



PC 04-28-22

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Planning Department <planning@edcgov.us>

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## The EDH Proposed Rezone

1 message

Wendy Slepian <skibee.wendy@gmail.com>

Mon, Apr 25, 2022 at 5:03 PM

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

RE: The EDH Proposed Rezone of the Former Executive Golf Course Property

I am writing to remind you that over 90% of residents voted against rezoning the former executive golf course. This property was originally zoned for recreation and should remain this way. The concept of recreational space is to provide nature-friendly areas where residents can recreate and enjoy the natural beauty of the area. This is the intention of the designation. To replace this with medium and high density housing would serve only to line the pockets of developers and would pose a significant reduction in value to existing residents. Parker has caused enough pollution, overcrowding and traffic in this town, not to mention the overdraft of our local water supply. Please don't make these problems worse!

Please remember the will of the people and the intention of the original designation, which is as important and valid today as it was the day it was created. The current zoning of this large parcel is an integral part of our community concept and should not be compromised to benefit a few. **Please do not change the zoning on this property, and reject any proposed plans that would include changing the designation of this space.**

**The people of El Dorado Hills will thank you, and our children will appreciate the legacy that you leave, so make it the right one and protect our recreational spaces!**

Thank you for your consideration.

Wendy Slepian, EDH resident

Cc.

planning@edcgov.us; jvegna@edcgov.us; kpayne@edcgov.us; john.cleric@edcgov.us; andy.nevis@edcgov.us; daniel.harkin@edcgov.us; bosone@edcgov.us; bostwo@edcgov.us; bosthree@edcgov.us; bosfive@edcgov.us; bosfour@edcgov.us; edh.cob@edcgov.us



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Planning Department <planning@edcgov.us>

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## CEDHSP -PLEASE VOTE NO!

1 message

**Bonnie Bacchi** <bacchifarm@gmail.com>

Mon, Apr 25, 2022 at 5:07 PM

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

**PLEASE VOTE NO ON REZONING IN EDH!**

As was the nearly unanimous vote of the public, El Dorado Hills residents adamantly oppose rezoning of the old golf course property.

Our open spaces are dwindling and instead we are affected by higher traffic, less water and more pollution in our neighborhoods.

I implore you to remember what the your constituent voters expect with your representation.

Thank you for your consideration,

Bonnie Bacchi

El Dorado Hills resident.



*Bonnie*



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Planning Department <planning@edcgov.us>

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## No on Re Zone

1 message

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**Veronica Galia** <tinyvee2@yahoo.com>  
To: planning@edcgov.us

Mon, Apr 25, 2022 at 5:11 PM

Planning committee members,

I have been a resident in EDH for 35 years. I have enjoyed being a member of this community and raising my children here. Now my daughter is here as well with her growing family. I am very concerned about preserving some of our open space. The hills are getting covered with homes and our small pockets of space break up some of that density. The gateway to El Dorado Hills has always been the at the heart of the golf course. Let's preserve it this natural space! I ask you to please vote No on the rezoning of this area!

Thank you,

Veronica Galia

3009 Springburn Way  
EDH, CA 95762

Sent from my iPhone



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## Central El Dorado Hills Specific Plan (CEDHSP)

1 message

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**Hilary Krogh** <hilaryd73@gmail.com>


Mon, Apr 25, 2022 at 6:15 PM

To: [planning@edcgov.us](mailto:planning@edcgov.us)

Cc: [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Please distribute my attached letter to the Planning Commissioners and Board of Supervisors as part of the 4/28/22 hearing on the Central El Dorado Hills Specific Plan project (CEDHSP) submitted by Serrano Associates LLC. El Dorado County Project Numbers: General Plan Amendment A14-0003 Specific Plan Amendment SP12-0002 Rezone Z14-0005 Specific Plan Amendment SP86-0002-R Planned Development PD14-0004 Tentative Subdivision Map TM14-1516 Development Agreement DA14-0003 CEDHSP

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 **krogh letter 4-25-22.docx**  
17K

April 25, 2022

El Dorado County Planning Commission:

Subject: Central El Dorado Hills Specific Plan project (CEDHSP) submitted by Serrano Associates LLC. El Dorado County Project Numbers: General Plan Amendment A14-0003 Specific Plan Amendment SP12-0002 Rezone Z14-0005 Specific Plan Amendment SP86-0002-R Planned Development PD14-0004 Tentative Subdivision Map TM14-1516 Development Agreement DA14-0003 CEDHSP

CEDHSP Revised Final EIR cannot be certified due to process violations:

The Planning Commission, as well as the public, has not been given the opportunity to review the public comments submitted between April 30, 2021 and June 13, 2021. The Staff report (page 27) states that there was a "Public Comment Period for the Second Recirculated Draft EIR April 30, 2021, to June 14, 2021"

In my letter, I indicated that I was in full agreement with the APAC Subcommittee report on the RDEIR, but there is no record of my June 13, 2021 letter, the June 10 2021 APAC RDEIR comments, let alone any public comment letter during 2021.

Therefore, it appears incorrect that "The CEDHSP RFEIR incorporated revisions to the original Draft EIR, the RDEIR, and the *Second RDEIR (emphasis added)* made in response to the comments received during the reviews of those documents, written responses to comments, and copies of the comments themselves." (Staff Report, page 27). There is no evidence that the comments on the RDEIR (Released for comments April 30 2021) were incorporated. The RFEIR provides no response to these comments nor are these comments posted (El Dorado County legistar)

A General Plan Amendment/ Specific Plan Amendment is not required:

The approval of a General Plan Amendment and Specific Plan Amendment (to rezone open space/recreational to residential) is not a requirement for a project. Alternative 4 is the zoning consistent choice, which does not require a General Plan and Specific Plan Amendment. Our community, which includes El Dorado Hills Townhouses Association is asking for "No Rezone" of the portion that is currently open space/recreational.

The developer has other alternatives that are less environmentally damaging and more beneficial to the community. One example of community disregard is that the developer is proposing to build the highest density residential units in the most environmentally sensitive areas and a community park in the highest health-risk area (by US Highway 50) for children.

The Development Agreement cannot be approved due to lack of availability/review:

There has been no opportunity for the review of the proposed Development Agreement because it is not finished. It is inappropriate to ask the Planning Commission to "Enter and execute a Development Agreement between the County of El Dorado and Serrano Associates, LLC, for the CEDHSP." The April 28, 2022 staff report (page 49) only states that "The 2019 proposed DA has been updated and will be provided to the Planning Commission prior to the second public hearing on the project." What second public hearing on the project?

As a homeowner in El Dorado County for 40 years, I have watched as projects studies have been segmented in violation of CEQA. All of the previously approved projects have been based upon studies that relied upon the fact that residential development would not be on the open space (old golf course) property. Since the voter approved 2004 El Dorado County Adopted General Plan, I had hoped that those days of segmenting were over.

The community should be able to depend upon a zoning plan without the fear that our leaders will favor one developer's unnecessary rezone request to the detriment of the entire community. The developer offers no "Affordable Housing," but is merely profiting off our community's loss of open space property that can be turned into a healthy open space/recreational alternative.

Thank you,

Hilary Krogh  
[hilaryd73@gmail.com](mailto:hilaryd73@gmail.com)

CC: Board of Supervisors



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Planning Department <planning@edcgov.us>

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## Against EDH rezone

1 message

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**Steve Brozosky** <steve@brozosky.com>  
To: planning@edcgov.us

Mon, Apr 25, 2022 at 6:16 PM

I strongly ask that you do not approve the rezone of the old EDH golf course. This should stay zoned as-is. A rezone of this property is essentially a gift of public funds as the owner of this property agreed to this zoning some time ago in order to get their previous housing approved.

The traffic in this area is also quite congested with a LOS F many times as it takes multiple traffic light sequences to get through. We cannot handle the extra traffic should this get rezoned, plus a rezone would permanently remove open space and recreational land from EDH.

The owner agreed to the current zoning in order to get the other houses approved. Rezoning only benefits the owner/developer. Even if the golf course is not the most profitable use on this property, the county does not owe the developer a change. I am sure some time in the future a recreational use that the property is zoned for will make sense, and until then, the open space is an amenity to the community.

If you approve a rezone so the owner can make more money, are you telling the rest of the property owners in EDH that if they find a more profitable use of their residential or commercial property, they should just have it rezoned. If Parker can do this, why not everybody else.

Best regards,  
Steve Brozosky  
2249 Outrigger Dr  
El Dorado Hills



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Planning Department <planning@edcgov.us>

## Parker EDH Central Plan Rezone proposal of the old Executive Gol Course - Please Vote NO

1 message

Kyle Hoffman <ashoffman@sbcglobal.net>

Mon, Apr 25, 2022 at 6:32 PM

Reply-To: Kyle Hoffman <ashoffman@sbcglobal.net>

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

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>, Anne Hoffman <anneshoff@hotmail.com>, Kyle Hoffman <ashoffman@sbcglobal.net>

EDC Planning Commission;

Re: CEDHSP

We are writing to day to voice our *STRONG OPPOSITION* to Mr. Parker's application to rezone property within the El Dorado Hills community, the El Dorado Hills Central Plan, from open space / recreational to much denser commercial and residential housing.

When we moved here 32 years ago, the communities character was defined by its original 8 villages, each with its own character, separated by Open Space, high quality housing, schools and amenities. AND Open Space....

Since then, these community attributes have drawn new residents attracted by these characteristics, and predicated upon an understanding of the present zoning and planned buildout.

We need to adhere to those prior plans as they formed the basis of peoples decisions to raise families here and their expectations... We appreciate and are blessed by the open spaces set aside previously, as a binding commitment to the community.

Mr. Parker should be able to build out those parcels set aside for PRESENTLY, zoned commercial / high density, residential development.

HE SHOULD NOT BE ALLOWED TO REZONE THE OLD, BELOVED EXECUTIVE GOLF COURSE, FOR OTHER, non-recreational, HIGHER DENSITY USES...

Our kids grew up enjoying the Executive Course and developing a love for golf. With EDH's much larger population, such an amenity would surely prove profitable and once again, a cherished EDHs amenity.

A DECISION TO REZONE THIS PROPERTY, *WOULD BREAK FAITH WITH THE EDH COMMUNITY*, WHICH VALUES SO DEARLY, OUR REMAINING OPEN SPACE.

TO DO SO WOULD VIOLATE THE FAITH OF THE EDH RESIDENTS WHO MOVED HERE FOR THE OPEN SPACE, NOT WALL TO WALL HOUSING AND TRAFFIC.

Please maintain this original commitment to the residents of EDH, who moved here predicated upon the existing, LONG STANDING developmental plan, which embraced open space and THE ORIGINAL community *concept of physically separated villages*.

Please don't allow the rezoning of the golf course... please vote NO...

Thanks very much for your consideration and NO vote, so much appreciated.



Kyle & Anne Hoffman  
1928 Sheffield Drive  
EDH, CA 95762



## CEDHSP

1 message

MARK REMILY <mdr500@msn.com>

Mon, Apr 25, 2022 at 9:08 PM

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

April 25, 2022

Greetings,

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,

Mark Remily  
1153 Turquoise Way, EDH  
(703) 340-7893

Sent from my iPad



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Planning Department <planning@edcgov.us>

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## EDH Old Golf Course Rezone Project

1 message

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Christina Anttila <hugbear90@gmail.com>  
To: planning@edcgov.us

Mon, Apr 25, 2022 at 9:31 PM

I have been a homeowner in EDH since 1978 and have seen many changes to our landscape. One of the reasons we moved here was for the open space and wildlife though the scarcity of amenities caused some sacrifice. After seeing the apartment complex built in Town Center loom like a monstrosity over a once beautiful and peaceful pond and walking path, the idea of yet another violation and loss of green space is unthinkable. I cannot understand why the loss of habitat for wildlife and need for aesthetic beauty for humans is not considered in this ever greedy land development. Must every open space be paved over? I object to the rezoning of the above subject.

Respectfully,  
Christina C. Anttila  
971 King George Way  
El Dorado Hills, CA 95762

Sent from my iPhone



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Planning Department <planning@edcgov.us>

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## Please consider the residents who call EDH home

1 message

Sean Goetzl <sgoetzl21@gmail.com>

Mon, Apr 25, 2022 at 10:09 PM

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



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Planning Department <planning@edcgov.us>

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## EDH Old Golf Course Rezone Project

1 message

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**Cory Anttila** <coryhowlswithwolves@gmail.com>  
To: planning@edcgov.us

Mon, Apr 25, 2022 at 10:34 PM

As a long time resident of El Dorado Hills, living here for 44 years, I am writing to you in opposition to Parker Development CEDHSP (Rezone of Old Golf Course).

Growing up, I used to golf on the old golf course and enjoyed the quiet sounds of nature while playing on the course. Open spaces in a community are necessary for both nature and residents to thrive. They provide places for recreation and for our wild neighbors to live. I can't imagine the old golf course being re-zoned and developed into a shopping center, houses, or an apartment complex. I do not want to see this wild space developed into something like the Town Center apartments. The re-zoning would create more traffic, more noise, and detract from the natural beauty of El Dorado Hills. This land has already been designated as open space, why destroy and pave over more land in an already growing community.

Respectfully,  
Cory C. Anttila  
971 King George Way  
El Dorado Hills, CA 95762

Sent from my iPhone



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Planning Department &lt;planning@edcgov.us&gt;

2 pages

## Regarding Planning commission hearing 4/28/22, I oppose the CEDHSP Old Golf Course Rezone project.

1 message

Andrea G &lt;itsfallingtogether@gmail.com&gt;

Tue, Apr 26, 2022 at 4:52 AM

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

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

I am a voter, homeowner, and resident of El Dorado Hills. Like most El Dorado Hills residents, I am adamantly opposed to Parker's CEDHSP.

Parker's CEDHSP does not meet CEQA requirements; it does not address deficiencies identified in past DEIR submissions and 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 do not support a rezone of important recreational open space in our community.

Any property owner may build on land they own, as long as they do so within zoning and building limitations. But 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 to replace open fields and oak trees. There must be limits to the number of homes a developer can add to an already crowded area. Traffic impacts and limited water supplies should be considered.

Parker Development already has the approval to build out any of the 135 units in Serrano rather than try to exchange that for golf course land designated as recreational open space, knowing that "Asbestos Ridge" is not an ideal area to build homes or to have a public park.

When the El Dorado Hills CSD put Measure "E" on the ballot in 2015, asking voters for their level of support for this proposed project over 91% of those who voted REJECTED the plan!

In January 2020, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended, and not one resident spoke in favor of the Parker plan. Over 5300 El Dorado Hills Residents have signed a petition to oppose the plan to date. The voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

The Parker organization representatives continue to pressure our supervisors and our county officials charged with managing development and growth in El Dorado County. I ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Thank you for your consideration,

4/26/22, 9:56 AM

Edcgov.us Mail - Regarding Planning commission hearing 4/28/22, I oppose the CEDHSP Old Golf Course Rezone project.

Andrea Gilliatt  
3482 Patterson Way  
El Dorado Hills, CA 95762

4/26/22, 9:56 AM

Edcgov.us Mail - CEDHSP

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Planning Department <planning@edcgov.us>



## CEDHSP

1 message

**CHRISTOPHER BEACH** <chrisbeach55@comcast.net>

Tue, Apr 26, 2022 at 5:21 AM

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

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>

Add my voice to those opposed to the proposed Parker golf course rezone. You would serve the people of this community much better if you denied this proposal and allowed the land to be used and preserved as Open Space.

