwd: Central El Dorado Hills SpecificPlan Rezoning Application

1/16/2020

Edcgov.us Mail - re-zoning golf course property



PC 2-13-20
#6
Planning Department <planning@edcgov.us>

2 pages

re-zoning golf course property

1 message

Tom Lusi <tlusi@yahoo.com>
To: planning@edcgov.us

Wed, Jan 15, 2020 at 9:18 PM

Greetings-

By introduction, my name is Tom Lusi, a resident of El Dorado County, since 1990. Part of the reason for moving here was the EDH golf course.

The purpose of this message is to let you know that Parker develop SHOULD NOT be allowed to re-develop/rezone the old golf course.
It's the last piece of green belt left in EDH.

Currently Bass lake road is so over crowded, with no plans to widen it, a new shopping center is almost ready to open. how many more folks have to DIE on this road?

Have you tried to get off Hwy 50 East Bound at Bass Lake road during rush hour? Are "TRY" to make a left hand turn from East bound hwy 50 at the bottom bass lake road during rush hour ??? how about Cameron Park Drive Same thing stopped on top of the freeway...

How many more accidents are going to happen here? It's already to crowded.

We avoid traveling highway 50 into Sacramento on Friday eves an weekends, the back up on Hwy 50 West bound at Bidwell is backed up to the top of Scott grade.

El Dorado Hills Blvd, in the morning an evenings is total bay area grid lock, an now you want to add more housing in the old golf course...in our last green belt..

What happened to the new PUBLIC Golf course that was to be build on White Rock Road???We were told that it would be built before the older one was closed....
I like a reply to this. As most of us cannot afford Serrano... Just another developers rezone. I'm not sure how many times the general plan has been changed, since 1990??? It didn't matter what we said it was all approved. As this rezone/redevelopment will more then likely happen even with all the public outcry. Doing your do diligence...
An You the Planning Dept has allowed this to happen. you approved all this gridlock. The infrastructure should have been in place before any houses are commercial building were to be built. Heck El Dorado Hills Blvd/Hwy 50 overpass was built a couple times, why poor planning. Welcome to Daily Hills!

Thank you for allowing me to address this. before our right to voice our concerns are taken away.

On another note, who enforces the the light pollution that comes from the El Dorado Business park? Currently there are numerous buildings an the large storage facility on Latrobe road that have bright white LED lights, while the rest of the park have an off yellow light??? How could these buildings pass the final inspection with the wrong color of lights? HUMM---

Sincerely,

1/16/2020

Edcgov.us Mail - re-zoning golf course property

Tom Lusi
5060 Screech Owl Creek Road
EDH

916-835-4373

1/17/2020

Edcgov.us Mail - Fwd: CEDHSP.. Old Golf Course Open Space Recreation EDH



PC 2-13-20
#6
Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP.. Old Golf Course Open Space Recreation EDH

1 message

S S <shirleysikes2013@gmail.com>

Thu, Jan 16, 2020 at 1:31 PM

To: The Bosone <bosone@edcgov.us>, planning@edcgov.us, jvegna@edcgov.us

Dear John Hidahl and John Vegna...

Since you both represent our area we are forwarding our letter to our Board of Directors Serrano Owners Association objecting to the letter sent 1/10/20 to John Hidahl stating that on behalf of our Association the Board of Directors did not oppose the Rezone application and seems to support the position of the applicant to rezone.

It was important for the Board of Supervisors and the Planning Commission to know our individual Serrano Owner views were not represented by our SOA Board of Directors.

Thank You for making sure our letters are inserted in the public records as an objection to this application and our failing to agree with our Serrano Owners Association Board of Directors 1/10/20 letter in support of the rezoning application/applicant.

Respectfully Requesting No Rezone..

Shirley and Walt Sikes
4070 Errante Drive
El Dorado Hills, CA 95762
916-673-9348

January 15, 2020

Dear Serrano Owners Association Board of Directors...

The community of El Dorado Hills have spoken not once but twice now that it does not want the application for rezoning of the Old Golf Course (CEDHSP) approved but rather they overwhelmingly want it DENIED ... 91% of EDH voters in 2015 said NO Rezone and hundreds of EDH concerned residents at the Planning Meeting in EDH on January 13, 2020 said NO REZONE again.

The letter dated 1/10/20 sent to John HIDAHL, Supervisor District One that was signed by Board President Sacco on behalf of the entire SOA Board (with copies to Donald Ashton, CAO, El Dorado County; El Dorado County Planning Commission and El Dorado County Board of Supervisors) was a complete shock to many owners in the SOA given the objections to the REZONE attempt of this 98 acre parcel currently zoned Open Space Recreation.

Please provide the authority given to the SOA Board to state ... "The Association is not opposed" ... to the exchange or a trade or a transfer of any kind of designated Serrano lots or parcels without the vote of the entire SOA as this effects all homeowners here in Serrano. Please be specific!!

As the Board is aware our Association has carried the burden of this applicant who has refused to meet obligations on Open Space in our community for years.

The entire letter is concerning but specifically paragraph #2 gives great pause given the issues with this area of Serrano and the objections of the community to "trade" "transfer" "swap" quality ZONED Open Space Recreation for this Serrano troubled site. We fail to see how this would benefit the EDH community while it seems to only benefit applicant.

Therefore, please answer specifically how the entire Board can support applicant in an attempt to rezone the Old Golf Course and justify not opposing transferring portions of Serrano already approved as residential.

Appreciate your prompt response to our concerns,

1/17/2020

Edcgov.us Mail - Fwd: CEDHSP.. Old Golf Course Open Space Recreation EDH

Shirley and Walt Sikes
4070 Errante Drive
El Dorado Hills, CA 95762
916-673-9348



PC 2-13-20
#6

Planning Department <planning@edcgov.us>

2 pages

Fwd: HOA Board letter to John Hldahl, copied to the Board of Supervisors and Planning Commission

1 message

John Richard <jr.gotwake@gmail.com>

Thu, Jan 16, 2020 at 4:39 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, planning@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us

The Board of Supervisors and the Planning Commission
El Dorado County

Supervisors and Commissioners:

It has come to my attention that the Serrano El Dorado Owners Association Board of Directors submitted a letter dated 1/10/2020 to John Hldahl and copied the Board of Supervisors and Planning Commission which detailed its position on the Centrla El Dorado Hills Specific Plan Application.

