



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Fri, Apr 22, 2022 at 5:22 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: **Wei Guanghua** <weighthua@gmail.com>
Date: Fri, Apr 22, 2022 at 3:59 PM
Subject: CEDHSP

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

Hello,

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 the 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 of 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

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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 lower 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,

Guanghua Wei
(408) 813-0095



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Cedhsp

1 message

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

Fri, Apr 22, 2022 at 5:24 PM

Cindy Munt

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

From: **BC** <bcohen_2002@yahoo.com>
Date: Fri, Apr 22, 2022 at 4:13 PM
Subject: Cedhsp

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

I dont believe destroying the Open Space where the Golf Course was, is a good idea for El Dorado Hills. And the High Density Housing certainly was not the Planning Commissions future Plan for El Dorado Hills. This idea is not in the Interest of EDH residents.

Thank You
Bob Cohen
1834 Hampshire Pl
Eldorado Hills, Ca



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

10 pages

Fwd: CEDHSP: Springs on the EDH Golf Course

1 message

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

Fri, Apr 22, 2022 at 5:27 PM

Cindy Munt

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

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From: **John Burns** <johnburnsca@gmail.com>
Date: Fri, Apr 22, 2022 at 4:19 PM
Subject: CEDHSP: Springs on the EDH Golf Course
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>

Here are my first set of comments on issues with the FEIR and the overall project. Thank you for reading this, and viewing the attachments.
John Burns



Virus-free. www.avast.com

2 attachments



Central EDH Planning Commission Pedregal springs 042222 rev.docx
19K



EDH Golf Course Springs Attachment.pdf
1230K

Planning Commission, April 22, 2021

Subject: CEDHSP FEIR -- Springs on the EDH Golf Course

Introduction

The time allotted for review of this complex project and its thousands of pages in the FEIR and earlier volumes is so inadequate that the best I can do is point out some issues one at a time that condemn this proposed project.

As time permits, I will address additional issues that should cause this project to be rejected by the Planning Commission. I do believe we would all be better served by not rushing these issues to seemingly accommodate a developer who looks like he is attempting to maximize his profit by rushing a community altering project through without ample consideration and review. At a minimum, a well publicized public meeting should be held to demonstrate fairness, transparency and concern for the well-being of the community.

Why the rush? Is it because there is now a Planning Commission with four new members who have not heard what went before and might be more favorably inclined toward development if they do not hear the community's concerns? The orchestration of this project and the attempt to rush its review subverts the principle of transparency that the county government says it prizes.

Topic: Springs on the Golf Course/Mistake in the FEIR

Attached is a page from the biological section of the FEIR based on a dated study. Biological reports are considered expired after five years—the citation for the ECORP biological study is 2013. So, you are receiving a nine-year-old study, way past expiration. All of this information will be conveyed to the Corps of Engineers who will likely request more up to date studies and new wetland delineations.

Apparently, this developer does not want to bring studies up to current standards, addressing the conditions today, including the drought. Evidently they prefer the results of the out-of-date study. A new firm that is neutral needs to be hired by the County to complete the biological work. The same firm should not be used as their tendency will simply be to try to justify their old work; at the very least they will be open to a potential accusation of bias. This is the same for all studies—new neutral firms not directly employed by Parker Development and not involved in previous studies should be retained to reexamine and update this work. Then you will have transparency.

The old biological work is not complete. What follows is one critical example that should change anyone's mind about the re-zoning of this property—**it is not suitable for development.**

Page 3.3-19 of the CEDHSP discusses the ponds on the former site of the EDH Golf Course. The discussion concludes that the ponds on the course were only there as water features, fed by irrigation systems. But a closer examination reveals errors and inconsistencies that suggest incomplete and possible careless work. ECORP's 2009 map for wetland delineation on the

“Executive Golf Course” shows 11 ponds on the course, and the map includes acreage of each one. Their text in the FEIR claims 9 ponds. How many are there?

Is this discrepancy due in part to the drought and other development? This discrepancy needs to be looked at, along with the accuracy of the maps and document filed with the Corps of Engineers. There just seem to be too many errors in these reports to be final documents.

Please also review the attachment including a passage from a book by one of the original developers of EDH, who took part in the building of the golf course.

The real story of the ponds is that the golf course builders ran into a problem with “perched springs.” The springs had to be re-routed and piped and were diverted into the many ponds. So no one knows the points of origins of the waters, and Parker is planning houses on springs, a very stupid choice.

Numerous parties in EDH, including in neighborhoods in Serrano, report that springs under houses and in yards create problems. Some of these problems could include flooding under the house, excess moisture in the home leading to mold, and cracking of features such as driveways.

In the vicinity of the golf course, the former fire station now used as the senior center has required repairs related to water damage. The section of EDH Boulevard adjacent to the golf course north of the junction with Serrano Parkway is severely potholed, with recent repairs making the number of potholes even more obvious. Perhaps the potholes are the result of water damage from springs?

So, this brings up, if you approve development on an area where there is copious evidence of water problems, who will be responsible? Is it the developer? Is it the insurance company providing homeowner’s insurance? Is this included as a clause in the real estate disclosures with all involved parties saying you could have water problems, but we are not responsible?

Or does it come back around to be a taxpayer issue with the new homeowner suing the County for repair since the county will have allowed this project to proceed without proper geological studies and corresponding attempts to find a solution. On the other hand, if the land continues to be zoned for recreation, it is a far simpler matter to deal with.

What about damage to the streets in the new development that will be on springs? Do the taxpayers of the County get the honor of paying for on-going road repairs for the water damage? How would the County Taxpayer’s Group feel about signing on for more tax dollars being used in this manner to profit Parker Development?

Since you now know in advance about this issue, how can you let it happen? This is one of many problems with this project. The springs and seeps on Pedregal are a similar problem that will be addressed in a separate communication, but Pedregal is another situation that will create costs for the public if you approve this project.

By the way, the firm that did the biological study cites the book with the spring information (Kowall, 2017), so clearly they were aware of the problem but seemingly chose to ignore it. Possibly that is because of the age of the studies—many are totally out of date. This issue of

springs was conveyed at the 2020 public meeting and in letters ostensibly “answered” in this document. So it was known and should have brought about additional research by ICF, ECORP or one of the other Parker consultant firms.

The inescapable conclusion is that this project proposes to build numerous residences and associated improvements on springs that will inevitably cause substantial damage and that inadequate study has been undertaken that comprehensively documents this problem and suggests alternatives to mitigate such damage.

Sincerely,

John F. Burns

John F. Burns

3203 Ridgeview Drive
El Dorado Hills, CA 95762

Attachments:

- FEIR Pond discussion
- Kowall 2017: Spring discussion
- Title block and pond summary, ECORP 2009

One roadside ditch occurs within the potential connection to Silva Valley Parkway corridor, along the east side of the existing Silva Valley Parkway.

Pond

Nine human-made ponds originally served as water features for the golf course in the Serrano Westside planning area. The ponds have reverted to seasonally inundated wetlands, many of which are dry during the summer, because irrigation no longer supplements the inflow. Each pond contains a drainage pipe that connects to an intermittent drainage to prevent overflowing during storm events. Vegetation in the ponds includes wetland species such as broadleaf cattail and water primrose, and several ponds are surrounded by native riparian and nonnative ornamental trees. Two of the ponds may have reduced functions as a result of disturbed conditions (ECORP Consulting 2013m).

In the 85-acre addendum area, a series of five ponds were created within the intermittent drainage by placing earth and rock within the natural drainage. These ponds are primarily unvegetated, but small areas of cattail, tall flatsedge, and Baltic rush established at the edges. Riparian vegetation occurs around the ponds.

Developed

Developed areas were mapped in the Serrano Westside planning area on the north and south sides of Serrano Parkway and within the annual grassland, where paved golf cart roads still exist. The developed areas on the north and south of Serrano Parkway consist of a small area of lawn near the clubhouse south of Serrano Parkway that is still watered and frequently mowed, a clubhouse, a maintenance yard, and irrigated ornamental shrubs and trees along Serrano Parkway. The Pedregal planning area does not include any currently developed areas; however, the proposed offsite infrastructure improvement area for the Pedregal planning area south water line includes an area of development in and adjacent to an apartment complex.

Soils

The project area includes six soil map units, as shown on Figure 3.5-3 in Chapter 3, Section 3.5, *Geology, Soils, Minerals, and Paleontological Resources*: (AkC) Argonaut gravelly loam, 2–15% slopes, (AwD) Auburn silt loam, 2–30% slopes, (AxD) Auburn very rocky silt loam, 2–30% slopes, (AxE) Auburn very rocky silt loam, 30–50% slopes, (PrD) Placer diggings, and (Rk) Rescue clay, clayey variant (Natural Resources Conservation Service 2014).

