



Loretta M  
Featherston/PV/EDC  
08/23/2007 12:18 PM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Fw: Chamy Lee's application to rezone her 10 acres to 3 acres

Here's another one.

Loretta Featherston  
Assistant to Supervisor Dupray  
District 1  
Phone: (530) 621-5650  
Fax: (530) 622-3645  
lfeatherston@co.el-dorado.ca.us

----- Forwarded by Loretta M Featherston/PV/EDC on 08/23/2007 12:18 PM -----



"Rodney Naef"  
<rhnaef@gmail.com>  
08/22/2007 11:22 PM

To bosone@co.el-dorado.ca.us  
cc  
Subject Chamy Lee's application to rezone her 10 acres to 3 acres

Dear Supervisor Rusty,

Never met you but like the pic you've posted (you could be family). I've been made aware of the re-review of the Lee property. I'll have to admit I was very surprised that it didn't get approved the last time around. Had I any inclination that it wasn't a slam-dunk to get approved, I'd have been there. My wife and I own a 5 acre neighboring parcel and my folks own 5 & 6 acre neighboring parcels - I've learned to hate politics so generally avoid that stuff unless I really feel compelled. The APN's are Leon & Ellyn Naef 110-430-01, Leon & Ellyn Naef 110-430-03, and Rodney & Kathryn Naef 110-430-04.

We've owned our lands here since 1988. After the high density development took place across Lake Hills Drive (at that time Coker-Ewing) we attempted a one acre subdivision map - we had over 3/4 neighborhood approval with signatures - it was denied. Then we wanted to attempt a 3 acre map which all the opposition said they'd be for (I think this is even on meeting minutes) if we'd originally quit our attempt for 1 acre parcels - then after we were denied, they vowed to fight a 3 acre plan too. Since we were afraid of the surrounding neighbors opposition and the rumored moratorium, we chose the 5 acre route instead, just to get 'er done. Now we have to protect the larger parcel country-type feel that we're vested in. This land, with a couple exceptions, lends itself well to larger lots of which 3 acre parcels define, with the exception of some steeper portions. The parcels closest to Lake Hills Drive (Lee's property) should be at least 3 acre minimums but more like 15. 3 acres shouldn't even be a second thought! Seems like a wasted taxpayer infrastructure investment to take an area fit and developed out for higher density and force it to be LLLLAARGGE parcels, but that's the way it works around here.

At this juncture if one acre parcels were ever considered, we certainly don't want them butting up against us, we envision a transition from the high density (west side of Lake Hills Dr.) to 20 acres (east side of Salmon Falls Rd.) where we finish that transition on our lands with 5 acre parcels. Our goal is to talk more big money to invest in our

remaining lots after this area matures a bit more - and that might get more challenging if they see high density right next to large parcels - hence the transition.

We've sold two lots, one has about an 8,000 sq ft Italiano villiano exquisito multi-million dollar home and estate. The other has about a 7,500 sq ft Tuscan home with more concrete poured in the pool area than El Dorado county has in it's government centers - waterfalls, 2 hot tubs, amazing pool, basketball and sport court, and guest house/party house (I guess). These homes are top notch and we intend to continue that ideal. We too are in the planning stages of tearing our old structures down and building a California Mission Style mansion(We have some bridges to cross on this project so don't hold me to it yet).

I've scratched my head many times wondering why politics are what they are, watching development happen where there's no existing infrastructure (requiring county investment -probably responsible for our increased building fees - due also in part to poor developer incentive planning), and then see our whiner neighbors cry to preserve the country with water and sewer right under their feet -makes absolutely no sense to me seeing past county commissioners and supervisors listen to them - but they did.

Considering the infrastructure, 3 acres should be a no-brainer. I wish you guys could shut out objections and look at infrastructure from a pure planning perspective. Even though it doesn't do us much good anymore (we only hold 16 acres of our one time 50 acre purchase - with only the one 6 acre parcel with barely a prayer of a chance to get split) it still makes sense to close your ears to the whiners and maximize existing infrastructure.