You should be aware that this letter was sent without any consultation with Serrano HOA members and does not represent the views of the vast majority of Serrano home and land owners. Sending such a letter, on Owner Association letterhead, is an intentional misrepresentation of the views of the residents of Serrano.

For further details, I have copied below the letter I sent to the HOA Board of Directors. Please read it and take it into consideration before placing any weight on the referenced 1/10/2020 letter from Don Sacco.

Respectfully,

John Richard
El Dorado Hills

This correspondence is intended to be place in the public record

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

From: **John Richard** <jr.gotwake@gmail.com>
Date: Thu, Jan 16, 2020 at 4:22 PM
Subject: HOA Board letter to John Hldahl, copied to the Board of Supervisors and Planning Commission
To: <DSacco.Board@serranohoa.org>, <GTriano.Board@serranohoa.org>, <DCallahan.Board@serranohoa.org>, <KCurtis.Board@serranohoa.org>, <BOsgood@serranohoa.org>

Members of the Board of Directors, Serrano El Dorado Owners Association:

I am writing to express my disappointment and concern regarding the Board's January 10, 2020, letter to the County.

As board members, your primary duty is to represent the owners of Serrano homes and property. Your letter does the exact opposite.

Not only did you express your "position" on a meaningful project without any input from your members, but you wrote it in such a way that it appears you are representing that Serrano and its owners have no meaningful concerns with respect to the CEDHSP. As you are fully aware, nothing could be further from the truth.

If you have taken the time to attend any of the APAC or Planning Commission meetings on the proposed CEDHSP, you will know that not a single person has spoken in favor of the project. That is significant given there have been close to four hours of public comments. If you monitor Next Door discussion on this issue, you will know that there are literally just a few Serrano homeowners expressing support for the development.

I suggest you:

- 1. Write the Board of Supervisors and Planning Commission and immediately retract the letter you sent

1/17/2020

Edcgov.us Mail - Fwd: HOA Board letter to John Hldahl, copied to the Board of Supervisors and Planning Commission

2. Clarify to the Board of Supervisors and Planning Commission that the letter does not, in anyway, represent the views of the majority of Serrano homeowners and that it was written without any input from your membership

Besides my disappointment with your handling of this issue, you should know that the second paragraph of the letter is factually incorrect. According to both Kirk Bone and the Planning Commission, the CEDHSP does not meet any of the moderate affordable housing needs or requirements imposed by the state. This has been discussed multiple times at the past three planning commission meetings. By including that paragraph in your letter, it appears you intend to mislead your membership.

Additionally, as has been addressed many times during public comment sessions and in letters to the Planning Commission, much, if not most, of your membership does not find the undeveloped condition of the golf course unattractive. Quite the contrary. The consensus is it is better for community members to leave the property as-is than to develop medium and high density housing on it.

Finally, you write you are not opposed to converting Village D1 Lots C and D into open space. You must be aware that such conversion comes at the cost of rezoning the golf course open space to medium and high density residential, something the vast majority of your membership opposes. It is stunning that the the Board of Serrano HOA thinks this is an appropriate statement. It is clearly against the wishes of the vast majority of homeowners and is one of the many reasons your letter reads as an endorsement of the CEDHSP.

I sincerely hope you will learn from this mistake--and have the courage to correct it.

John Richard
2086 Lamego Way
916-221-2586

1/17/2020

Edcgov.us Mail - Residents position on CEDHSP application, including the golf course rezone.



PC 2-13-20
#6
Planning Department <planning@edcgov.us>
3 Pages

Residents position on CEDHSP application, including the golf course rezone.

1 message

Kristofer Mickelson <kristofer.mickelson@gmail.com>

Thu, Jan 16, 2020 at 5:29 PM

To: Dsacco.board@serranohoa.org

Cc: Gtriano.board@serranohoa.org, dcallahan.board@serranohoa.org, kcurtis.board@serranohoa.org, bosgood.board@serranohoa.org, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfive@edcgov.us, planning@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us

Hello Mr. Don Sacco Serrano HOA Board President,

I find it hard to believe you and our Board of Directors (all copied) tried to pull off speaking for an entire community of Homeowners without the required due process. As the President, the leader of our HOA, our community requires you to provide leadership to the entire community. Furthermore, you must provide any necessary visibility through written communication (email preferred) when it is the HOAs intention to speak as the voice of our entire Serrano Community. Serrano Homeowners are a collective voice; a powerful song for El Dorado County. Mr. Sacco, you and the Board of Directors failure to develop opinions for the Homeowners as a whole regarding the CEDHSP application is profoundly toxic both socially and now politically. You and the BODs failure to create accurate communication based on the Serrano community as a whole is a complete and utter failure of your role. Due to this course of action, you and the BOD have taken, 5% of Serrano Homeowners recalling your positions as our HOA leadership, may be imminent.

That being said, let's get the record straight here, Don. Please recall your letter sent to Mr. Hidahl and issue a letter of apology to the entire Serrano Community for speaking out of turn.

As a homeowner in the Serrano Community of El Dorado Hills and a citizen of El Dorado County, I formally contradict the Serrano Board of Directors letter (attached) sent to Supervisor John Hidahl dated January 10th, 2020 in its entirety. I will not now, nor have I ever considered the rezoning a positive solution to our immediate needs for Parks and Recreational growth in our community. Our Board of Directors actions and formal communication on our communities behalf may be accurate but has been drafted without our HOA due processes completed. Therefore, this attached letter is without merit and must be rejected by the Planning Department. The Board of Directors positions within the letter speak from 5 voices only; not from the >3000 homeowners, Don. At the very least, you should provide a follow up letter informing the Planning Commission of you and the BODs ownership of this letters position? If you can't do that, then Mr. Hidahl must be aware of this letters inaccuracy and formally reject it in whole, as inaccurate, **at this time**.

Serrano Homeowners are a collective voice, Don. Our Board of Directors is simply the microphone of a unified voice. I appreciate your efforts to wrap this up as a whole for us but you failed the due process, sir. Let's get this right before we take a position, Don. Please retract the letter and let's get the formal vote out to the Serrano homeowners on the CEDHSP position. Let's develop a voice and a letter that Mr. Hidahl can wave in the face of all who oppose or support the CEDHSP. Only then will a Serrano HOA position letter be accurate. Only then can all Serrano residents be in harmony with this paramount rezoning decision within our immediate community.