Rescue and Rescue clayey variant soil units often include gabbro soils, which are important because they are suitable habitat for several special-status plant species known to occur in the project region. The Rescue map unit occurs along the western edge of Serrano Westside in the riparian and annual grassland. None of the other map units are derived from gabbro or serpentine rock; however, inclusions of gabbro- or serpentine-derived soils could be present in areas smaller than the minimum mapping size of the soil map units.

Waters of the United States

As described above, the project area contains waters of the United States consisting of seasonal wetlands, seasonal swales, seeps, a perennial creek, intermittent drainages, drainage ditches, roadside ditches, and ponds. Preliminary delineations were conducted in each of the two planning areas and submitted to the USACE to determine their jurisdiction in the project area. Both

Revised FEIR,
updated information

THE STORY OF EL DORADO HILLS

CARL KOWALL



19-1670 Public Comment
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THE FIRST GOLF COURSE

In the Victor Gruen master plan, the commercial center of town was to be located on the north side of Highway 50 and the east side of El Dorado Hills Boulevard. Approximately one hundred acres were designated for such use. In the interest of providing an attractive recreational facility we felt it would be a good idea to have a temporary use for the designated land, and so we built a golf course.

We hired Robert Trent Jones, who at the time was the country's leading golf course designer, to design a short course for us. After he completed the design, we decided to build the course ourselves. Our major grading contractor for the residential lots had some golf course grading experience, so we let him do the preliminary grading and shaping of the

fairways and greens. We engaged our major underground contractor to design and install the irrigation system. We then hired an experienced golf course landscape manager to finish the tees and greens, and to manage the course after it was completed. We also constructed a small clubhouse and pro shop, and hired a young, popular professional golfer to manage the course.

On a personal note, I purchased a beautiful set of McGregor golf clubs from the pro shop at the pro's suggestion. I enjoyed them for the next thirty years. Unfortunately, when I moved back to Sacramento, someone stole the clubs and I never saw them again.

While building the golf course, we had a considerable problem due to the lack of topsoil. Many areas had to be screened of rock, and we brought in a lot of extra topsoil.

Another situation we dealt with was a number of perched water tables, or small springs. It was difficult to find where the sources were, let alone how to redirect the drainage that came from them. Our solution was that every time we ran into a perched water table, we developed another small lake. At the end of the course construction we had several such lakes, which contributed to the difficulty of play and the course's picturesque appearance.

Because the course was so popular in the early years, a lot of the initial retail development occurred south of

Highway 50—so much so that it eventually became and still is the town center.

A few years ago, the golf course was shut down due to the increased cost of maintenance and reduced usage. Some commercial establishments have been developed there. The balance was acquired by one of the later developers and is currently under consideration for other uses.

I think it is worth mentioning here that one of the later developers, Serrano, during these early years built a beautiful, full-scale, eighteen-hole golf course on top of the Silva Valley Ridge. In addition, they designed and built a wonderful clubhouse that is a credit to the golf course as well as the entire community.



ICES
ICE SOIL

CKY SILT LOAM,

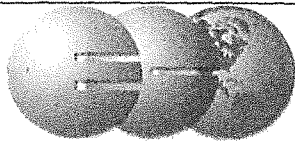
ELLY LOAM

IM, 2-30 % SLOPES
VEY VARIANT

EXECUTIVE GOLF COURSE

WETLAND DELINEATION

DATE: 5 MAY 2008	REVISION DATE: 24 MARCH 2009	PROJECT NUMBER: 2005-199
CAD SPECIALIST: KO	SCALE: 1"=200'	MAP NAME: EGC-WDv7.dwg
MAP LOCATION: X:\2005-199 Serrano Executive Golf Course\WD		QA/QC: JH
WETLAND VERIFICATION LETTER DATE:		PM: CKH



ECORP Consulting, Inc.

ENVIRONMENTAL CONSULTANTS

Inland Empire
215 North 5th Street
Redlands, CA 92374
Ph: (909) 307-0046

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San Diego, CA 92123
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Bay Area
1488 Harrison Street
Suite 303
San Francisco, CA 94103
Ph: (415) 553-4101

Orange County
1801 Park Court Place
Building B, Ste 103
Santa Ana, CA 92701
Ph: (714) 648-0630

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SW-1	2052	0.047
SW-2	218	0.005
SW-3	472	0.011
SW-4	123	0.003
SW-5	276	0.006

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SWS-2	6839	0.157
SWS-3	6065	0.139
SWS-4	902	0.021
SWS-5	2542	0.058
SWS-6	1107	0.025

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SECP-1	280	0.006
SECP-2	1947	0.045
SECP-4	6	0.000
SECP-5	35	0.001
SECP-6	434	0.010
SECP-7	697	0.016
SECP-8	827	0.019

OTHER WATERS³

INTERMITTENT DRAINAGE			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
1	465	0.011	466
2	253	0.006	133
3	1629	0.037	423
4	107	0.002	54
5	378	0.009	96
6	3443	0.079	354
7	549	0.013	183
8	498	0.011	65
9	1440	0.033	182
10	905	0.021	156
11	437	0.010	88
12	235	0.005	79
13	331	0.008	110
14	249	0.006	126
15	384	0.009	129
16	594	0.014	148

POND		
ID	EXISTING SQ. FEET	EXISTING ACREAGE
POND-1	4702	0.108
POND-2	7096	0.163
POND-3	10197	0.234
POND-4	2672	0.061
POND-5	2489	0.057
POND-6	38758	0.890
POND-7	28958	0.665
POND-8	3100	0.071
POND-9	1236	0.028
POND-10	12351	0.284
POND-11	643	0.015

DRAINAGE DITCH			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
DITCH-1	25	0.001	12
DITCH-2	31	0.001	31
DITCH-3	45	0.001	45
DITCH-4	61	0.001	31
DITCH-5	31	0.001	31
DITCH-7	3698	0.085	1248
DITCH-10	2281	0.052	1187

ROADSIDE DITCH			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
RD-1	4164	0.096	1389
RD-2	1219	0.028	406
RD-3	576	0.013	144

CREEK			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
CREEK-1	29307	0.673	2448
CREEK-2	754	0.017	111
CREEK-3	854	0.020	240
CREEK-4	15728	0.361	1086



PC 4-28-2
3
2 pages
Planning Department <planning@edcgov.us>

Fwd: Consider the health of the community when you consider the Open Space Rezone

1 message

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

Fri, Apr 22, 2022 at 5:38 PM

Cindy Munt

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

From: <rbanker@ups.com>
Date: Fri, Apr 22, 2022 at 4:54 PM
Subject: Consider the health of the community when you consider the Open Space Rezone
To:

Dear Supervisors and Planning Commissioners,

Your work and dedication to the community is being reflected in Eldorado Hills being a sought after location to live, we are all truly blessed to call this community our home and I appreciate you for this.

My name is Ryan Bankerd and I'm a resident in El Dorado hills and also a corporate executive responsible for sustainability initiatives at a Fortune 500 company. This work has exposed me to the negative effects of man's impact on the environment. In summary, I'm often tasked with finding solutions to correct shortsighted decisions made by stakeholders that have negatively impacted the environment and community.

With regards to the rezone of the open space at the entrance to El Dorado hills residents have brought up valid points that include: Housing needs being met by large communities already being built in Folsom. That the gateway entrance is an original fixture of El Dorado Hills and a reason we chose this to be our home. Traffic has been brought up and is a valid consideration, school over population... This list goes on.

In addition to those grievances, my concern is around the loss of more acreage to asphalt and concrete. In a time when cities are trying to increase outdoor space with more trees, grasses, gardens and parks I find it strange that you'd entertain the notion of reducing El Dorado Hills open space. Urban heat islands have a direct effect on the morbidity and mortality rates brought on by the effects of air pollution. Your decision on reducing open spaces and increasing the heat island could increase those effects on the community you've been elected to serve. This year driving through the entrance to El Dorado hills, I observed low hanging clouds, a running creek and deer in that open space. Once that space is gone, no longer will we have morning clouds, running creeks and deer, but a shopping center and all the negative health affects that come with urban sprawl. The future will not have children exploring the fields and creeks, learning how to live in harmony with nature and the community health benefits outdoor spaces offer. In its place we will have more homes, consumerism and mental health concerns that come with residents that yearn for outdoor experiences.

