

12/23/2019

Edcgov.us Mail - Objection to the Central El Dorado Hills Specific Plan - File # 19-1670



PC 1/13/20
#1
Planning Department <planning@edcgov.us>

2 pages

Objection to the Central El Dorado Hills Specific Plan - File # 19-1670

1 message

Donn Neher <djneher@sbcglobal.net>

Sun, Dec 22, 2019 at 8:19 PM

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

Please accept the attached letter as my formal objection to the development of the Old El Dorado Hills Golf Course as proposed in the Central El Dorado Hills Specific Plan File # 19-1670.

Thank you,

Donn Neher



Letter to the El Dorado County Planniing Commission re Serrano golf course development 2019.docx
18K

December 22, 2019

Letter to the El Dorado County Planning Commission

Re: Central El Dorado Hills Specific Plan

I strongly object to rezoning our PLANNED OPEN SPACE to allow for hundreds of homes that will result in thousands of people and cars causing massive congestion issues.

Contrary to what PDC is suggesting this is not “in-fill” housing. This is a massive comprehensive housing development!

Mr. Bone is quoted in the Sacramento Business Journal as saying “this project directly addresses a dire State need”. WHAT IS THAT DIRE NEED???

According to our county’s analyst, CJ Freeland, this project is not needed to fulfill the State of California Regional Housing Needs Allocation (RHNA) and she anticipates our 2021 Housing Element update will continue that trend.

We have plenty of housing in El Dorado Hills and the surrounding area occurring now and more is in the planning stages: Parker is developing off Bass Lake Road; they have massive plans for Marble Valley. There also extensive housing currently being built in Serrano, Hawk View and Collina at Bass Lake Hills, in Blackstone, Saratoga Estates, High Rise Apartments in Town Center, Heritage Estates off Latrobe, other senior living complexes, memory care and more!

Within the Serrano Westside portion of this project alone, PDC wants to build upwards of **758 dwellings** – and with an average of 1.5 cars per unit that is over 1000 cars. Depending upon the type of dwelling and using the standard trip generation chart from the Institute of Transportation Engineers we are looking between 6,000 ----- 10,000 average daily trips!! This fact is not disputed by the traffic engineers hired by PDC and this is going to create serious problems.

As stated on page 613 of the original DEIR Report, this project is going to “**SIGNIFICANTLY WORSEN**” and have a “**SIGNIFICANT IMPACT**” to traffic in and around this area, yet, Kirk Bone from PDC has clearly admitted that “not much” has changed since the last proposal to mitigate this concern and we have yet to learn how these new homes will benefit our community.

Mr. Bone and the Parker Development Company have openly rejected revising their plans to respect the wishes of the 91% of the El Dorado Hills Community. There is no benefit to our community – this development is only going to create problems for the county. It is time for the Planning Commission and the Board of Supervisors to stand by their plan to keep this essential location as open space / recreational. Thank you for your attention to this matter.

Donn Neher
1154 Souza Dive
El Dorado Hills, CA



PC 1/13/20
#1
Planning Department <planning@edcgov.us>

3 pages

Fwd: Stop El Dorado Hills Old Executive Golf Course Rezone

1 message

Zach Presnall <zachprez@gmail.com>
To: planning@edcgov.us

Mon, Dec 23, 2019 at 11:25 AM

If you could please pass along my comments to the public meetings... the reason we moved to El Dorado Hills was due to the open space. Development of the golf course is moving in the opposite direction of open space and we strongly oppose! I can't think of a single benefit to residents. As you are elected officials, please support the opinion of the public and NOT one single developer. Please do not allow developer profits at the cost of our lifestyle!

Thanks,
Zach 7 year resident

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

From: **The BOSONE** <bosone@edcgov.us>
Date: Mon, Dec 23, 2019, 11:18 AM
Subject: Re: Stop El Dorado Hills Old Executive Golf Course Rezone
To: Zach Presnall <zachprez@gmail.com>

Dear Mr. Presnall,

Thank you for contacting our office with your concerns about the possible rezone of the old golf course (the Central El Dorado Hills Specific Plan).

For purposes of providing clarity on the public review and hearings process, and for access to the information presented recently on the project, please refer to the links provided below. Thanks again for caring about the future of El Dorado Hills; your voices are being heard.

Several meetings are planned which will provide you the opportunity to give your comments about the proposed project. There are four Planning Commission meetings where the project will be heard, with one special Planning Commission meeting being held in the evening in EDH (time TBD). In addition there will be a special Board of Supervisors meeting held in EDH on the project.

For upcoming Planning Commission meetings for the Central El Dorado Hills Specific Plan project, the following hearing schedule was determined. Public Testimony will be taken at the November, December and January (Special EDH Meeting) hearings and then closed for Planning Commission deliberation and action at the final hearing in January/February 2020.

Hearing #1 - November 14, 2019 Regular Planning Commission Meeting (Building C Hearing Room) Link to hear this meeting: http://eldorado.granicus.com/MediaPlayer.php?view_id=2&clip_id=1285

Hearing #2 - December 12, 2019 Regular Planning Commission Meeting (Building C Hearing Room, 2850 Fairlane Ct., Placerville) Link to hear this meeting: http://eldorado.granicus.com/MediaPlayer.php?view_id=2&clip_id=1295

Hearing #3 - January 13, 6-10PM, District Church, 7000 Rossmore Lane, EDH, Special Planning Commission Evening Meeting

Hearing #4 - January/February 2020 Regular Planning Commission Meeting (Building C Hearing Room)

To submit your comments to the Planning Commission, please email the clerk at planning@edcgov.us.

Serrano Associates recently gave a presentation of the proposed project at the EDH APAC meeting and that can be viewed here: <https://www.youtube.com/watch?v=Y0HkJ575KzY>

Please feel free to contact us should you have any other questions or concerns.

Kind Regards,

Cindy Munt

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

On Mon, Dec 23, 2019 at 10:23 AM Zach Presnall <zachprez@gmail.com> wrote:

Thank you for taking the time to sign this petition

Back in 2015 91% of the registered voters in El Dorado Hills voted against rezoning the El Dorado Hills Old Golf Course in advisory vote.

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

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

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

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

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

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

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

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

--

Mr Zach Presnall
zachprez@gmail.com
3054 Brackenwood Place
El Dorado Hills

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

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