--
Sincerely,
Kristofer Mickelson
3209 Stonehurst Dr.
El Dorado Hills CA 95762

2020.01.10 Serrano Comments.pdf
182K



SERRANO
EL DORADO

OWNERS' ASSOCIATION

January 10, 2020

Supervisor John Hidahl
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: CEDHSP – Serrano Comments on Central El Dorado Hills Specific Plan Application

Dear Supervisor Hidahl:

The Serrano El Dorado Owners Association Board of Directors is submitting its position on the CEDHSP application before the Planning Commission, and to eventually come before the Board of Supervisors.

The Serrano Board of Directors understands the pressure by the State for local governments, Cities and Counties, to provide for greater housing units and is aware of points and counter-points of the proposed application for meeting some of the moderate affordable housing needs.

The Association is providing the following comments on the application:

1. As the County reviews the application as submitted, the Association would prefer to see lower density in the number of housing units to minimize traffic congestion in and around Serrano.
2. The Association is not opposed to the applicants request to amend the EDHSP and transfer temporarily mapped lots in Village D1, Lots C & D into Open Space of the CEDHSP. The Association believes the creation of a greater Open Space buffer zone between the two communities is beneficial, and anticipates a maintenance funding agreement for a proportionate share of costs relative to Serrano's Public Natural Open Space maintenance obligations.
3. Serrano Parkway from El Dorado Hills Boulevard to Bass Lake Road is a thread running through all of Serrano. Whatever is developed on both sides of Serrano Parkway, it should have a Serrano look and feel as part of the Development Agreement.
4. Serrano Association views this application for residential development differently from the proposed EDH52 commercial "big box" development adjacent to the residential neighborhood.
5. Due to the proximity of the proposed property to the Serrano El Dorado Owners' Association, the Association believes the applicant has a unique opportunity to ensure continuity with architectural design consistent with neighboring communities.
6. The current undeveloped condition of the property is not attractive, and has the potential to remain in an undeveloped state.

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-4231
916.939.1728 FAX 916.939.3401
www.SerranoHOA.org

19-1670 Public Comment
PC Rcvd 01-13-20

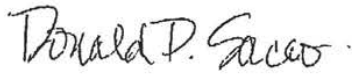
19-1670 Public Comment
PC Rcvd 01-14-20 to 01-25-20

January 10, 2020
Supervisor John Hidahl
Page 2

The Association appreciates the opportunity to submit these written comments on this important application and County decision.

Sincerely,

ON BEHALF OF THE SERRANO EL DORADO BOARD OF DIRECTORS

A handwritten signature in black ink that reads "Donald P. Sacco". The signature is written in a cursive, slightly slanted style.

Donald P. Sacco, President

cc: Donald Ashton, CAO, El Dorado County
El Dorado County Planning Commission
El Dorado County Board of Supervisors

19-1670 Public Comment
PC Rcvd 01-13-20

19-1670 Public Comment
PC Rcvd 01-14-20 to 01-25-20



PC 2-13-20
#6
Planning Department <planning@edcgov.us>
2 pages

Fwd: Serrano HOA Letter to John Hidahl

1 message

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

Mon, Jan 20, 2020 at 8:49 AM

Kind Regards,

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

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

From: **mikemiro** <mikemiro@aol.com>
Date: Sat, Jan 18, 2020 at 12:17 AM
Subject: Serrano HOA Letter to John Hidahl
To: <bosone@edcgov.us>
Cc: <bostwo@edcgov.us>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Michael Miro
3517 Leonardo Way
El Dorado Hills, CA 95762
916-939-7807

Mr. John Hidahl,
Member, El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

Dear Mr. Hidahl:

I've just seen a letter signed by Donald Sacco, as President of the Serrano Owners Association, dated January 10th of this year. In it, he claims to speak for the entire board, as well as for the homeowners of Serrano, regarding Parker Development/Serrano Associates' request to re-zone the parcel in question. Nothing could be further from the truth. What this letter clearly illustrates, is the depth of cronyism within, and the level of control the developer exerts over this so-called "Homeowners Association".

Be advised that the Sacco letter in no way reflects the views of 4,000-plus Serrano homeowners, myself included. We were never advised of, or consulted regarding this matter. Conversely, you witnessed actual homeowner sentiment in a packed auditorium (approximately 500) last Monday evening, at the District Church. It certainly wasn't favorable to the Parker proposal. Don't you find it odd, that two members of the Serrano HOA Board were present, but declined to express their thoughts on the matter? And now, this letter? It would appear that the Serrano Owners Association Board's priorities don't lie with homeowners, but rather, with the developer.

We would take issue with each of Mr. Sacco's points:

1. "Would prefer to see lower density..." A cop-out. The Serrano Board knows full well that once the area is re-zoned, the sky's the limit. And the resulting added congestion would be a nightmare.
2. This appears to be related in some way to the area known as "Asbestos Ridge": Some sort of swap? Why? Is it any good for homeowners? Doubtful, judging from the presentations we saw.
3. Maintaining "Look and feel of Serrano"? This is a given.
4. The Board views it "differently" from EDH52? How? Once this area is re-zoned, it's gone. Forever...

1/21/2020

Edcgov.us Mail - Fwd: Serrano HOA Letter to John Hidahl

5. Proximity to Serrano SOA? "Look and feel"? Again, a given...

6. "Undeveloped condition of the property is not attractive"? Of course! The developer purchased and allowed its deterioration, to bolster his case for re-zoning!

Mr. Hidahl, we're not fools. We know what's in play here. I believe the capacity crowd at this last meeting conveyed that point quite clearly. I would urge you to deny this rezone request and convince your fellow board members to do the same.

Sincerely,

Michael Miro

cc: El Dorado County Board of Supervisors
El Dorado County Planning Commission

Sent from my iPad



PC 2-13-20
#6
Debra Ercolini <debra.ercolini@edcgov.us>

2 pages

Fwd: Recent Submission to the Board of Supervisors by the Serrano HomeOwners Association Re: The Central El Dorado Hills Specific Plan

1 message

EDC COB <edc.cob@edcgov.us>

Tue, Jan 21, 2020 at 9:02 AM

To: Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Jeanette Salmon <jeanette.salmon@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: **Donn Neher** <djneher@sbcglobal.net>

Date: Sat, Jan 18, 2020 at 7:43 PM

Subject: Recent Submission to the Board of Supervisors by the Serrano HomeOwners Association Re: The Central El Dorado Hills Specific Plan

To: edc.cob@edcgov.us <edc.cob@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>

Members of the Board of Supervisors

RE: Central El Dorado Hills Specific Plan

As a resident of the Serrano Development in El Dorado Hills, it has recently been brought to my attention that the Board of Directors of the Serrano Homeowners Association submitted a position letter on January 10, 2020 in regard to the issue of re-zoning the old golf course to the Planning Commission. In this letter Mr. Don Sacco, the President of our HOA said "the Board of Directors is submitting its position on the CEDHSP application before the Planning Commission, and to eventually come before the Board of Supervisors".