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Stop the rezone, and keep the open space...

If you'd like to know more about the effects of urban heat islands, below is quick excerpt from a study.

A researcher found that high UHI intensity correlates with increased concentrations of air pollutants that gathered at night, which can affect the next day's air quality.[1] These pollutants include volatile organic compounds, carbon monoxide, nitrogen oxides, and particulate matter.[2] The production of these pollutants combined with the higher temperatures in UHIs can quicken the production of ozone.[1] Ozone at surface level is considered to be a harmful pollutant.[1] Studies suggest that increased temperatures in UHIs can increase polluted days but also note that other factors (e.g. air pressure, cloud cover, wind speed) can also have an effect on pollution.[3] Studies from Hong Kong have found that areas of the city with poorer outdoor urban air ventilation tended to have stronger urban heat island effects[4] and had significantly higher all-cause mortality[4] compared to areas with better ventilation.

1. *Assessment of International Urban Heat Island Research" (PDF). U.S. Department of Energy Report. Navigant Consulting. Retrieved 30 April 2014.*
2. *Koppe, Christina; Sari Kovats; Gerd Jendritzky; Bettina Menne (2004). "Heat-waves: risks and responses". Health and Global Environmental Change Series. 2.*
3. *Shi Y, Katzschner L, Ng E (2017). "Modelling the fine-scale spatiotemporal pattern of urban heat island effect using land use regression approach in a megacity". Science of the Total Environment. 618: 891–904. doi:10.1016/j.scitotenv.2017.08.252. PMID 29096959.*
4. *Wang P, Goggins WB, Shi Y, Zhang X, Ren C, Lau KKL (2021). "Long-term association between urban air ventilation and mortality in Hong Kong". Environmental Research. 197: 111000. Bibcode:2021ER....197k1000W. doi:10.1016/j.envres.2021.111000. PMID 33745928. S2CID 232310626*

Ryan L. Bankerd

2341 Carlisle Ct

El Dorado Hills

530.570.6555



PC 4-28-22
#3
2 pages

CEDHSP

1 message

Ben Trinh <bqtrinh@yahoo.com>
To: "bqtrinh@yahoo.com" <bqtrinh@yahoo.com>

Fri, Apr 22, 2022 at 5:47 PM

Dear supervisors and commissioner,

April 22, 2022

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

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

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

A few highlights for your consideration in voting NO REZONE:

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

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

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

Thank you for your thoughtful consideration,

19-1670 Public Comment
PC Rcvd 04-25-22

Ben Trinh

3902 Meadow Wood Drive, EDH, CA 95762

9162202609



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Development of El Dorado Hills executive golf course

1 message

Larry <ljkeenan@comcast.net>

Fri, Apr 22, 2022 at 6:27 PM

To: planning@edcgov.us

It is my understanding that the planning commission will be reviewing the documents pertaining to the development of the El Dorado Hills executive golf course. As a resident of El Dorado Hills I am a public service development being approved for the following reasons. As a design purports to show it will be much congestion in an area that is already too congested. We do not need to have that kind of density in an area that attract so much traffic on a daily basis. Therefore I oppose this project from being approved it does nothing for the betterment of El Dorado Hills in that location. Add the apartments in dwellings that I planned for that area that still is too much density along El Dorado Hills Boulevard. Don't make this into another San Jose.

Respectfully,
Larry Keenan,
Sterlingshire

Sent from my iPhone



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

1 page

Opposition to Golf Course Redevelopment

1 message

Christina McCall <cmccall99@yahoo.com>

Fri, Apr 22, 2022 at 7:40 PM

To: planning@edcgov.us

Dear El Dorado Planning Commission:

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

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

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

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

Thank you for your time and consideration.

Yours Truly,

Christina McCall (homeowner)



Stop with the development!!!!!!

1 message

Mia Ehsani <mia.ehsani@gmail.com>

Sat, Apr 23, 2022 at 3:27 AM

To: Planning@edcgov.us

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams.

While it appears that the Serrano HOA board seemingly supports this development, I do not think they are remotely representative of the true wishes of their constituents.

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

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

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

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

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

Thank you for your time and consideration.

Best Regards,
Mia Ehsani, CLPF
Anderson Ehsani Fiduciary Services
(916)915-2660
3941 Park Drive
STE 20-524
El Dorado Hills, CA 95762

<https://www.aefiduciary.com/>



PC 4-28-22

#3

Planning Department <planning@edcgov.us>

3 pages

Re: Airborne metal

1 message

Emiliano Arde <earde@icloud.com>

To: Planning Department <planning@edcgov.us>

Planning

If youre going to build in EDH, dust mitigation is key. Per OSHA. Make sure its done.

Sent from my iPad

On Apr 22, 2022, at 2:31 PM, Planning Department <planning@edcgov.us> wrote:

Emiliano,

If this is regarding Folsom Ranch then you will need to contact either County of Sacramento or City of Folsom. It is outside of El Dorado County and thus not within our jurisdiction.

On Fri, Apr 22, 2022 at 2:24 PM Emiliano Arde <earde@icloud.com> wrote:

Planning

I get tested every 6 months because I'm afraid of cancer, blood and urine. When they stopped mitigating dust with water trucks like at every construction site per OSHA. Dust was bl covering everything. documented on the next door app and memos to myself. Folsom Ranch.

Heres my last test, my wife gets tested too and shes elevated in the same if not more metals.

Every board member and city official got the same email. Are you there spokes person since you didnt sign it. Whats the contact for the environmental agency?

TOXIC METALS				
		RESULT µg/g Creat	REFERENCE INTERVAL	WITHIN REFERENCE
Aluminum	(Al)	<dl	< 15	
Antimony	(Sb)	0.11	< 0.18	
Arsenic	(As)	6.1	< 40	
Barium	(Ba)	7.5	< 5	
Beryllium	(Be)	<dl	< 0.01	
Bismuth	(Bi)	0.057	< 0.8	
Cadmium	(Cd)	0.06	< 0.6	
Cesium	(Cs)	9.6	< 9	
Gadolinium	(Gd)	<dl	< 0.5	
Lead	(Pb)	7.2	< 1.1	
Mercury	(Hg)	13	< 0.8	
Nickel	(Ni)	1.0	< 4	
Palladium	(Pd)	<dl	< 0.3	
Platinum	(Pt)	<dl	< 0.1	
Tellurium	(Te)	<dl	< 0.5	
Thallium	(Tl)	0.39	< 0.4	
Thorium	(Th)	<dl	< 0.015	
Tin	(Sn)	0.47	< 3	
Tungsten	(W)	<dl	< 0.4	
Uranium	(U)	<dl	< 0.03	

URINE CREATININE				
		RESULT	REFERENCE INTERVAL	-2SD -1SD
Creatinine		17.2	35 - 240	

Sent from my iPad

On Apr 22, 2022, at 9:04 AM, Planning Department <planning@edcgov.us> wrote:

Emiliano,

Can you provide more information on this? Perhaps an address or a parcel number? Is this in regards to a project/permit? If you have concerns about hazardous waste, you may want to contact Environmental Management.

Thank you,

On Thu, Apr 21, 2022 at 6:08 PM Emiliano Arde <earde@icloud.com> wrote:

Toxic metals are airborne when tractors break ground without water trucks. I've been receiving IV's for toxic metals for 3 months. ITS a public safety hazard and for there en Barium, Cesium, antimony, thallium and mercury. I have labs that prove it.

Sent from my iPad



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

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



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A Great Place to Live, Work & Play

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PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Opposition to Executive Golf Course Rezone

1 message

Chris Morgan <cpmii@yahoo.com>

Sat, Apr 23, 2022 at 11:43 AM

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

Hello.

I am writing to the El Dorado County Commissioners and Planners asking you all to reject the rezone request by Parker Development for the old executive golf course.

This community has had a ton of growth and that area should be kept zoned for recreational to support all the residents. We need sports fields, aqua center and open space for our kids and community.

Protect the one area we have left so our kids and grand kids can enjoy the beauty and hopefully additional recreational amenities that will keep EDH great.

Sincerely,
Chris Morgan

Resident in Stoneridge Village



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 12:48 PM

Cindy Munt

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

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

From: **Ben Trinh** <bqtrinh@yahoo.com>
Date: Fri, Apr 22, 2022 at 5:47 PM
Subject: CEDHSP
To: bqtrinh@yahoo.com <bqtrinh@yahoo.com>

Dear supervisors and commissioner,

April 22, 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.

