



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

SAVE OUR OPEN SPACES

1 message

Anastasia Mize <my3graces@aol.com>

Thu, Apr 21, 2022 at 1:08 AM

Reply-To: Anastasia Mize <my3graces@aol.com>

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

PLEASE!!! How much more money does GREEDY Parker Development need? It's time to consider the residents of our community. My family has lived here since December of 1998. We have seen Parker get his way AND get his way paid for at the expense of Serrano residents. ENOUGH IS ENOUGH. Do not trade our love of community and it's green spaces for more profit for Parker Development!



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Planning Department <planning@edcgov.us>

1 Page

OPPOSE OLD EDH GOLF COURSE REZONE / CEDHSP

1 message

Michelle Petro <petrostrut@gmail.com>

Thu, Apr 21, 2022 at 2:03 AM

To: planning@edcgov.us

El Dorado Planning Commission,

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,

Michelle & Peter Petro
3196 Melrose Way
El Dorado Hills, CA 95762

Sent from my iPhone



PC 04-28-2022
#3

Planning Department <planning@edcgov.us>

1 page

No to Parker Rezone

1 message

Wendy Jones <wendyandalexjones@gmail.com>

Thu, Apr 21, 2022 at 6:54 AM

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

Hello,

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

Thank you.

Alex and Wendy Jones

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#3



Planning Department <planning@edcgov.us>

1 page

rezoning

1 message

Craig Dieterich <cdieterich@tollbrothers.com>

Thu, Apr 21, 2022 at 7:52 AM

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

I actually work for a developer and do not want to see more housing in EDH. Please show the community you care and respect it's citizens and do not allow the rezoning of the old golf course to move forward.

Craig Dieterich

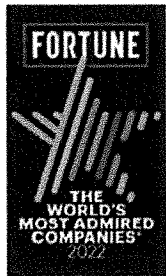
Construction Manager – Sacramento, CA

Oakcrest at Whitney Ranch

Toll Brothers

110 Woodmere Rd. Suite 120 , Folsom, California 95630

Cell: (916) 690-9900



Toll Brothers

#1 HOME BUILDER

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2022**

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PC 4-28-22
#3

Patricia Soto <patricia.soto@edcgov.us>

2 days

Fwd: [dorado_oaks] Vote NO to the rezone (CEDHSP)

1 message

Gina Hamilton <gina.hamilton@edcgov.us>

Thu, Apr 21, 2022 at 7:53 AM

To: Debra Ercolini <debra.ercolini@edcgov.us>, Christopher Smith <christopher.smith@edcgov.us>, Aurora Osbual <aurora.osbual@edcgov.us>, Patricia Soto <patricia.soto@edcgov.us>, Krystina Baudrey <krystina.baudrey@edcgov.us>

Comment for CEDHSP received below.

Gina Hamilton
Planning Manager
Current Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg C
Placerville, CA 95667
Main Line (530) 621-5355
Direct Line (530) 621-5980
Fax (530) 642-0508
gina.hamilton@edcgov.us

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

From: **Tom Purciel** <tom.purciel@edcgov.us>
Date: Thu, Apr 21, 2022 at 7:49 AM
Subject: Fwd: [dorado_oaks] Vote NO to the rezone (CEDHSP)
To: Gina Hamilton <gina.hamilton@edcgov.us>

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

From: **Bonnie Bastian** <bastianeam@gmail.com>
Date: Thu, Apr 21, 2022 at 7:07 AM
Subject: [dorado_oaks] Vote NO to the rezone (CEDHSP)
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

To members of the El Dorado County Planning Commission and the Board of Supervisors:

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

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the

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facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

My kids grew up in EDH and have since moved away. But someone that got involved before I moved to EDH helped to shape the General Plan. I am indebted to them because I have been the beneficiary of their work as I raised my kids here. I hope that others will benefit from my efforts to preserve the golf course as open space. Please vote NO on the rezone.

Sincerely,
Bonnie Bastian

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>



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Planning Department <planning@edcgov.us>

1 page

Rezoning of EDH

1 message

Don and Brenda Rose <donbrendarose@comcast.net>

Thu, Apr 21, 2022 at 7:55 AM

To: planning@edcgov.us

To whom this may concern:

The land on El Dorado Hills Blvd and Serrano Parkway is NOT zoned for commercial use. The County plan is clear. Over 90% of voters are against rezoning this land. Why is this being brought to discussion again?? I was at the meeting at District Church some 3 to 4 years ago with John Hidahl and a packed room. It looks like I need to take a day off of work to voice my objection to a zoning change that is clearly not what the residents want.

I will see you in a week with 500 strong of my neighbors!!

Dr. Don Rose



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

RE: EDH Golf course rezone

1 message

Kayla Walker <it.kaylala@gmail.com>

Thu, Apr 21, 2022 at 8:35 AM

To: planning@edcgov.us

El Dorado Planning Commission,

For nearly me entire 33 years, I've lived in El Dorado county. As a kid, I couldn't wait to leave. But as I grew, and became a mother, I knew just how special this area is. My kids and I often comment of the beauty that surrounds us, and how sad it's been watching all of the development robbing us of these views.

We want to keep the beauty for the generations to come. Keep this place special, we plead with you.

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,
Kayla Walker

916-220-4422



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: The upcoming CEDHSP planning meeting

1 message

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

Wed, Apr 20, 2022 at 11:29 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Randy LaFrom

4462 Gresham Dr.

El Dorado Hills, CA 95762

408-390-7283



PC 4/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Stop the rezone- El Dorado Hills planning

1 message

Krista Spong <krista.spong@hotmail.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 8:43 AM

To El Dorado County Planning Commission,

It has recently been brought to our attention that there is a new initiative to build 1000+ houses on the old Serrano golf course on El Dorado Hills Blvd. This would negatively impact our commute and quality of life that we moved here to find almost 20 years ago.

Residents do not want more houses built in this area!!!!

Stop the rezone!

Sincerely,
Krista Spong

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PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

El Dorado Hills- stop the rezone

1 message

Krista Spong <krista_anderson@hotmail.com>

Thu, Apr 21, 2022 at 8:47 AM

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

To whom it may concern:

Stop the rezone of the Serrano golf course in El Dorado Hills. We do not want/need more houses there. Leave it open space!

Thank you
K. Anderson

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PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Rezoning of the Serrano golf course

1 message

Special Moms of Special Kids <SpecialMoms@outlook.com>

Thu, Apr 21, 2022 at 8:52 AM

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

To the planning commission,

Please leave the Serrano golf course as open space. Our EDH families live here Because of the open space master plan. We do not want more houses in that area as it will negatively impact my child's commute to school, traffic and quality of life.

Stop the rezone and honor our open space!

Thank you for reading.

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PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Parker Development request

1 message

Kristie West <kristiewest1@gmail.com>

Thu, Apr 21, 2022 at 9:13 AM

To: planning@edcgov.us

Planning Commission Members:

I understand that Parker Development and Serrano Associates, LLC will be meeting with the committee on April 28 to request re-zoning, the changing of land use designations and moving open space, amending the County General Plan.

As a resident of El Dorado Hills and specifically Serrano for the last 15 years, I would like to voice my opposition to having any additional building, low density, medium, high or commercial, on El Dorado Hills Blvd. The area is impacted enough and having additional residents or businesses would impact the traffic and congestion even more. Those who live in this area moved here because of its rural benefits and it would be a shame to ruin it by bringing in yet more building.

I implore you to do what's best for the residents of El Dorado Hills and not those who would benefit financially from the request Parker and Serrano will be making to you.

Sincerely,
Kristie West
1547 Terracina Dr.
El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Rezone of Open Space in EDH

1 message

Robin Pittfield <robinewoods@hotmail.com>

Thu, Apr 21, 2022 at 9:17 AM

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

Hello Planning Commission,

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

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

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

Sincerely,
Robin Pittfield



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Rezoning along EDH Blvd

1 message

mike babcock <miketbabcock@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 9:55 AM

Hello,

I am a homeowner in EDH off of EDH Blvd. My family and I are strongly opposed to the rezoning of the old golf course. There is already too many cars in the area. The current businesses are already struggling, so we don't need more commercial space to dilute consumer spending. It would be a detriment to the community. I believe the whole county will be watching and the outcome will greatly affect the outcome of future elections.

Thanks for your consideration,

Michael Babcock



PC 4-28-22
3

Planning Department <planning@edcgov.us>

5 pages

Fwd: old EDH Golf course

1 message

The **BOSONE** <bosone@edcgov.us>
To: Planning Department <planning@edcgov.us>
Cc: "D.J. Peterson" <djpeter99@sbcglobal.net>

Thu, Apr 21, 2022 at 10:17 AM

Please forward to all planning commissioners.

Cindy Munt

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

----- Forwarded message -----
From: **D.J. Peterson** <djpeter99@sbcglobal.net>
Date: Wed, Apr 20, 2022 at 7:33 PM
Subject: old EDH Golf course
To: bosone@edcgov.us <bosone@edcgov.us>

John,

I voted for you so that you would represent the voters of El Dorado Hills District 1. Please read my letter below and attached, and provide a copy to the El Dorado County Planning Department so they have it for the April 27, 2022 hearing about land use and rezoning the recreational use of the land that was the old El Dorado Hills Golf Course.

Please let me know you received my letter, attached.

Please let me know if you were able to provide it to the planning Department that is holding the hearing/meeting.

Please let me know how you plan to represent your constituents who are District 1 voters. Please tell me what can you do to keep the zoning as recreational use, and for Parker to look for land South of Highway 50 that is already zoned for residential, high density, and commercial use.

Thank you,

DJ Peterson

DJ Peterson
All Party Art,

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

208 Muse Drive
El Dorado Hills, Ca 95762

djpeter99@sbcglobal.net

19-1670 Public Comment
PC Rcvd 04-21-22



Letter to El Dorado County Re Rezone.pdf
1544K

April 20, 2022

To: El Dorado County Planning Department

To El Dorado County Board of Supervisors

Please also send copies to other interested County staff

From: Donald J. Peterson 

208 Muse Drive

El Dorado Hills, CA 95762

Subject: Planning Department hearing/meeting on or about April 27, 2022 re: Old El Dorado Hills Golf Course land

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

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

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

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

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

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

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

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

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

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

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

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

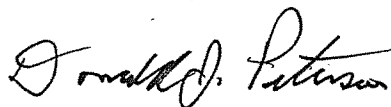
Please read this letter at the hearing meeting on April 27, 2022 or other date if the meeting is changed. If you will not, then I request time at the meeting to speak.

Please reply:

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

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

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

A handwritten signature in black ink that reads "Donald J. Peterson". The signature is written in a cursive style with a large, prominent 'D' at the beginning.

Donald J. Peterson

208 Muse Drive

El Dorado Hills, CA 95762



Comments on the 28 April hearing regarding re-zoning, plan amendments in El Dorado Hills

1 message

Paul <pgsteinberg@mac.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 10:23 AM

Hello El Dorado County Planning Commission,

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

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

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

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

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

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

Thank you for your time and consideration.

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



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#3
Planning Department <planning@edcgov.us>

1 page

CEDHSP and rezone effort

1 message

Cathy Devito <devito.cathy@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 10:27 AM

To the El Dorado Planning Commission,

Please consider the residents of El Dorado Hills who enjoy our community, pay property taxes, and utilize our roads and services, when voting on the proposed changes / rezoning golf course.