I will attend Thursday's hearing; I follow local politics closely; and I vote.

Sincerely,

Christopher Beach  
El Dorado Hills

4/26/22, 9:55 AM

Edcgov.us Mail - Scale Down the Rezoning in El Dorado Hills PC 04-28-22



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Planning Department <planning@edcgov.us>

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## Scale Down the Rezoning in El Dorado Hills

1 message

**Anuj Kanish** <akanish@gmail.com>

Tue, Apr 26, 2022 at 5:46 AM

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

Dear Planners,

We would like you to consider a scale down version of rezoning of El Dorado Hills as adding 1000 units to such a small area is not going to benefit the beautiful area around El Dorado Hills Blvd. Instead of 1000 units you should consider about 300-400 units to keep the sanity in the area.

Thanks!

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Best,  
Anuj Kanish  
Ramna Sharma

Resident of  
416 Syrah Ct  
El Dorado Hills CA 95762



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Planning Department <planning@edcgov.us>

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## Rezone

1 message

---

**Juanita Brand** <jbrand23@gmail.com>  
To: planning@edcgov.us

Tue, Apr 26, 2022 at 6:37 AM

Please vote no on the rezone and keep the open space open. How many times must we fight this same battle?  
Thank you.  
Juanita Brand



PC04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

---

## CEDHSP

1 message

---

**Jillian Saenz** <sage\_cosmo01@yahoo.com>

Tue, Apr 26, 2022 at 6:56 AM

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

Hello my name is Jillian Saenz. My family moved to El Dorado Hills 25 years ago. They loved the rolling hills, the open space, the charm of a small town.

My husband and I met in high school at Oak Ridge we both graduated him in 2001 me in 2003. After high school we bought a home in Folsom. We lived there for 16 years had 3 kids in that home.

We saw Folsom grow and grow with more homes and apartments. The more people came the more the crime (we lived in a new neighborhood and had a drive-by shooting, cars broken into, houses broken into, police helicopters flying over our house.) More traffic, the more our roads needed repairs, the more car accidents (deaths), it lost its charm it once had.

So 16 years later we decided we did not want our kids to be in the hood (bad neighborhood) with all the people. We wanted them to play in the street, ride their bikes to the grocery store, and feel safe doing it. We are afraid if you keep adding homes and apartments the safety and charm of El Dorado Hills will be just like Folsom. If you keep adding homes and people to this beautiful town you will be FORCING us to move! We moved back to our home town to raise our kids in a great Community just like our parents did.

Yes please keep the charm of El Dorado Hills, the charm of the hills and OPEN SPACE or this family of 5 will be out!

Thank you for taking the time to read my story, and please take it and stuff it in your heart for all of us living in EDH!  
Thank you.

Cheers,  
Jillian S. Saenz



PC04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

## "CEDHSP"

1 message

Carmen Reed <carmenmreed@hotmail.com>

Tue, Apr 26, 2022 at 7:22 AM

To: "planning@edcgov.us" <planning@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>, The BOSONE <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>  
Cc: Carmen Reed <carmenmreed@hotmail.com>, Bill Reed <wpreed14@gmail.com>

4/26/2022

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.**

**As residents of over 17 years, we thank you for your thoughtful consideration,**

**Carmen & Bill Reed  
3342 Bordeaux Dr.  
EDH CA 95762  
916.847.0734**





PC04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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## Fwd: Letter in opposition to Parker's CEDHSP

1 message

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

Tue, Apr 26, 2022 at 7:32 AM

### *Cindy Munt*

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

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

From: **Linda Ghilarducci** <lindaghilarducci@comcast.net>  
Date: Mon, Apr 25, 2022 at 4:28 PM  
Subject: Letter in opposition to Parker's CEDHSP  
To:

To El Dorado County BOS

**RE:** Parker Development – Rezone for El Dorado Hills Golf Course and along El Dorado Hills Blvd

**Date:** April 25, 2022

As a 30 year resident of EDH, I am writing in **opposition to any rezoning or variance that would be allowed to Parker Development to build high, medium and low density housing and commercial buildings in the now vacant golf course and along EDH Blvd.**

This space has always been zoned for open space/open use. Yet again however, the Parker Development Corp is working every legal, financial and political angle to change this currently zoned open space to rezone for high density housing and commercial. The arrogance of this action is unbelievable, as more than 90% of the El Dorado Hills electorate voted and/or expressed their desire to **not rezone** this area and to utilize this space in a more community friendly and open way. Parker has kept this issue controversial for years and each and every time the **people of El Dorado Hills have consistently and steadfastly spoken to NOT REZONE.** Yet again, the people of El Dorado Hills are having to step up and voice their desire to not allow this to happen!

**What part of all of this does the Board of Supervisors not understand?** Granting this rezone will drastically change the shape, aesthetics and culture of El Dorado Hills. As is, the massive amount of growth that has and is occurring in El Dorado Hills is having an immediate and direct impact on the community. Significant increase in traffic, traffic noise and auto emissions are now problematic and having an impact. Cutting and reshaping the beautiful hills in and around EDH (and for what EDH is known for) and then filling those newly shaped parcels with high density housing has not only changed the way EDH looks, it has limited open space, impacted wildlife and has changed the feel of El Dorado Hills. The Board of Supervisors have allowed developers to build more gated communities, put more walls up, build more high density and less open space,

parks, athletic fields and trails, which should always be a first priority in any building occurring in EDH.

As well, with all of the high density, there has been no, or very little consideration taken into account about allowing developers to build in known wildfire corridors. This is all a disaster in the making. Fire mitigation, ingress and egress in villages, excessive traffic on poorly designed roads all add up to a potential catastrophic result during a wildfire. Lastly, where is the water coming from? California is experiencing yet another extreme drought, that will last for some time to come.

Climate driven change is impacting rain fall and snow pack and the availability of water in the near and long term is questionable.

At what point do the Supervisors stop giving in to the special interest money of the developers and take into account the natural resources, safety, health and beauty of El Dorado Hills.

To be clear - I am not opposed to building homes and commercial. But it should be done with responsibility, care and with a policy that frames a community that is NOT overwhelmed with multiple high density developments, poorly designed roads and intersections, excessive traffic and little to no open space.

Once again, **we ask that the Board of Supervisors SAY NO, and vote to deny the Parker development rezone of the Golf Course property and the properties along EDH Blvd** and instead require Parker to ensure for community access that open space, community access athletic and group site facilities and walking, biking and hiking trails. Let's keep at least the entrance to El Dorado Hills and the section along EDH Blvd open space and beautiful. This will ensure we maintain the essence of EDH for generations to come vs carrying on down the current path of developer controlled desires that is resulting in a community so overly built, so dense and so poorly designed that it could just as well be considered an LA or a Bay Area.

Sincerely,

Linda Ghilarducci

484 Platt Circle  
El Dorado Hills, CA

[lindaghilarducci@comcast.net](mailto:lindaghilarducci@comcast.net)



PC 04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP

1 message

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

Tue, Apr 26, 2022 at 7:43 AM

### *Cindy Munt*

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

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

From: **Jack Cleghorn** <jacleghorn@sbcglobal.net>  
Date: Mon, Apr 25, 2022 at 4:50 PM  
Subject: CEDHSP

To: jvegna@edcgov.us <jvegna@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.cleric@edcgov.us <john.cleric@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, and along with most El Dorado Hills residents, I am strongly opposed to Parker's CEDHSP.

The Parker organization has met with opposition from the public since the plan's introduction. In 2015, the El Dorado Hills CSD put CSD 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 purpose of the meeting was to allow Parker Development to present CEDHSP to the public. Over 500 residents attended. After the presentation, the public was allowed to respond. Not one respondent spoke in favor of the plan.

A group of or 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 CEDHSP and includes a petition against it. Residences 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 that they own as long as they do so within zoning and building limitations. However, we should not allow anyone to buy land zoned for open space and then permit them to pressure the county to change the zoning, allowing multi-story apartment buildings and condos. There also must be limits to the number of homes a developer can put in an already crowded area. The Parker Organization ignores public opinion and opposition. Their representatives continue to exert pressure on our supervisors and county officials charged with managing development and growth in El Dorado County. They ignore the impact that their plans will have on our already crowded schools, traffic, the environment, water resources and public services.

On March 8th, 2022, Attorney Marsha A. Burch sent a letter to Gina Hamilton of County 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 CEDHSP 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.

Please STOP THE REZONE.

Jack Cleghorn  
819 Royal Troon Place  
El Dorado Hills, Ca. 95762  
916-939-6977

...



PC 04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP

1 message

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

Tue, Apr 26, 2022 at 7:46 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: **Denny McMahon** <djmatedh@yahoo.com>

Date: Mon, Apr 25, 2022 at 5:10 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>, 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 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. This site was and is zoned "Open Space Recreation" and should remain so in the heart of El Dorado Hills.

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. In 2020, over 500 residents turned out to again object to rezone
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. The traffic at the intersection of Saratoga Way and El Dorado Hills blvd. has grown exponentially since 2020.
3. There are already 9400 homes in the planning stages in EDH so why concentrate more congestion in the heart of EDH.
4. Water use will increase by the build out of all current projects and an added burden will be leveled if another 1,000 units are approved. 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.
5. 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.

Please give consideration to the views of the current residents of EDH,

Denny McMahon  
3500 Brandt Ct.  
EDH  
djmathedh@yahoo.com



PC 04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

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**Fwd: EDH Parker re zone**

1 message

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

Tue, Apr 26, 2022 at 8:00 AM

***Cindy Munt***

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

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

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

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

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

From: **David Williams** <dammitdave6276@sbcglobal.net>

Date: Mon, Apr 25, 2022 at 6:20 PM

Subject: EDH Parker re zone

To: bosone@edcgov.us <bosone@edcgov.us>



**NO RE ZONE.doc**

25K

April 25, 2022

David Williams  
3179 Latham Lane  
El Dorado Hills, CA 95762

Re: STOP THE RE ZONE in El Dorado Hills.

I am a long time resident of El Dorado Hills.

In the past 32 years I have seen much change not all for the better.

I have not taken a public stand in the past against development though I should have.

Parker Development has as it would seem to the residence of EDH, found their way through planning department rules with Big money as the carrot to local planning and the people we had trusted to protect our little but near perfect town.

Parker is not a friend to this little berg. When my family moved here in 1990 there was a moratorium on building due to lack of water. That has only gotten worse over the years. I believe it is time to put a Stop to the over building and re zoning pay offs. Parker Development Has forced change to the master plan so many times it is sick. Money money money and more money seems to buy the votes for change.

We wanted our nine hole golf course, no houses overlooking the Boulevard And on and on. Payolla is the way in so many cities in America and we have New comers here that cry out to be a city??? Why did they move here for? Cities have to bow to the federal government's control. A town is free from that.

Please remember why you moved here. NO MORE RE ZONING save EDH From the bulldozers and earthmovers. Stop this madness & over groth.

Thank you for your time.





PC 04-28-22  
# 3

2 pages

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP

1 message

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

Tue, Apr 26, 2022 at 8:11 AM

### *Cindy Munt*

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

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

From: **Jeff B** <jeffbaker237@gmail.com>

Date: Mon, Apr 25, 2022 at 7:13 PM

Subject: CEDHSP

To: The BOSONE <bosone@edcgov.us>, <bostwo@edcgov.us>, <bostthree@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>

Planning Commission & EDH Board of Supervisors,

I would like to once again voice my opposition to the rezoning of the land formerly hosting a golf course at the corner of EDH Blvd and Serrano Parkway.

It's disturbing that despite a 2015 advisory vote where 91% of voters casting a ballot indicated their opposition, we must continuously remind county officials that the vast majority remain opposed to this rezone.

Proponents of the rezone will invariably invoke a "property rights" argument. It should be noted that the land was purchased with the current zoning designation at a price commensurate with said designation. It should also be noted that the owner has previously benefited from the recreational designation of this land via properties sold in Serrano. Indeed a marketing video (link below) boasts of this former public golf course as an amenity to Serrano homebuyers at time mark 2:15.

What of the property rights of those who purchased homes in Serrano, which frequently boasts of 1000 acres of open space, with the understanding that this land would remain open space/recreational? What of the property rights of those who paid what appear to be sizable premiums for homes overlooking the golf course?

Should a failure to successfully operate the golf course be rewarded with a financial windfall -- at the expense of adjacent homeowners -- resulting from a rezone? What if the failure were self-inflicted as former pro-shop worker Jack O'Camb seems to suggest in a 2007 interview with the SacBee?

[https://www.basslakeaction.org/PDF\\_files/SacBee-070621b.pdf](https://www.basslakeaction.org/PDF_files/SacBee-070621b.pdf)

*But Jack O'Camb questioned whether figures provided to the consultant reflected the actual costs of operating the course in its latter years. O'Camb, a Cameron Park resident, said he had worked in the pro shop for the past 16 years. "It was hard to figure out what the costs were," he said, adding that in some cases, non-course-related expenses were billed to the operation.*

Indeed the former golf course owner, Tony Mansour, attested in 2016 that the golf course was making an annual profit of three hundred thousand dollars under his ownership (link below). I urge you to protect the property values of existing homeowners who do not wish to suffer from the increased traffic congestion, crowding, and noise this development will bring. I urge you to reject a rezone of this property and deny this project.

19-1670 Public Comment  
PC Rcvd 04-26-22

Thank you for your consideration,

Jeff Baker  
13 year resident of El Dorado Hills

Serrano El Dorado Marketing Video - YouTube  
An Evening With Tony Mansour - YouTube



PC 04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

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**Fwd: STOP THE REZONING of EDH old golf course Now!!!!!!**

1 message

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

Tue, Apr 26, 2022 at 8:28 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

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

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

From: **Randy Keith** <randy@truthwins.com>  
Date: Mon, Apr 25, 2022 at 6:45 PM  
Subject: STOP THE REZONING of EDH old golf course Now!!!!!!  
To: <edc.cob@edcgov.us>

STOP THE REZONING of EDH old golf course  
Now!!!!!!

Sent from my iPhone



PC04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

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**Fwd: vote no o CEDHSP rezone**

1 message

---

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

Tue, Apr 26, 2022 at 8:29 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

FYI

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

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

From: **Elise Karem** <elisekarem@yahoo.com>  
Date: Mon, Apr 25, 2022 at 7:15 PM  
Subject: vote no o CEDHSP rezone  
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

To Whom It May Concern,

**RE: CEDHSP rezone**

I understand our state needs more housing but it needs to be designed in line with the aesthetics of the community infrastructure. We really need in society now a sense of aesthetics. Someone really needs to stand up for this concept of nature and the natural flow of space.

I looked at duets as they call them in Folsom. The yard space was nothing. Please Please Please do not do this to El Dorado Hills. Find appropriate spaces. Do not cram density because it will lead to a break down of society.

We are aware that subsidiaries and even the state wants density and give the county perks for it. JUST VOTE NO. EDH was planned so well. Let's work with what we have now.

**Please leave the zoning as it was.**

Best regards,

Elise Karem  
Robert Sableski



PC 04-28-22

# 3

3 pages

Planning Department <planning@edcgov.us>

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**Fwd: Subject: CEDHSP**

1 message

---

**County of El Dorado Clerk of the Board** <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:29 AM

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: **Dave DeSmidt** <dave@bannerprinting.com>

Date: Mon, Apr 25, 2022 at 8:14 PM

Subject: Subject: CEDHSP

To: jvegna@edcgov.us <jvegna@edcgov.us>

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

To the Planning Commission and Board of Supervisors;

I am adamantly opposed to any rezoning activity being proposed by Parker Development for the Old Golf Course property. I cannot express my disappointment in the fact that the local community has voiced total opposition to any rezoning for years now, and this proposal albeit continues to change and morph, it still is in total opposition to what the local community is asking for. What does it take for this to be put to bed once and for all?