19-1670 Public Comment

PC Rcvd 04-25-22

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,

Ben Trinh

3902 Meadow Wood Drive, EDH, CA 95762

9162202609



PC 4-28-2
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 12:51 PM

Cindy Munt

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

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

From: **Mom Arnett** <carmelfreesia@yahoo.com>
Date: Fri, Apr 22, 2022 at 6:02 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>

My husband and I are homeowners in Serrano's D1 Village. We retired here because of the open areas, the many walking trails and parks in the area. Serrano has done a wonderful job of creating a peaceful, beautiful community with homes to suit many lifestyles. It goes without saying that what is being proposed in the OLD GOLF COURSE REZONING PROJECT will destroy all that is good about living here. Because of that, we are strongly against the rezoning. Think about the environment, PLEASE! If developers had their way they would build on every square inch of land in El Dorado Hills. We are constantly told to conserve water because there is a water shortage, but Parker wants to build 1,000 more homes and or apartments. How about the wildlife? Where will the animals go? Think about the pollution from the cars a 1,000 more homes will bring. If the Planning Commission doesn't care about the environment, how about over crowded schools and roads? It's time we send a message to the big developers and let them know they can't get their way every time. Say NO to the Golf Course Rezoning Project!

Respectfully,
Walt and Celia Arnett

Sent from my iPad



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 12:52 PM

Cindy Munt

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

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

From: <turfaz@aol.com>
Date: Fri, Apr 22, 2022 at 6:46 PM
Subject: CEDHSP
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, edc.cob@edcgov.us <edc.cob@edcgov.us>

In a vote held a number of years ago, El Dorado Hills residents voted by over 90% not to have the old golf course property developed with housing. It is difficult to get over 90% of people to agree to almost anything. At a meeting held about 2 years ago, over 500 residents attended and no one voiced an opinion in favor of the development. You would think that Parker would get the hint by now but they keep pushing ahead hoping that us residents forget about it. No matter how much they sugar coat their proposals, they are still trying to do things that we do not want. We have not forgotten!!! We still oppose the development proposed by Parker and urge you not to allow it.

Richard and Roma Turoff
1141 Terracina Drive
El Dorado Hills



Fwd: Opposition to the rezoning of the "old executive golf course"

1 message

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

Sat, Apr 23, 2022 at 12:55 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: **Corde Wagner** <corde.wagner@gmail.com>
Date: Fri, Apr 22, 2022 at 8:17 PM
Subject: Opposition to the rezoning of the "old executive golf course"
To: <bosone@edcgov.us>, George Turnboo <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>
Cc: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, <Daniel.harkin@edcgov.us>

I am writing to make you aware that I am opposed to the rezoning of the recreational space known as the "old executive golf course" to put in high density housing. This space should remain and be improved to provide El Dorado County with recreational trails and amenities.

Reference: Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/ Specific Plan Amendment SP86-0002-R/Rezone Z14-0005/ Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003) that is on the agenda for the Planning Commission's **Thursday, April 28, 2022 Meeting 8:30am.**

Respectfully,

Corde Wagner

8507 Avelin PL
El Dorado Hills, CA 95762
cell: 408.839.2102



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

2 pages

Fwd: CEDHSP - Old Golf Course Rezone project

1 message

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

Sat, Apr 23, 2022 at 12:56 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: **manoj bhatia** <manoj3bhatia@yahoo.com>
Date: Fri, Apr 22, 2022 at 9:53 PM
Subject: CEDHSP - Old Golf Course Rezone project
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>
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>

Dear Planning Commission Members,

I am a resident of El Dorado Hills and, along with over whelming majority of El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-25-22

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

My Sincere Thanks,

Manoj and Neetu Bhatia
6088 Brogan Way
El Dorado Hills



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

1 page

Fwd: Stop the Rezone! Vote in the best interest of our community

1 message

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

Sat, Apr 23, 2022 at 12:56 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: **Nicole Black** <nblackdh@gmail.com>
Date: Sat, Apr 23, 2022 at 2:03 AM
Subject: Stop the Rezone! Vote in the best interest of our community
To: <bosone@edcgov.us>
Cc: Ben Black <bigben.fc@gmail.com>, Drake Black <drakesmithg@comcast.net>, Brian Smith <briansmithedh@comcast.net>, Kimberly Carissa <kimberlycfoss@gmail.com>

Mr. Hidahl -

As a long time resident and as someone who owns more than one home in El Dorado Hills and chose this community to raise my family, I want you to know our family is strongly opposed to the rezone.

We already have a massive amount of building underway on every side, our main streets are heavily congested, and our infrastructure and resources are at the breaking point.

I am counting on you to represent the best interests of our community and vote NO on the rezone of the old golf course.

Thank you,
-Nicole Black
459 Powers Drive
El Dorado Hills, CA



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 page

Fwd: Meeting 4/28

1 message

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

Sat, Apr 23, 2022 at 12:58 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: **Mia Ehsani** <mia.ehsani@gmail.com>
Date: Sat, Apr 23, 2022 at 3:23 AM
Subject: Meeting 4/28
To: <bosone@edcgov.us>

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams.

While it appears that the Serrano HOA board seemingly supports this development, I do not think they are remotely representative of the true wishes of their constituents.

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

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

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

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

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

tax revenue opportunities.

Thank you for your time and consideration.

Best Regards,
Mia Ehsani, CLPF
Anderson Ehsani Fiduciary Services
(916)915-2660
3941 Park Drive
STE 20-524
El Dorado Hills, CA 95762

<https://www.aefiduciary.com/>



PC 4-28-22

#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Golf course redone

1 message

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

Sat, Apr 23, 2022 at 1:00 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: **Ken Mahar** <kenemahar@gmail.com>
Date: Sat, Apr 23, 2022 at 8:31 AM
Subject: Golf course redone
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

I want to add my concern about developing the old golf course into housing and commercial structures. As a Serrano resident, my hope is that we keep this area as open space and keep development out. I do not want this to turn into another Bay Area scenario.
Ken Mahar

Sent from my iPhone
Ken Mahar
Ken-Mahar-Photos.com



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:01 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: **Lindsay Al-Esawi** <lindsayp78@yahoo.com>
Date: Sat, Apr 23, 2022 at 9:19 AM
Subject: CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Hello,

As a life long resident of El Dorado county and a mother of 4, I am concerned of the constant fight we need to put up as residents to maintain the suburban feel of El Dorado Hills.

Traffic, crime, lack of resources and the fact that Oak Ridge is impacted should be enough to stop this project!

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.

19-1670 Public Comment
PC Rcvd 04-25-22

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,

Lindsay Al-Esawi

1508 Southridge Ct.

El Dorado Hills, CA 95762

(916) 296-6848



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:01 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: **Dominic Lavoie** <dominic26@yahoo.com>
Date: Sat, Apr 23, 2022 at 9:45 AM
Subject: CEDHSP

To: vegna@edcgov.us <vegna@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>

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page 70 Public Comment

PC Rcvd 04-25-22

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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.

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Thank You for Your Thoughtful Consideration,



pc 4-28-22
#3

2 pages

Fwd: No Rezone in EDH on CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:03 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: **Susan Gamache** <sfgamache@gmail.com>
Date: Sat, Apr 23, 2022 at 10:34 AM
Subject: Re: No Rezone in EDH on CEDHSP
To: <andy.nevis@edgov.us>, <daniel.harkin@edgov.us>, <john.clerici@edgov.us>, <jvegna@edgov.us>, <kpayne@edgov.us>
Cc: <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosone@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, <edc.cob@edgov.us>

* Please note in paragraph three, I intended to write "unequivocally", and I apologize for the error!

On Sat, Apr 23, 2022 at 10:17 AM Susan Gamache <sfgamache@gmail.com> wrote:
Respected Commission,

As a 35 year resident in El Dorado Hills, I left the Bay Area and arrived to the beauty and promise of open space, green trees and room to breathe. I fully understand that we live in California, that this area is hugely desirable, and has always been ripe for development. I've welcomed new neighbors over the decades, but look at this issue with a sense of desperation.

I understand Parker Bros. is currently APPROVED to build 135 units in Serrano; this "exchange" with plans to build on the former golf course is confusing, convoluted, and anything but transparent on the parts of all involved.

I voted, along with 91% of constituents, on an advisory vote on the ballot in 2015 to equivocally say NO to rezone.

More recently, on Jan. 13, 2020, I, along with my husband and over 500 neighbors attended a local meeting with some members of BOS, Parker Bros, and yourselves, to unanimously say NO to this rezone. I met there long-time neighbor, John Hidahl, and his wife Eileen, to champion his stated view to maintain open space.