We already navigate highly congested intersections, particularly at and near Serrano / EDH Blvd to get to schools, local stores, our homes and the freeway. Corridors such as EDH and Silva Valley Blvds were not designed to accommodate high density housing and commercial traffic.

Significant development is in progress close by on either side of the freeway, Green Valley corridor, etc; thus the opposition to this proposal from residents is not encountered in a vacuum. It is not about 'no growth,' but in consideration of transportation arteries, services and some preservation of the natural environment that is the hallmark of this County, including El Dorado Hills.

To rezone this land greatly benefits the Developer, not residents. Let's enhance v. erode trust in zoning/building regulations and those elected to manage them.

Thanks for your service and consideration.

Cathy Devito
3311 Bellingham Pl
El Dorado Hills



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Parker development

1 message

Dawn <dawnrasmussen@sbcglobal.net>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 10:32 AM

I'm against this plan. Who in their right mind thinks that bringing possibly 2,000 cars a day onto El Dorado Hills Blvd. would be a good idea.

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Vote NO to the rezone (CEDHSP)

1 message

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

Thu, Apr 21, 2022 at 10:41 AM

Cindy Munt

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

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

From: **Bonnie Bastian** <bastianteam@gmail.com>
Date: Thu, Apr 21, 2022 at 7:07 AM
Subject: Vote NO to the rezone (CEDHSP)
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

To members of the El Dorado County Planning Commission and the Board of Supervisors:

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

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

My kids grew up in EDH and have since moved away. But someone that got involved before I moved to EDH helped to shape the General Plan. I am indebted to them because I have been the beneficiary of their work as I raised my kids here. I hope that others will benefit from my efforts to preserve the golf course as open space. Please vote NO on the rezone.

Sincerely,
Bonnie Bastian



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: EDH Open Space

1 message

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

Thu, Apr 21, 2022 at 11:36 AM

Cindy Munt

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

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

From: **Eduardo Casillas** <casillas.e.d@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 11:26 AM
Subject: EDH Open Space
To: John Hidahl <bosone@edcgov.us>, Jon Vegna <jvegna@edcgov.us>

Dear El Dorado County District 1 Supervisor and Planning Commission Member,

I'm a 19 year proud resident of beautiful El Dorado Hills, and former engineer at Aerojet (retired in June 2018). Me and my family totally love this town, including its wide open spaces, restaurants, movie theater, and proximity to the sierra mountains, historic sites, lakes and rivers, etc. Back in 2015 we all voted against the development of residential units in what is now the old golf course open recreational area, in order to prevent the continued increase of high traffic and noise conditions along El Dorado Hills Blvd. as well as to maintain the look and character of a small town away for large urban centers.

We are part of the thousands of El Dorado Hills residents that are opposed to the Parker organization's plan to build hundreds of high density / multi-family complex developments along El Dorado Hills Blvd. The harm it would do to our neighborhood would certainly be irreparable.

The old "Executive Golf Course" is one of the last remnants of open space in the area. Approving the requested rezone would be against the declared wishes of most EDH residents, per the 2015 vote results, and therefore totally unconscionable.

We have, further, learned that Parker cannot meet all of the terms outlined in their amendment request because some of that land is already encumbered. Until they can legally extract that land from the Serrano HOA, El Dorado County should not take further action on Parker's request.

Thank you,

Sincerely,

Ed Casillas
3502 Smokey Mountain Cir.



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Comment on golf course rezoning

1 message

Michael Borkoski <evrwest@yahoo.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 11:57 AM

Hello: I am a resident of the Serrano subdivision and I would like to state my objection to the rezoning of the old gold course at Serrano Parkway and EDH Blvd. We already have too much traffic, overcrowded schools, and PG&E issues. Allowing more houses in this area is unsustainable. It subtracts from the quality of life for existing residents to benefit one greedy developer. The county should be looking for ways to increase our quality of life by reviving the old golf course for community use. If Parker wants to build they can go down to Folsom where they are already destroying the open space south of 50.

Thank you
Michael Borkoski
4132 Borders Dr.
EDH

Sent from Yahoo Mail for iPhone

Sent from Yahoo Mail for iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 pcv

Development in Serrano west side and pedregall

1 message

Marlon Cardenas <marlonjc@sbcglobal.net>
Reply-To: Marlon Cardenas <marlonjc@sbcglobal.net>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 12:18 PM

Gina,

I moved I moved away from the Bay Area escape the busy town homes and constant lack of space and trees. But sets this place apart it is the opening land and trails. But now you're starting to turn into the bay area and eventually driving people out of here. I have never seen so many homes for sale in the area where this development is going to land and we don't have near the infrastructure to account for the explosion in population. Why would we do such a horrible thing when everyone living here is telling me not to?

Sent from AT&T Yahoo Mail on Android



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

RE: Citizen Opinion - Central El Dorado Hills Specific Plan (General Plan Amendment A14-0003/Specific Plan SP12-0002/Rezone Z14-0005/Specific Plan Revision SP86-0002-R/Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003)

1 message

All Austin-Clark <allclarkemail@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 12:33 PM

El Dorado Planning Commission,

Our family is in *strong opposition* to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and *should not be altered*. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible. Have YOU been on EDH Blvd at 4:15pm - 5:50pm on a weekday? From Golden Hills to Francisco - it's a danger and worse than 80 near Walnut Creek! Dangerous to humans, as well as the native wildlife. Shame on you if your greed for tax money overcomes keeping our citizens and wildlife safe.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. Do your ELECTED OFFICIAL DUTY TO THE CITIZENS YOU PROMISED TO REPRESENT!!!!

We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission **reject** this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,
The Clarks



Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Chris Cockrell <chris@samstowncyclery.com>

Thu, Apr 21, 2022 at 12:37 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

Back in 2015 91.04% of the votes from the residents on the EDH CSD Measure E proposal were "NO", meaning they were AGAINST rezoning of the El Dorado Hills Old Executive Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita 783 homes 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks, and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- Chris Cockrell

chris@samstowncyclery.com

3209 Fairway Drive Cameron Park

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP and rezone effort

1 message

Cathy Devito <devito.cathy@gmail.com>

Thu, Apr 21, 2022 at 12:37 PM

To: planning@edcgov.us

NOT IN FAVOR of the Rezone of golf course. sorry to re-send message, but in case my message wasn't clear, I am against the re-zoning, thanks, Cathy

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

From: **Cathy Devito** <devito.cathy@gmail.com>

Date: Thu, Apr 21, 2022 at 10:27 AM

Subject: CEDHSP and rezone effort

To: <planning@edcgov.us>

To the El Dorado Planning Commission,

Please consider the residents of El Dorado Hills who enjoy our community, pay property taxes, and utilize our roads and services, when voting on the proposed changes / rezoning golf course.

We already navigate highly congested intersections, particularly at and near Serrano / EDH Blvd to get to schools, local stores, our homes and the freeway. Corridors such as EDH and Silva Valley Blvds were not designed to accommodate high density housing and commercial traffic.

Significant development is in progress close by on either side of the freeway, Green Valley corridor, etc; thus the opposition to this proposal from residents is not encountered in a vacuum. It is not about 'no growth,' but in consideration of transportation arteries, services and some preservation of the natural environment that is the hallmark of this County, including El Dorado Hills.

To rezone this land greatly benefits the Developer, not residents. Let's enhance v. erode trust in zoning/building regulations and those elected to manage them.

Thanks for your service and consideration.

Cathy Devito
3311 Bellingham Pl
El Dorado Hills



Planning Department <planning@edcgov.us>

PC 4-28-22
#3

1 page

RE: General Plan Amendment A14-0003/Specific Plan SP12-0002/Rezone Z14-0005/Specific Plan Revision SP86-0002-R/Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003

1 message

allessandra austin-clark <740really@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 12:40 PM

El Dorado Planning Commission,

Our family is in *strong opposition* to amendments to the CEDHSP and rezoning existing zoning districts.

This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and *should not be altered*. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is HIGHLY irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. REMEMBER WHO ELECTED YOU, REMEMBER WHAT YOU PROMISED AND DO NOT CAVE..!

We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission **reject** this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,

The Austins



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

RE: A14-0003 Central El Dorado Hills

1 message

Emelia Clark <emeclark740@gmail.com>

Thu, Apr 21, 2022 at 12:49 PM

To: planning@edcgov.us

El Dorado Planning Commission,

MY family is in **strong opposition** to amendments to the CEDHSP and rezoning existing zoning districts.

This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is a completely Irresponsible idea!

Have YOU been on EDH Blvd during evening rush on a weekday? From White Rock Road to Green Valley Road- it's a danger and worse than most areas in the Bay Area! Dangerous to humans, as well as the native wildlife.

Shame on you if your greed for tax money overcomes keeping our citizens and wildlife safe.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. Do your ELECTED OFFICIAL DUTY TO THE CITIZENS YOU PROMISED TO REPRESENT!!!!

We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission **reject** this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,

The Clarks



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP Plan

1 message

Michael Mullen <michael@capitallabelcompany.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 1:11 PM

Hello,

My name is Michael Mullen and I own a house in El Dorado Hills at 2232 Amherst Way.

I'm writing to voice my concern with the latest development project near EDH Blvd. and Serrano Parkway. With water being in a shortage, and streets becoming overcrowded as is, I am against this development. We want to keep our city with open outdoors and not become an extension of the Bay Area.

Please consider this my vote in opposition to more building.

Sincerely,

Michael Mullen

President & CEO

11336 Sunco Drive Suite D

Rancho Cordova, CA 95742

Office: (916) 603-8380

Cell: (916) 767-7055





PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Kristen Mullen <kristentmullen@gmail.com>

Thu, Apr 21, 2022 at 1:08 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

Back in 2015 91.04% of the votes from the residents on the EDH CSD Measure E proposal were "NO", meaning they were AGAINST rezoning of the El Dorado Hills Old Executive Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita 783 homes 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks, and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- Kristen Mullen
kristentmullen@gmail.com
Amherst way El dorado hills

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Michael Mullen <mmullen805@gmail.com>

Thu, Apr 21, 2022 at 1:07 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

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Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

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I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- Michael Mullen
mmullen805@gmail.com
2232 Amherst Way El Dorado Hills

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PC 4-28-22
PC #3
1 page

Planning Department <planning@edcgov.us>

Opposition Comment

1 message

LINDA MATHES <lamathes@comcast.net>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 1:13 PM

Dear El Dorado Planning Commission,

My husband and I are strongly opposed to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered.

Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb. In addition, amending the CEDHSP to introduce medium and high-density housing into an already congested main artery is irresponsible.

Lastly, and most importantly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. Once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,
Forest & Linda Mathes



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

RE: Central El Dorado Hills Specific Plan - General Plan Amendment A14-0003 and all the other crappy ideas

1 message

Allessandra <repogal@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 1:21 PM

El Dorado Planning Commission,

I am in *strong opposition* to amendments to the CEDHSP and rezoning existing zoning districts.

This land in particular serves as a primary gateway into El Dorado Hills. The beautiful rolling hills and open nature picturesque quality defines our unique community and *should not be altered*. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb. Guess you like the idea of a "concrete valley"?