I moved to El Dorado Hills 3 years ago from San Mateo. I had hoped that El Dorado Hills would have the same level of integrity when it comes to city planning. That the land would be developed in support of the local community interests and needs versus the demands of developers looking to maximize their profits.

We have an opportunity to continue to deliver upon the vision of El Dorado Hills, as represented by the local community. It is unfortunate that at the time the Golf Course was originally developed, that the demand did not exist. I would suggest that if you were to revisit the need/desire for a golf course on this property, you would be surprised at the demand and desire for it. Other than the private club in Serrano, there is one local public golf course – Empire Ranch, and this cannot support the growth of this community. Wouldn't it be great to have a local executive course that young families could bring their kids to and retirees could play 9 holes throughout the week. Plus the clubhouse could serve to support local sports fans, along with kids sporting event lunches, celebrations etc.

In San Mateo,, we had a local executive course that enabled many of us to enjoy family time with our kids while enabling them to learn the sport. We have received proposals on various golf course configurations that would be perfect for that location. Whether it be a golf course or another recreational use, I feel that this land needs to remain as zoned and the vision needs to be delivered as promised to all of us who have invested in this community.

We have a chance to ruin all that was started by cramming housing into an area that will create traffic issues and zero value to those of us living here. I beg the commission to step back and look at the overall plan for El Dorado Hills and try to make decisions that will be in the best interest of all of us who have selected this as our home. People will move if the integrity of what we all thought we invested in, begins to erode.

We are putting our faith in you to keep this community as a desirable area for families to raise their kids, for retirees to enjoy local services and to not just jam housing in to maximize profitability of developers who could not care less about the impact to our quality of life.

I ask that you listen to the community and make a fair decision based on what you hear. My concern is that we have been voicing this for years now, and all we continue to see is the developer making tweaks to his plan to try to push this through. Bottom line....we do not want the rezoning.....

I thank you for your time to read my concerns and I ask that you will show your support for the community.

Dave De Smidt



2022  
happy new year

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PC04-28-22  
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2 pages

Planning Department <planning@edcgov.us>

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## Fwd: Please vote no to the Golf Course Rezone

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>

Tue, Apr 26, 2022 at 8:29 AM

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: **Jim Limoncelli** <jimlimo18@gmail.com>  
Date: Mon, Apr 25, 2022 at 8:47 PM  
Subject: Please vote no to the Golf Course Rezone  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.gov>, <edc.cob@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>  
Cc: <Jimshelle3@att.net>

Folks: As a resident of El Dorado Hills, living in Serrano I am writing this to express my desire NOT TO REZONE the Golf course and adjacent property into housing developments and to ask that you deny this request at the upcoming hearing.

As a resident I feel that this parcel of open space should remain as open space and developed as such for the overall benefit and enjoyment of existing residents. Additionally El Dorado Hills Blvd is already a overly trafficked through road being the main North-South artery in town. Adding more housing here will only continue to overtax this roadway leading to more traffic, congestion, and accidents. That this is also a main road into both the High School and other elementary schools further underscores these concerns.

Lastly as a homeowner I am already concerned about the impact to home values, and quality of life issues from all the other approved housing developments in town.

Just to name a few we have:

Sienna Ridge Estates  
Hawk View at Bass Lake Hills  
Edgelake @ Serrano  
Emerald Peak at Bass Lake Hills  
Sapphire Cliff at Bass Lake Hills  
Revere at Silver Springs  
The developments at Saratoga Estates  
The developments at Heritage Hills

These don't even include the other planned developments in and around Bass Lake, including the Bass Lake North Plan, Plans for further development along Silver Springs Parkway, and the developments planned for area north of Green Valley road adjacent to Deer Valley road.

I moved with my family to El Dorado Hills almost 8 years ago from Dublin in the East Bay, because I was tired of the overcrowding there, having to sit in traffic on the weekend just to get across town. I fear that if you continue to approve all this unconstrained development we will be finding ourselves in the same situation before we know it.



Finally, Mr. Hidahl; as my elected Supervisor in District 1 please be aware that I will use your vote on this issue as my primary consideration should you decide to run for re-election, or election to a future position.

Thank you for your attention to this matter.

James Limoncelli  
3356 Archetto Dr  
El Dorado Hills, CA.

Sent from my iPad



PC 04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

---

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

Tue, Apr 26, 2022 at 8:29 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

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

From: Lisa <honesty@frontiernet.net>  
Date: Mon, Apr 25, 2022 at 8:47 PM  
Subject: CEDHSP  
To: <edc.cob@edcgov.us>

As a resident of EDH for 9 years, I am writing to voice my opposition to Parker Development's CEDHSP. I am **vehemently opposed to Parker'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.

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 this beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

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. You are in a position to help and I hope that you will make the proper recommendations.

Lisa Rivera



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## Fwd: Scale Down the Rezoning in El Dorado Hills

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:30 AM

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

From: **Anuj Kanish** <akanish@gmail.com>  
Date: Tue, Apr 26, 2022 at 5:47 AM  
Subject: Scale Down the Rezoning in El Dorado Hills  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Board members,

We would like you to consider a scale down version of rezoning of El Dorado Hills as adding 1000 units to such a small area is not going to benefit the beautiful area around El Dorado Hills Blvd. Instead of 1000 units you should consider about 300-400 units to keep the sanity in the area.

Thanks!

---

Best,  
Anuj Kanish  
Ramna Sharma

Resident of  
416 Syrah Ct  
El Dorado Hills CA 95762



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

---

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:30 AM

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

From: **Jillian Saenz** <sage\_cosmo01@yahoo.com>

Date: Tue, Apr 26, 2022 at 6:56 AM

Subject: CEDHSP

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

Hello my name is Jillian Saenz. My family moved to El Dorado Hills 25 years ago. They loved the rolling hills, the open space, the charm of a small town.

My husband and I meet in high school at Oak Ridge we both graduated him in 2001 me in 2003. After high school we bought a home in Folsom. We lived there for 16 years had 3 kids in that home.

We saw Folsom grow and grow with more homes and apartments. The more people came the more the crime (we lived in a new neighborhood and had a drive-by shooting, cars broken into, houses broken into, police helicopters flying over our house.) More traffic, the more our roads needed repairs, the more car accidents (deaths), it lost its charm it once had.

So 16 years later we decided we did want our kids to be in the hood (bad neighborhood) with all the people. We wanted them to play in the street, ride their bikes to the grocery store, and feel safe doing it. We are afraid if you keep adding homes and apartments the safety the charm of El Dorado Hills will be just like Folsom. If you keep adding homes and people to this beautiful town you will be FORCING us to move! We moved back to our home town to raise our kids in a great Community just like our parents did.

Yes please keep the charm of El Dorado Hills, the charm of the hills and OPEN SPACE or this family of 5 will be out!

Thank you for taking the time to read my story, and please take it and stuff it in your heart for all of us living in EDH! Thank you.

Cheers,  
Jillian S. Saenz



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

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**Fwd: NO REZONE! CEDHSP**

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:30 AM

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

From: **John O'Sullivan** <audjohn55@gmail.com>

Date: Tue, Apr 26, 2022 at 6:02 AM

Subject: NO REZONE! CEDHSP

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

April 25, 2022

Dear Members of the Planning Commission:

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 9,400 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 EDH customers.

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

7. This site is zoned "Open Space Recreational" and 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,

**John O'Sullivan**  
3025 Hammond Way  
El Dorado Hills, CA 95762  
**(916) 941-7323**



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

---

**Fwd: CEDHSP**

1 message

---

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

Tue, Apr 26, 2022 at 8:30 AM

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

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

From: **CHRISTOPHER BEACH** <chrisbeach55@comcast.net>

Date: Tue, Apr 26, 2022 at 5:21 AM

Subject: CEDHSP

To: planning@edcgov.us <planning@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>

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>

Add my voice to those opposed to the proposed Parker golf course rezone. You would serve the people of this community much better if you denied this proposal and allowed the land to be used and preserved as Open Space.

I will attend Thursday's hearing; I follow local politics closely; and I vote.

Sincerely,

Christopher Beach  
El Dorado Hills





PC 04/28/2022

# 3

Planning Department <planning@edcgov.us>

2 PAGES

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**Fwd: CEDHSP**

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:30 AM

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

From: <chelseayeo91@gmail.com>

Date: Tue, Apr 26, 2022 at 4:32 AM

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>

To whom it may concern,

Hi, my name is Chelsea Yeo. I am one of the rare people from El Dorado Hills (EDH) that actually grew up here and still reside here with my growing family. I love this town, and have chosen to raise my family here after leaving the state after high school.

I have searched the United States to find a town like El Dorado Hills and finally realized I needed to just come back to get what I was looking for. My town has changed a lot since I was a kid; I remember Town Center being first built when I was a senior in high school, and it's gone crazy ever since. I still see the small town allure of EDH, even with the growing population, and I feel so honored to have my children grow up here.

I am not under the impression that our small town is somehow immune to growth and development...but I did hold out hope that it would be done in a classy and ethical way.

In 2018 I purchased my home at 3650 Mesa Verdes Drive in EDH. I will attach photos of exactly where my house is located; but to paint a picture for you, it is one of the original homes of EDH built in 1965 and it overlooks El Dorado Hills Boulevard from our front driveway. Of course, the ambient noise of the road was a deterrent for us purchasing our home at the start, but we fell in love with the view. We directly overlook the "protected space" that is currently trying to be re-zoned.

When we were in the process of purchasing our home we asked about the "green space" directly across the road from us and we're told it was protected and would never be developed. I'm not going to lie and say this is the reason we bought our home specifically, but to know that we would always have the beautiful hills to stare directly at for the rest of our lives was a huge bonus for us. (see attached photos for exact proximity to protected land).

I would like to know what the county is going to do for homeowners like us that we're directly deceived in the last 5 years if you decide to develop this land? From my understanding, you already have property zoned for development, so what retribution would you give to homeowners directly effected by your choice to change your minds? Just to name a few of the things that will IMMEDIATELY happen to my family (and everyone that lives on my street specifically): our houses will depreciate in value, the noise level during YEARS of construction will effect dozens of families everyday lives, the dust from the construction will effect our health, complete loss of privacy in front and backyards during construction and after houses are built, and much much more.

I demand that if this project goes through you make our neighborhood whole again by providing sound walls or county subsidized landscaping on the hill overlooking El dorado hills boulevard immediately. Every family on our specific street has been blatantly lied to and told this land was protected. You already have zoned land to develop and this is not it. Please see my attached photos to verify that I am DIRECTLY effected by this rezone and will never rest until my family is made whole by this county that lied to us.

I appreciate your time in reading this email and hope to get an opportunity to discuss my concerns in person.

Chelsea Yeo  
3650 Mesa Verdes Drive  
El Dorado Hills CA

This picture is my daughter sitting in our living room directly overlooking where 100's of homes are supposed to be built...a place which we were promised would always be protected space.

Sent from my iPhone

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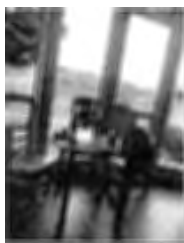
**3 attachments**



**image0.jpeg**  
169K



**image1.png**  
1496K



**image2.jpeg**  
268K



PC 04-28-22

#3

3 pages

Planning Department <planning@edcgov.us>

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## Fwd: Please consider the resident who call EDH home

1 message

---

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

Tue, Apr 26, 2022 at 8:30 AM

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

FYI

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

From: **Sean Goetzl** <sgoetzl21@gmail.com>

Date: Mon, Apr 25, 2022 at 10:11 PM

Subject: Please consider the resident who call EDH home

To: <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosone@edcgov.us>, <bosthree@edcgov.us>, <bostwo@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. 13<sup>th</sup>, 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.

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

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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.

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

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

Thank You for Your Thoughtful Consideration,



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

**Fwd: "CEDHSP"**

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>

Tue, Apr 26, 2022 at 8:31 AM

FYI

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

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

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

From: **Carmen Reed** <carmenmreed@hotmail.com>

Date: Tue, Apr 26, 2022 at 7:23 AM

Subject: "CEDHSP"

To: planning@edcgov.us <planning@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>, The BOSONE <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>  
Cc: Carmen Reed <carmenmreed@hotmail.com>, Bill Reed <wpreed14@gmail.com>

4/26/2022

**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.

As residents of over 17 years, we thank you for your thoughtful consideration,

Carmen & Bill Reed  
3342 Bordeaux Dr.  
EDH CA 95762  
916.847.0734



PC04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] CEDHSP**

1 message

Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:32 AM

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

From: **tracyannharris via PL-dorado\_oaks-m** <dorado\_oaks@edcgov.us>  
Date: Mon, Apr 25, 2022 at 4:39 PM  
Subject: [dorado\_oaks] 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>, dorado\_oaks@edcgov.us <dorado\_oaks@edcgov.us>

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

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

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EDH Serrano residents Tracy Harris and Terence Andersen

--  
**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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#3  
1page

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP vote no on rezone**

1 message

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

Tue, Apr 26, 2022 at 8:32 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: **Elise Karem** <elisekarem@yahoo.com>  
Date: Mon, Apr 25, 2022 at 7:15 PM  
Subject: CEDHSP vote no on rezone  
To: bosone@edcgov.us <bosone@edcgov.us>

To Whom It May Concern,

**RE: CEDHSP rezone**

I understand our state needs more housing but it needs to be designed in line with the aesthetics of the community infrastructure. We really need in society now a sense of aesthetics. Someone really needs to stand up for this concept of nature and the natural flow of space.

I looked at duets as they call them in Folsom. The yard space was nothing. Please Please Please do not do this to El Dorado Hills. Find appropriate spaces. Do not cram density because it will lead to a break down of society.

We are aware that subsidiaries and even the state wants density and give the county perks for it. JUST VOTE NO. EDH was planned so well. Let's work with what we have now.

**Please leave the zoning as it was.**

Best regards,

Elise Karem  
Robert Sableski



PC04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] CEDHSP**

1 message

**Tom Purciel** <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:32 AM

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

From: **Tom Purciel** <tom.purciel@edcgov.us>  
Date: Tue, Apr 26, 2022 at 8:32 AM  
Subject: Fwd: [dorado\_oaks] CEDHSP  
To: Planning Department <planning@edcgov.us>

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

From: **tracyannharris via PL-dorado\_oaks-m** <dorado\_oaks@edcgov.us>  
Date: Mon, Apr 25, 2022 at 4:39 PM  
Subject: [dorado\_oaks] 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>, dorado\_oaks@edcgov.us <dorado\_oaks@edcgov.us>

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EDH Serrano residents Tracy Harris and Terence Andersen

--  
**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



PC 04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] Opposition to Parker's CEDHSP.**

1 message

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**Tom Purciel** <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:33 AM

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

From: **'K. Witt' via PL-dorado\_oaks-m** <dorado\_oaks@edcgov.us>

Date: Mon, Apr 25, 2022 at 4:55 PM

Subject: [dorado\_oaks] Opposition to Parker's CEDHSP.

To: jvegna@edcgov.us <jvegna@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado\_oaks@edcgov.us <dorado\_oaks@edcgov.us>

Hello Commissioners,

I am one of the many residence who reside in El Dorado Hills and have for the last fifteen years. My home is in the Bridlewood Canyon subdivision so needless to say, I have seen the amazing growth of housing development right in my backyard. As I drove down Serrano Boulevard and turned on to El Dorado Hills Blvd., I looked at the beautiful stretch of land that was once a public golf course. I felt a sadness come over me only to know that it could become a large housing track just like so many other lots in El Dorado County.