You must be aware of growing traffic problems in El Dorado Hills, which would only be exasperated by this rezone. Let's not forget there are currently MANY ACTIVE build sites occurring as well, which have not yet been figured into the traffic issue.

Folsom's pending 10,000 homes, just minutes away, only adds to the distasteful sprawl of concrete and traffic. Again, the verge of a megalopolis. El Dorado Hills deserves better.

Additionally, this open space is the entryway to El Dorado Hills. You are aware that we currently have NO cultural venue; perhaps an amphitheater, multi-use venue might be considered, or added biking, hiking trails.

Please use vision, ethics, and the promise of a well-developed general plan to adhere to the guidelines to maintain the former golf course as planned. These quickly vanishing open areas are the ONLY thing that differentiate El Dorado Hills from the looming concrete jungle of San Jose and urban sprawl.

9-1670 Public Comment
PC Rcvd 04-25-22

Respectfully,
Susan Gamache



PC 4-23-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:03 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: **Dee Swanson** <ddswandd@aol.com>
Date: Sat, Apr 23, 2022 at 10:34 AM
Subject: Fwd: CEDHSP
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@aol.com <bosfive.edcgov.us@aol.com>, edc.cob@edcgov.us <edc.cob@edcgov.us>

Dear Board of Supervisors:

I don't need to tell you again the wishes of the EDH's community. You know that we do not want what the stated building in the former golf course location would do to our lovely community. EDH's residents would love to keep this land graciously used as it was formerly for the enrichment of the residents.

Why are the traffic congestion, water shortage problems, and other important wear and tear effects of such stifling overbuilding in El Dorado County and El Dorado Hills not being considered? Why are the wealthy builders able to have their way with communities they do not live in and we know only want to pile multiplexes on our land to line their pockets? Why do our leaders almost always give in to these builders at the expense of our residents and their resources?

Why, why, why? Long term homeowner in EDH's watching this kind of building ruin the beauty of our precious land. D. Swanson



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:04 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: **Margaret Braile** <wmbraile@sbcglobal.net>
Date: Sat, Apr 23, 2022 at 10:41 AM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>

I am going to keep this short as you already are aware of the issues. So, for the record: STOP THE REZONE!

William and Margaret Braile



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Sat, Apr 23, 2022 at 1:06 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: **Jim Low** <jm_low@yahoo.com>
Date: Sat, Apr 23, 2022 at 12:09 PM
Subject: CEDHSP

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

Hello EDC BOS,

As a resident of EDH / Waterford village for **28 years**, I am writing to voice my opposition to Parker Development's CEDHSP. Folks in my community moved here to have more open space! Those that want city life have plenty of choices in Sacramento and further west. Open space is far more valuable than more buildings and it helps keep our planet greener and more livable into the future.

Please do the right thing. The county General Plan should be followed and our open space should be preserved.

Thank you for preserving our community!

Sincerely,
James Low



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Proposed development of old golf course land

1 message

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

Sat, Apr 23, 2022 at 1:07 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: **Dust Bunny Studio** <dlkempker@gmail.com>
Date: Sat, Apr 23, 2022 at 12:11 PM
Subject: Proposed development of old golf course land
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, Hidahl John <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

I have lived in El Dorado Hills since 1976 and have watched as one open plot of land after the other was developed. The old golf course land is one of the few large open areas left in El Dorado Hills.

I am very much opposed to the proposal by the Parker Company to develop the land. **Please do all you can to stop this development.** I would much prefer leaving the land natural, or at least making it into a park.

Thank you,

David Kempker
724 Ramon Court
El Dorado Hills, CA 95762



PC 4-23-22
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: The old executive golf course

1 message

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

Sat, Apr 23, 2022 at 1:07 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: **Fay** <fayzee9742@gmail.com>
Date: Sat, Apr 23, 2022 at 12:26 PM
Subject: The old executive golf course
To: <john.clerici@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Please vote to keep the old golf course open space.
I live on the bluff in Versante overlooking the intersection at El Dorado Hills Blvd and Serrano. The traffic is already so heavy. The traffic backs up below me, I have seen several accidents over the years in the intersection. I usually go out the back gate to avoid the intersection but now that Saratoga has opened by Walgreens I can hardly make a left turn on to Saratoga because the traffic is so heavy in both directions and cars exiting Walgreens parking lot. The traffic on El Dorado Hills exit lane to Saratoga backs up for two blocks at certain times of the day. We do not need another 1000 homes contributing to the traffic situation.
Please protect our open space.
Sincerely,
Fay Peterson

Sent from my iPhone



PC 4-28-22

3

Planning Department <planning@edcgov.us>

1 page

Open Space old Executive golf course

1 message

Fay Peterson <faypeterson@yahoo.com>

Sat, Apr 23, 2022 at 1:22 PM

To: planning@edcgov.us

Please vote to keep the old golf course open space.

I live on the bluff in Versante overlooking the intersection at El Dorado Hills Blvd and Serrano. The traffic is already so heavy. The traffic backs up below me, I have seen several accidents over the years in the intersection.

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Sent from my iPhone



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

10 pages

Fwd: CEDHSP: Springs on the EDH Golf Course

1 message

John Burns <johnburnsca@gmail.com>
To: planning@edcgov.us

Sat, Apr 23, 2022 at 2:45 PM

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

From: **John Burns** <johnburnsca@gmail.com>
Date: Fri, Apr 22, 2022 at 4:19 PM
Subject: CEDHSP: Springs on the EDH Golf Course
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>

Here are my first set of comments on issues with the FEIR and the overall project. Thank you for reading this, and viewing the attachments.
John Burns



Virus-free. www.avast.com

2 attachments



Central EDH Planning Commission Pedregal springs 042222 rev.docx
19K



EDH Golf Course Springs Attachment.pdf
1230K

Planning Commission, April 22, 2021

Subject: CEDHSP FEIR -- Springs on the EDH Golf Course

Introduction

The time allotted for review of this complex project and its thousands of pages in the FEIR and earlier volumes is so inadequate that the best I can do is point out some issues one at a time that condemn this proposed project.

As time permits, I will address additional issues that should cause this project to be rejected by the Planning Commission. I do believe we would all be better served by not rushing these issues to seemingly accommodate a developer who looks like he is attempting to maximize his profit by rushing a community altering project through without ample consideration and review. At a minimum, a well publicized public meeting should be held to demonstrate fairness, transparency and concern for the well-being of the community.

Why the rush? Is it because there is now a Planning Commission with four new members who have not heard what went before and might be more favorably inclined toward development if they do not hear the community's concerns? The orchestration of this project and the attempt to rush its review subverts the principle of transparency that the county government says it prizes.

Topic: Springs on the Golf Course/Mistake in the FEIR

Attached is a page from the biological section of the FEIR based on a dated study. Biological reports are considered expired after five years—the citation for the ECORP biological study is 2013. So, you are receiving a nine-year-old study, way past expiration. All of this information will be conveyed to the Corps of Engineers who will likely request more up to date studies and new wetland delineations.

Apparently, this developer does not want to bring studies up to current standards, addressing the conditions today, including the drought. Evidently they prefer the results of the out-of-date study. A new firm that is neutral needs to be hired by the County to complete the biological work. The same firm should not be used as their tendency will simply be to try to justify their old work; at the very least they will be open to a potential accusation of bias. This is the same for all studies—new neutral firms not directly employed by Parker Development and not involved in previous studies should be retained to reexamine and update this work. Then you will have transparency.

The old biological work is not complete. What follows is one critical example that should change anyone's mind about the re-zoning of this property—**it is not suitable for development.**

Page 3.3-19 of the CEDHSP discusses the ponds on the former site of the EDH Golf Course. The discussion concludes that the ponds on the course were only there as water features, fed by irrigation systems. But a closer examination reveals errors and inconsistencies that suggest incomplete and possible careless work. ECORP's 2009 map for wetland delineation on the

“Executive Golf Course” shows 11 ponds on the course, and the map includes acreage of each one. Their text in the FEIR claims 9 ponds. How many are there?

Is this discrepancy due in part to the drought and other development? This discrepancy needs to be looked at, along with the accuracy of the maps and document filed with the Corps of Engineers. There just seem to be too many errors in these reports to be final documents.

Please also review the attachment including a passage from a book by one of the original developers of EDH, who took part in the building of the golf course.