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible, makes the area UGLY, and will cause high-equity homeowners to leave the county.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. Do your OFFICIAL DUTY TO THE CITIZENS YOU PROMISED TO REPRESENT, NOT to the "those masters, infected with the sickness of greed"

We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission **reject** this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,

A M



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Shari Bolton <shari.bolton13@gmail.com>

Thu, Apr 21, 2022 at 1:49 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

Back in 2015 91.04% of the votes from the residents on the EDH CSD Measure E proposal were "NO", meaning they were AGAINST rezoning of the El Dorado Hills Old Executive Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita 783 homes 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks, and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- Shari Bolton
shari.bolton13@gmail.com
Lamego Way El Dorado Hills

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



PC 4-28-22
3

Planning Department <planning@edcgov.us>

1 page

Fwd: Public Hearing on 1000 plus additional housing units plus commercial space in El Dorado Hills along El Dorado Hills Blvd. — Nextdoor

1 message

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

Thu, Apr 21, 2022 at 2:08 PM

Cindy Munt

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

On Thu, Apr 21, 2022 at 11:50 AM <kcstrand@pacbell.net> wrote:

Mr. John Hidahl,

Please see the attached Nextdoor link for Paul Steinburg's letter opposing the Parker redevelopment efforts.

We are strongly opposed to the Parker Development rezoning efforts in EDH.

Kevin & Cindy Strand
El Dorado Hills Residents

- >
- >
- > From my neighborhood: https://nextdoor.com/p/ygCs2FjqBjdK/c/757925076?utm_source=share
- >



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Old Golf Course re-zone

1 message

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

Thu, Apr 21, 2022 at 2:08 PM

Cindy Munt

Assistant to Supervisor John Hidaahl, District 1
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CLICK HERE to visit Supervisor Hidaahl on Nextdoor

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

From: **Peggy Zappen** <zappen1@yahoo.com>
Date: Thu, Apr 21, 2022 at 1:00 PM
Subject: Old Golf Course re-zone

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

April 21, 2022

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

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

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

A few highlights for your consideration in voting NO REZONE:

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

5. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. EDH has experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Once all current projects are built the reality would be known as to the EID capabilities to provide service to all of EDH customers.

6. Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange it as that Serrano area is not accessible or easily utilized by the community for quality open space.

7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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

Thank You For Your Thoughtful Consideration,

Peggy Zappen

7105 Cinnamon Teal Way, El Dorado Hills CA 95762

530-676-1694



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Parker Development Proposal for the Old Golf Course

1 message

Robert Anderson <bob@robertnanderson.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:09 PM

Members of the El Dorado County Planning Commission:

I write as a resident of El Dorado County, El Dorado Hills and Serrano. I am expressing my disapproval of Parker Development's proposed General Plan Amendments, El Dorado Hills Specific Plan Amendments, Specific Plan Adoption, and Rezoning of the area widely known as The Old Executive Golf Course. I do not stand alone. Polls of residents of El Dorado Hills and Serrano show that 80% of residents DO NOT want the area rezoned, DO NOT want high density housing or medium density housing in this open space, and DO NOT want more commercial square footage in this area that is currently designated as open space. Proposing to move open space to somewhere else (where there likely is open space already) does not protect our neighborhood from overcrowding, does not protect the beauty of open space in our neighborhood, does not protect the quality of life that Serrano has always stood for.

El Dorado Hills Town Center has empty retail space. Empty retail and office space can be seen all over the area. The Commission had the opportunity to demand the developers of the Element 79 Apartment complex in Town Center provide ground level mixed use along Town Center Boulevard at a minimum. That would have been forward thinking, providing retail and restaurant growth in what has the possibility to be a vibrant commercial/ entertainment center. But sadly the Commission caved to developers wishes when mixed use could have been a requirement for the development.

Please, do not let dreams of additional property tax and sales tax revenue impel you to approve Parker's proposal. DO NOT go against the people who live here, the people who would be adversely affected, and the people you were all elected to represent. Vote NO on General Plan Amendments. Vote NO on El Dorado Hills Specific Plan Amendments. Vote NO on Specific Plan Adoption of Parker Development's proposal. And Vote NO on Rezoning.

Respectfully,

Robert Anderson

1120 Penniman Drive

El Dorado Hills, CA 95762

408-859-1788

bob@robertnanderson.com

ROBERT N ANDERSON ART
RED WILLOW STUDIOS





PC 4-28-22

#3

Planning Department <planning@edcgov.us>

2 pages

Re: Golf Course Re-zone

1 message

The BOSONE <bosone@edcgov.us>
To: Curtis <chowardedh@gmail.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:13 PM

Good afternoon Curtis,

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>. You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=infoj&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. We have forwarded your comments to the planning department.

Cindy Munt

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

On Thu, Apr 21, 2022 at 1:06 PM Curtis <chowardedh@gmail.com> wrote:

To whom it may concern,

As a resident of El Dorado Hills for the last 25 years, I am writing to make my opinion known on this subject. I object to re-zoning of the "the old golf course" that will in effect spoil our community and deprive those that follow my family from the great experience we had living here. I must say some of the tactics the developers have engaged in could easily be described as unethical and illegal.

Allowing this development to proceed would only reinforce the ethos that greed is good. Open space can never be replaced. Your decision should heavily consider the will of those living here and that have made it clear that they are opposed to this plan. Maybe someone in government won't give in to monied interests.

Regards,

19-1670 Public Comment
PC Rcvd 04-21-22

Curtis Howard

3671 Falkirk Way, EDH

Sent from Mail for Windows



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

El Dorado Hills new housing project

1 message

Milane Pratt <limeyswife@hotmail.com>

Thu, Apr 21, 2022 at 2:17 PM

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

Hello Planning Commissioners

I hope you all are doing well. Thank you for doing what you do every day.

I love living in El Dorado County. It is so beautiful and green right now, although not for long. Summer is coming and so is another drought.

Can I say, however, that we may be out of control with the big booming housing and commercial building here Where is the water coming from? Last I heard we've been in a drought...for Years and that fact will not change.

And very soon this county and Sac county will look like L.A. Will we have enough police to take care of this?

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

No to Developing Golf Course Property

1 message

Larkin Bullard <larkin.bullard@gmail.com>

Thu, Apr 21, 2022 at 2:17 PM

To: planning@edcgov.us

Hi,

I've been a resident of El Dorado Hills since 2007. I moved here from the Bay Area to escape the high-density environment that has ruined the quality of life in the Bay Area. Please don't turn El Dorado Hills into an overdeveloped, unlivable hell-hole like the Bay Area.

The Planning Commission and Parker Development should take into consideration our quality of life issues with a high density over development of the rural community. It's important the reason for developing the land is to improve the quality of life of its residents not enrich the wealth of the developers and construction industry.

We should not approve the development of every square inch of land in the County. That's what was done in Rocklin and Roseville. There is not a single undeveloped piece of land left in Rocklin. Don't ruin El Dorado County and the community of El Dorado Hills like developers have been allowed to do to Rocklin and Roseville.

El Dorado Hills has experienced tremendous growth over the past 5 years. Time to slow down or else you are going to ruin the quality of life here.

Larkin Bullard
650-400-0096 mobile



PC 4-28-22
3

Planning Department <planning@edcgov.us>

1 page

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Nancy Ryan <tuaniners@msn.com>

Thu, Apr 21, 2022 at 2:22 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

Back in 2015 91.04% of the votes from the residents on the EDH CSD Measure E proposal were "NO", meaning they were AGAINST rezoning of the El Dorado Hills Old Executive Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita 783 homes 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks, and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- Nancy Ryan
tuaniners@msn.com
Alburn place Edh

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Re: CEDHSP

1 message

The **BOSONE** <bosone@edcgov.us>
To: Jason Dominguez <jtdominguez@comcast.net>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:26 PM

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=info|&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

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

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

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

On Thu, Apr 21, 2022 at 2:22 PM Jason Dominguez <jtdominguez@comcast.net> wrote:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE

Jason Dominguez
3283 Ridgeview Drive
(916) 599-9860



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Re: CEDHSP

1 message

The BOSONE <bosone@edcgov.us>
To: Charlene Caybut <accbeery@gmail.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:28 PM

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=info|&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

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CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

On Thu, Apr 21, 2022 at 2:25 PM Charlene Caybut <accbeery@gmail.com> wrote:

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

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

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

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

19-1670 Public Comment

PC Rcvd 04-21-22

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Avis C. Caybut 21 year resident of El Dorado Hills



PC 4-28-22
PC #3

Planning Department <planning@edcgov.us>

2 pages

Re: CEDHSP

1 message

The **BOSONE** <bosone@edcgov.us>
To: Mark Wolny <mwolny@uartinc.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:29 PM

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

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Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

CLICK HERE to follow Supervisor Hidahl on Facebook
CLICK HERE to visit Supervisor Hidahl's web page
CLICK HERE to visit Supervisor Hidahl on Nextdoor

On Thu, Apr 21, 2022 at 2:26 PM Mark Wolny <mwolny@uartinc.com> wrote:

Hello,

I strongly oppose the planned development Parker is proposing & and oppose that you are even considering it!!

**I did not move here to be dealing with more people , traffic and mis guide representation.
To pad the pockets of many in this County!!**

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

Keep our town clean and green!!! If not get out now!!!

Mark Wolny

19-1670 Public Comment
PC Rcvd 04-21-22

4856 Dalewood DR
EDH



PC 4-29-22
#3

Planning Department <planning@edcgov.us>

1 page

Rezoning the old EDH golf course

1 message

Dorothy Simonelli <atwintrader@yahoo.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:34 PM

To all members of the El Dorado County Planning and Zoning Board,

My family arrived in El Dorado Hills 40 years ago and have invested our time, talent and treasures to make our community a better one. Two of my three adult children also reside here and my 8 grandchildren are raised here. I have a very important stake spanning 4 decades and see this rezoning as a critical issue.

I am OPPOSED to the rezoning to build 1,000 homes and commercial space at the old golf site. Schools are overcrowded, water shortage very real, a negative environmental impact (land use, traffic, air and land pollution) is very real. The rezoning is just plain WRONG.

Only winners will be the Parker Family and that amounts to greed. How awful that they blocked the EDHCSD from purchasing the land for recreation and a sports complex. That would benefit our community, the rezoning WILL NOT.

Consider safety and quality of life for all of El Dorado Hills and vote the rezoning down.

Thank you,

Sincerely,

Dorothy Simonelli



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Old EDH Golf Course

1 message

mjcturner@comcast.net <mjcturner@comcast.net>

Thu, Apr 21, 2022 at 2:35 PM

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

I live in Shingle Springs, but am interested in what happens in the general area, not just my home town. I've read most of the comments regarding the old EDH golf course. I ask you to please listen to the EDH residents and leave the old golf course alone. They are making their desire to maintain status quo very clear. El Dorado and other local counties have given in to developers too many times. Please stop and consider the people who currently live here.

Thanks,
Michelle Turner



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Erin Friedline <erinashley19@yahoo.com>

Thu, Apr 21, 2022 at 2:37 PM

To Whom it may concern,

Hello, I am writing as a resident of El Dorado Hills. I have lived here for almost 8 years. In the 8 years since I have been here I have watched El Dorado Hills go from a smaller foothills community to a crowded, bustling town. The beautiful hills in the area are slowly being covered with more and more large custom homes or track home neighborhoods while roads and schools are becoming more congested. Growth can be a great thing, but growth without proper planning, or growth that is not needed can strain resources and cause more harm than good.