On March 8, 2022, Marsha A. Burch, Esq. 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.

*Kelly Witt*

*Bridlewood Canyon Homeowner*

--

**Tom Purciel**  
Senior Planner

**County of El Dorado**  
Department of Planning and Building  
Long Range Planning  
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Placerville, CA 95667  
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<https://www.edcgov.us/government/Planning>



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#3

2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] NO REZONE, No homes on old golf course.**

1 message

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Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:33 AM

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

From: 'Hem' via PL-dorado\_oaks-m <dorado\_oaks@edcgov.us>  
Date: Mon, Apr 25, 2022 at 8:20 PM  
Subject: [dorado\_oaks] NO REZONE, No homes on old golf course.  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>

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Thank You for Your Thoughtful Consideration,  
Sanjib Sarkar,  
Penela Way,  
EDH.

--

**Tom Purciel**  
Senior Planner

**County of El Dorado**  
Department of Planning and Building  
Long Range Planning  
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PC 04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] NO REZONE!!! No development at old Golf course.**

1 message

Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:33 AM

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

From: 'Hem sar' via PL-dorado\_oaks-m <dorado\_oaks@edcgov.us>  
Date: Mon, Apr 25, 2022 at 8:04 PM  
Subject: [dorado\_oaks] NO REZONE!!! No development at old Golf course.  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>

Hello Responsible for our community's voice,

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

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

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



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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Hem Sarkar,  
Penela Way, EDH.

--

**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>



PC04-28-22

#3

2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] Regarding Planning commission hearing 4/28/22, I oppose the CEDHSP Old Golf Course Rezone project.**

1 message

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Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:33 AM

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

From: **Andrea G** <itsfallingtogether@gmail.com>

Date: Tue, Apr 26, 2022 at 4:52 AM

Subject: [dorado\_oaks] Regarding Planning commission hearing 4/28/22, I oppose the CEDHSP Old Golf Course Rezone project.

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>

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

I am a voter, homeowner, and resident of El Dorado Hills. Like most El Dorado Hills residents, I am adamantly opposed to Parker's CEDHSP.

Parker's CEDHSP does not meet CEQA requirements; it does not address deficiencies identified in past DEIR submissions and 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 do not support a rezone of important recreational open space in our community.

Any property owner may build on land they own, as long as they do so within zoning and building limitations. But 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 to replace open fields and oak trees. There must be limits to the number of homes a developer can add to an already crowded area. Traffic impacts and limited water supplies should be considered.

Parker Development already has the approval to build out any of the 135 units in Serrano rather than try to exchange that for golf course land designated as recreational open space, knowing that "Asbestos Ridge" is not an ideal area to build homes or to have a public park.

When the El Dorado Hills CSD put Measure "E" on the ballot in 2015, asking voters for their level of support for this proposed project over 91% of those who voted REJECTED the plan!

In January 2020, the El Dorado County Planning Commission held a public meeting at the District Church in El Dorado Hills to allow Parker Development to present its CEDHSP to the public. Over 500 residents attended, and not one resident spoke in favor of the Parker plan. Over 5300 El Dorado Hills Residents have signed a petition to oppose the plan to date. The voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed.

The Parker organization representatives continue to pressure our supervisors and our county officials charged with managing development and growth in El Dorado County. I ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Thank you for your consideration,

Andrea Gilliatt  
3482 Patterson Way  
El Dorado Hills, CA 95762

--

**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>



PC 04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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## Fwd: NO REZONE ! No Development on old golf course.

1 message

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

Tue, Apr 26, 2022 at 8:34 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: **Hem sar** <shiva95670@yahoo.com>  
Date: Mon, Apr 25, 2022 at 8:12 PM  
Subject: NO REZONE ! No Development on old golf course.  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

Hello 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!!

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,  
Hem Sarkar.  
Penela Way, EDH.



PC04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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**Fwd: [dorado\_oaks] NO REZONE! CEDHSP**

1 message

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**Tom Purciel** <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 8:34 AM

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

From: **John O'Sullivan** <audjohn55@gmail.com>

Date: Tue, Apr 26, 2022 at 6:02 AM

Subject: [dorado\_oaks] NO REZONE! CEDHSP

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

April 25, 2022

Dear Members of the Planning Commission:

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 9,400 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 EDH customers.

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

7. This site is zoned "Open Space Recreational" and 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,

**John O'Sullivan**  
**3025 Hammond Way**  
**El Dorado Hills, CA 95762**  
**(916) 941-7323**

--  
**Tom Purciel**  
Senior Planner

**County of El Dorado**  
Department of Planning and Building  
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<https://www.edcgov.us/government/Planning>



PC04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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**Fwd: NO REZONE, NO homes on old golf course.**

1 message

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

Tue, Apr 26, 2022 at 8:37 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: **Hem** <shiva95630@yahoo.com>

Date: Mon, Apr 25, 2022 at 8:19 PM

Subject: NO REZONE, NO homes on old golf course.

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

Hello Supervisors,

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

Thank You for Your Thoughtful Consideration,  
Sanjib Sarkar,  
Penela Way, EDH.



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

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

Tue, Apr 26, 2022 at 8:39 AM

***Cindy Munt***

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

----- Forwarded message -----  
From: Lisa <honesty@frontiernet.net>  
Date: Mon, Apr 25, 2022 at 8:46 PM  
Subject: CEDHSP  
To: <bosone@edcgov.us>

As a resident of EDH for 9 years, I am writing to voice my opposition to Parker Development's CEDHSP. I **am vehemently opposed to Parker'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.

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 this beautiful community as open space. We don't want 1000 homes to replace designated open space. Follow the General Plan and leave politics aside.

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. You are in a position to help and I hope that you will make the proper recommendations.

Lisa Rivera



PC 04/28/2022  
# 3

Planning Department <planning@edcgov.us>  
2 PAGES

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**Fwd: Please vote no to the Golf Course Rezone**  
1 message

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

Tue, Apr 26, 2022 at 8:40 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: **Jim Limoncelli** <jimlimo18@gmail.com>  
Date: Mon, Apr 25, 2022 at 8:47 PM  
Subject: Please vote no to the Golf Course Rezone  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.gov>, <edc.cob@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>  
Cc: <Jimshelle3@att.net>

Folks: As a resident of El Dorado Hills, living in Serrano I am writing this to express my desire NOT TO REZONE the Golf course and adjacent property into housing developments and to ask that you deny this request at the upcoming hearing.

As a resident I feel that this parcel of open space should remain as open space and developed as such for the overall benefit and enjoyment of existing residents. Additionally El Dorado Hills Blvd is already a overly trafficked through road being the main North-South artery in town. Adding more housing here will only continue to overtax this roadway leading to more traffic, congestion, and accidents. That this is also a main road into both the High School and other elementary schools further underscores these concerns.

Lastly as a homeowner I am already concerned about the impact to home values, and quality of life issues from all the other approved housing developments in town.

Just to name a few we have:

Sienna Ridge Estates  
Hawk View at Bass Lake Hills  
Edgelake @ Serrano  
Emerald Peak at Bass Lake Hills  
Sapphire Cliff at Bass Lake Hills  
Revere at Silver Springs  
The developments at Saratoga Estates  
The developments at Heritage Hills

These don't even include the other planned developments in and around Bass Lake, including the Bass Lake North Plan, Plans for further development along Silver Springs Parkway, and the developments planned for area north of Green Valley road adjacent to Deer Valley road.

I moved with my family to El Dorado Hills almost 8 years ago from Dublin in the East Bay, because I was tired of the overcrowding there, having to sit in traffic on the weekend just to get across town. I fear that if you continue to approve all this unconstrained development we will be finding ourselves in the same situation before we know it.

Finally, Mr. Hidahl; as my elected Supervisor in District 1 please be aware that I will use your vote on this issue as my primary consideration should you decide to run for re-election, or election to a future position.

Thank you for your attention to this matter.

James Limoncelli  
3356 Archetto Dr  
El Dorado Hills, CA.

Sent from my iPad

4/26/22, 9:44 AM

Edcgov.us Mail - Fwd: EDH Old Golf Course Rezone Project

PC 04-28-22

#3

1 page



Planning Department <planning@edcgov.us>

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## Fwd: EDH Old Golf Course Rezone Project

1 message

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

Tue, Apr 26, 2022 at 8:43 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: **Christina Anttila** <hugbear90@gmail.com>  
Date: Mon, Apr 25, 2022 at 9:20 PM  
Subject: EDH Old Golf Course Rezone Project  
To: <bosone@edcgov.us>

have been a homeowner in EDH since 1978 and have seen many changes to our landscape. One of the reasons we moved here was for the open space and wildlife though the scarcity of amenities caused some sacrifice. After seeing the apartment complex built in Town Center loom like a monstrosity over a once beautiful and peaceful pond and walking path, the idea of yet another violation and loss of green space is unthinkable. I cannot understand why the loss of habitat for wildlife and need for aesthetic beauty for humans is not considered in this ever greedy land development. Must every open space be paved over? I object to the rezoning of the above subject.

Respectfully,  
Christina C. Anttila  
971 King George Way  
El Dorado Hills, CA 95762

Sent from my iPhone

4/26/22, 9:39 AM

Edcgov.us Mail - Fwd: Please consider the resident who call EDH home

PC 04-28-22  
#3  
3 pages



Planning Department <planning@edcgov.us>

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## Fwd: Please consider the resident who call EDH home

1 message

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

Tue, Apr 26, 2022 at 8:43 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: **Sean Goetzl** <sgoetzl21@gmail.com>  
Date: Mon, Apr 25, 2022 at 10:11 PM  
Subject: Please consider the resident who call EDH home  
To: <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosone@edcgov.us>, <bosthree@edcgov.us>, <bostwo@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,



4/26/22, 9:37 AM

Edcgov.us Mail - Fwd: EDH Old Golf Course Rezone Project

PC 04-28-22

# 3

1 page



Planning Department <planning@edcgov.us>

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## Fwd: EDH Old Golf Course Rezone Project

1 message

---

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

Tue, Apr 26, 2022 at 8:44 AM

### *Cindy Munt*

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

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

From: **Cory Anttila** <coryhowlswithwolves@gmail.com>  
Date: Mon, Apr 25, 2022 at 10:23 PM  
Subject: EDH Old Golf Course Rezone Project  
To: <bosone@edcgov.us>

As a long time resident of El Dorado Hills, living here for 44 years, I am writing to you in opposition to Parker Development CEDHSP (Rezone of Old Golf Course).

Growing up, I used to golf on the old golf course and enjoyed the quiet sounds of nature while playing on the course. Open spaces in a community are necessary for both nature and residents to thrive. They provide places for recreation and for our wild neighbors to live. I can't imagine the old golf course being re-zoned and developed into a shopping center, houses, or an apartment complex. I do not want to see this wild space developed into something like the Town Center apartments. The re-zoning would create more traffic, more noise, and detract from the natural beauty of El Dorado Hills. This land has already been designated as open space, why destroy and pave over more land in an already growing community.

Respectfully,  
Cory C. Anttila  
971 King George Way  
El Dorado Hills, CA 95762

Sent from my iPhone

PC 04-28-22  
#3  
3pages



Planning Department <planning@edcgov.us>

**Fwd: Please vote NO REZONE**

1 message

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

Tue, Apr 26, 2022 at 8:45 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: **Jenn** <jennsstevens@sbcglobal.net>  
Date: Mon, Apr 25, 2022 at 11:09 PM  
Subject: Please vote NO REZONE  
To: <bosone@edcgov.us>

My husband and I moved here to EDH in June of 2020 as newlyweds to live close to family. 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 you, John Hidahl, who ran on the promise that you would preserve open space. Specifically, you promised to vote to make sure the old golf course would remain as open space. Unfortunately, you have not spoken out against the rezone recently and it's widely believed that you 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.

There are numerous reasons why I believe you should vote NO REZONE in EDH on CEDHSP:

- 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.
- There was a Jan. 13<sup>th</sup>, 2020 meeting at District Church in EDH, where over 500 local folks got together to unanimously voice their opinions CLEARLY to the planning board and some of the supervisors, and people from Parker Development.
- An ADVISORY Vote in 2015 that went to ballot where over **91%** of those voting, voted AGAINST THE REZONE.

- The property in question is at the gateway entrance to El Dorado Hills and represents WHY PEOPLE MOVED HERE in the first place!! I remember driving through in 1999 as an engaged couple and we both saw that entrance to EDH and fell in love and vowed to come house hunting after our April 2020 wedding which we did and have lived here since June of 2020. We moved here for the quality of life, the relaxing environment with trees and green hills, as a great place to raise our family.
- We have a massive water shortage while they are currently building over 10,000 new homes in Folsom just a couple miles down the road. Let's not BLINDLY go forward without knowing the resources will be available. This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.
- The 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.
- The old golf course is currently zoned as “Open Space Recreation” and should remain so in the heart of El Dorado Hills. Why not 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.
- Oak Ridge 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!!
- Offering a small park next to the freeway where all the exhaust from the freeway is, a way to appease the citizens if they should lose the open space, is a complete slap in the face to the residents of EDH.
- 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 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.
- Everyone knows that trees and green grass help with pollution and lowering the temperature in El Dorado Hills, which can have several days above 100 degrees in the summer. Building roads and 1,000 homes and bringing in 1,000+ more cars certainly will result in even higher temperatures for our community.

For all these facts and many more, I urge you NOT to approve a project that would destroy the beauty of El Dorado Hills. 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.

4/26/22, 9:37 AM

Edcgov.us Mail - Fwd: Please vote NO REZONE

God bless,

Jenn Stevens

Green Valley Hills resident since June 2000



**Fwd: CEDHSP**

1 message

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

Tue, Apr 26, 2022 at 8:51 AM

**Cindy Munt**

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

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

From: <chelseayeo91@gmail.com>  
Date: Tue, Apr 26, 2022 at 4:32 AM  
Subject: CEDHSP  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.cferici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

To whom it may concern,

Hi, my name is Chelsea Yeo. I am one of the rare people from El Dorado Hills (EDH) that actually grew up here and still reside here with my growing family. I love this town, and have chosen to raise my family here after leaving the state after high school.

I have searched the United States to find a town like El Dorado Hills and finally realized I needed to just come back to get what I was looking for. My town has changed a lot since I was a kid; I remember Town Center being first built when I was a senior in high school, and it's gone crazy ever since. I still see the small town allure of EDH, even with the growing population, and I feel so honored to have my children grow up here.

I am not under the impression that our small town is somehow immune to growth and development...but I did hold out hope that it would be done in a classy and ethical way.

In 2018 I purchased my home at 3650 Mesa Verdes Drive in EDH. I will attach photos of exactly where my house is located; but to paint a picture for you, it is one of the original homes of EDH built in 1965 and it overlooks El Dorado Hills Boulevard from our front driveway. Of course, the ambient noise of the road was a deterrent for us purchasing our home at the start, but we fell in love with the view. We directly overlook the "protected space" that is currently trying to be re-zoned.

When we were in the process of purchasing our home we asked about the "green space" directly across the road from us and we're told it was protected and would never be developed. I'm not going to lie and say this is the reason we bought our home specifically, but to know that we would always have the beautiful hills to stare directly at for the rest of our lives was a huge bonus for us. (see attached photos for exact proximity to protected land).