This letter was drafted without the proper authority in that this Board NEVER provided our community of over 4,000 residents the opportunity to voice their opinion on this extremely important topic. In fact, not one of my neighbors who I have spoken with is in support of re-zoning this large parcel of land. While Mr. Sacco's letter may represent his opinion and other members of the Board who appear to be closely aligned with the Parker Development Company, I can assure you this does not represent me and my neighbors that live in village D2 directly above the proposed development.

I would also like to point out this letter was strategically submitted, on the last day before the last opportunity to be considered by the Planning Commission.

1/21/2020

Edcgov.us Mail - Fwd: Recent Submission to the Board of Supervisors by the Serrano HomeOwners Association Re: The Central El Dora...

I believe the letter was submitted in such a fashion in an attempt to misdirect your office as to the true feelings of the average Serrano homeowner in regard to this very important subject.

I am sending this letter to each member of the Board of Supervisors so you are all fully informed as to the serious error that has been made by Mr. Sacco and the members of his Board. As per my previous correspondence to the Planning Commission regarding this subject, I stand firmly opposed to this re-zoning for the reasons previously outlined.

Respectfully,

Donn Neher
1154 Souza Drive
El Dorado Hills, Ca



PC 2-13-20
#6
Debra Ercolini <debra.ercolini@edcgov.us>
2 pages

Fwd: Pedregal Proposal of the Central El Dorado Hills Specific Plan

1 message

EDC COB <edc.cob@edcgov.us> Tue, Jan 21, 2020 at 9:04 AM
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>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Jeanette Salmon <jeanette.salmon@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: **RexTruck** <rextruck@sbcglobal.net>
Date: Mon, Jan 20, 2020 at 5:25 PM
Subject: Pedregal Proposal of the Central El Dorado Hills Specific Plan
To: <edc.cob@edcgov.us>

ATTN; SUPERVISOR JOHN HIDAHL

Dear Supervisor Hidahl:

The following is my comment to the project that you and the other supervisors will vote on in the coming meetings, specifically the Pedregal 102 acre development. I attended the Monday January 13, 2020 meeting held by the Planning Commission but did not hear anyone speak to my particular concerns. There were so many comments made regarding the re-zone of the former EDH Golf Course and I agreed with them all. Emotions seemed to run quite high that night.

My concern regarding Pedregal is that there is, once again, asbestos in the rocks and surrounding soil. I do believe that airborne asbestos fibers once inhaled into the lungs NEVER DISAPPEAR! I also believe the scientific studies linking inhaled asbestos to lung diseases and negative health effects. I believe that much more environmental testing needs to be done, in order to assure that existing neighbors, such as myself, will not be impacted by asbestos fibers during any planned construction.

I would also like to remind the planners and developers that in the early to mid 1980's as parts of Governor's Village were being developed, there was blasting used to construct lots and homes going up the hill to Ridgeview Drive and along Gillette Way. This blasting caused problems to the existing homes and many lawsuits were filed. There were new driveways, chimneys, pools and foundations built up and down Latham Lane in those settlements that I have knowledge of. In today's more litigious environment, I can only imagine the lawsuits from any new blasting that would occur!

I would also like to see that traffic impacts are mitigated with ACTUAL ROADS, rather than kicking this issue down to the next Planning Commission or Board of Supervisors.

I have enjoyed my home here in Governors Village for 35 years and benefitted from the Village Concept as the original planners intended. I have been accepting of new growth and traffic impacts. However, I feel that now there are simply some hillsides that should be left alone, not developed.

Thank you for reading my comments and giving them your consideration.

1/21/2020

Edcgov.us Mail - Fwd: Pedregal Proposal of the Central El Dorado Hills Specific Plan

Sincerely,

Susan FaGalde, homeowner
3071 Latham Lane
El Dorado Hills, CA 95762



PC 2-13-20
#6
Debra Ercolini <debra.ercolini@edcgov.us>

10 pages

Fwd: Fw: Merrilee Posner, regarding AQMD

1 message

EDC COB <edc.cob@edcgov.us>

Wed, Jan 22, 2020 at 3:25 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>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>

fyi

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
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----- Forwarded message -----

From: **Merrilee Posner** <maposner@yahoo.com>
Date: Wed, Jan 22, 2020 at 2:49 PM
Subject: Fw: Merrilee Posner, regarding AQMD
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

----- Forwarded Message -----

From: **Merrilee Posner** <maposner@yahoo.com>
To: dave.johnston@edcgov.us <dave.johnston@edcgov.us>
Cc: edc.cob@edcgov.us <edc.cob@edcgov.us>; Rommel Pabalinas <rommel.pabalinas@edcgov.us>; charlene.tim@edcgov.us <charlene.tim@edcgov.us>; brian.shinault@edcgov.us <brian.shinault@edcgov.us>; james.williams@edcgov.us <james.williams@edcgov.us>; jeff.hansen@edcgov.us <jeff.hansen@edcgov.us>; gary.miller@edcgov.us <gary.miller@edcgov.us>; jvegna@edcgov.us <jvegna@edcgov.us>; clay.russell@edcgov.us <clay.russell@edcgov.us>; John Davey <jdavey@daveygroup.net>; dgetz@axiomanalytix.com <dgetz@axiomanalytix.com>
Sent: Wednesday, January 22, 2020, 02:24:57 PM PST
Subject: Merrilee Posner, regarding AQMD

Good morning Mr. Johnston:

I am contacting you to share information regarding a pending project EDCAQMD may be monitoring, El Dorado Hills Specific Plan, Westside and Pedregal. The property is located near El Dorado Hills Blvd., adjacent Hwy 50, see map attachment 1.

The EPA sent the following link for revised controls for Asbestos Airborne Toxic Control Measures (ATCM) for Construction Grading, Quarrying, and Surface Mining, link: [Rulemaking Informal: 2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations](#). See image of EPA site 2.

EPA confirms the property has found asbestos requiring management. Changes in site management rules, 2015-17, require more than visible dust management. Expired testing done in 2012 forms the basis for the report. See Youngdahl report attachment 3.