This should give you a perspective in what we're up to in this part of the most expensive building-permit-county on this side of the moon!!! If it weren't such a good area we'd go build somewhere else, but in spite of all the fees, this area is still worth the investment (trust me, but any more building fees and we're outta here). Your good planning practices can help us continue our goal of making this area a show piece for the county That's good for us, good for the neighborhood, good for the community, good for county revenue, and even good for the whiners -we love them too.

Thanks in advance for approving the Lee map. Oh, and by the way, after approving their project, suggest to them that they should consider coming back through with a more transitional approach by throwing in some 1/2 or 1 acre parcels. For this they should even be able to pay for a few more road improvements (incentive planning). That road out there really needs it!

-Rod

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Rodney Naef  
[rhnaef@gmail.com](mailto:rhnaef@gmail.com)  
Bus: 916 933-1053  
Cell: 916 792-7589



Loretta M  
Featherston/PV/EDC  
08/24/2007 09:34 AM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Item 47 Rezoning



John Hua  
<john\_hua10@hotmail.com>  
08/23/2007 09:05 PM

To <bosone@co.el-dorado.ca.us>  
cc  
Subject Rezoning

August 23, 2007

**Dear Supervisor Rusty Dupray,**

My name is Dr. John Hua M.D. I am one of the amicable neighbors residing and working closely together in association on Lakehills Dr. An issue has come to my attention in rezoning three acres minimal residential lot for the properties in the area. As a result, I am writing in support of the request to rezone Z06-007 and Parcel Map P06-0017 at the request of Chamy Lee at the corner of Lakehills Drive and Lakehills Court. This application will be on the Board of Supervisors hearing on August 28, 2007, at 2:00 p.m., agenda # 47. Please commend this to your attention.

I am a property owner and resident within the vicinity east of Lakehills Drive that have been historically designated and allowed for Medium Density Residential Uses (MDRU). Albeit, most of the land is restricted to many residential uses by deed restriction, the neighborhood has always supported equestrian uses. My collaboration with other neighbors throughout the years have revealed that most of the property owners have devised short and long term plans for future development with the anticipation of the three acres per residential lot zoning. Thus, the issues of rezoning set herein doesn't affect Mrs. Chamy Lee's proposal to zone her property alone. Many property owners have similar, if not identical zoning plans.

This will certainly affect those applicants that are pending, going to be submitted, and those that are still in the planning stages for future development. Revoking Mrs. Lee's zoning must be held to the consequences that future projects bear the same treatment---meaning that other applicants for rezoning within the surrounding location be condone to the same zoning allowance. It is in all likelihood that this will be an antagonist to most of the neighbors and property owners wishes, and it also goes against the allowed Medium Density Residential use.

I therefore, will support zoning to three acres minimum residential lot is as appropriate according to the general plan, CC&R, and for all property owners to have a fair and equal opportunity to develop within their designated properties in accordance to their entitlement. Furthermore, Mrs. Lee's rezoning of her property is as allowed by the existing Medium Density Residential use.

I strongly urge you to reconsider her project and approve the rezoning and parcel map split as proposed. If you have any questions, suggestions, or concerns, please feel free to contact me at; 916-912-1754.

Sincerely,



Brenda J Bailey/PV/EDC  
08/24/2007 09:52 AM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Fw: Support Chamy Lee

----- Forwarded by Brenda J Bailey/PV/EDC on 08/24/2007 09:51 AM -----



"Judy Arrigotti"  
<judy@judyarrigotti.com>  
08/24/2007 09:43 AM

To bosone@co.el-dorado.ca.us  
cc bostwo@co.el-dorado.ca.us, bosthree@co.el-dorado.ca.us,  
bosfour@co.el-dorado.ca.us, bosfive@co.el-dorado.ca.us  
Subject Support Chamy Lee

Please respond to  
"Judy Arrigotti"  
<judy@judyarrigotti.com>

Dear Supervisors,  
Please include my letter of support for the Chamy Lee project on the Aug. 28 meeting agenda? I thought that my previous letter of support would be noted but I didn't find it included on the website agenda.  
Thank You,  
Judy Arrigotti