I would like to know what the county is going to do for homeowners like us that we're directly deceived in the last 5 years if you decide to develop this land? From my understanding, you already have property zoned for development, so what retribution would you give to homeowners directly effected by your choice to change your minds? Just to name a few of the things that will IMMEDIATELY happen to my family (and everyone that lives on my street specifically): our houses will depreciate in value, the noise level during YEARS of construction will effect dozens of families everyday lives, the dust from the construction will effect our health, complete loss of privacy in front and backyards during construction and after houses are built, and much much more.

I demand that if this project goes through you make our neighborhood whole again by providing sound walls or county subsidized landscaping on the hill overlooking El dorado hills boulevard immediately. Every family on our specific street has been blatantly lied to and told this land was protected. You already have zoned land to develop and this is not it. Please see my attached photos to verify that I am DIRECTLY effected by this rezone and will never rest until my family is made whole by this county that lied to us.

4/26/22, 9:30 AM

Edcgov.us Mail - Fwd: CEDHSP

I appreciate your time in reading this email and hope to get an opportunity to discuss my concerns in person.

Chelsea Yeo  
3650 Mesa Verdes Drive  
El Dorado Hills CA

This picture is my daughter sitting in our living room directly overlooking where 100's of homes are supposed to be built... a place which we were promised would always be protected space.

Sent from my iPhone

**3 attachments**



**image0.jpeg**  
169K

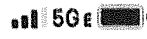


**image1.png**  
1496K



**image2.jpeg**  
268K

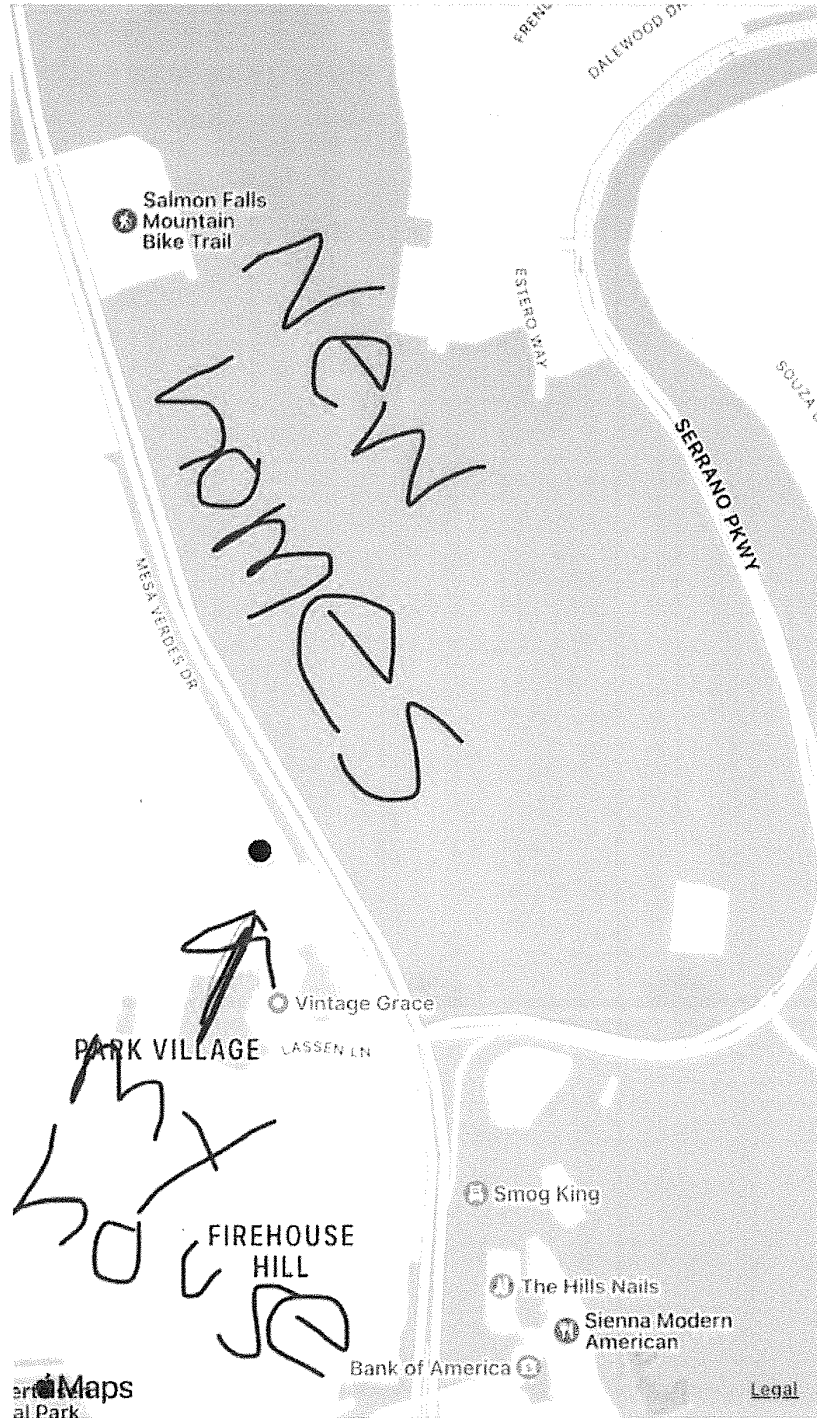
3:53



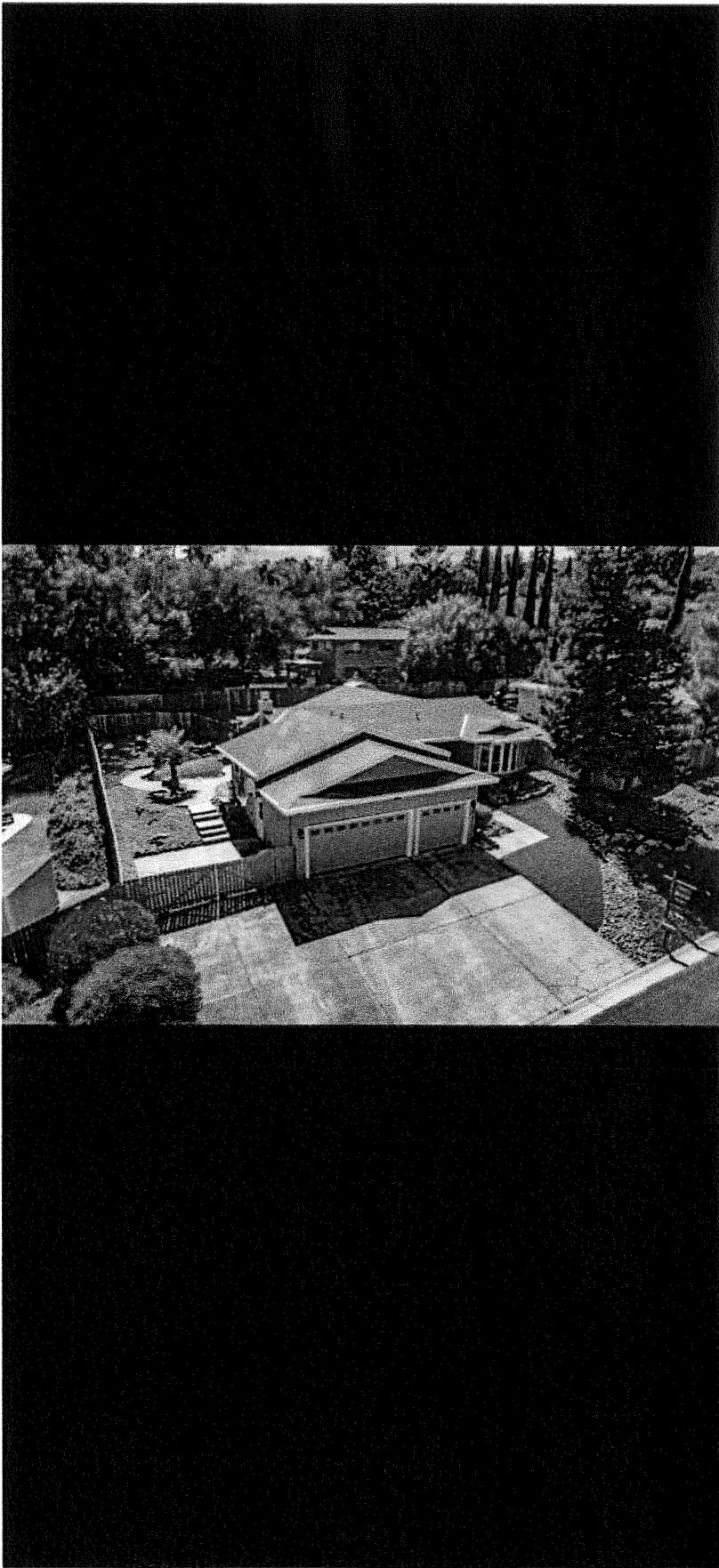
Map

Lot Lines

Street View



Map Options







El Dorado Hills - Park Village  
July 31, 2018 7:18 PM

Edit



4/26/22, 9:29 AM

Edcgov.us Mail - Fwd: Scale Down the Rezoning in El Dorado Hills

PC 04-28-22

# 3

1 page

Planning Department <planning@edcgov.us>



**Fwd: Scale Down the Rezoning in El Dorado Hills**

1 message

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

Tue, Apr 26, 2022 at 8:57 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: **Anuj Kanish** <akanish@gmail.com>  
Date: Tue, Apr 26, 2022 at 5:47 AM  
Subject: Scale Down the Rezoning in El Dorado Hills  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Board members,

We would like you to consider a scale down version of rezoning of El Dorado Hills as adding 1000 units to such a small area is not going to benefit the beautiful area around El Dorado Hills Blvd. Instead of 1000 units you should consider about 300-400 units to keep the sanity in the area.

Thanks!

---  
Best,  
Anuj Kanish  
Ramna Sharma

Resident of  
416 Syrah Ct  
El Dorado Hills CA 95762

4/26/22, 9:25 AM

Edcgov.us Mail - Fwd: NO REZONE! CEDHSP

PC 04-28-22  
#3  
2 pages



Planning Department <planning@edcgov.us>

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## Fwd: NO REZONE! CEDHSP

1 message

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

Tue, Apr 26, 2022 at 8:59 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: **John O'Sullivan** <audjohn55@gmail.com>

Date: Tue, Apr 26, 2022 at 6:02 AM

Subject: NO REZONE! CEDHSP

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

April 25, 2022

Dear Members of the Planning Commission:

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 9,400 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 EDH customers.
6. Perhaps applicant should build out the 135 units in Serrano that are already approved rather than exchange them as the Serrano area is not accessible or easily utilized by the community for quality open space.
7. This site is zoned "Open Space Recreational" and 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,

**John O'Sullivan**  
**3025 Hammond Way**  
**El Dorado Hills, CA 95762**  
**(916) 941-7323**

4/26/22, 9:25 AM

Edcgov.us Mail - Fwd: Central EDH Specific Plan - No Rezone Please

PC 04-28-22  
#3  
1 page



Planning Department <planning@edcgov.us>

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## Fwd: Central EDH Specific Plan - No Rezone Please

1 message

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

Tue, Apr 26, 2022 at 9:05 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: **Ryan Ellison** <ellisonryan1916@gmail.com>  
Date: Tue, Apr 26, 2022 at 8:22 AM  
Subject: Central EDH Specific Plan - No Rezone Please  
To: <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <Daniel.harkin@edcgov.us>, Cc: The Bosone <bosone@edcgov.us>, <vegna@edcgov.us>

To whom it may concern with the planning commission and Hidahl,

As a parent, I am now deeply concerned about the potential for additional housing without consideration for more schools. My children attend school at Lakeview and will eventually head to Oak Ridge. Adding more high density housing to the area impacts our already stressed school systems in our town and further disrupts the nature and wildlife that has suffered never ending development, in what was once a nice place for all.

The people of El Dorado Hills have made their voices heard on several occasions, via vote in 2015 and in person at district church two years ago. Please reject this rezoning request and retain the county General Plan zoning.

Poking the bear it turns out, brings out different consequences these days, voters are fed up with not being heard.

Disappointed something like this has to be written again,

Ryan Ellison  
2567 Crown Drive  
95762



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

---

## CEDHSP: Do NOT rezone

1 message

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**Karen Brown** <kbrown78@gmail.com>

Tue, Apr 26, 2022 at 9:23 AM

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

Dear Planning Commission,

I implore you to listen to the repeated requests of the majority of the voters in El Dorado Hills and do NOT approve the rezone for Parker's Central El Dorado Hills Specific Plan. Your action, if you approve it, will cause a complete change of character for our community that cannot be reversed. You have an opportunity here to be visionary leaders and promote a community that values open space and parks over short-term profit. Rezoning should never be taken lightly, but especially with a parcel at the heart of our community.

The reasons are numerous; the reasoning behind them is solid. You must stand strong and PRESERVE OPEN SPACE RECREATION zoning on this parcel.

Sincerely,

Karen and Dale Brown  
Residents of El Dorado Hills since 2005



PC 04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

---

## CEDHSP

1 message

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**Neely Lawton** <neely.lawton@gmail.com>

Tue, Apr 26, 2022 at 9:29 AM

To: planning@edcgov.us, 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 Everyone.

I am reaching out as an El Dorado Hills resident of 5 years to express my opposition to the golf course rezone.

I showed up to the meeting at District Church 2 years ago with many others, and I was hoping we had come to a conclusion.

91% of our community was against this when a vote was taken - why hasn't this been resolved? Please represent our wishes and do not approve a rezone. Zoning should be protected.

Open space is why are our area is so beautiful. We don't want to turn into a Folsom or Roseville or San Jose.

As our elected officials, please represent the majority of our community.

Thank you,

Neely Lawton  
6202 Pannini Way  
El Dorado Hills



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP Rezone Opposition

1 message

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

Tue, Apr 26, 2022 at 10:11 AM

### *Cindy Munt*

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

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

From: **Daniel Vorster** <djvorster@gmail.com>  
Date: Tue, Apr 26, 2022 at 9:58 AM  
Subject: CEDHSP Rezone Opposition  
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>

To the El Dorado County Planning Commission,

I grew up and continue to live in El Dorado Hills. I have many fond memories of learning to golf at the executive golf course with my friends. It was a great resource for the community! I believe we have the chance to do something even greater for the community of El Dorado Hills with proper planning and input from all of the stakeholders!

The community has spoken several times and it is clear that the old executive golf course site should remain zoned for open space recreation. The current county General Plan was voter approved and it is dangerous for the zoning to be changed for such a large project without voter input. Please consider what is best for the citizens of El Dorado Hills who will have to live with the consequences of your decisions. You were elected to be our voice!

The current rezone/plan is short sighted; a few people will profit while tens of thousands will be stuck to deal with the consequences.

Thanks,

Dan Vorster  
3146 Brackenwood Place  
El Dorado Hills





PC04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

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## CEDHSP Rezone Opposition

1 message

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Daniel Vorster <djvorster@gmail.com>  
To: planning@edcgov.us

Tue, Apr 26, 2022 at 10:14 AM

To whom it may concern,

I grew up and continue to live in El Dorado Hills. I have many fond memories of learning to golf at the executive golf course with my friends. It was a great resource for the community! I believe we have the chance to do something even greater for the community of El Dorado Hills with proper planning and input from all of the stakeholders!

The community has spoken several times and it is clear that the old executive golf course site should remain zoned for open space recreation. The current county General Plan was voter approved and it is dangerous for the zoning to be changed for such a large project without voter input. Please consider what is best for the citizens of El Dorado Hills who will have to live with the consequences of your decisions. You were elected to be our voice!