Dynamiting requires core sampling to the depths of the dynamiting planned. To my knowledge this has not been done. I was told it appears the test pits did not go deep enough. The expired soils reports were done prior to completion of grading plans.

The project includes dynamiting, ripping, dozing and grinding bedrock known to contain amphibole asbestos. They are the most deadly forms. Actinolite, tremolite and serpentinite, will be pulverized into dust. See attachment expired Youngdahl report 4 and 5.

Studies suggest these forms of asbestos take much less exposure to cause cancer. My understanding, the project may take years to complete. I am attaching the medical research site supporting the effects of exposure to amphibole asbestos, see attachment cancer studies 6.

It appears the scope of this project will require on site controls. The existing AQMD staff of 4, who review the entire El Dorado County at least once a year, does not appear to be adequate. Visible dust control is not sufficient per EPA email.

How will you control for asbestos dust given planned dynamiting, ripping, dozing for grading and the grinding of bedrock into 3/10,000's of an inch for soil fines they need to produce for infill? How will staff be trained for these procedures?

What other measures will your offices provide that conform to the current standards and guidelines for Airborne Toxic Control Measures.

We look forward to your response.

Respectfully,

Merrilee Posner and Friends of El Dorado County

Cc: Board of Supervisors, c/o Clerk of the Board; Planning Commissioners; Don Ashton, CAO; Rommel Pabalinas, Planning Manager; John Davy, APAC Chair; Dean Getz.

**Rulemaking Informal: 2002-07-29 Asbestos ATCM
for Construction, Grading,...**

california air resources board

Information about the California Air Resources Board 2002-07-29
Asbestos ATCM for Construction, Grading, Quarry...

6 attachments

**1 Parker Westside Pedregal land use map Screen Shot 2019-12-29 at 8.35.10 AM
copy.png
1191K**



2 EPA Asbestos Control for Construction pg. 1 Screen Shot 2020-01-22 at 7.54.24 AM.png 710K



3 Youngdahl expired letter report boiler plate deeper cuts Screen Shot 2020-01-09 at 3.09.47 PM.png 3699K



4 Site plans dust control other mitigations Screen Shot 2020-01-09 at 8.28.34 AM copy.png 624K



5 Geo Tech Report Asbestos, Grading Serrano Westside Grading Operations Screen Shot 2020-01-09 at 2.20.44 PM copy.png 376K

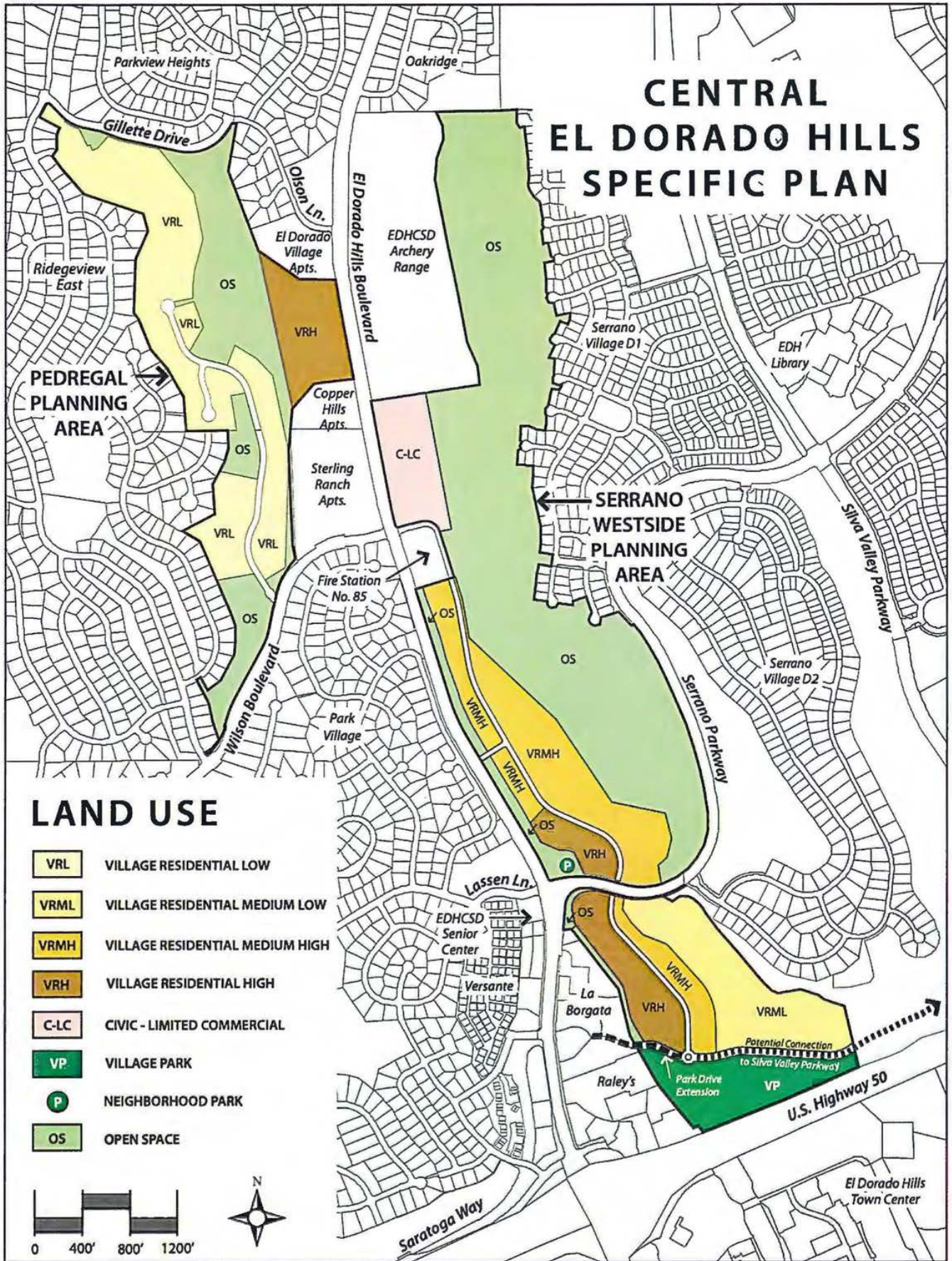
6 A Review of cancer study carcinogenicity actinolite and tremolite exposure less more dangerous Screen Shot 2019-12-31 at 5.48.51 PM copy 2.png 598K