This is a beautiful location to live, but many residents, including myself, are frustrated with the constant influx of new homes that only destroy our natural areas. We don't feel that our city officials are concerned at all about caring for the community we *do* have and instead are only concerned with making money. It's irresponsible to allow the construction of such large scale residential and commercial buildings when we have a serious lack of roadways as it is and the roads we do have are in shambles. El Dorado Hills Blvd, perhaps one of the main roads in all of EDH, is congested daily and is littered with cracks and potholes that haven't been fixed or repaved once in the 8 years I've lived here. Not to mention El Dorado Hills blvd was due for an expansion years ago, and yet nothing has been done about it. Our schools (especially our high school) are completely beyond capacity and there are no plans to address this issue either. As Californians we are inundated daily with restrictions for water and warnings to preserve. This issue alone should be reason enough not to build such a large-scale residential area that will bring more homes using thousands upon thousands of gallons of water. We have complained about these issues for years and they fall on deaf ears but there seems to be no issue with allowing the construction of homes and commercial buildings that only cause greater strain and frustration to those of us living here now. We need people who care about preserving the natural beauty of of El Dorado Hills and putting resources towards taking care of the the infrastructure that is falling apart around us. We do NOT need more high cost homes, expensive apartments and crowded commercial buildings clogging up our poor roadway system and schools and taking away the open green space we all enjoy.

People move here for a slower pace than city living and a chance to enjoy the beautiful hills and nature trails that Northern California provides. Please consider that natural space is not a waste as it is. It is one of the best reasons to live in an area like this. If growth is to happen, at least do it responsibly and not allow construction like this until and unless you have the proper infrastructure to support such things. We currently do NOT.

Please, hear the hearts of the people living here and respect our wishes for preserving the community we love.

Erin Friedline



PC 4-29-22
#3

Planning Department <planning@edcgov.us>

2 pages

CEDHSP

1 message

Charlene Caybut <accbeery@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 2:40 PM

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

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

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

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

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

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

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-21-22

traffic at certain hours of the day and there literally is no adequate parking on the campuses or in front of them. Some kids are having to park one quarter mile away as it is!!

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Avis C. Caybut 21 year resident of El Dorado Hills



PC 4-28-22
#3

Patricia Soto <patricia.soto@edcgov.us>

4 pages

Fwd: [dorado_oaks] Old Golf Course re-zone

2 messages

Gina Hamilton <gina.hamilton@edcgov.us>

Thu, Apr 21, 2022 at 2:46 PM

To: Aurora Osbual <aurora.osbual@edcgov.us>, Patricia Soto <patricia.soto@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Krystina Baudrey <krystina.baudrey@edcgov.us>

Comment for Central below.

Thank you,

Gina Hamilton
Planning Manager
Current Planning Division

County of El Dorado
Planning and Building Department
2850 Fairlane Court, Bldg C
Placerville, CA 95667
Main Line (530) 621-5355
Direct Line (530) 621-5980
Fax (530) 642-0508
gina.hamilton@edcgov.us

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

From: **Tom Purciel** <tom.purciel@edcgov.us>
Date: Thu, Apr 21, 2022 at 1:01 PM
Subject: Fwd: [dorado_oaks] Old Golf Course re-zone
To: Gina Hamilton <gina.hamilton@edcgov.us>

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

From: **'Peggy Zappen' via PL-dorado_oaks-m** <dorado_oaks@edcgov.us>
Date: Thu, Apr 21, 2022 at 1:00 PM
Subject: [dorado_oaks] Old Golf Course re-zone
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

April 21, 2022

19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

A few highlights for your consideration in voting NO REZONE:

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

This project is not fiscally viable without imposing additional taxes. Why would you approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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

Thank You For Your Thoughtful Consideration,

Peggy Zappen

7105 Cinnamon Teal Way, El Dorado Hills CA 95762

530-676-1694

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Tom Purciel
Senior Planner

19-1670 Public Comment
PC Rcvd 04-21-22

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
<https://www.edcgov.us/government/Planning>

Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 5:20 PM

To: zappen1@yahoo.com

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

Your public comment sent on April 21, 2022 that was forwarded by the Office of the Clerk of the Board at 02:09 PM has been received for the Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/ Specific Plan Amendment SP86-0002-R/Rezone Z14-0005/ Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003) that is on the agenda for the Planning Commission's April 28, 2022 Meeting. Thank you.

On Thu, Apr 21, 2022 at 2:09 PM The BOSONE <bosone@edcgov.us> wrote:

Cindy Munt

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

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

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

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

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

From: **Peggy Zappen** <zappen1@yahoo.com>

Date: Thu, Apr 21, 2022 at 1:00 PM

Subject: Old Golf Course re-zone

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

April 21, 2022

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

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

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

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7. This site as zoned "Open Space Recreational" is the most suitable location for any of these uses: a multi-recreational facility, a community center, play parks, regional park, sports fields, trails, tennis courts and quality open space.

This project is not fiscally viable without imposing additional taxes. Why would you approve a project that would destroy the beauty of El Dorado Hills and that is projected to lose money at inception and into perpetuity? There are other alternatives that would be much more appealing to the residents and to El Dorado Hills proper and could provide revenue to the County that it needs.

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

Thank You For Your Thoughtful Consideration,

Peggy Zappen

7105 Cinnamon Teal Way, El Dorado Hills CA 95762

530-676-1694

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



Stop the rezone of the old EDH golf course

1 message

Nancy Ryan <ryaniners@msn.com>
To: "planning@edcgov.us" <planning@edcgov.us>

Thu, Apr 21, 2022 at 2:53 PM

Dear Board Member and Planning Commission:

As a resident of EDH for 24 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

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

Open space is what makes El Dorado Hills unique. Just a little bit of breathing space as you enter our community. In the 24 years that we have been residence the traffic in EDH is worse. The traffic around 3 of our schools near Silva Valley is a nightmare and with 1000 more homes it will be disastrous.

I am speaking out now and hoping the next generation will benefit from our efforts. Please preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations. Your job is to listen to the people who elected you!!!

Respectfully,

Nancy Ryan

Sent from Mail for Windows



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Development project EDH blvd

1 message

Mickey Claudius <mickey.allen.ca@gmail.com>

Thu, Apr 21, 2022 at 2:55 PM

To: planning@edcgov.us

Dear Planning Commission,

I am writing in reference to the Parker's plan to erect 1000 high and low density homes along EDH blvd adjacent to Serrano parkway. My husband and I live on mount ranier way; I am a nurse practitioner at UCDMC and he is an engineer at Intel. We could choose to live anywhere in the country, but we chose EDH as our home for it's safety, quiet, and reasonable traffic. We direct a lot of our income into the community, and are happy to do so as it's one we've come to love.

If this project comes to fruition, we will be forced to leave EDH. Already since Starbucks opened and the Saratoga way extension, there's been a huge increase in the traffic on EDH blvd. We have brown ours in the summer and a serious issue with water resources. It does not do a service to our community to add more homes when there are already a huge amount of new homes being built in folsom ranch. I hope you take the opinions of the tax paying community members who make EDH what is is into consideration when you vote on this issue. Not a single friend or neighbor of mine is in agreement with the new proposal.

Thank you for your time and consideration.

Meghan Claudius, NP

Sent from my iPhone



PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page

Open space

1 message

Wanda Hall <wandajhall@att.net>

Thu, Apr 21, 2022 at 2:59 PM

To: planning@edcgov.us

Please listen to the people that live in this area and DO NOT approve Parker's plan to develop open space along El Dorado Hills Blvd.

This area is very busy with traffic already and having more houses to be built, will ruin the whole beautiful area. The people who live here, moved because of the open space and beauty of the hills. Don't use every square inch of open space to fill up with houses and apartments like Folsom has.

Vote against this! We attended a meeting that was held at District Church, Of about 500 people who attended, not one spoke to approve this plan.

Please listen to the people who live in this area and want to keep it like it is.

Thank you,

Harry and Wanda Hall

556 Lakecrest Drive

El Dorado Hills, CA

Sent from my iPhone



PC 4-28-22
3

Planning Department <planning@edcgov.us>

1 page

Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

TITO KUMAR <tito.kumar@comcast.net>

Thu, Apr 21, 2022 at 3:03 PM

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

Cc: admin@parksnotparker.org

Thank you for taking the time to sign this petition

Back in 2015 91.04% of the votes from the residents on the EDH CSD Measure E proposal were "NO", meaning they were AGAINST rezoning of the El Dorado Hills Old Executive Golf Course in an advisory vote.

Just recently, we received a notice from the El Dorado County Planning Commission announcing a hearing to consider the Central El Dorado Hills Specific Plan project to request a General Plan Amendment which will result in rezoning the Old Executive Golf Course for housing.

It seems the will of the people are being ignored and will result in the denigration of quality of life by adding approximately 1566 additional automobiles crowding the intersection of Serrano Parkway and El Dorado Hills Blvd daily, creating more noise and pollution, overcrowding our schools, and developing prime recreational open space in the heart of El Dorado Hills.

Water use is estimated to increase by 70,215,780 gallons per year. (82 gallons per day per capita 783 homes 3 people per home * 365 days)

AECOM Technical Services, Inc. estimates that the project will produce 3,907 metric tons of carbon equivalency per year. (4.99 per service unit * 783)

Residential property in EDH has value in part because of amenities such as schools, parks, and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

I request that: (1) the Planning Commission NOT Recommend the Central El Dorado Hills Specific Plan as proposed, (2) the Board of Supervisors NOT approve the Central El Dorado Hills Specific Plan as proposed, regardless of the recommendations of the Planning Commission and (3) the OLD Golf Course NOT be rezoned for residential development.

I further feel strongly that NO commitments shall be made with respect to any Development Agreement and/or changes to the General Plan without written agreement from representatives of community groups.

This is a travesty that must be stopped. Please sign this petition.

-- TITO KUMAR

tito.kumar@comcast.net

5266 Garlenda Drive El Dorado Hills El dorado hills

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

gwendolyn kumar <gwen.kumar@comcast.net>

Thu, Apr 21, 2022 at 3:07 PM

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

Cc: admin@parksnotparker.org

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This is a travesty that must be stopped. Please sign this petition.

-- gwendolyn kumar
gwen.kumar@comcast.net
5266 Garlenda Drive El Dorado Hills El Dorado Hills

DISCLAIMER: The information in this petition was compiled from various historical documents. It is intended to provide information at a general level for the reader. Any errors, omissions or mischaracterizations are not intentional. CREDITS: Ellison Rumsey, Serrano Westside Project Briefing Book May 2011



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP Public Comment

1 message

Chris Nicholson <c.nicholson@gmail.com>
To: planning@edcgov.us

Thu, Apr 21, 2022 at 3:28 PM

Hello.

My Name is Chris Nicholson and I live in EDH. I am writing to comment on the proposed CEDHSP and the related rezone.

I don't think the PC should recommend (or the BoS should vote for) the CEDHSP without including conditions that require that a majority of the concessions/exactions/benefits provided by the developer are ear-marked for projects benefiting the EDH community specifically. Perhaps empower the EDHCSO to approve specific projects.