The real story of the ponds is that the golf course builders ran into a problem with “perched springs.” The springs had to be re-routed and piped and were diverted into the many ponds. So no one knows the points of origins of the waters, and Parker is planning houses on springs, a very stupid choice.

Numerous parties in EDH, including in neighborhoods in Serrano, report that springs under houses and in yards create problems. Some of these problems could include flooding under the house, excess moisture in the home leading to mold, and cracking of features such as driveways.

In the vicinity of the golf course, the former fire station now used as the senior center has required repairs related to water damage. The section of EDH Boulevard adjacent to the golf course north of the junction with Serrano Parkway is severely potholed, with recent repairs making the number of potholes even more obvious. Perhaps the potholes are the result of water damage from springs?

So, this brings up, if you approve development on an area where there is copious evidence of water problems, who will be responsible? Is it the developer? Is it the insurance company providing homeowner’s insurance? Is this included as a clause in the real estate disclosures with all involved parties saying you could have water problems, but we are not responsible?

Or does it come back around to be a taxpayer issue with the new homeowner suing the County for repair since the county will have allowed this project to proceed without proper geological studies and corresponding attempts to find a solution. On the other hand, if the land continues to be zoned for recreation, it is a far simpler matter to deal with.

What about damage to the streets in the new development that will be on springs? Do the taxpayers of the County get the honor of paying for on-going road repairs for the water damage? How would the County Taxpayer’s Group feel about signing on for more tax dollars being used in this manner to profit Parker Development?

Since you now know in advance about this issue, how can you let it happen? This is one of many problems with this project. The springs and seeps on Pedregal are a similar problem that will be addressed in a separate communication, but Pedregal is another situation that will create costs for the public if you approve this project.

By the way, the firm that did the biological study cites the book with the spring information (Kowall, 2017), so clearly they were aware of the problem but seemingly chose to ignore it. Possibly that is because of the age of the studies—many are totally out of date. This issue of

springs was conveyed at the 2020 public meeting and in letters ostensibly “answered” in this document. So it was known and should have brought about additional research by ICF, ECORP or one of the other Parker consultant firms.

The inescapable conclusion is that this project proposes to build numerous residences and associated improvements on springs that will inevitably cause substantial damage and that inadequate study has been undertaken that comprehensively documents this problem and suggests alternatives to mitigate such damage.

Sincerely,

John F. Burns

John F. Burns

3203 Ridgeview Drive
El Dorado Hills, CA 95762

Attachments:

- FEIR Pond discussion
- Kowall 2017: Spring discussion
- Title block and pond summary, ECORP 2009

One roadside ditch occurs within the potential connection to Silva Valley Parkway corridor, along the east side of the existing Silva Valley Parkway.

Pond

Nine human-made ponds originally served as water features for the golf course in the Serrano Westside planning area. The ponds have reverted to seasonally inundated wetlands, many of which are dry during the summer, because irrigation no longer supplements the inflow. Each pond contains a drainage pipe that connects to an intermittent drainage to prevent overflowing during storm events. Vegetation in the ponds includes wetland species such as broadleaf cattail and water primrose, and several ponds are surrounded by native riparian and nonnative ornamental trees. Two of the ponds may have reduced functions as a result of disturbed conditions (ECORP Consulting 2013m).

In the 85-acre addendum area, a series of five ponds were created within the intermittent drainage by placing earth and rock within the natural drainage. These ponds are primarily unvegetated, but small areas of cattail, tall flatsedge, and Baltic rush established at the edges. Riparian vegetation occurs around the ponds.

Developed

Developed areas were mapped in the Serrano Westside planning area on the north and south sides of Serrano Parkway and within the annual grassland, where paved golf cart roads still exist. The developed areas on the north and south of Serrano Parkway consist of a small area of lawn near the clubhouse south of Serrano Parkway that is still watered and frequently mowed, a clubhouse, a maintenance yard, and irrigated ornamental shrubs and trees along Serrano Parkway. The Pedregal planning area does not include any currently developed areas; however, the proposed offsite infrastructure improvement area for the Pedregal planning area south water line includes an area of development in and adjacent to an apartment complex.

Soils

The project area includes six soil map units, as shown on Figure 3.5-3 in Chapter 3, Section 3.5, *Geology, Soils, Minerals, and Paleontological Resources*: (AkC) Argonaut gravelly loam, 2–15% slopes, (AwD) Auburn silt loam, 2–30% slopes, (AxD) Auburn very rocky silt loam, 2–30% slopes, (AxE) Auburn very rocky silt loam, 30–50% slopes, (PrD) Placer diggings, and (Rk) Rescue clay, clayey variant (Natural Resources Conservation Service 2014).

Rescue and Rescue clayey variant soil units often include gabbro soils, which are important because they are suitable habitat for several special-status plant species known to occur in the project region. The Rescue map unit occurs along the western edge of Serrano Westside in the riparian and annual grassland. None of the other map units are derived from gabbro or serpentine rock; however, inclusions of gabbro- or serpentine-derived soils could be present in areas smaller than the minimum mapping size of the soil map units.

Waters of the United States

As described above, the project area contains waters of the United States consisting of seasonal wetlands, seasonal swales, seeps, a perennial creek, intermittent drainages, drainage ditches, roadside ditches, and ponds. Preliminary delineations were conducted in each of the two planning areas and submitted to the USACE to determine their jurisdiction in the project area. Both

Revised FEIR,
updated information

THE STORY OF EL DORADO HILLS

CARL KOWALL



19-1670 Public Comment
PC Rcvd 04-25-22

THE FIRST GOLF COURSE

In the Victor Gruen master plan, the commercial center of town was to be located on the north side of Highway 50 and the east side of El Dorado Hills Boulevard. Approximately one hundred acres were designated for such use. In the interest of providing an attractive recreational facility we felt it would be a good idea to have a temporary use for the designated land, and so we built a golf course.

We hired Robert Trent Jones, who at the time was the country's leading golf course designer, to design a short course for us. After he completed the design, we decided to build the course ourselves. Our major grading contractor for the residential lots had some golf course grading experience, so we let him do the preliminary grading and shaping of the

airways and greens. We engaged our major underground contractor to design and install the irrigation system. We then hired an experienced golf course landscape manager to finish the tees and greens, and to manage the course after it was completed. We also constructed a small clubhouse and pro shop, and hired a young, popular professional golfer to manage the course.

On a personal note, I purchased a beautiful set of McGregor golf clubs from the pro shop at the pro's suggestion. I enjoyed them for the next thirty years. Unfortunately, when I moved back to Sacramento, someone stole the clubs and I never saw them again.

While building the golf course, we had a considerable problem due to the lack of topsoil. Many areas had to be screened of rock, and we brought in a lot of extra topsoil.

Another situation we dealt with was a number of perched water tables, or small springs. It was difficult to find where the sources were, let alone how to redirect the drainage that came from them. Our solution was that every time we ran into a perched water table, we developed another small lake. At the end of the course construction we had several such lakes, which contributed to the difficulty of play and the course's picturesque appearance.

Because the course was so popular in the early years, a lot of the initial retail development occurred south of

Highway 50—so much so that it eventually became and still is the town center.

A few years ago, the golf course was shut down due to the increased cost of maintenance and reduced usage. Some commercial establishments have been developed there. The balance was acquired by one of the later developers and is currently under consideration for other uses.

I think it is worth mentioning here that one of the later developers, Serrano, during these early years built a beautiful, full-scale, eighteen-hole golf course on top of the Silva Valley Ridge. In addition, they designed and built a wonderful clubhouse that is a credit to the golf course as well as the entire community.