1/24/2020

Edcgov.us Mail - Fwd: Fw: Merrilee Posner, regarding AQMD

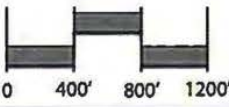


CENTRAL EL DORADO HILLS SPECIFIC PLAN



LAND USE

- VRL VILLAGE RESIDENTIAL LOW
- VRML VILLAGE RESIDENTIAL MEDIUM LOW
- VRMH VILLAGE RESIDENTIAL MEDIUM HIGH
- VRH VILLAGE RESIDENTIAL HIGH
- C-LC CIVIC - LIMITED COMMERCIAL
- VP VILLAGE PARK
- P NEIGHBORHOOD PARK
- OS OPEN SPACE



UP LINKS

- [Reducing Air Pollution - ARB Programs](#)
- [Toxics](#)

PROGRAM LINKS

- [Air Quality Data](#)
 - [Ambient Monitoring](#)
 - [California Toxics Inventory](#)
 - [Facility Emissions Data](#)
- [Air Toxics Activities](#)
- [Background](#)
- [Fact Sheets / FAQs](#)
- [HARP Software](#)
- [Regulations - ATCMs](#)
- [Test Methods](#)

RESOURCES

- [Contacts Us](#)
- [Join Any Toxics-Related Email List \(s\)](#)
- [RSS / Newsfeed](#)

2002-07-29 Asbestos ATCM for Construction, Grading, Quarrying, and Surface Mining Operations

This page last review June 3, 2015

Final Regulation Order

ASBESTOS AIRBORNE TOXIC CONTROL MEASURE FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS

Section 93105. Asbestos Airborne Toxic Control Measure for Construction, Grading, Quarrying, and Surface Mining Operations

(a) Effective Date.

- (1) No later than 120 days after the approval of this section by the Office of Administrative Law, each air pollution control and air quality management district must:
 - (A) Implement and enforce the requirements of this section; or
 - (B) Propose their own asbestos airborne toxic control measure as provided in Health and Safety Code section 39668(d).
- (2) **Pre-Existing Operations:** The owner / operator of any project in which the construction, grading, quarrying, or surface mining operation started before the effective date of this section shall comply with this section by:
 - (A) The date the district begins implementing and enforcing this section as required in subsection (a)(1)(A);
 - (B) The compliance date specified in the airborne toxic control measure adopted by the district as required in subsection (a)(1)(B).

(b) Applicability. Unless one of the specific exemptions specified in subsection (c) applies, this section shall apply to any construction, grading, quarrying, or surface mining operation on any property that meets any of the following criteria:

- (1) Any portion of the area to be disturbed is located in a geographic ultramafic rock unit; or
- (2) Any portion of the area to be disturbed has naturally-occurring asbestos, serpentine, or ultramafic rock as determined by the owner / operator, or the Air Pollution Control Officer (APCO); or
- (3) Naturally-occurring asbestos, serpentine, or ultramafic rock is discovered by the owner / operator, a registered geologist, or the APCO in the area to be disturbed after the start of any construction, grading, quarrying, or surface mining operation.

(c) General Exemptions.

- (1) **Geologic Evaluation:** The APCO may provide an exemption from this section for any property that meets the criterion in subsection (b)(1) if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the APCO for his or her consideration.
 - (A) At a minimum, the geologic evaluation must include:
 1. A general description of the property and the proposed use;
 2. A detailed site characterization which may include:

5.0 RECOMMENDATIONS

According to the El Dorado County Air Quality Management District, all grading work will be required to follow an asbestos dust hazard mitigation plan. At this point, NOA testing has not identified concentrations that would require any special capping provisions for typical residential/commercial development.

In Youngdahl's experience, near surface NOA tends to weather very readily. Deeper cuts are more likely to find NOA. All earthwork should be periodically observed by a geologist experienced in the visual assessment for NOA or for conditions likely to contain NOA. Additional NOA evaluation should be performed during grading to allow for the determination of possible capping requirements.

6.0 LIMITATIONS AND UNIFORMITY OF CONDITIONS

This report has been prepared for the exclusive use of Serrano Associates, LLC and their consultants, for specific application to the Serrano Westside Development project. Youngdahl Consulting Group, Inc. has endeavored to comply with generally accepted environmental geology practice common to the local area. Youngdahl Consulting Group, Inc. makes no other warranty, express or implied.

As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may cause this report to be invalid, wholly or partially. Therefore, this report should not be relied upon after a period of three years without our review nor should it be used or is it applicable for any properties other than those studied.

The analyses and recommendations contained in this report are based on limited windows into the subsurface conditions and data obtained from subsurface exploration. The methods used indicate subsurface conditions only at the specific locations where samples were obtained, only at the time they were obtained, and only to the depths penetrated. Samples cannot be relied on to accurately reflect the strata variations that usually exist between sampling locations. Should

Demolition: As part of the demolition operation, any unwanted foundation, structural improvement, or site improvement elements (including underground utilities) should be exhumed and removed from the site. In addition, any underground storage tanks, abandoned wells or other utilities not intended for reuse should be removed or backfilled in accordance with the appropriate regulations.

Concrete and asphalt separated from the other debris, and adequately broken down in particle size, may be mixed thoroughly with soil and placed as engineered fill as described below. If this option is exercised, a representative from our firm should be contacted to observe the adequacy of grading operations associated with the breaking and mixing of these elements.

Site Drainage Controls: We recommend that initial site preparation involve intercepting and diverting any potential sources of surface or near-surface water within the construction zones. Because the selection of an appropriate drainage system will depend on the water quantity, season, weather conditions, construction sequence, and methods used by the contractor, final decisions regarding drainage systems are best made in the field at the time of construction. All drainage and/or water diversion performed for the site should be in accordance with the Clean Water Act and applicable Storm Water Pollution Prevention Plan.

Swales and natural hillside drainage proposed to receive engineered fill may require the installation of canyon style drains (similar to Figure C-1, Appendix C) to mitigate for potential subsurface waters. Close coordination between the design professionals for placement and discharge of canyon style drains should be performed.

Dust Control: Dust control provisions should be provided for as required by the local jurisdiction's grading ordinance (i.e. water truck or other adequate water supply during grading). Special attention to dust control may be necessary due to the anticipated cuts into naturally occurring asbestos materials. Refer to the fugitive dust mitigation plan for details on grading within naturally occurring asbestos areas. Refer to Reference 5 for more discussion regarding dust control and the fugitive dust mitigation plan.