It seems clear that a super majority of EDH community opposes the rezone. My request is that, if the PC/BoS nonetheless approves the rezone (and the accompanying burdens and "negative externalities" on our community) that the County partially offset these burdens by requiring the developer to fund mitigations/improvements benefiting EDH.

In light of the dramatic increases in land/home values since the CEDHSP was first proposed, I assume that the developer's capacity to fund such benefits (while still making the project economically viable for them) has also substantially increased. Whatever "deal" was preliminarily negotiated previously should be revisited with this in mind.

Thank you.

-Chris Nicholson



PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page

NO REZONE in EDH on CEDHSP.

1 message

Valeria Lipiec <veeeell@aol.com>

Thu, Apr 21, 2022 at 3:39 PM

Reply-To: Valeria Lipiec <veeeell@aol.com>

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

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

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

A little over 2 years ago, the El Dorado Hills Planning Commission held a public meeting at the District Church in El Dorado Hills. The meeting goal was to allow Parker development to present its CEDHSP to the public. I and over 500 residents attended and not one spoke in favor of the Plan.

Please stop the rezone.

Thank you - Valeria Lipiec



PC 4-29-22
#3
Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 3:41 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:06 PM
Subject: Fwd: CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Jason Dominguez** <jtdominguez@comcast.net>
Date: Thu, Apr 21, 2022 at 2:22 PM
Subject: CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-21-22

PLEASE, STOP THE REZONE

Jason Dominguez
3283 Ridgeview Drive
(916) 599-9860



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 Pages

Fwd: CEDHSP - EDH Golf course rezone

1 message

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

Thu, Apr 21, 2022 at 3:41 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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Date: Thu, Apr 21, 2022 at 3:06 PM
Subject: Fwd: CEDHSP - EDH Golf course rezone
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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From: **Kayla Walker** <it.kaylala@gmail.com>
Date: Thu, Apr 21, 2022 at 2:23 PM
Subject: CEDHSP - EDH Golf course rezone
To: <andy.nevis@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, <edc.cob@edcgov.us>, <john.clerici@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>

El Dorado Planning Commission,

19-1670 Public Comment
PC Rcvd 04-21-22

For nearly my entire 33 years, I've lived in El Dorado county. As a kid, I couldn't wait to leave. But as I grew, and became a mother, I knew just how special this area is. My kids and I often comment on the beauty that surrounds us, and how sad it's been watching all of the development robbing us of these views.

We want to keep the beauty for the generations to come. Keep this place special, we plead with you.

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,
Kayla Walker

916-220-4422



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 3:41 PM

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From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:07 PM
Subject: Fwd: CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Charlene Caybut** <accbeery@gmail.com>
Date: Thu, Apr 21, 2022 at 2:26 PM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

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

19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Avis C. Caybut 21 year resident of El Dorado Hills



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 3:42 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:07 PM
Subject: Fwd: CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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From: **Mark Wolny** <mwolny@uartinc.com>
Date: Thu, Apr 21, 2022 at 2:26 PM
Subject: CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Hello,

19-1670 Public Comment
PC Rcvd 04-21-22

I strongly oppose the planned development Parker is proposing & and oppose that you are even considering it!!

**I did not move here to be dealing with more people , traffic and mis guide representation.
To pad the pockets of many in this County!!**

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

Keep our town clean and green!!! If not get out now!!!

Mark Wolny
4856 Dalewood DR
EDH



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

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Thu, Apr 21, 2022 at 3:42 PM

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From: **Erin Friedline** <erinashley19@yahoo.com>
Date: Thu, Apr 21, 2022 at 2:37 PM
Subject: CEDHSP
To:

To Whom it may concern,

19-1670 Public Comment
PC Rcvd 04-21-22

Hello, I am writing as a resident of El Dorado Hills. I have lived here for almost 8 years. In the 8 years since I have been here I have watched El Dorado Hills go from a smaller foothills community to a crowded, bustling town. The beautiful hills in the area are slowly being covered with more and more large custom homes or track home neighborhoods while roads and schools are becoming more congested. Growth can be a great thing, but growth without proper planning, or growth that is not needed can strain resources and cause more harm than good.

This is a beautiful location to live, but many residents, including myself, are frustrated with the constant influx of new homes that only destroy our natural areas. We don't feel that our city officials are concerned at all about caring for the community we *do* have and instead are only concerned with making money. It's irresponsible to allow the construction of such large scale residential and commercial buildings when we have a serious lack of roadways as it is and the roads we do have are in shambles. El Dorado Hills Blvd, perhaps one of the main roads in all of EDH, is congested daily and is littered with cracks and potholes that haven't been fixed or repaved once in the 8 years I've lived here. Not to mention El Dorado Hills blvd was due for an expansion years ago, and yet nothing has been done about it. Our schools (especially our high school) are completely beyond capacity and there are no plans to address this issue either. As Californians we are inundated daily with restrictions for water and warnings to preserve. This issue alone should be reason enough not to build such a large-scale residential area that will bring more homes using thousands upon thousands of gallons of water. We have complained about these issues for years and they fall on deaf ears but there seems to be no issue with allowing the construction of homes and commercial buildings that only cause greater strain and frustration to those of us living here now. We need people who care about preserving the natural beauty of of El Dorado Hills and putting resources towards taking care of the the infrastructure that is falling apart around us. We do NOT need more high cost homes, expensive apartments and crowded commercial buildings clogging up our poor roadway system and schools and taking away the open green space we all enjoy.

People move here for a slower pace than city living and a chance to enjoy the beautiful hills and nature trails that Northern California provides. Please consider that natural space is not a waste as it is. It is one of the best reasons to live in an area like this. If growth is to happen, at least do it responsibly and not allow construction like this until and unless you have the proper infrastructure to support such things. We currently do NOT.

Please, hear the hearts of the people living here and respect our wishes for preserving the community we love.

Erin Friedline



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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Thu, Apr 21, 2022 at 3:43 PM

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Planning Division

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From: **Terry Putman** <tpinedh@gmail.com>

Date: Thu, Apr 21, 2022 at 2:42 PM

Subject: CEDHSP

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

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Sincerely,
Terry Putman



PC 4-20-22
3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP - Golf Course Rezone & Parker Plans

1 message

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

Thu, Apr 21, 2022 at 3:44 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:07 PM
Subject: Fwd: CEDHSP - Golf Course Rezone & Parker Plans
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Rob Vomund** <rob@vomund.com>
Date: Thu, Apr 21, 2022 at 2:45 PM
Subject: CEDHSP - Golf Course Rezone & Parker Plans
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

19-1670 Public Comment
PC Rcvd 04-21-22

EDC Planning Commission Members,

I want to voice my disapproval of the rezone and development plans being proposed by Parker Development. El Dorado Hills started by it's creators with a "vision" of what it could be. And what a success that plan has been. The boulevard running down the middle of the community with its villages to either side, with plenty of space set aside for open space, recreation and enjoyment. It was a vision that lives, still, today!

While there has certainly be some "drift" from this original vision over the years, nothing seems farther from the vision than the plans proposed by Parker Development. We used to exit Highway 50 to a beautiful "entrance" to our community, filled with open space, green grass and a sense that the community you just entered was something different; something special. Not Folsom. Not Roseville. Not Elk Grove. It was distinctly El Dorado Hills.

The current plans fly in the face of all of this. Rather than being greeted by all that I mentioned above, we are now considering instead to enter our community with the sights filled with condos and packed in homes. The more, the better, seems to be the core idea.

Let us hold onto a little bit of that original vision by keeping the old golf course designated as open space recreation. Doing that will create opportunities to rebuild some of what was lost when Parker purchased and subsequently closed the golf course, all with the long term plan to convert it all into a money making development project.

I ask that you say NO to this "new vision" being proposed by Parker Development.

~ Rob Vomund



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: Vote No on Parker Development Re-Zoning

1 message

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

Thu, Apr 21, 2022 at 3:44 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:08 PM
Subject: Fwd: Vote No on Parker Development Re-Zoning
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

Office of the Clerk of the Board
El Dorado County
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----- Forwarded message -----

From: **Richard Langton** <rlangton@bowermaster.com>
Date: Thu, Apr 21, 2022 at 2:45 PM
Subject: Vote No on Parker Development Re-Zoning
To: daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Richard and Roylene Langton

4147 Alta Sierra Way

El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Opposition to the Proposed Central El Dorado Hills Specific Plan

1 message

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

Thu, Apr 21, 2022 at 3:44 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:08 PM
Subject: Fwd: Opposition to the Proposed Central El Dorado Hills Specific Plan
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **John Schofield** <anderfield@gmail.com>
Date: Thu, Apr 21, 2022 at 2:52 PM
Subject: Opposition to the Proposed Central El Dorado Hills Specific Plan
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>
Cc: <bostwo@edcgov.us>, <bosone@edcgov.us>, <bosthree@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <edc.cob@edcgov.us>

Members of the Planning Commission:

19-1670 Public Comment
PC Rcvd 04-21-22

We have a community with beautiful vistas and plenty of open space. This project will have a negative impact on our community: increased traffic, increased crime, less space to nurture our children, impacts on water usage, and increased pollution related to construction and the increased traffic.

My wife and I realize housing is an issue in California. We all need to do our part to provide more housing. This project is way too dense. Instead, there is significant undeveloped land or land that could be redeveloped in Sacramento County. For example, Power Line Road where a former retail business location is being used to provide temporary housing to the homeless. This is a good use of the property. However, a better use of the property would be to develop permanent affordable housing. I would encourage the developers of this project to look for more opportunities where high density housing will be welcomed and is needed.

Instead of super large development such as that being proposed, El Dorado County should be encouraging small widely spread developments that will not have such a negative impact on a single area of the county.

Please vote no on this project.

--
regards,

Jane Anderson and John Schofield
1480 Lomita Way
El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

0 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 3:44 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

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

Date: Thu, Apr 21, 2022 at 3:08 PM

Subject: Fwd: CEDHSP

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

FYI

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

From: **Molly Oser** <mollyoser@gmail.com>

Date: Thu, Apr 21, 2022 at 2:53 PM

Subject: CEDHSP

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

Dear Elected Board of Supervisors

19-1670 Public Comment
PC Rcvd 04-21-22

I have been a resident of El Dorado Hills for over thirty years. All I have seen is development and sprawl with no concern for open space or liveability. I strongly oppose the development of this last large open space in our community. The beauty of the area is in the openness, the hills, the wildlife, and an area to walk in that is not paved or congested with housing, retail and cars. Please please I urge you to vote against the sprawl and save what little land we have left. Let us keep our community unique; we can head to Folsom, Rancho Cordova and into Sacramento to see what we don't want and why we chose El Dorado Hills and El Dorado County. If nothing else, please be aware of our drought conditions and the environmental impact of yet more housing, infrastructure and pavement.

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

Thank you for your consideration and conscientious efforts at proper planning and the needs, wants, desires and prior zoning decisions.