ICES
ICE SOIL

SKY SILT LOAM,

ELLY LOAM

IM, 2-30 % SLOPES
VEY VARIANT

EXECUTIVE GOLF COURSE

WETLAND DELINEATION

DATE: 5 MAY 2008

REVISION DATE: 24 MARCH 2009

PROJECT NUMBER: 2005-199

CAD SPECIALIST: KO

SCALE: 1"=200'

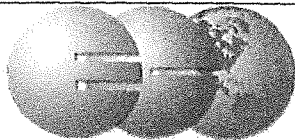
MAP NAME: EGC-WDv7.dwg

MAP LOCATION: X:\2005-199 Serrano Executive Golf Course\WD

QA/QC: JH

WETLAND VERIFICATION LETTER DATE:

PM: CKH



ECORP Consulting, Inc.
ENVIRONMENTAL CONSULTANTS

Inland Empire
215 North 5th Street
Redlands, CA 92374
Ph: (909) 307-0046

Northern California
2525 Warren Drive
Rocklin, CA 95677
Ph: (916) 782-9100

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3914 Murphy Canyon Rd.
Suite A232
San Diego, CA 92123
Ph: (858) 279-4040

Bay Area
1488 Harrison Street
Suite 303
San Francisco, CA 94103
Ph: (415) 553-4101

Orange County
1801 Park Court Place
Building B, Ste 103
Santa Ana, CA 92701
Ph: (714) 648-0630

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SW-1	2052	0.047
SW-2	218	0.005
SW-3	472	0.011
SW-4	123	0.003
SW-5	276	0.006

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SWS-2	6839	0.157
SWS-3	6065	0.139
SWS-4	902	0.021
SWS-5	2542	0.058
SWS-6	1107	0.025

ID	EXISTING SQ. FEET	EXISTING ACREAGE
SEEP-1	280	0.006
SEEP-2	1947	0.045
SEEP-4	6	0.000
SEEP-5	35	0.001
SEEP-6	434	0.010
SEEP-7	697	0.016
SEEP-8	827	0.019

OTHER WATERS³

INTERMITTENT DRAINAGE			
	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
1	465	0.011	466
2	253	0.006	133
3	1629	0.037	423
4	107	0.002	54
5	378	0.009	96
	3443	0.079	354
	549	0.013	183
	498	0.011	65
	1440	0.033	182
	905	0.021	156
	437	0.010	88
	235	0.005	79
	331	0.008	110
	249	0.006	126
	384	0.009	129
	594	0.014	148

POND		
ID	EXISTING SQ. FEET	EXISTING ACREAGE
POND-1	4702	0.108
POND-2	7096	0.163
POND-3	10197	0.234
POND-4	2672	0.061
POND-5	2489	0.057
POND-6	38758	0.890
POND-7	28958	0.665
POND-8	3100	0.071
POND-9	1236	0.028
POND-10	12351	0.284
POND-11	643	0.015

DRAINAGE DITCH			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
DITCH-1	25	0.001	12
DITCH-2	31	0.001	31
DITCH-3	45	0.001	45
DITCH-4	61	0.001	31
DITCH-5	31	0.001	31
DITCH-7	3698	0.085	1248
DITCH-10	2281	0.052	1187

ROADSIDE DITCH			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
RD-1	4164	0.096	1389
RD-2	1219	0.028	406
RD-3	576	0.013	144

CREEK			
ID	EXISTING SQ. FEET	EXISTING ACREAGE	LINEAR FEET
CREEK-1	29307	0.673	2448
CREEK-2	754	0.017	111
CREEK-3	854	0.020	240
CREEK-4	15728	0.361	1086



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

5 pages

CEDHSP--Pedregal springs issues

1 message

John Burns <johnburnsca@gmail.com>

Sat, Apr 23, 2022 at 2:52 PM

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

Please read about water problems at Pedregal--see attached



Virus-free. www.avast.com

2 attachments



Central EDH Planning Commission Pedregal springs 042322.docx

17K



reservoir Attachment 042322.pdf

1930K

Planning Commission, April 23, 2021

Subject: Another CEDHSP FEIR topic: Springs on the Pedregal area

Although this issue has been previously brought to the attention of the project developers and the county, it has not yet been addressed. I believe this warrants your consideration. You would find it hard to locate in the morass of documents supplied to you, and it is of exceptional importance.

The Pedregal property is covered by springs and seeps. Older maps from the developer show these areas in part as “constraints.” Water runs from these springs all year long. The proposed apartments lie on the channel of the flow from a basin filled by the many springs.

This water is one channel of the waters that flow to Deer Creek and then to the Cosumnes River near Elk Grove. Although there are sometimes changing definitions, the connectivity would likely place them as “Waters of the United States.”

To demonstrate how much water is generated from the springs on the hill slope above and including Pedregal, the evidence is available in old maps. Maps from 1895 and 1908 are attached. With seeps and springs to fill it, there is a reservoir called “Mormon Reservoir” that covered the area below the archery range, on what is now El Dorado Hills Boulevard. It is possible to compare with topographic maps and see that this area is on a divide. As you reach the top of the hill past the intersection of Olson and EDH Blvd., you are at a divide between the Cosumnes River and the American River. Creeks to the north of the crest of the hill flow to the American River, while the spring waters, including those from Pedregal and, further downstream, the old golf course, flow toward the Cosumnes.

There is no real discussion of the springs in the documents. How can anyone think it is safe to build on springs? There are serious issues of liability here. Will there be real estate disclosure to people buying land or buildings on the property that attempt to deny any future responsibility? Who wants to provide insurance to buildings threatened by water damage? What about health risks if the extra moisture causes mold?

What is the County’s role if they approve this project? Will they be fiscally liable for approving places for people to build that may have many future problems? What about the roadways? When they get potholes, will the taxpayers have to pay for all repairs?

There is a lot to consider here and many unanswered questions. The documents that you have were done by an environmental firm that will probably want to protect themselves and their previous work. It’s pretty difficult for any company to acknowledge the possibility of mistakes and major omissions. Why not get a neutral group in to update and finish the work? This should be a firm that has no previous connection to the project or the developer.

In addition, the biological studies and wetland delineation on Pedregal are too old for use. Biological reports are considered out-of-date after five years. The reports used in this project are twice as old as they should be for current purposes. New documents are needed to address issues such as the concentration of more wildlife on this property because of the other development in the area, changing conditions with the drought and more. This will also be brought to the attention of the Corps of Engineers, along with requests for new wetlands delineations.

Moreover, the Pedregal property is said to be the last large intact stand of blue oak woodland in the region. Should the destruction of this natural landscape, including its flowing springs, be allowed? In what way does this benefit the community, or does it in fact harm the essence of the El Dorado Hills community?

Do we really need this project, especially without at least having adequate studies done and public documents prepared that recognize the resources that are present and the potential impact of development? Please ask yourself, do I want my legacy on the Planning Commission to be one of approving a project that has so many negative impacts on the El Dorado Hills community without at least requiring adequate documentation and public deliberation about these impacts?