Clearing and Stripping: Clearing and stripping operations should include the removal of all organic laden materials including trees, bushes, root balls, root systems, and any soft or loose soil generated by the removal operations. Surface grass stripping operations are necessary based upon our observations during our site visit. Short or mowed dry grasses may be pulverized and lost within fill materials provided no concentrated pockets of organics result. It is the responsibility of the grading contractor to remove excess organics from the fill materials. **No more than 2 percent of organic material, by weight, should be allowed within the fill materials at any given location.**

General site clearing should also include removal of any loose or saturated materials within the proposed structural improvement and pavement areas. A representative of our firm should be present during site clearing operations to identify the location and depth of potential fills not disclosed by this report, to observe removal of deleterious materials, and to identify any existing site conditions which may require mitigation or further recommendations prior to site development. Preserved trees may require tree root protection which should be addressed on an individual basis by a qualified arborist.

Addressing Existing Fills: Existing fill was encountered within our exploratory test pits and should be anticipated to be present at various locations throughout the project site. Golf course

Because of the broad and preliminary nature of this study, additional site specific information may be required for developing individual lots and other structural improvement in order to utilize the design recommendations included in this report. Additional site specific information may include additional subsurface explorations, literatures studies, and/or other items which can be provided under a separate cover and contract.

Grading Operations

The undocumented fills and some of the existing native soils are relatively loose and are not considered suitable for support of the proposed improvements in their current condition. Recommendations are presented below for the overexcavation and recompaction of the existing fill and loose native materials on the site.

We anticipate that mass grading activities will be performed to alter the site from the existing condition to the final configuration for support of building pads and related structural improvements. It has been our experience that of large sites with naturally occurring asbestos identified within the confines of the project, we anticipate that concentrations exceeding the trace levels detected in the samples collected for the Reference 5 report may be encountered during grading in some areas. This is of particular interest in areas proposed to receive deep cuts into less weathered rock. El Dorado County Rule 223 indicates the regulations required for grading in NOA zones.

Rule 223 requires specific mitigation measures such as capping with clean material if naturally occurring asbestos is present in the near surface or at finish grade elevations. Therefore, to minimize the impact that naturally occurring asbestos could have on developing the site, careful planning and coordination will be required and could include; indentifying burial areas and capping materials, as well as how to accomplish grading operations around sensitive respecters.

Foundations

In our opinion, conventional shallow foundations such as isolated pad footings or continuous footings will provide adequate support for the proposed buildings if the site grades are properly prepared as described in the Site Grading and Improvement section. Recommendations regarding foundation design parameters, including allowable bearing capacity, lateral resistance, and foundation configuration are provided in Section 5.0 of this report.

Drainage

Proper application of drainage practices are considered to be of paramount concern for effective development of the project site. The site is located at the side and base of a foothill, had bedrock materials with staining indicative of subsurface water, and existing seepage conditions near Wilson Boulevard with nearly year round flow. We recommend the use of plug and drain systems within the utilities, proper surface drainage, and careful installation of the subdrain and back of wall drains detailed in this report to provide long term stability of the structural improvements as well as mitigate nuisance seepage.

4.0 SITE GRADING AND EARTHWORK IMPROVEMENTS

Site Preparation

Preparation of the project site should involve demolition, site drainage controls, dust control, clearing and stripping, overexcavation and recompaction of existing fills/loose native soils, and exposed grade compaction considerations. The following paragraphs state our geotechnical comments and recommendations concerning site preparation.

Format: Abstract ▾

Send to ▾

[Regul Toxicol Pharmacol](#). 2008 Oct;52(1 Suppl):S187-99. Epub 2007 Oct 11.

A review of carcinogenicity studies of asbestos and non-asbestos tremolite and other amphiboles.

Addison J¹, McConnell EE.

Author Information

1 John Addison Consultancy Ltd., Cottingham, Yorkshire HU16 4NL, UK. jaddison@jaddison.karoo.co.uk

Abstract

Experimental animal studies comparing asbestos and non-asbestos varieties of tremolite indicate tremolite asbestos is markedly more carcinogenic. By direct analogy, the differences in carcinogenicity between tremolite asbestos and non-asbestos prismatic tremolite should be the same for the other types of amphibole that also crystallize in the asbestos and non-asbestos habits. The earliest of the experiment animal studies, done more than 25 years ago, have design limitations by modern standards including the use of injection or surgical implantation as the route of administration rather than the more relevant route of inhalation. However, the differences in the carcinogenicity of amphibole asbestos and non-asbestos amphiboles are sufficiently large to be clearly discernable even with the study limitations. Together with later studies on these and related minerals, there is strong evidence of a much lower hazard associated with the shorter, thicker fibers of the non-asbestos amphiboles, than is found for the asbestos analogues of the same mineral. It is possible that the non-asbestos amphiboles are no more hazardous than other silicate minerals widely considered nuisance dusts.

PMID: 18006199 DOI: [10.1016/j.yrtph.2007.10.001](https://doi.org/10.1016/j.yrtph.2007.10.001)

[Indexed for MEDLINE]



Publication types, MeSH terms, Substances

LinkOut - more resources

Full text links



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Rapporteur's Report Session 5: assessment of health risk assoc [Regul Toxicol Pharmacol. 2008]

A meta-analysis of asbestos-related cancer risk that addresses fiber size ϵ [Crit Rev Toxicol. 2008]

Asbestos fiber concentrations in the lungs of brake repair workers: comme [Inhal Toxicol. 2011]

Review The health effects of chrysotile: current perspective base [Regul Toxicol Pharmacol. 2006]

See reviews...

See all...

Cited by 4 PubMed Central articles

Persistent effects of Libby amphibole and amosite asbestos follow [Part Fibre Toxicol. 2016]

Electron microscopy remains the gold standard for the diagnosis of epitt [Ultrastruct Pathol. 2015]

Review State-of-the-science assessment of non-asbestos amphibil [Environ Geochem Health. 2013]

See all...

Related information

Cited in PMC

Cited in Books

1/23/2020

Edcgov.us Mail - County of El Dorado - Planning Commission

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

County of El Dorado - Planning Commission

1 message

Georgi <gknightedh@gmail.com>
To: Planning Department <planning@edcgov.us>

Wed, Jan 22, 2020 at 7:55 PM

Please correct the 1/13/20 special meeting draft minutes for names in public input. It says G. Wright. It should be G. Knight.

Also, please note in the minutes that written input was provided to the Planning Commission by G. Knight and B. January expressing positive attributes for the rezone which was not heard verbally that evening due to timing (3") and inability to attend in person (B. January).