Sincerely,

Molly H. Oser
815 Mast Court



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP, NO REZONE IN MY NEIGHBORHOOD - TAX PAYING RESIDENTS SAY NO AGAIN AND AGAIN

1 message

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

Thu, Apr 21, 2022 at 3:45 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:08 PM
Subject: Fwd: CEDHSP, NO REZONE IN MY NEIGHBORHOOD - TAX PAYING RESIDENTS SAY NO AGAIN AND AGAIN
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Elizabeth Leslie-Gassaway** <elgassaway@att.net>
Date: Thu, Apr 21, 2022 at 2:55 PM
Subject: CEDHSP, NO REZONE IN MY NEIGHBORHOOD - TAX PAYING RESIDENTS SAY NO AGAIN AND AGAIN
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpaayne@edcgov.us

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

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

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development. **This is OUR TOWN! You must honor the wishes of your constituents, the VOTERS, TAXPAYERS, and RESIDENTS. I moved here 4 years ago to get away from overcrowded and overdeveloped neighborhoods.**

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Elizabeth & Troy Gassaway
700 Platt Circle (**around the corner from the unwanted rezone**)



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Rezoning old golf course

1 message

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

Thu, Apr 21, 2022 at 3:45 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:08 PM
Subject: Fwd: Rezoning old golf course
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Noe Rye** <oohnoe@gmail.com>
Date: Thu, Apr 21, 2022 at 3:04 PM
Subject: Rezoning old golf course
To: <edc.cob@edcgov.us>

I urge you to vote NO on rezoning the old golf course on Serrano Parkway...I moved here 20 years ago to live in a quiet upscale community that is of low housing density to give the quality of life I transformed from , with open land space, and low traffic. Parkers Development will destroy that environment and would give many of us a bad life. Why is

19-1670 Public Comment

PC Rcvd 04-21-22

it 90% of residence support a No vote. I think you know. Dont be persuaded by the greed of money. There is enough housing elsewhere that gives our county enough funds to pay for good services



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: "CEDHSP" - THE GOLF COURSE REZONE PROJECT

1 message

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

Thu, Apr 21, 2022 at 3:45 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:11 PM
Subject: Fwd: "CEDHSP" - THE GOLF COURSE REZONE PROJECT
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

From: **mehdi ghomeshi** <mehdizg@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:10 PM
Subject: "CEDHSP" - THE GOLF COURSE REZONE PROJECT
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

19-1670 Public Comment
PC Rcvd 04-21-22

Good afternoon members of EDH Planning Commission & Board of Supervisors,

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

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

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

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

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

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

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

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

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

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

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

You must be aware that we are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current

projected homes be built, then see how the water rationing goes in a couple of years!? Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

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

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

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

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

Thank You for Your Thoughtful Consideration,

Concerned resident,

Mehdi Ghomeshi



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Open space

1 message

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

Thu, Apr 21, 2022 at 3:45 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:19 PM
Subject: Fwd: Open space
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Wanda Hall** <>wandajhall@att.net>
Date: Thu, Apr 21, 2022 at 3:16 PM
Subject: Fwd: Open space
To: <edc.cob@edcgov.us>

Begin forwarded message:

From: Wanda Hall <wandajhall@att.net>
Date: April 21, 2022 at 2:59:31 PM PDT
To: planning@edcgov.us
Subject: Open space

Please listen to the people that live in this area and DO NOT approve Parker's plan to develop open space along El Dorado Hills Blvd.

This area is very busy with traffic already and having more houses to be built, will ruin the whole beautiful area. The people who live here, moved because of the open space and beauty of the hills. Don't use every square inch of open space to fill up with houses and apartments like Folsom has.

Vote against this! We attended a meeting that was held at District Church, Of about 500 people who attended, not one spoke to approve this plan.

Please listen to the people who live in this area and want to keep it like it is.

Thank you,

Harry and Wanda Hall
556 Lakecrest Drive
El Dorado Hills, CA

Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: NO on the EDH old golf course REZONE !

1 message

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

Thu, Apr 21, 2022 at 3:46 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:20 PM
Subject: Fwd: NO on the EDH old golf course REZONE !
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Barbara Ellis** <barb.ellis1945@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:19 PM
Subject: NO on the EDH old golf course REZONE !
To: <edc.cob@edcgov.us>

Sent from my iPhone

19-1670 Public Comment
PC Rcvd 04-21-22



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

4 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 3:46 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:36 PM
Subject: Fwd: CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Kinnison, Michael** <mkinnison@thezenith.com>
Date: Thu, Apr 21, 2022 at 3:25 PM
Subject: CEDHSP
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, John.clerici@edcgov.us <John.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, Daniel.harkin@edcgov.us <Daniel.harkin@edcgov.us>
Cc: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, Bosfive@edcgov.us <Bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

19-1670 Public Comment
PC Rcvd 04-21-22

I am a long-time resident of El Dorado Hills (since 1992) and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

We moved here when the EDH Executive Golf Course was in full use. My son received his USGA Certificate there and I held many "Make a Wish" golf tournaments. It was very disheartening to learn and experience the loss of EDH Golf Course for these and other factors. It was a great place for others to "VISIT".

We moved from Sacramento was experiencing high level of crime, although not as bad as now, but was significant enough to move from my parents and my sister's family.

Once we were moved into El Dorado Hills, we placed our son at an EDH elementary. What a huge difference from Sacramento. My daughter then 2, followed our son all the way through High School, Oak Ridge.

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for taking the time to read this, as it means a lot for me and my family.

Thank you,

Michael Kinnison

2695 Musgrave Place

El Dorado Hills, CA 95762

916-705-3835 Cell

818-227-3067 Fax

mkinnison@thezenith.com

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PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: Please don't approve the housing development in El Dorado Hills Blvd.

1 message

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

Thu, Apr 21, 2022 at 3:46 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: Please don't approve the housing development in El Dorado Hills Blvd.
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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From: **Regina Bagliere** <reginabagliere@gmail.com>
Date: Thu, Apr 21, 2022 at 3:26 PM
Subject: Please don't approve the housing development in El Dorado Hills Blvd.
To: <edc.cob@edcgov.us>

Hello,

As an involved and concerned citizen, as well as a mother of young children here in EDH, I ask if you to please not approve the new housing development off El Dorado Hills Blvd. I have many reasons, but what is most important are

19-1670 Public Comment
PC Rcvd 04-21-22

the following.

My children's schools are already impacted and now under staffed. Yes we have this issue in many schools across the state, but our schools here in EDH are being harmed by the sudden growth without support. Please our schools cannot support this type of growth.

My other issue is the traffic off El Dorado Hills Blvd. I live in Crown Village the Blv. Has already become a new highway without the support of law enforcement or road maintenance. We need more traffic lights at Crown and Francisco, we need pot holes fixed all along the road. It has become dangerous to even ride bikes. Please don't support this growth.

Thank you,
ReGina Maki
408-550-3363



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: Stop rezone

1 message

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

Thu, Apr 21, 2022 at 3:46 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: Stop rezone
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

19-1670 Public Comment

PC Rcvd 04-21-22

PLEASE, STOP THE REZONE.



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

0 pages

Fwd: CEDHSP - No to the Parker Rezone

1 message

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

Thu, Apr 21, 2022 at 3:46 PM

Sincerely,

Aurora Osbual

Clerk of the Planning Commission
Planning Division

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

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: CEDHSP - No to the Parker Rezone
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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El Dorado County
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530-621-5390

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

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

Hello,

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

Thank you.

Alex and Wendy Jones

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

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

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

Some specifics included in their plan:

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

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

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

OpenSpaceEDH team



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



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

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County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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



Planning Department <planning@edcgov.us>

2 pages

Fwd: Vehemently Opposed to parker's CEDHSP

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:55 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: Vehemently Opposed to parker's CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Kathleen Janes** <kathysusanjanes@gmail.com>
Date: Thu, Apr 21, 2022 at 3:35 PM
Subject: Vehemently Opposed to parker's CEDHSP
To: <edc.cob@edcgov.us>

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

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

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

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

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

19-1670 Public Comment

PC-Rcvd 04-21-22

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

--

County of El Dorado
 Planning and Building Department (Planning Division)
 2850 Fairlane Court
 Placerville, CA 95667
 (530) 621-5355



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PC 4-20-22
#3



Planning Department <planning@edcgov.us>

2 pages

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

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:50 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:43 PM
Subject: Fwd: CEDHSP Please stop the redone/development blight project!
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Paul Lorrain** <paullorray@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:39 PM
Subject: CEDHSP Please stop the redone/development blight project!
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>

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

Thank You

Sent from my iPad

--
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Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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Planning Department <planning@edcgov.us>

2 pages

Fwd: PLEASE STOP THE REZONE

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:47 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:44 PM
Subject: Fwd: PLEASE STOP THE REZONE
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Laurel R** <goldenhilltop@hotmail.com>
Date: Thu, Apr 21, 2022 at 3:42 PM
Subject: PLEASE STOP THE REZONE
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

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

I am VEHEMENTLY OPPOSED to Parker's CEDHSP.

There are numerous flaws in Parker's CEDHSP plan:

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



Planning Department <planning@edcgov.us>

2 pages

Fwd: STOP THE REZONE!

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:37 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:46 PM
Subject: Fwd: STOP THE REZONE!
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Laurel R** <goldenhilltop@hotmail.com>
Date: Thu, Apr 21, 2022 at 3:45 PM
Subject: STOP THE REZONE!
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

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

I am VEHEMENTLY OPPOSED to Parker's CEDHSP.

There are numerous flaws in Parker's CEDHSP plan:

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

Sincerely,

Laurel Rady

7001 Gullane Way, El Dorado Hills, CA 95762

--

County of El Dorado
 Planning and Building Department (Planning Division)
 2850 Fairlane Court
 Placerville, CA 95667
 (530) 621-5355



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#3

Planning Department <planning@edcgov.us>

2 pages

CEDHSP

1 message

James Schulz <jamesfschulz@gmail.com>

Thu, Apr 21, 2022 at 4:25 PM

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,
Jim Schulz

PC 4-28-22
3



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:26 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:49 PM
Subject: Fwd: CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **James Gabrielli** <jgabrielli01@comcast.net>
Date: Thu, Apr 21, 2022 at 3:46 PM
Subject: CEDHSP
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

As one of over 5,300 citizens of El Dorado Hills, I have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development.

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

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

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

Thank You for Your Thoughtful Consideration,

Jim Gabrielli
357 Willard Court
El Dorado Hills, CA 95762

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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PC 4-28-22
3

Planning Department <planning@edcgov.us>

2 pages

Re: CEDHSP

1 message

The **BOSONE** <bosone@edcgov.us>
To: Erin Friedline <erinashley19@yahoo.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:34 PM

Good afternoon Erin,

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=infoj&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

On Thu, Apr 21, 2022 at 2:37 PM Erin Friedline <erinashley19@yahoo.com> wrote:
To Whom it may concern,

Hello, I am writing as a resident of El Dorado Hills. I have lived here for almost 8 years. In the 8 years since I have been here I have watched El Dorado Hills go from a smaller foothills community to a crowded, bustling town. The beautiful hills in the area are slowly being covered with more and more large custom homes or track home neighborhoods while roads and schools are becoming more congested. Growth can be a great thing, but growth without proper planning, or growth that is not needed can strain resources and cause more harm than good.