The current rezone/plan is short sighted; a few people will profit while tens of thousands will be stuck to deal with the consequences.

Thanks,

Dan Vorster  
3146 Brackenwood Place  
El Dorado Hills



PC04-28-22  
#3  
2 pages

Planning Department <planning@edcgov.us>

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**Fwd: STOP THE REZONE - CEDHSP**

1 message

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

Tue, Apr 26, 2022 at 10:26 AM

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

FYI

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

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

From: **Chris Lamorey** <clamorey@icloud.com>

Date: Tue, Apr 26, 2022 at 10:24 AM

Subject: STOP THE REZONE - CEDHSP

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

Cc: Lisa Lamorey <lisalamorey@icloud.com>

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

**STOP the Rezone**

We have lived in El Dorado Hills for more than 12 years and raised our family here and in the surrounding area.

The people who live in El Dorado Hills chose to live here because we like the open space and we value the natural landscape. We want to maintain the open space that remains. We do not want more homes to be built in these areas that were designated for open space. This is our home, this where we live and we like it this way.

We respect our politicians and we expect them to support the people they represent. The rezone only benefits developers who don't live in the areas they are impacting. Their motivation is strictly financial. We are counting on your commitment to represent us, the people who live here. Your vote will have has huge implications to our way of life. Please vote no on the rezone!

Chris J Lamorey  
Lisa Marie Lamorey  
698 Powers Drive, El Dorado Hills, CA

It is clear the home owners are against this!

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](http://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.



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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**Re: CEDHSP**

1 message

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**Chris Wilderotter** <cwilderotter@gmail.com>

Tue, Apr 26, 2022 at 10:59 AM

To: planning@edcgov.us

Cc: planning@edcgov.us, 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

CEDHSP

> Hello,

>

> I am reaching out as an El Dorado Hills resident of eight years, to express my extreme opposition to the golf course rezone. The fact that this is still being discussed is absolutely a sign of corruption and is irresponsible of our elected leaders who are supposed to represent us.

>

> Two years ago, 91% of our community voted against the rezoning of the golf course. Why are we even having discussions about this any further? Who's needs are more important than 91% of our community?...seems to me that there is a corruption problem with our elected officials as they are not serving their constituents but rather their personal agendas.

>

> Zoning should be protected. We wholeheartedly want to protect our open space and this project is without question unacceptable. It is why we left the bay area and instead, invested in El Dorado Hills. This is a community that prides itself on being different than our Sacramento County neighbors who through extreme growth have lost their identity and their quality of life.

>

> We do not want El Dorado Hills to look like Folsom, Rancho Cordova, or Roseville. It's why we chose to move to El Dorado Hills.

>

> To our elected officials, please represent the overwhelming majority of your constituents and do the right thing and leave our open space alone!

>

> Chris Wilderotter

> 3752 Greenview Drive

> El Dorado Hills, Ca 95762



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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**Fwd: Dear Members of the Board of Supervisors and Planning Commission.**

1 message

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

Tue, Apr 26, 2022 at 11:14 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: **Harvey Martignoni** <harvey@coldwellbanker.com>

Date: Tue, Apr 26, 2022 at 10:51 AM

Subject: Dear Members of the Board of Supervisors and Planning Commission.

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>, Harvey Martignoni <harvey@coldwellbanker.com>

I'm writing you for a NO! Rezone vote in EDH on CEIDHSP. Over 90% of the residences are a NO VOTE. Open Space means just that, OPEN SPACE and must remain unless the residences want to change. Let's STOP the Greed of the Developers. Please do not be a SELLOUT to the Greedy Developers.

Thank You  
Harvey Martignoni and Betty Martignoni  
6120 Penela Way  
El Dorado Hills, CA 95762  
209 743 1603

**Wire Fraud is Real**

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Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

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rosywilderotter@gmail.com <rosywilderotter@gmail.com>

Tue, Apr 26, 2022 at 10:34 AM

To: planning@edcgov.us, 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 everyone,

I am reaching out as an El Dorado Hills resident of eight years, to express my extreme opposition to the golf course rezone.

Two years ago, 91% of our community voted against the rezoning of the golf course. Why are we even having discussions about this any further? Why are the wants of the community not being represented? Who's needs are more important than 91% of our community?

Zoning should be protected. We wholeheartedly want to protect our open space. It is why we left the bay area and instead, invested in El Dorado Hills, purchasing a 10 year old home.

We do not want El Dorado Hills to look like Folsom, or Roseville. It's why we chose to move here.

To our elected officials, please represent the majority of your constituents.

Rosy Wilderotter  
3752 Greenview Drive  
El Dorado Hills, Ca 95762



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

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

Tue, Apr 26, 2022 at 10:35 AM

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

FYI

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

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

From: <rosywilderotter@gmail.com>  
Date: Tue, Apr 26, 2022 at 10:34 AM  
Subject: CEDHSP

To: <planning@edcgov.us>, <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 everyone,

I am reaching out as an El Dorado Hills resident of eight years, to express my extreme opposition to the golf course rezoning.

Two years ago, 91% of our community voted against the rezoning of the golf course. Why are we even having discussions about this any further? Why are the wants of the community not being represented? Who's needs are more important than 91% of our community?

Zoning should be protected. We wholeheartedly want to protect our open space. It is why we left the bay area and instead, invested in El Dorado Hills, purchasing a 10 year old home.

We do not want El Dorado Hills to look like Folsom, or Roseville. It's why we chose to move here.

To our elected officials, please represent the majority of your constituents.

Rosy Wilderotter  
3752 Greenview Drive  
El Dorado Hills, Ca 95762



PC04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

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

Tue, Apr 26, 2022 at 11:04 AM

To: The BOSONE <bosone@edcgov.us>, The BOSTWO <bostwo@edcgov.us>, The BOSTHREE <bosthree@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSFIVE <bosfive@edcgov.us>, Donald Ashton <don.ashton@edcgov.us>, Planning Department <planning@edcgov.us>

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

From: **JANELLE PILLE** <thepille@sbcglobal.net>  
Date: Tue, Apr 26, 2022 at 11:02 AM  
Subject: CEDHSP  
To: <edc.cob@edcgov.us>

No on rezone.

Joe Pille

Sent from my iPhone





PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

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**Fwd: Dear Members of the Board of Supervisors and Planning Commission.**

1 message

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

Tue, Apr 26, 2022 at 11:14 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  
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Date: Tue, Apr 26, 2022 at 10:51 AM  
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PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

**Please vote no on the Central El Dorado Hills Specific Plan (CEDHSP). NO on the re-zone.**

1 message

Grant Kowalchick <gtkowalchick@yahoo.com>

Tue, Apr 26, 2022 at 11:15 AM

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

**There are numerous reasons to vote NO REZONE in El Dorado Hills (EDH) on CEDHSP.**

**The planning committee and the Board of Directors should vote no to the rezone for the following reasons:**

Over 5,300 citizens of EDH have signed a petition to HALT the unnecessary growth.

On January 13th, 2020 over 500 members of the community got together to unanimously voice their opinions CLEARLY AGAINST this development to the planning board and some of the supervisors, and people from Parker Development .

An ADVISORY Vote in 2015 that went to ballot where over **91%** of those voting, voted AGAINST THE REZONE.

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.

Parker Development Company (PDC) is currently building over 10,000 new homes in Folsom just a couple miles down the road.

The area in question 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

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!!

PDC is 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. Exhaust is carcinogenic.

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 is very UNSAFE for pedestrians and drivers alike.

There are numerous active construction sites currently already in the community.

We are in the third year of one of the worst droughts in California history! Building 1,000 more homes – you think that will force us into rationing? Why not let the current projected homes be built, then see how the water rationing goes in a couple of years!? This is already happening in many cities in California including wealthy cities like Los Gatos – rationing water...while building numerous new homes.

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

The temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lowering the temperature. Destroying the trees that currently inhabit this area to build roads, 1,000 homes which would bring 1,000+ more automobiles certainly will result in even higher temperatures for our community and the region.

**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,

Grant Kowalchick



PC 04-28-22

#3

3pages

Planning Department <planning@edcgov.us>

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**Fwd: Please vote no on the Central El Dorado Hills Specific Plan (CEDHSP). NO on the re-zone.**

1 message

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

Tue, Apr 26, 2022 at 11:17 AM

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

FYI

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El Dorado County  
330 Fair Lane, Placerville, CA 95667  
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----- Forwarded message -----

From: **Grant Kowalchick** <gtkowalchick@yahoo.com>

Date: Tue, Apr 26, 2022 at 11:15 AM

Subject: Please vote no on the Central El Dorado Hills Specific Plan (CEDHSP). NO on the re-zone.

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

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Thank You for Your Thoughtful Consideration,

Grant Kowalchick



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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**EDHSP**

1 message

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**Nancy Britton** <divediva53@gmail.com>  
To: planning@edcgov.us

Tue, Apr 26, 2022 at 11:39 AM

PLEASE DO NOT approve Parkers Petition for rezoning the old El Dorado Hills golf course. Being a resident of EDH for 32 years it would be a terrible thing to do. Please vote no!



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP - Please stop the rezone

1 message

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**Shannon Merryman** <shannonmerryman@gmail.com>  
Bcc: planning@edcgov.us

Tue, Apr 26, 2022 at 11:45 AM

As a long-time resident of El Dorado Hills (went to Jackson in the 90's and graduated from ORHS), along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

You are well aware that 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! We are the residents that live and work here and WE DON'T WANT IT!

The CEDHSP will slowly turn El Dorado Hills into Folsom or Rancho Cordova East. We have chosen to live HERE in beautiful El Dorado Hills and we ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Sincerely,  
Shannon Merryman





PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

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## CEDHSP. NO TO THE REZONE

1 message

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**Cory Smart** <cbsmarty23@yahoo.com>

Tue, Apr 26, 2022 at 11:47 AM

Reply-To: Cory Smart <cbsmarty23@yahoo.com>

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

To all it may concern,

I am writing this email in STRONG OPPOSITION to any consideration to the rezoning of the old golf course. I voted against it in 2015 along with 91% of the residents in El dorado hills. This showing of opposition should be enough to decline any rezoning. This area needs to stay open as developing it will effect all aspects of life in this area from traffic to wildlife to scenery. Thank you for listening to the residents of the area and denying the rezone.

Cory Smart  
640 Platt Circle  
(530)680-2482

Sent from Yahoo Mail on Android



PC 04-28-22  
#3  
1 page

Planning Department <planning@edcgov.us>

---

## Fwd: CEDHSP - Please stop the rezone

1 message

---

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

Tue, Apr 26, 2022 at 11:50 AM

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

FYI

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

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

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

From: **Shannon Merryman** <shannonmerryman@gmail.com>

Date: Tue, Apr 26, 2022 at 11:45 AM

Subject: CEDHSP - Please stop the rezone

To:

As a long-time resident of El Dorado Hills (went to Jackson in the 90's and graduated from ORHS), along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

You are well aware that 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! We are the residents that live and work here and WE DON'T WANT IT!

The CEDHSP will slowly turn El Dorado Hills into Folsom or Rancho Cordova East. We have chosen to live HERE in beautiful El Dorado Hills and we ask that you REJECT their Rezoning request and retain the county General Plan zoning.

PLEASE, STOP THE REZONE.

Sincerely,  
Shannon Merryman



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

2 PAGES

**Fwd: [dorado\_oaks] There are numerous reasons to vote NO REZONE in EDH on CEDHSP.**

1 message

Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 12:21 PM

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

From: **Tony Gallo** <tgallo14@gmail.com>

Date: Tue, Apr 26, 2022 at 12:21 PM

Subject: [dorado\_oaks] There are numerous reasons to vote NO REZONE in EDH on CEDHSP.

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>,

<daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>

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

**Dear Planning Committee,**

**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.

Respectfully  
Anthony Gallo  
Resident in the Serrano Development  
--  
sent from my GMail account

--  
**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>



PC 04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

## CEDHSP NO on the REZONE

1 message

CATHY AVALLONE <c.avallone@comcast.net>

Tue, Apr 26, 2022 at 12:31 PM

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

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>

April 26, 2022

RE:NO REZONE

Planning Commission,

I write to you today as a long time El Dorado Hills resident and as the treasurer of the El Dorado Hills Townhouse Association. EDHTA is a group of 25 townhomes, all privately owned, directly accessed by Mammoth Way and Arrowhead Drive off Saratoga Way. Unfortunately, we have been directly affected by each new development over the years, such as Saratoga Way connecting to Folsom or Saratoga Way being rerouted.

First and foremost, I ask that you vote NO REZONE on this issue. This site has been zoned "open space" for a reason, residents moved here for a small country community. The reasons to vote NO on this are numerous, lack of water, lack of space, traffic congestion, noise pollution, air pollution, crime, and lack of community approval. Over 91% of residents rejected Measure E in 2015. Our high school can barely handle the 2500 students, let alone add more. 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

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. John, our community held a re-election event for you where you looked us in the eye and promised the above. I haven't heard a word from you and it's widely believed that you will vote yes on this. We don't want 1000 new homes in the old golf course, we want the open space as planned.

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

Please, listen to the people who elected you to the position you hold. Vote NO on the REZONE.

Sincerely,  
Cathy Avallone  
El Dorado Hills resident  
Treasurer of the El Dorado Hills Townhouse Association



PC 04-28-22

#3

1 page

Planning Department <planning@edcgov.us>

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**Re: CEDHSP. NO TO THE REZONE**

1 message

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**Emilie Smart** <smart.emilie@yahoo.com>

Tue, Apr 26, 2022 at 12:34 PM

To: "planning@edcgov.us" <planning@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>, "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>, Cory Smart <cbsmarty23@yahoo.com>

To whom it may concern,

I am writing this email in **STRONG OPPOSITION** to any consideration to the rezoning of the old golf course. My husband and I voted against the rezone back in 2015, along with 91% of the residents in El Dorado Hills. Based upon this vote, and the continued opposition from EDH residence since then, it should be enough to decline the rezone yet again. I recognize the revenue is appealing, but this area needs to stay open as developing it will effect all aspects of life in this area from traffic to wildlife to scenery. We continue to add more housing, yet have not put in place the infrastructure to support these homes and people. We respectfully ask that you respect the choice of the residents of our community and denying the rezone.

Emilie Smart  
640 Platt Circle  
(707) 695-1243



PC 04-28-22

# 3

2 pages

Planning Department <planning@edcgov.us>

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## Fwd: NO on the CEDHSP Agenda Item

1 message

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

Tue, Apr 26, 2022 at 12:37 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: **Rusty Everett** <rusty@vincibrands.com>  
Date: Tue, Apr 26, 2022 at 12:12 PM  
Subject: NO on the CEDHSP Agenda Item  
To: The BOSONE <bosone@edcgov.us>

John

Think about this decision you are being called on for by the people who put you in office with the promise to not rezone and pave over EDH.

You have been in this community for a very long time. You have mostly been seen as a guy working for the benefit of the residents. I think the last few years you have watered down the reputation you spent decades building as a proponent for the people with decisions that are a 180 from the promises you ran on.

John its not too late to protect and honor your promises to this community! Its totally fine answer to say NO on this Rezone. We all suspect you will be the deciding vote as Parlin and Turnboo are as good as a guarantee to push back on this plan from how I have seen them vote.

Your legacy and that of your kids and grandkids who share your name will forever be connected as the guy who caved and gave in to PDC if you vote yes on this.

Do the honorable thing for the residents of this community you claim to represent and be selfish and think about your family name in this community and the shame you bring to that if you roll over and give Parker what he wants.