Thank you.
Georgianne Knight

<https://eldorado.legistar.com/DepartmentDetail.aspx?ID=4415&GUID=E85584F9-B2BA-464D-8D34-A85046210F50>

Sent from my iPhone

1/23/2020

Edcgov.us Mail - Fwd: CEDHSP - Serrano Comments Clarification

pc 2-13-20
#6
3 pages



Planning Department <planning@edcgov.us>

Fwd: CEDHSP - Serrano Comments Clarification

1 message

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

Thu, Jan 23, 2020 at 2:07 PM

Kind Regards,

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

----- Forwarded message -----
From: **Heather Cogswell** <Heather.Cogswell@fsresidential.com>
Date: Thu, Jan 23, 2020 at 12:24 PM
Subject: CEDHSP - Serrano Comments Clarification
To: Heather Cogswell <Heather.Cogswell@fsresidential.com>

Please find attached Serrano El Dorado Owners' Association communication regarding the CEDHSP - Serrano Comments on Central El Dorado Hills Specific Plan Application for your consideration.

Sincerely,

Heather Cogswell



FirstService
Residential Management

HEATHER COGSWELL
Communications Manager
Serrano El Dorado Owners' Association

1/23/2020

Edgov.us Mail - Fwd: CEDHSP - Serrano Comments Clarification

4525 Serrano Pkwy, Suite 110 | El Dorado Hills, CA

Direct 916.939.1728 Ext. 125

Email Heather.Cogswell@fsresidential.com

www.fsresidential.com | www.SerranoHOA.org

24/7 Customer Care Center: 800.428.5588

Facebook | LinkedIn | Twitter | YouTube

GLOBAL SERVICE STANDARD

We seek honest and timely feedback on how to continuously improve the quality of our service and ourselves. Please take a moment to let my supervisor Kathryn Henricksen know how I am doing at 916-939-1728 or email Kathryn.Henricksen@fsresidential.com.

 **CEDHSP - Serrano Comments Clarification.pdf**
537K



SERRANO
EL DORADO

OWNERS' ASSOCIATION

January 22, 2020

Supervisor John Hidahl
El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

RE: CEDHSP – Serrano Comments on Central El Dorado Hills Specific Plan Application

Dear Supervisor Hidahl:

The Serrano El Dorado Owners' Association Board of Directors submitted a letter dated January 10, 2020 outlining comments on the above referenced application before the County Planning Commission and the County Board of Supervisors. The letter may have been unclear with regard to the Board of Director's intent.

Our Board neither opposes nor supports the Serrano Associates CEDHSP Application. The purpose of the previous letter was to outline several issues for the Board of Supervisors to consider while deliberating the application and making its decisions. The impact of your decisions on Serrano and the surrounding communities is truly significant and we thank you in advance for your thoughtful evaluation.

The Association regrets any ambiguity in the January 10, 2020 correspondence and is submitting this communication to provide clarity of intent and purpose.

Sincerely,

ON BEHALF OF THE SERRANO EL DORADO BOARD OF DIRECTORS

Donald P. Sacco, President

cc: Donald Ashton, CAO, El Dorado County
El Dorado County Planning Commission
El Dorado County Board of Supervisors

4525 SERRANO PARKWAY EL DORADO HILLS, CALIFORNIA 95762-4231
916.939.1728 FAX 916.939.3401
www.SerranoHOA.org

1/24/2020

Edcgov.us Mail - Rezoning in EDH



PC 213-20
#6

Planning Department <planning@edcgov.us>

Rezoning in EDH

1 message

Susanne Cantlin <suecantlin@me.com>

Fri, Jan 24, 2020 at 1:38 PM

To: planning@edcgov.us

Cc: Planning Commision <gary.miller@edcgov.us>

I urge you to deny rezoning and keep the old Executive Golf Course zoned open space and recreational and maintain a key landmark to maintain the integrity of our great community.

I have lived in many places with poor planning, the community suffers. We can see it all around us in Folsom and along Bass Lake Road.

Please maintain our green belt and let EDH continue to be the wonderful area it is.

Thank you,

Sue Cantlin

5081 Tesoro Way

El Dorado Hills, CA 95762

Sent from my iPhone



PC 2-13-20
#6

Debra Ercolini <debra.ercolini@edcgov.us>

Fwd: Please Deny the Rezone of the Old Golf Course

1 message

EDC COB <edc.cob@edcgov.us>

Mon, Jan 27, 2020 at 9:51 AM

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>, Tiffany Schmid <tiffany.schmid@edcgov.us>, Jeanette Salmon <jeanette.salmon@edcgov.us>, Debra Ercolini <debra.ercolini@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: **Cathy Kerr** <skqqr777@yahoo.com>
Date: Fri, Jan 24, 2020 at 8:19 PM
Subject: Please Deny the Rezone of the Old Golf Course
To: <edc.cob@edcgov.us>

Honorable Clerk: please share this email with each the following Supervisors:
Honorable District Supervisor John Hidahl, Honorable District Supervisor Shiva Frentzen, Honorable District Supervisor Brian Veerkamp, Honorable District Supervisor Lori Parlin, Honorable District Supervisor Sue Novasel

The vote to keep the Old Golf Course as open space passed with 91% of the vote. Voting now to rezone as residential would trigger a firestorm of recalls and unnecessary turnover of Supervisors. We respect our current Supervisors. Please Deny the Rezone of the Old Golf Course. We do not want to have our children, our seniors, our veterans, and the disabled in any of those groups, to be subjected to breathing in fibers of asbestos. We thank you for your time and beg you to vote no on rezoning.

Respectfully,
Cathy and William Kerr
Serrano Residents

Sent from my iPad

1/31/2020

Edcgov.us Mail - EDH Rezoning

PC 2-13-20
#6



Planning Department <planning@edcgov.us>

EDH Rezoning

1 message

Sue Cantlin <suecantlin@gmail.com>

Sat, Jan 25, 2020 at 7:37 AM

To: planning@edcgov.us

Cc: Planning Commision <gary.miller@edcgov.us>

I urge you to keep the golf course in El Dorado Hills zoned for open space or free land as originally intended. I have lived in areas with poor city planning without "green belts" and found the Community suffers. Please let El Dorado Hills enjoy this green space as continued housing creeps in all around.

Sue Cantlin
5081 Tesoro Way
El Dorado Hills , CA 95762

Sent from my iPhone