This is a beautiful location to live, but many residents, including myself, are frustrated with the constant influx of new homes that only destroy our natural areas. We don't feel that our city officials are concerned at all about caring for the community we *do* have and instead are only concerned with making money. It's irresponsible to allow the construction of such large scale residential and commercial buildings when we have a serious lack of roadways as it is and the roads we do have are in shambles. El Dorado Hills Blvd, perhaps one of the main roads in all of EDH, is congested daily and is littered with cracks and potholes that haven't been fixed or repaired once in the 8 years I've lived here. Not to mention El Dorado Hills blvd was due for an expansion years ago, and yet nothing has been done about it.

19-1670 Public Comment
PC Rcvd 04-21-22

Our schools (especially our high school) are completely beyond capacity and there are no plans to address this issue either. As Californians we are inundated daily with restrictions for water and warnings to preserve. This issue alone should be reason enough not to build such a large-scale residential area that will bring more homes using thousands upon thousands of gallons of water. We have complained about these issues for years and they fall on deaf ears but there seems to be no issue with allowing the construction of homes and commercial buildings that only cause greater strain and frustration to those of us living here now. We need people who care about preserving the natural beauty of El Dorado Hills and putting resources towards taking care of the infrastructure that is falling apart around us. We do NOT need more high cost homes, expensive apartments and crowded commercial buildings clogging up our poor roadway system and schools and taking away the open green space we all enjoy.

People move here for a slower pace than city living and a chance to enjoy the beautiful hills and nature trails that Northern California provides. Please consider that natural space is not a waste as it is. It is one of the best reasons to live in an area like this. If growth is to happen, at least do it responsibly and not allow construction like this until and unless you have the proper infrastructure to support such things. We currently do NOT.

Please, hear the hearts of the people living here and respect our wishes for preserving the community we love.

Erin Friedline



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

GOLF COURSE REZONE

1 message

Cheryl Merry <arlinmerry@att.net>
To: planning@edcgov.us
Cc: Cheryl Merry <arlinmerry@att.net>

Thu, Apr 21, 2022 at 4:35 PM

El Dorado Planning Commission:

Our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery is irresponsible.

Lastly, El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course.

We respectfully request the Planning Commission reject this request and instead focus on preserving the unique character of El Dorado Hills, the gateway to El Dorado County.

Thank you for your time and consideration.

Sincerely,
Arline and Cheryl Merry



PL 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: STOP THE REZONE!

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:37 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:46 PM
Subject: Fwd: STOP THE REZONE!
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

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

From: **Laurel R** <goldenhilltop@hotmail.com>
Date: Thu, Apr 21, 2022 at 3:45 PM
Subject: STOP THE REZONE!
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

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

I am VEHEMENTLY OPPOSED to Parker's CEDHSP.

There are numerous flaws in Parker's CEDHSP plan:

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

Sincerely,

Laurel Rady

7001 Gullane Way, El Dorado Hills, CA 95762

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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PC 4-23-22
#3

Planning Department <planning@edcgov.us>

2 pages

Re: CEDHSP

1 message

The **BOSONE** <bosone@edcgov.us>
To: Michael Hernandez <audiotribemedia@gmail.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:37 PM

Good afternoon Michael,

Thank you for reaching out to our office with your concerns regarding the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>. You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=info|&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. We did forward your letter to planning as you did not include them in your email.

Supervisor Hidahl has not made any statements that he support's Parker Development's plan to build up to 1,000 units in currently-zoned "open space recreational" land. The proposal has never reached the Board of Supervisors for discussion. By State Law in order to avoid being accused of Bias and having to recuse himself from voting on the proposal he needs to remain silent until it gets before the BOS. Supervisor Hidahl does not want more loss of true open space as defined by the County General Plan. The Old Golf Course has a Land Use Category of Open Space, but a Zoning designation of High Use Recreational Facility. That zoning allows some forms of development by right. It will not ultimately remain in its current unused form.

Supervisor Hidahl fully recognizes his campaign promises and will always work towards achieving the best for our community.

Cindy Munt

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

On Thu, Apr 21, 2022 at 2:39 PM Michael Hernandez <audiotribemedia@gmail.com> wrote:

As a resident of EDH for 26 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space. Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in this town are entirely disgusted with the politics at play between Parker Development and John Hidahl. I urge all involved to look at the facts and put politics aside. Please, preserve the entrance to our beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan
19-1670 Public Comment
PC Rcvd 04-21-22

and leave politics aside.

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

--

Michael J. Hernandez
(Matador-retired)

Audiotribe Media

AudiotribeMedia@gmail.com
916-803-5435



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Re: CEDHSP - Golf Course Rezone & Parker Plans

1 message

The **BOSONE** <bosone@edcgov.us>
To: Rob Vomund <rob@vomund.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:40 PM

Good afternoon Rob,

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=infoj&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

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

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

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

On Thu, Apr 21, 2022 at 2:45 PM Rob Vomund <rob@vomund.com> wrote:

EDC Planning Commission Members,

I want to voice my disapproval of the rezone and development plans being proposed by Parker Development. El Dorado Hills started by it's creators with a "vision" of what it could be. And what a success that plan has been. The boulevard running down the middle of the community with its villages to either side, with plenty of space set aside for open space, recreation and enjoyment. It was a vision that lives, still, today!

While there has certainly be some "drift" from this original vision over the years, nothing seems farther from the vision than the plans proposed by Parker Development. We used to exit Highway 50 to a beautiful "entrance" to our community, filled with open space, green grass and a sense that the community you just entered was something different; something special. Not Folsom. Not Roseville. Not Elk Grove. It was distinctly El Dorado Hills.

The current plans fly in the face of all of this. Rather than being greeted by all that I mentioned above, we are now considering instead to enter our community with the sights filled with condos and packed in homes. The more, the better, seems to be the core idea.

Let us hold onto a little bit of that original vision by keeping the old golf course designated as open space recreation. Doing that will create opportunities to rebuild some of what was lost when Parker Development closed

191670 Public Comment

PC Rcvd 04-21-22

the golf course, all with the long term plan to convert it all into a money making development project.

I ask that you say NO to this "new vision" being proposed by Parker Development.

~ Rob Vomund



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Re: Vote No on Parker Development Re-Zoning

1 message

The **BOSONE** <bosone@edcgov.us>
To: Richard Langton <rlangton@bowermaster.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:44 PM

Thank you for contacting our office with your concerns about the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>.

You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

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Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us

Cindy Munt

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

On Thu, Apr 21, 2022 at 2:45 PM Richard Langton <rlangton@bowermaster.com> wrote:

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Richard and Roylene Langton

4147 Alta Sierra Way

El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: PLEASE STOP THE REZONE

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:47 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:44 PM
Subject: Fwd: PLEASE STOP THE REZONE
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Laurel R** <goldenhilltop@hotmail.com>
Date: Thu, Apr 21, 2022 at 3:42 PM
Subject: PLEASE STOP THE REZONE
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

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

I am VEHEMENTLY OPPOSED to Parker's CEDHSP.

There are numerous flaws in Parker's CEDHSP plan:

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

Sincerely,

Anthony Ivancovich

7001 Gullane Way, El Dorado Hills, CA 95762

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Re: Stop the rezone of the old EDH golf course

1 message

The **BOSONE** <bosone@edcgov.us>
To: Nancy Ryan <ryaniners@msn.com>
Cc: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:46 PM

Dear Nancy,

Thank you for reaching out to our office with your concerns regarding the Central El Dorado Hills Specific Plan (CEDHSP). The EDC Planning Commission will be conducting their first hearing on the CEDHSP (which includes the old golf course) on April 28 at 8:30 am. You can attend the meeting either in person at 2850 Fairlane Ct (seating is limited) or via zoom at <https://edcgov-us.zoom.us/j/87285670946>. You can also listen by phone at 530-621-7603 or 530-621-7610, meeting ID is 872 8567 0946.

The link to the legistar item can be found here: <https://eldorado.legistar.com/MeetingDetail.aspx?ID=951581&GUID=7A04B8E4-0FEF-4B97-B49E-B2623940B44A&Options=infoj&Search=>

Any written correspondence should be directed to the County of El Dorado Planning and Building Department, 2850 Fairlane Court, Placerville, CA 95667 or via e-mail: planning@edcgov.us. We did forward your letter to planning as you did not include them in your email.

Supervisor Hidahl has not made any statements that he support's Parker Development's plan to build up to 1,000 units in currently-zoned "open space recreational" land. The proposal has never reached the Board of Supervisors for discussion. By State Law in order to avoid being accused of Bias and having to recuse himself from voting on the proposal he needs to remain silent until it gets before the BOS. Supervisor Hidahl does not want more loss of true open space as defined by the County General Plan. The Old Golf Course has a Land Use Category of Open Space, but a Zoning designation of High Use Recreational Facility. That zoning allows some forms of development by right. It will not ultimately remain in its current unused form.

Supervisor Hidahl fully recognizes his campaign promises and will always work towards achieving the best for our community.

Cindy Munt

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

On Thu, Apr 21, 2022 at 2:49 PM Nancy Ryan <ryaniners@msn.com> wrote:

Dear Board Member:

As a resident of EDH for 24 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would [191670 Public Comment](#)

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

Open space is what makes El Dorado Hills unique. Just a little bit of breathing space as you enter our community. In the 24 years that we have been residence the traffic in EDH is worse. The traffic around 3 of our schools near Silva Valley is a nightmare and with 1000 more homes it will be disastrous.

I am speaking out now and hoping the next generation will benefit from our efforts. Please preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations. Your job is to listen to the people who elected you!!!

Respectfully,

Nancy Ryan

Sent from Mail for Windows



1 page

Fwd: Opposition to the Proposed Central El Dorado Hills Specific Plan

1 message

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

Thu, Apr 21, 2022 at 4:48 PM

Cindy Munt

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

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

From: **John Schofield** <anderfield@gmail.com>
Date: Thu, Apr 21, 2022 at 2:52 PM
Subject: Opposition to the Proposed Central El Dorado Hills Specific Plan
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>
Cc: <bostwo@edcgov.us>, <bosone@edcgov.us>, <bostthree@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <edc.cob@edcgov.us>

Members of the Planning Commission:

We have a community with beautiful vistas and plenty of open space. This project will have a negative impact on our community: increased traffic, increased crime, less space to nurture our children, impacts on water usage, and increased pollution related to construction and the increased traffic.

My wife and I realize housing is an issue in California. We all need to do our part to provide more housing. This project is way too dense. Instead, there is significant undeveloped land or land that could be redeveloped in Sacramento County. For example, Power Line Road where a former retail business location is being used to provide temporary housing to the homeless. This is a good use of the property. However, a better use of the property would be to develop permanent affordable housing. I would encourage the developers of this project to look for more opportunities where high density housing will be welcomed and is needed.

Instead of super large development such as that being proposed, El Dorado County should be encouraging small widely spread developments that will not have such a negative impact on a single area of the county.

Please vote no on this project.