He bought that land knowing damn good and well what zoning was and most believe he blighted that course for the very purpose of this long game he's playing with the Re-Zone.

JUST SAY NO its why you were elected so honor your promise!

Regards

**Rusty Everett | EVP Sales**

Vinci Brands | m. 415-850-0891 | e. [rusty@vincibrands.com](mailto:rusty@vincibrands.com)



confidentiality statement: <https://www.incipio.com/confidentiality>





PC04-28 - 22  
# 3  
2 pages

Planning Department <planning@edcgov.us>

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

1 message

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

Tue, Apr 26, 2022 at 12:41 PM

***Cindy Munt***

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

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

From: **Tony Gallo** <tgallo14@gmail.com>  
Date: Tue, Apr 26, 2022 at 12:21 PM  
Subject: There are numerous reasons to vote NO REZONE in EDH on CEDHSP.  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>  
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

**Dear Planning Committee,**

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

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

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

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

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

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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.

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

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

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

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

Respectfully  
Anthony Gallo  
Resident in the Serrano Development  
--  
sent from my GMail account



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP Rezone Opposition

1 message

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Stacy Vorster <stacyq.vorster@gmail.com>

Tue, Apr 26, 2022 at 1:07 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, planning@edcgov.us

To the El Dorado County Planning Commission,

I have lived in El Dorado Hills for the last 12 years and appreciate the open space and recreational opportunities this community has to offer. With the land currently sitting dormant as the old executive golf course, I believe we have the chance to do something even greater for the community of El Dorado Hills with proper planning and input from all of the stakeholders!

The community has spoken several times and it is clear that the old executive golf course site should remain zoned for open space recreation. The current county General Plan was voter approved and it is dangerous and irresponsible for the zoning to be changed for such a large project without voter input. Please consider what is best for the citizens of El Dorado Hills and our neighboring communities in the county who will have to live with the consequences of your decisions. **You were elected to be our voice!**

The current rezone/plan is short sighted; a few people will profit while tens of thousands will be stuck to deal with the consequences.

Thanks,

Stacy Vorster  
3146 Brackenwood Place  
El Dorado Hills



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

Richard Wright <richarddwright2115@gmail.com>

Tue, Apr 26, 2022 at 1:09 PM

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, planning@edcgov.us

Dear Supervisor Hidahl

Please vote no to the rezone and preserve the open space in El Dorado Hills. We are completely opposed to rezoning space that currently is designated as open space recreation.

Many voices have been heard, against Parker Development's effort to build thousands of new homes on what was the El Dorado Hills Golf course property. Many of those voices were heard in petitions to halt growth, some were heard in a Jan 13<sup>th</sup>, 2020 meeting at District Church, and others were heard in a 2015 advisory vote where 91% voted against the rezone.

We moved here in 1993 and were encouraged by the golf course as we first drove into El Dorado Hills up El Dorado Hills Blvd. We enjoyed the use of the course and can't imagine how that feeling will be lost if the hills are filled with thousands of houses.

We have few opportunities to encourage the use of the outdoor space available to us and looking back at how important that was during the pandemic, we now can provide a wonderful place for the community to enjoy. We deeply feel, this property can better be used for the good of the entire community as open space recreation.

Please vote NO to rezone this property, vote for the good of the community, which needs open space recreation. Open space recreation adds more value for El Dorado Hills than thousands of new homes. I believe that was understood when the current general plan designated the property as open space recreation.

Thank-You for your consideration in this important issue.  
Richard Wright, Longtime resident of El Dorado Hills.



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

2 PAGES

## Opposition to Park'ers CEDHSP

1 message

Sophia Dalton <sophiashih@yahoo.com>

Tue, Apr 26, 2022 at 1:21 PM

To: planning@edcgov.us, 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

Dear El Dorado County Board of Supervisors and County Planning Commission,

My family and I are long-time residents (16 years +) of El Dorado Hills and am vehemently opposed to Parker's CEDHSP, a sentiment shared by El Dorado Hills residents, as seen in the below:

- 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!
- 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!
- El Dorado residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. [OurOpenSpaceEDH.org](http://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.

### CEDHSP is detrimental to El Dorado Hills on ALL LEVELS:

- We moved out of the Bay Area for an improved quality of life offered here, the access to open space and recreation, and to get away from the congestion and urban sprawl.
- The existing school system CAN'T support the additional students. Our local school, particularly our ONE local high school where our daughter currently attends, is already impacted. We have friends who live in El Dorado Hills but can't send their kids to their neighborhood school down the street and have to send them to other cities in the school district.
- The traffic on El Dorado Hills Blvd., Harvard Way, and Silva Valley Road is already overwhelming congested during school drop off and pick up times. Students park over ¼ mile away from school and parents dropping off/picking up their kids (like our family) have to park at CSD in order to pick them up within a reasonable time.
- Increased water usage implications – California is been in a drought and subject to water rationing. Why would we ever bring more people in and make the situation more dire for the existing residents of El Dorado Hills given the current water supply issues?
- There are plenty of 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. It simply does not make sense to rezone existing open space to residential when there are existing lots and new homes being built in El Dorado Hills and neighboring Folsom (10K new homes).

It must be evident to every commissioner that the voters of El Dorado Hills DO NOT WANT the CEDHSP plan to proceed and have repeatedly expressed our opposition to the CEDHSP. 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. Developers exist and are focused on one thing – profit – and not to benefit the existing residents of El Dorado Hills. The Parker organization ignores public opposition so we are looking to you, our elected public officials, to stand by and represent the expressed interest of your voters, to vote against the CEDHSP plan.

-

Thank you for your consideration and for your support in representing the voices of your constituents,

Sophia Dalton



PC 04/28/2022

# 3

Planning Department <planning@edcgov.us>

2 PAGES

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## 19-1670 General Plan change

1 message

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**Ron Briggs** <rbriggs@calweb.com>  
To: "planning@edcgov.us" <planning@edcgov.us>

Tue, Apr 26, 2022 at 1:25 PM

Aurora,

Please distribute to each commissioner for Thursday's meeting.

Thank you !

s/rb

Ron Briggs

Supervisor, District IV, Ret.

---

 **PC Central EDH.docx**  
16K

County of El Dorado  
Planning Commissioners  
2850 Fairlane  
Placerville, Ca 95667

April 25, 2022

19-1670 Central El Dorado Hills Specific Plan

Commissioners,

The County of El Dorado Board of Supervisors updated and adopted our current General Plan in August of 2019. Upon its' adoption the public walked away knowing the General Plan was in place for a five-year period when statutory review is required and update, if any, may be made

With the ink on the above General Plan adoption still wet, the applicant comes forward with a personalized, proprietary update to amend the General Plan; rezone parcels; create and approve a development agreement to memorialize the conditions of these amendments and rezones.

California's Office of Planning and Research defines a General Plan as the public's understanding of how development will occur in our county, specifically:

*A general plan is each local government's blueprint for meeting the community's long-term vision for the future. The General Plan Guidelines serve as a resource to help jurisdictions draft and update their general plan*

Accordingly, in August 2019 the General Plan update, our blueprint for long term planning, continued to identify most of the lands in applicants' proposal as 100% open space.

Our planning blueprint, the voters, and citizens, recognize this land as open space not fertile land for one home much less the 1,000 dwellings units and accompanying commercial/retail in applicants wide eyed proposal.

Commissioners, fight to safeguard what makes the County of El Dorado, the County of El Dorado.

Reject the applicant's request.

Respectfully,

s/rb  
Ron Briggs  
Supervisor District IV, Ret.  
4012 Bothwell Circle  
El Dorado Hills, Ca. 95762  
530 919 5717  
rbriggs@calweb.com



4/26/22, 3:26 PM

Edcgov.us Mail - Central El Dorado Hills Specific Plan

PC 04-28-22  
#3  
1 page



Planning Department <planning@edcgov.us>

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## Central El Dorado Hills Specific Plan

1 message

---

Leslie Borasi <lborasi@comcast.net>

Tue, Apr 26, 2022 at 2:24 PM

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

We strongly oppose the current proposal by Parker Development which exposes a blatant disregard for the sentiment of the community at large. As residents since 1995, we have a strong concern for the potential congestion, impact on our schools, and stress on resources such as water, all of which will have a negative impact on the quality of life in El Dorado Hills.

We urge you to heed the current strong community opposition to this proposal and also follow the intent of the 2015 community advisory vote with a more than 91% approval opposing a change to the general plan and vote no on the Parker Development proposal.

We support the use of these areas for continued open space and recreational purposes, as originally stated and intended. Once this open space is gone, it is gone forever.

Sincerely,

John & Leslie Borasi

1450 Sutter Creek Drive  
El Dorado Hills, CA 95762

4/26/22, 3:02 PM

Edcgov.us Mail - Fwd: vote NO REZONE in EDH on CEDHSP.

PC 04-28-22  
#3  
1 page



Planning Department <planning@edcgov.us>

**Fwd: vote NO REZONE in EDH on CEDHSP.**

1 message

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

Tue, Apr 26, 2022 at 2:37 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: **Howard A** <howarddalpert@gmail.com>  
Date: Tue, Apr 26, 2022 at 2:31 PM  
Subject: vote NO REZONE in EDH on 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>

Dear BOS and Planning Commission,

I have lived in El Dorado Hills since 1983. As a long time resident I have seen many changes and approved of many of the upgrades. In the past, I have not publicly commented on any of these changes. However, I cannot stay quiet any longer and would like to voice that I am strongly opposed to Parker's CEDHSP.

My opposition is based on multiple points:

- When Mr. Parker closed the EDH golf course, he promised that it would remain open recreation space. Just because he passed away does not erase his promise.
- People move here for the open space. Rezoning the heart of EDH is the wrong thing to do.
- 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.
- We are already in drought conditions and are unlikely to revert back to historical climate conditions anytime soon. Adding high density housing just makes matters worse. There is enough high density housing just down the road in Folsom.

Please reject Parker's rezoning request.

Regards,

Howard Alpert

--  
Howard Alpert  
916.802.4795  
1596 Zapata Dr.  
El Dorado Hills, CA 95762  
howarddalpert@gmail.com

PC 04 -28-22  
#3  
2 pages



Planning Department <planning@edcgov.us>

**CEDHSP**

1 message

**Yamuna Golconda Sudheendra** <emyesgee@gmail.com>

Tue, Apr 26, 2022 at 2:44 PM

To: jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us, dorado\_oaks@edcgov.us, planning@edcgov.us

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

April 26, 2022

Dear El Dorado County Planning Commission members,

When my family relocated from Portland, OR, to the Sacramento area in 2007, we had a difficult decision to make, where to buy our new home. Folsom and El Dorado Hills were on the top of our shortlist, and we picked El Dorado Hills since it reminded us of the natural beauty that we leaving behind in Oregon, and also because it was quieter and less congested than neighboring Folsom.

When our realtor showed us homes in Serrano, we drove by the by then closed golf course. We were reassured that the El Dorado County General Plan designated this area as "Open Space Recreation" and therefore no development, residential or commercial, would take place in this green space area. Based on this assurance, we purchased a home in Serrano Village D-2, which is the one that abuts the former golf course and until recently have had no cause to regret our decision.

We together with our neighbors are very concerned about the proposal by Parker Development to rezone the open space. We wish to preserve the open space in a manner that is useable, workable and accessible for our community so as to maintain the quality of life for current and future residents of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with Parker Development to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that Community Services District has tried to be part of that process but was essentially shut out when their requests for an Increase in park quality and size was rejected by Parker Development.

As you will have heard from other concerned area residents, please consider the following points in voting "NO" to the rezone:

1. In a Measure E Advisory Vote held on 11/3/15, 91% of El Dorado Hills voters stated a No Rezone of the El Dorado Hills Executive Golf Course.  
More recently, in January 2020, at a meeting held at the District Church, more than 500 of us unanimously voiced our concerns to you, a few of the supervisors, and to the Parker Development representatives.
2. With current development traffic has significantly increased since the time we relocated. Rezoning will result in a substantial increase in traffic flow at all points that will impact not only the center of El Dorado Hills but the entire community.

3. There are already nearly a thousand homes in the planning stages in El Dorado Hills, so why concentrate more congestion in the heart of area?
4. Water use will increase by the build out of all current projects and there will be an added burden if another 1,000 units are approved. We have experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Only after all current projects are built the reality of the El Dorado Irrigation District to provide service to all of its customers will be known.
5. If Parker Development wants to build more houses, they should build out the 135 units in Serrano that are already approved rather than exchange for the green space as that Serrano area is not accessible or cannot be easily utilized by the community as quality open space.
6. 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, not additional homes.
7. Finally, 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 us and future generations of El Dorado County residents.

Thank you very much for your thoughtful consideration.

Sincerely,

Muralikrishna Golconda, M.D., M.R.C.P (U.K)  
2028 Lamego Way, El Dorado Hills, CA 95762  
(916) 293-8720

4/26/22, 2:59 PM

Edcgov.us Mail - Old golf course site

PC 04-28-22  
#3  
1 page



Planning Department <planning@edcgov.us>

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## Old golf course site

1 message

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**Nancy Britton** <divediva53@gmail.com>  
To: planning@edcgov.us

Tue, Apr 26, 2022 at 2:56 PM

PLEASE DO NOT approve Bill Parkers Central El Dorado Hills specific plan. Having been a resident of El Dorado County for 32 years I strongly urge you to not allow further building on the old golf course site. Thank you

4/26/22, 3:29 PM

Edcgov.us Mail - CEDHSP

PC 04-28-22  
#3



Planning Department <planning@edcgov.us> (page)

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## CEDHSP

1 message

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**Melissa Keyzer** <melissakeyzer@gmail.com>

Tue, Apr 26, 2022 at 3:06 PM

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

Dear Members of the El Dorado County Planning Commission,

Please STOP the rezoning of the old Executive golf course. I am a long time resident of El Dorado Hills, and I cannot express enough how deeply dismayed my family, neighbors, and I are over the prospect of this rezone. Rezoning this open space will permanently and significantly change the feel of our beloved community. Our community was named for its beautiful oak tree dotted hills. Building over the hills that are most prominent and visible as the backdrop as you drive into town, the very hills that give our home its name, will diminish the open, natural setting we all so love in an irreversible way. I humbly beseech you - PLEASE don't do that to us.

Sincerely,  
Melissa Keyzer

4/26/22, 3:31 PM

Edcgov.us Mail - Fwd: CEDHSP NO REZONE GOLF COURSE

PC 04-28-22  
#3  
2 pages



Planning Department <planning@edcgov.us>

**Fwd: CEDHSP NO REZONE GOLF COURSE**

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 3:20 PM

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: <bjrubin@sbcglobal.net>  
Date: Tue, Apr 26, 2022 at 3:18 PM  
Subject: CEDHSP NO REZONE GOLF COURSE  
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Officials,

I'm writing this letter to make you aware of my position regarding the rezoning, and potential multi-use development of the "old golf course".

We moved to EDH over 30 years ago to be able to enjoy the natural beauty of the foothills and escape the high density neighborhoods of the Sacramento Valley. We've seen parcel by parcel rezoned to accommodate more housing and businesses. However, our infrastructure has not kept pace with these expansions. Although there is an abundance of width space on El Dorado Hills Blvd, we still have only 2 lanes connecting Jackson School and St. Andrews/Governor's Drive(s). We've been told to cut back on water consumption because of the continuing drought, and can't imagine from where these new development projects intend to harvest their water. Traffic is already congested accessing Hwy 50 and the surrounding businesses located both north and south of the Highway. Our parks suffer consistent use without being maintained or upgraded according to the growing demands of our population.