This reply/message is from Judy Arrigotti

\*\*\*\*\*  
<http://www.judyarrigotti.com>



Chamy Support letter.doc

8/24/2007  
Judy & Steve Arrigotti  
1481 Lomita Way  
El Dorado Hills, CA 95762

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

My name is Judy Arrigotti and I represent the Lomita Way Property Owners. I am writing in support of the request to rezone Z06-007 and Parcel Map P06-0017 requested by Chamy Lee at the corner of Lakehills Drive and Lakehills Court. This application will be on the the Board of Supervisors hearing on August 28, 2007, at 2:00 p.m.

I am writing as a property owner (and resident) within those lands East of Lakehills Drive that are now and historically have been designated for Medium Density Residential uses. The project follows the General Plan Guidelines for medium density and the CC&R's for 3 acre minimum lots. It has EID water and sewer and DOT doesn't anticipate any traffic problems. The County requirements were met and it was approved by the Planning Commission.

The strict El Dorado County General Plan Guidelines were established to protect the environment and our quality of life by controlling growth. When the rules are followed, all the County requirements are complete, the General Plan Guidelines are met, the tests are passed and the Planning Commission has approved the project it should be approved. The implication of a project being denied after successfully completing all the County requirements is far reaching to future projects that are waiting for approval.

I urge you to reconsider the project and approve the rezoning and parcel map split as proposed.

Thank You,  
Judy & Steve Arrigotti, 916-933-4663 - [judy@judyarrigotti.com](mailto:judy@judyarrigotti.com)-  
Lomita Way Property Owners Representative

Lomita Way Property Owners are:  
Max & Kelly Fregoso- [mfregoso@fregosobuilders.com](mailto:mfregoso@fregosobuilders.com)  
John & Ann Tsai- [jcctsai@aol.com](mailto:jcctsai@aol.com)  
Patty Andrus- [pattyandrus@sbcglobal.net](mailto:pattyandrus@sbcglobal.net)  
Anna Huang- [jacksonyulin@gmail.com](mailto:jacksonyulin@gmail.com)  
Steve & Lisa Arrigotti- [sandla@optonline.net](mailto:sandla@optonline.net)  
Chamy & Billy Lee- [chamy1234@hotmail.com](mailto:chamy1234@hotmail.com)



Loretta M  
Featherston/PV/EDC  
08/24/2007 09:30 AM

To Cynthia C Johnson/PV/EDC@TCP  
cc  
bcc  
Subject Item 47 Please reconsider the project and approve the  
rezone and parcel map split



The Arrigotti's  
<sandla@optonline.net>  
08/23/2007 07:50 PM

To bosone@co.el-dorado.ca.us  
cc chamy1234@hotmail.com  
Subject Please reconsider the project and approve the rezone and  
parcel map split

23 August 2007

**Dear Supervisor Rusty Dupray**

Supervisor District One

Copy to Sup Baumann, Sweeney, Briggs, and Santiago

Our names are Lisa & Guy Arrigotti. We are writing in support of the request to rezone Z06-007 and Parcel Map P06-0017 requested by Chamy Lee at the corner of Lakehills Drive and Lakehills Court. This application will be on the The Board of Supervisors hearing on August 28, 2007, at 2:00 p.m.

We are writing as a property owners (and residents) within those lands East of Lakehills Drive that are now and historically been designated for Medium Density Residential uses. Although most of the land is restricted to residential uses by deed restriction the neighborhood has always supported equestrian uses. It is a unique area within El Dorado Hills where horses are allowed.

The three acre parcels proposed are exactly what has always been planned for and assumed by those knowledgeable of the history of the area. Regional infrastructure, such as the Salmon Falls water tank, has been installed to accommodate those uses.

We urge you to reconsider the project and approve the rezoning and parcel map split as proposed.

Thank you,  
Lisa & Guy Arrigotti