--
regards,

Jane Anderson and John Schofield
1480 Lomita Way
El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

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

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:50 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:43 PM
Subject: Fwd: CEDHSP Please stop the redone/development blight project!
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Paul Lorrain** <paullorray@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:39 PM
Subject: CEDHSP Please stop the redone/development blight project!
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>

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

Thank You

Sent from my iPad

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 4:49 PM

Cindy Munt

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

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

From: **Molly Oser** <mollyoser@gmail.com>
Date: Thu, Apr 21, 2022 at 2:53 PM
Subject: CEDHSP
To: The **BOSONE** <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Elected Board of Supervisors

I have been a resident of El Dorado Hills for over thirty years. All I have seen is development and sprawl with no concern for open space or liveability. I strongly oppose the development of this last large open space in our community. The beauty of the area is in the openness, the hills, the wildlife, and an area to walk in that is not paved or congested with housing, retail and cars. Please please I urge you to vote against the sprawl and save what little land we have left. Let us keep our community unique; we can head to Folsom, Rancho Cordova and into Sacramento to see what we don't want and why we chose El Dorado Hills and El Dorado County. If nothing else, please be aware of our drought conditions and the environmental impact of yet more housing, infrastructure and pavement.

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

Thank you for your consideration and conscientious efforts at proper planning and the needs, wants, desires and prior zoning decisions.

Sincerely,

Molly H. Oser
815 Mast Court



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP, NO REZONE IN MY NEIGHBORHOOD - TAX PAYING RESIDENTS SAY NO AGAIN AND AGAIN

1 message

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

Thu, Apr 21, 2022 at 4:51 PM

Cindy Munt

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

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

From: **Elizabeth Leslie-Gassaway** <elgassaway@att.net>
Date: Thu, Apr 21, 2022 at 2:55 PM
Subject: CEDHSP, NO REZONE IN MY NEIGHBORHOOD - TAX PAYING RESIDENTS SAY NO AGAIN AND AGAIN
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>

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

You must be aware that over 5,300 citizens of El Dorado Hills have signed a petition to HALT the unnecessary growth of El Dorado Hills just to please the pocketbooks of Parker Development. **This is OUR TOWN! You must honor the wishes of your constituents, the VOTERS, TAXPAYERS, and RESIDENTS. I moved here 4 years ago to get away from overcrowded and overdeveloped neighborhoods.**

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

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

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

You must be aware that they are currently building over 10,000 new homes in Folsom just a couple miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be lost to the Folsom Community.

less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Elizabeth & Troy Gassaway
700 Platt Circle (**around the corner from the unwanted rezone**)



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Open Space

1 message

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

Thu, Apr 21, 2022 at 4:52 PM

Cindy Munt

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

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

From: **Wanda Hall** <wandajhall@att.net>
Date: Thu, Apr 21, 2022 at 3:07 PM
Subject: Open Space
To: <bosone@edcgov.us>

Sent from my iPhone Please listen to the people that live in this area and DO NOT approve Parker's plan to develop open space along El Dorado Hills Blvd.

This area is very busy with traffic already and having more houses to be built, will ruin the whole beautiful area. The people who live here, moved because of the open space and beauty of the hills. Don't use every square inch of open space to fill up with houses and apartments like Folsom has.

Vote against this! We attended a meeting that was held at District Church, Of about 500 people who attended, not one spoke to approve this plan.

Please listen to the people who live in this area and want to keep it like it is.

Thank you,

Harry and Wanda Hall
556 Lakecrest Drive
El Dorado Hills, CA



PC 4-20-2
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: "CEDHSP" - THE GOLF COURSE REZONE PROJECT

1 message

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

Thu, Apr 21, 2022 at 4:53 PM

Cindy Munt

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

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

From: mehdi ghomeshi <mehdizg@yahoo.com>
Date: Thu, Apr 21, 2022 at 3:10 PM
Subject: "CEDHSP" - THE GOLF COURSE REZONE PROJECT
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Good afternoon members of EDH Planning Commission & Board of Supervisors,

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

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

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

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19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

Thank You for Your Thoughtful Consideration,

Concerned resident,

Mehdi Ghomeshi



PC 4-20-22
#3
Planning Department <planning@edcgov.us>

1 page

Fwd: Parker Development Plan of El Dorado Hills

1 message

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

Thu, Apr 21, 2022 at 4:54 PM

Cindy Munt

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

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

From: <oredgem@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 3:22 PM
Subject: Parker Development Plan of El Dorado Hills
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

As a long-term resident of El Dorado Hills, I am 100% AGAINST the Parker Development for Serrano West and Pedregal plans.

Why?

More than 90% of residents voted against the plan

Where will we get the water from, especially with our California drought?

Traffic nightmares, especially when the kids become legal age for driving

Destroying the land that will impact animals and nature

I strongly urge you to vote WITH the people of El Dorado Hills as opposed to the Parker Development money. Do the right thing.

Thank you,

Susan Hansen



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: Vehemently Opposed to parker's CEDHSP

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:55 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: Vehemently Opposed to parker's CEDHSP
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Kathleen Janes** <kathysusanjanes@gmail.com>
Date: Thu, Apr 21, 2022 at 3:35 PM
Subject: Vehemently Opposed to parker's CEDHSP
To: <edc.cob@edcgov.us>

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

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

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

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

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

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

--
County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Please don't approve the new housing development in El Dorado Hills

1 message

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

Thu, Apr 21, 2022 at 4:55 PM

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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

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

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

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

From: **Regina Bagliere** <reginabagliere@gmail.com>

Date: Thu, Apr 21, 2022 at 3:23 PM

Subject: Please don't approve the new housing development in El Dorado Hills

To: <bosone@edcgov.us>

Hello,

As an involved and concerned citizen, as well as a mother of young children here in EDH. I ask if you to please not approve the new housing development off El Dorado Hills Blvd. I have many reasons, but what is most important are the following.

My children's schools are already impacted and now under staffed. Yes we have this issue in many schools across the state, but our schools here in EDH are being harmed by the sudden growth without support. Please our schools cannot support this type of growth.

My other issue is the traffic off El Dorado Hills Blvd. I live in Crown Village the Blv. Has already become a new highway without the support of law enforcement or road maintenance. We need more traffic lights at Crown and Francisco, we need pot holes fixed all along the road. It has become dangerous to even ride bikes. Please don't support this growth.

Thank you,
ReGina Maki
408-550-3363



PC 4-28-22
3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Thu, Apr 21, 2022 at 4:57 PM

Cindy Munt

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

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

From: **Kinnison, Michael** <mkinnison@thezenith.com>

Date: Thu, Apr 21, 2022 at 3:25 PM

Subject: CEDHSP

To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, John.clerici@edcgov.us <John.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, Daniel.harkin@edcgov.us <Daniel.harkin@edcgov.us>

Cc: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, Bosfive@edcgov.us <Bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

I am a long-time resident of El Dorado Hills (since 1992) and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

We moved here when the EDH Executive Golf Course was in full use. My son received his USGA Certificate there and I held many "Make a Wish" golf tournaments. It was very disheartening to learn and experience the loss of EDH Golf Course for these and other factors. It was a great place for others to "VISIT".

We moved from Sacramento was experiencing high level of crime, although not as bad as now, but was significant enough to move from my parents and my sister's family.

Once we were moved into El Dorado Hills, we placed our son at an EDH elementary. What a huge difference from Sacramento. My daughter then 2, followed our son all the way through High School, Oak Ridge.

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

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

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19-1670 Public Comment
PC Rcvd 04-21-22

from Parker Development.

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

Thank You for taking the time to read this, as it means a lot for me and my family.

Thank you,

Michael Kinnison
2695 Musgrave Place
El Dorado Hills, CA 95762
916-705-3835 Cell
818-227-3067 Fax
mkinnison@thezenith.com

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PC 4-28-22
#3

Planning Department <planning@edcgov.us>

4 pages

Fwd: CEDHSP - voice 20 year resident

1 message

Planning Department <planning@edcgov.us>
To: Planning Department <planning@edcgov.us>

Thu, Apr 21, 2022 at 4:58 PM

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

From: **County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:37 PM
Subject: Fwd: CEDHSP - voice 20 year resident
To: Aurora Osbual <aurora.osbual@edcgov.us>, Robert Peters <robert.peters@edcgov.us>, Christopher Perry <christopher.perry@edcgov.us>

FYI

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

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

From: **Bob Sacco** <bob.sacco@gmail.com>
Date: Thu, Apr 21, 2022 at 3:32 PM
Subject: RE: CEDHSP - voice 20 year resident
To: Open Space EDH Inc <admin@parksnotparker.org>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

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


I have bad memories of this event.

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

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

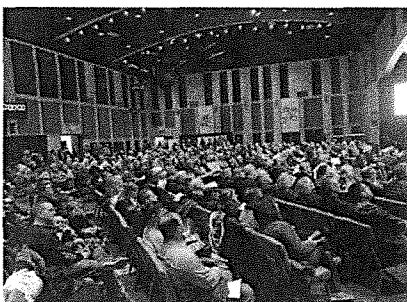
How about doing what's right and give the residents what they paid for and deserve... like a public golf course again? How about that for "Open Space?"

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

bob sacco | cell : 916.941.6540 | bob.sacco@gmail.com
 Bob Sacco LinkedIn profile

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



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

MAKE YOUR VOICES HEARD—STOP THE REZONE NOW!

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

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

Here are the email addresses you will need.

Planning Commission email addresses:

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

Board of Supervisors email addresses:

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

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

19-1670 Public Comment
PC Rcvd 04-21-22

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

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

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

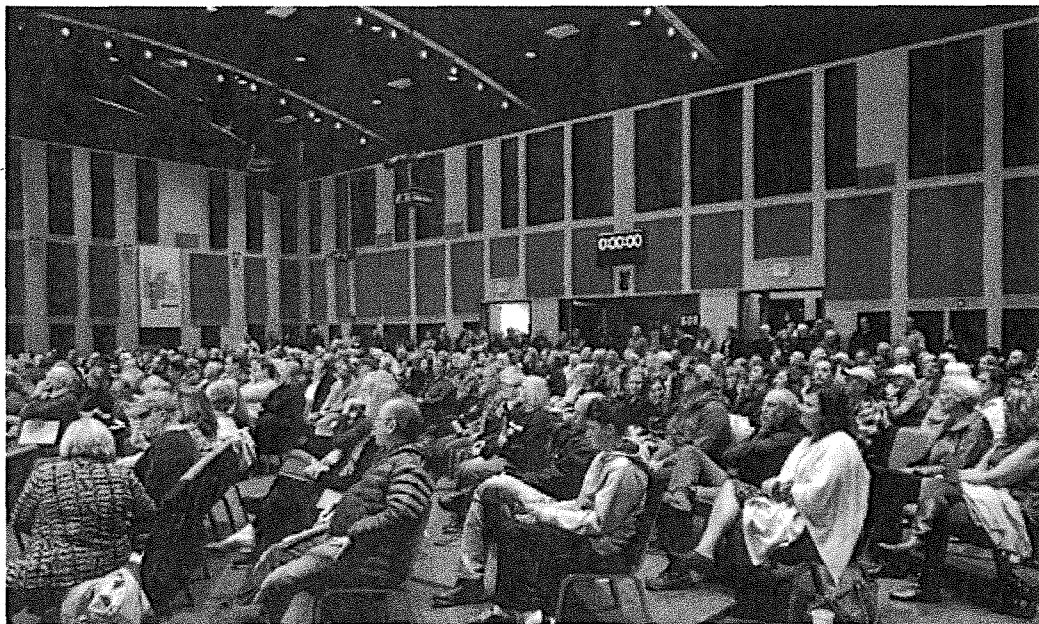
Some specifics included in their plan:

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

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

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

OpenSpaceEDH team



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



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

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

County of El Dorado
Planning and Building Department (Planning Division)
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5355



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