And what about the promise that was made when Serrano was developed and the old golf course was bought and overtaken? I strongly recall that it was said that this land would never be developed, and that it would remain open, natural space. Was the county and developers just waiting for some of us "old timers" to be moved into assisted living so we would no longer be a factor protecting what open space that was promised to us? Glad to say we're still here and haven't given up the fight!

Save that land and keep it the natural beauty that we have all come to cherish.

4/26/22, 3:31 PM

Edcgov.us Mail - Fwd: CEDHSP NO REZONE GOLF COURSE

Barbara Rubin  
1596 Zapata Dr.  
El Dorado Hills, CA 95762  
bjrubin@sbcglobal.net  
916.715.8504 c





**CEDHSP**

1 message

**Joe Douglas** <joseph.mdouglas@yahoo.com>

Tue, Apr 26, 2022 at 3:29 PM

To: "planning@edcgov.us" <planning@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>, "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'll keep it simple for brevity.

1. Measure E was voted on in 2015 and 91% vote showed residents overwhelmingly oppose the re-zoning so it should stay open space preserve
2. Developer knew when they purchased what the property was zoned for. That was their gamble. The people have spoken. If the board approves the re-zone for Parker they will be acting in bad faith against the desire of constituents who have made it clear they do not support the re-zone.
3. The project density will have a major impact on traffic. It will also impact the school system that is impacted already.
4. I believe BOS ran on premise of preserving the open space preserve
5. There are plenty other areas to build. Why not spread things out? This particular area is filled in nicely enough.

At the end of the day I believe people make better case as to why it should remain as is. The right and noble thing to do is to stand by your word and not allow this project to go through. It's not about blocking people from moving to EDH. It is about keeping it spread out and not bringing the density of cities to areas that are zoned as OPEN SPACE PRESERVE. Why not just find another place to build? This seems simple, but as a young adult I trust the grown ups to screw it up.

best of luck. Do the right thing and vote no. Keep it open space. Find a compromise by finding another place to put these dense housing units in that isnt the main vein of EDH and isnt zoned open space. Before doing so, make sure infrastructure of schools and roads and businesses can handle the increase. Why is that so difficult? EDH is a great place. we can "grow responsibly". But why the desire to grow in a way that will totally change the area? Why not just put it somewhere else. seems like an easy decision, but I trust the grown ups to screw it up and to renege on promises.

After all, thats what grown ups do, huh?

Joseph Douglas  
310-343-8709  
joseph.mdouglas@yahoo.com



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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**Fwd: CEDHSP**

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 3:42 PM

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: Gmail <leekrea@gmail.com>  
Date: Tue, Apr 26, 2022 at 3:41 PM  
Subject: CEDHSP  
To: <edc.cob@edcgov.us>

As a resident of EDH since 2005, I am writing to voice my opposition to Parker Development's CEDHSP. El Dorado Hills has been a wonderful place to raise my family. I'm so sad when I drive my kids to soccer down Beatty drive and I see a formerly beautiful oak grove now full of bulldozers. The beautiful hills of Bass Lake are now full of track homes which sit right on top one another. I don't want to see our town turn into Folsom- no character, traffic everywhere, and a nail salon on every corner. I'd love to see thoughtful development alongside parks and preserved open space. Please listen to your constituents and vote against the rezone.

Thank you for your time and consideration.

Lee Katharine Rea, MSN, RN, AGNP

Sent from my iPhone



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

---

## Regarding CEDHSP

1 message

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Dave Brown <dsjbrown@sbcglobal.net>

Tue, Apr 26, 2022 at 3:51 PM

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

As my wife and I have been residents of EDH for 34 years, I am writing to voice our 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.

When we first moved here, we saw that the General Plan at the time included two 18-hole golf courses in the Serrano development in addition to the existing El Dorado Hills golf course. We were really drawn to the community as it valued recreation and open space, and the lifestyle of its residents. Unfortunately we have witness a gradual erosion of those values as the community and county government has been bending to the ever increasing greediness of certain developers.

My son grew up learning to golf on the El Dorado Hills course that used to exist on this property and is sorely missed. 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 families and kids.

Thank You for Your Thoughtful Consideration,

David Brown, EDH Resident

dsjbrown@sbcglobal.net



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

Megan <mbrancamp@gmail.com>

Tue, Apr 26, 2022 at 3:55 PM

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

STOP the rezoning of the old Executive Golf Course!!

The area at the base of Serrano Blvd, near/behind Raleys, is zoned "Open Space Recreation" according to the EDH General Plan. Let's keep it that way!!

In 2015, our community was able to vote on the rezone issue, and an astounding 91% of voters agreed NOT to rezone the area to turn it into housing.

At the end of 2019, the developer raised the issue again, and residents have been trying to have our voices heard.

Let the vote stand...don't go behind the communities backs!!

Megan Brancamp  
EDH resident in Serrano



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

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## REZONING

1 message

Barry Goss <bgoss@usa.net>

Tue, Apr 26, 2022 at 4:06 PM

To: planning@edcgov.us, 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

We are reaching out as El Dorado Hills residents of 4+ years to express our opposition to the golf course rezone.

We relocated from the Bay Area (Portola Valley) over 4 years ago to escape the congestion and lack of open space on the Peninsula that was adversely impacting our health (both mental and physical) and our quality of life. And now this pending betrayal.

We showed up to the meeting at District Church

2 years ago with many others, and we were hoping we had come to a successful conclusion on the matter of rezoning wrt the executive golf course.

91% of our community was against this when a vote was taken - why hasn't this matter been resolved as those most directly affected voted (ie, NO REZONE)?

Please represent our wishes and do not approve a rezone. Zoning should be protected.

Open space is why our area is so beautiful. We don't want to see it turn into a Folsom, a Roseville, or a San Jose.

As our elected officials, please represent the wishes of the majority of our community.

Thank you,

Barry & Claire Goss  
5406 DaVinci Drive  
El Dorado Hills 95762



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>

---

**Fwd: CEDHSP**

1 message

---

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

Tue, Apr 26, 2022 at 4:07 PM

***Cindy Munt***

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

----- Forwarded message -----  
From: **Gmail** <leekrea@gmail.com>  
Date: Tue, Apr 26, 2022 at 3:39 PM  
Subject: CEDHSP  
To: <bosone@edcgov.us>

As a resident of EDH since 2005, I am writing to voice my opposition to Parker Development's CEDHSP. El Dorado Hills has been a wonderful place to raise my family. I'm so sad when I drive my kids to soccer down Beatty drive and I see a formerly beautiful oak grove now full of bulldozers. The beautiful hills of Bass Lake are now full of track homes which sit right on top one another. I don't want to see our town turn into Folsom- no character, traffic everywhere, and a nail salon on every corner. I'd love to see thoughtful development alongside parks and preserved open space. Please listen to your constituents and vote against the rezone.

Thank you for your time and consideration.

Lee Katharine Rea, MSN, RN, AGNP

Sent from my iPhone



PC 04/28/2022  
#3

Planning Department <planning@edcgov.us>  
2 PAGES

---

**Fwd: [dorado\_oaks] CEDHSP**

1 message

Tom Purciel <tom.purciel@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 4:09 PM

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

From: **Yamuna Golconda Sudheendra** <emyesgee@gmail.com>

Date: Tue, Apr 26, 2022 at 2:45 PM

Subject: [dorado\_oaks] CEDHSP

To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado\_oaks@edcgov.us>, <planning@edcgov.us>

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

April 26, 2022

Dear El Dorado County Planning Commission members,

When my family relocated from Portland, OR, to the Sacramento area in 2007, we had a difficult decision to make, where to buy our new home. Folsom and El Dorado Hills were on the top of our shortlist, and we picked El Dorado Hills since it reminded us of the natural beauty that we leaving behind in Oregon, and also because it was quieter and less congested than neighboring Folsom.

When our realtor showed us homes in Serrano, we drove by the by then closed golf course. We were reassured that the El Dorado County General Plan designated this area as "Open Space Recreation" and therefore no development, residential or commercial, would take place in this green space area. Based on this assurance, we purchased a home in Serrano Village D-2, which is the one that abuts the former golf course and until recently have had no cause to regret our decision.

We together with our neighbors are very concerned about the proposal by Parker Development to rezone the open space. We wish to preserve the open space in a manner that is useable, workable and accessible for our community so as to maintain the quality of life for current and future residents of El Dorado Hills.

We understand that El Dorado County Planning Staff have worked with Parker Development to try to update and mitigate any old issues or new requirements. We also gather from the hearing on 11/14/19 that Community Services District has tried to be part of that process but was essentially shut out when their requests for an Increase in park quality and size was rejected by Parker Development.

As you will have heard from other concerned area residents, please consider the following points in voting "NO" to the rezone:

1. In a Measure E Advisory Vote held on 11/3/15, 91% of El Dorado Hills voters stated a No Rezone of the El Dorado Hills Executive Golf Course.

More recently, in January 2020, at a meeting held at the District Church, more than 500 of us unanimously voiced our concerns to you, a few of the supervisors, and to the Parker Development representatives.

2. With current development traffic has significantly increased since the time we relocated. Rezoning will result in a substantial increase in traffic flow at all points that will impact not only the center of El Dorado Hills but the entire

community.

3. There are already nearly a thousand homes in the planning stages in El Dorado Hills, so why concentrate more congestion in the heart of area?
4. Water use will increase by the build out of all current projects and there will be an added burden if another 1,000 units are approved. We have experienced water rationing in recent years so any projections can only be guesses and it seems sensible to leave this site as zoned. Only after all current projects are built the reality of the El Dorado Irrigation District to provide service to all of its customers will be known.
5. If Parker Development wants to build more houses, they should build out the 135 units in Serrano that are already approved rather than exchange for the green space as that Serrano area is not accessible or cannot be easily utilized by the community as quality open space.
6. 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, not additional homes.
7. Finally, 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 us and future generations of El Dorado County residents.

Thank you very much for your thoughtful consideration.

Sincerely,

Muralikrishna Golconda, M.D., M.R.C.P (U.K)  
2028 Lamago Way, El Dorado Hills, CA 95762  
(916) 293-8720

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PC 04 - 20-22  
#3  
2 pages



Planning Department <planning@edcgov.us>

**Fwd: CEDHSP**

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Tue, Apr 26, 2022 at 4:44 PM

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: **REBECCA MIZE** <ebbrandon@sbcglobal.net>

Date: Tue, Apr 26, 2022 at 4:43 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>

Dear El Dorado County Supervisors and Planning Commission Members,

We are writing today to express our deep concern and disapproval of the Parker Development Company's proposal to build the Central El Dorado Hills Specific Plan. This year marks nearly 40 years that my family has lived in El Dorado Hills (EDH). My parents, my two sisters and I moved here to EDH in the early 80s when I was 5 years old. At that time, there were just about 3,000 residents in our small town and EDH provided the picture-perfect backdrop for three young girls growing up with its rolling hills, horse pastures, hiking trails, amazing wildlife and beautiful open space.

Years went by, and I graduated from Oak Ridge High School, went off to college, got married, and in 2005, my husband and I had the unique opportunity to purchase my childhood home. For me, this has been a dream come true. Today, I have three girls of my own, and one of my top priorities is to preserve this hometown that we all so love.

Unfortunately, over the last decade, it feels that our little town has been under constant attack by wealthy developers who like to use our positive image and successful schools to attract thousands of new residents. However, the developers continue to fail to pay for any new schools, resources, or the necessary infrastructure needed to support the continued growth. As usual, the builders come in, complete their construction projects of thousands of new homes, and then exit (with millions of dollars), while leaving all of us residents with the burden of overcrowded schools, increased traffic and dwindling open-space for families to enjoy.

We understand that growth is inevitable, but it needs to be done responsibly and at a pace that community can tolerate. Our community has demonstrated time and time again that a majority of us (91%) are against the rezone that Parker Development has requested. Parker Development has continued to fail our community, and they have proposed a development plan that benefits only them - not the residents of EDH.

First, I cannot imagine exiting EDH Blvd. and no longer seeing our beautiful rolling hills. Instead, if Parker's plan is approved, EDH Blvd. will become an eye sore with apartment complex, after apartment complex, and townhome after townhome lining our main road. Aside from the aesthetic issue, Parker has failed to identify how EDH will handle the large population increase that these proposed 1,000+ new "units" will bring to our community including:

- Schools – Both Rolling Hills Middle School and Oak Ridge High School are already over capacity. With the construction of Union Mine High School completed just ten years ago, it is highly unlikely that the El Dorado Union School

District will build another school for at least another 10-20+ years, as it is my understanding that the funding/budget is not currently available. When Parker was asked to respond to this issue during a meeting with residents back in 2012, their response was "yeah...you built the new high school (Union Mine) in the wrong location and, you're right, this town probably needs another high school." Is Parker going to fund the building of another high school? No. That burden would be left to us the taxpayers! My daughter at Oak Ridge commonly references the over crowded hallways where students are running into each other and being forced to eat lunch on the ground many days simply because there is no longer enough space for the number of students at Oak Ridge.

- Roads/traffic – EDH Blvd. is already extremely congested, especially during peak commute times and when local schools start and are released. Traffic commonly backs up all the way from Highway 50 to the old golf course during my morning commute. All of this additional development will only continue to saturate this traffic issue. Also, the intersection at EDH Blvd. and Serrano Parkway (near the old golf course) is extremely dangerous. Cars traveling east bound at that light must yield to the traffic merging onto Serrano Parkway, which is very awkward and dangerous. I have personally witnessed several close calls at this intersection and it is also extremely dangerous for children who are often crossing the roads there to walk to school. Also, Wilson Way is a very dangerous steep grade that is currently unprepared to safely handle increased traffic on the hill should additional homes and apartments be constructed in the proposed Pedregal area. Is Parker going to pay for all these road improvements?
- Crime – With all these new housing "units" and residents there is bound to be additional crime in our community. Our family has recently felt the impact of increased crime in EDH with a very serious home invasion occurring just around the corner from us a year or so ago, and then, just last month, we were contacted by the Folsom Police Department to let us know that our mail had been stolen and was discovered by police during the arrest of a parolee. How/Can the El Dorado Sheriff's Department handle this increase in population given their current staffing levels? Is Parker going to help pay for this?
- Fire/police resources – With all these new residents moving to EDH is Parker going to fund additional fire personnel? If so, for how long and how many years? If not, how will this impact response times?
- Asbestos – Over the 40 years that we have lived in EDH, we have been told time and time again that asbestos is present in the ground all around us and that the real risk of exposure comes when the dirt/rocks are disturbed. What type of potential exposure will all this new construction bring to our family? We live in an area where construction could be relatively close and these could lead to health issues for our family.
- Recreation- Parker has included a new park/recreation area in their plan. It's interesting that the space they have offered is right next to the freeway where it would be difficult to sell houses/build apartments. Who wants their kids playing right next to a major freeway with all the smog and traffic?

When Parker Development purchased the land in EDH many years ago, it was clear at that time that much of the property purchased was designated by the County's General Plan as "open space" and "low-density" housing. Their current proposals are not aligned with the approved General Plan, and thus, should be denied.

As our community representatives, you are each obligated to hold our best interests above all others. With this authority comes great responsibility. I hope that you will take these concerns that I have outlined to heart and deny Parker Development's proposed project plan, as it is not in the best interest of our citizens or our community.

Thank you,  
Eric & Becky Brandon  
3501 Patterson Way, EDH  
916.933.1576