Sincerely,

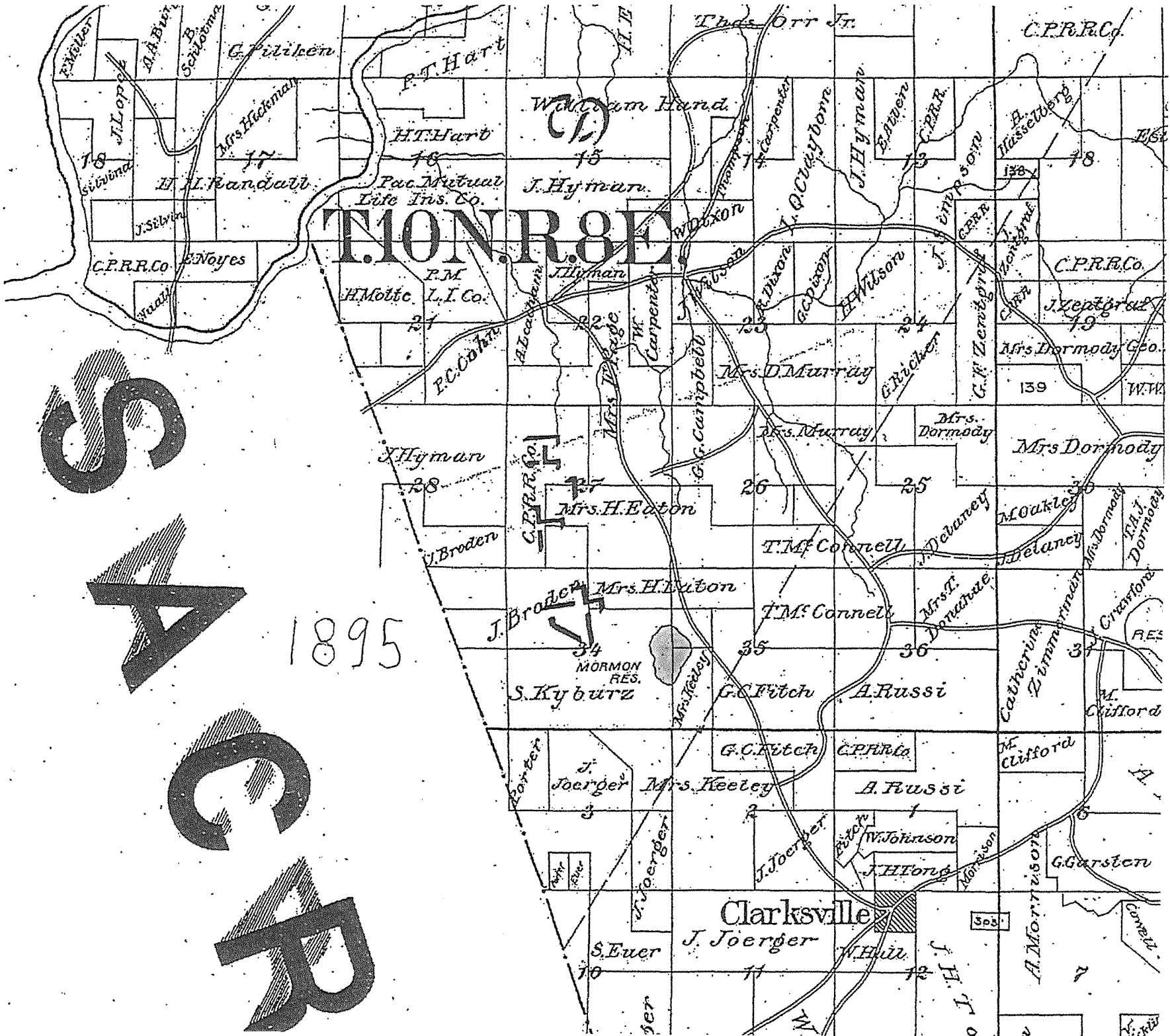
John F. Burns

John F. Burns

3203 Ridgeview Drive
El Dorado Hills, CA 95762

Attachments:

- 1895 ED County map
- 1908 ED County map



S

A

1895

C

R

CLARKVILLE

Clarksville



S A 1908 C R



Fwd: CEDHSP FEIR

1 message

John Burns <johnburnsca@gmail.com>
To: planning@edcgov.us

Sat, Apr 23, 2022 at 2:56 PM

From: **John Burns** <johnburnsca@gmail.com>
Date: Wed, Apr 20, 2022 at 2:27 PM
Subject: CEDHSP FEIR

Dear Commissioners:

The El Dorado County official government web page prominently asserts: "Transparency is important in government because it allows for learning how decisions are made, contributes to accountability and shapes organizational performance. It's also a key component of El Dorado County's Strategic Plan, under the goal of Good Governance."

How is the County's goal related to the practice of transparency met in respect to the recent actions taken on the CEDHSP project?

The first Planning Commission meeting, with four new commissioners trying to get up to speed on the project, has been set for April 28 with minimal previous public notice. Have all the commissioners been given a set of documents to review, and have they all had time to read the many thousands of pages of new and old documents related to this project, some dating back over ten years but still of substantial pertinence?

To my knowledge, the FEIR, dated March 2022, was not made available to the public until the Saturday of a holiday weekend (April 16, 2022), at 1 pm at the El Dorado Hills Library, and possibly online at about the same time attached to the Planning Commission meeting agenda, with public comments due by April 21.

Is this how El Dorado County views "transparency?" How can the public be reasonably expected to read through the three new volumes (maybe 3000 pages), look back at how previous comments were addressed, and write new comments by April 21, 2022? Five days, maximum, to thoroughly examine and prepare detailed comments about this project? How is this fair and "transparent" to the citizens of this county, people who mostly work during the day and who cannot access the library during its few open hours?

The FEIR was dated last month, so why was it not placed for public view at that time, giving the public more review time? Or is the goal to avoid review time, and therefore more comments on a plan that seeks to dramatically, substantively and irrevocably alter the future of El Dorado Hills? This is wrong in so many ways – it is absolutely NOT transparent.

Moreover, a quick glance at the documents suggests that the county has retained some apparently pro-project consultants that may have links to the developers and whose objectivity is possibly in question. I have previously submitted two sets of comments (2016 and 2021) that review this project and suggest corrections to the text prepared by your possibly conflicted consultants. I will be preparing a more thorough response again, but lack the time to address the many misstatements of facts and other errors in the final document within this unconscionably short review period.

I request that you appreciably extend the period for preparation of public comments in order to allow the public to truly digest the facts of this vitally important project and its copious documentation in a reasoned fashion. It is not the intent or normal practice for CEQA documents of this complexity to be given such cursory and inadequate review treatment. Again, this is absolutely NOT transparency.

I further request that, prior to any planning commission action on this proposal, which includes some new elements, a further public informational meeting in a sufficiently large venue is held. **10-1670 Public Comment**
PC Rev 04-25-22

views of the El Dorado Hills community, a community that by a 91% margin rejected the premise of this project by an advisory ballot. Such meetings have been very well attended in the past.

Why not hold a public meeting for the many residents, including newcomers, who have questions and concerns about this project, one that will potentially change their quality of life, threaten their property values, disrupt where their children will be educated, and forever alter the ambience and character of their community? To accomplish transparency, such a public meeting is absolutely necessary.

There are those who believe that El Dorado County is far from transparent, that in fact it is apparently deeply enmeshed in an unseemly close relationship with the developer of the CEDHSP. Is that true? If not, then in the letter and spirit of the county's commitment to transparency, ensure that adequate public review time is allocated for this project, and that the public is fully informed through meetings and media about all of the ramifications of this incredibly important proposal.

I appreciatively await your response.

Sincerely,

John F. Burns

John F. Burns

El Dorado Hills Citizen

johnburnsca@gmail.com



Virus-free. www.avast.com



PE 4-28-22
#3
2 pages

CEDHSP

1 message

Nancy McMahon <mcnmnedh@pacbell.net>

Sat, Apr 23, 2022 at 4:09 PM

To: vegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us, planning@edcgov.us, bosone@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 they are offering a small park next to the freeway where all the exhaust from the freeway 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!! In addition, the traffic at the intersection of Saratoga Way and El Dorado Hills Blvd. has since gotten exponentially worse since the traffic impact study was done prior to 2020.

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 better for the community.

19-1670 Public Comment
PC Rev 04-25-22

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,

Nancy McMahon

3500 Brandt Ct.

El Dorado Hills, CA 95762



PC 4-28-22
#3

Planning Department <planning@edcgov.us>

1 page

Stop the Rezone! Vote in the best interest of our community

1 message

Nicole Black <nblackdh@gmail.com>

Sat, Apr 23, 2022 at 8:01 PM

To: planning@edcgov.us

Cc: Ben Black <bigben.fc@gmail.com>

To whom it may concern -

- >
- > As a long time resident and as someone who owns more than one home in El Dorado Hills and chose this community to raise my family, I want you to know our family is strongly opposed to the rezone.
- >
- > We already have a massive amount of building underway on every side, our main streets are heavily congested, and our infrastructure and resources are at the breaking point.
- >
- > I am counting on you to represent the best interests of our community and vote NO on the rezone of the old golf course.
- >
- > Thank you,
- > -Nicole Black
- > 459 Powers Drive
- > El Dorado Hills, CA

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Lori Lawyer <lucky8822@aol.com>
Reply-To: Lori Lawyer <lucky8822@aol.com>
To: planning@edcgov.us

Sun, Apr 24, 2022 at 11:13 AM

PLEASE STOP THE REZONE.

As a 24 year Serrano homeowner I am opposed to changing the zoning of the old golf course.

Our infrastructure is NOT adequate for that much building. Our schools, roads, water, etc are big concerns.

The El Dorado Hills residents have voiced a big NO REZONE. Is anyone there listening to the voices of the thousands of voters in El Dorado Hills?

When Mr. Hidahl first ran for Supervisor he did so on the zoning remain open space recreation. We believed him and worked hard to get him elected. I sure hope he remembers those promises and votes in favor of his constituents

This land needs to remain as zoned in the general plan and priced for sale as such.

Thank you for your consideration.

**Lori Lawyer
Serrano resident and voter.**

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Please do not rezone the Old Golf Course

1 message

Don Hopkins <ad-hoc@pacbell.net>

Sun, Apr 24, 2022 at 3:42 PM

To: Planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

El Dorado Hills does not need any development in the area that is currently designated open space which was the old Golf Course. The only proper alternative would be to keep it as it is or reopen the Old Golf Course. We purchased our house in El Dorado Hills in part due to the Old Golf Course. We lost property value and resale options because of the closure.

Please head the vote of the people in the area not the factual incorrect information that the Serrano HOA President sent to you. He and the board did this without the knowledge and consent of the HOA membership. You know this to be the facts so do not allow any changes from open space unless it is to reopen a new Golf Course.

16 year Serrano Home Owner

Don Hopkins
ad-hoc@pacbell.net

PC 4-25-22
#3



Planning Department <planning@edcgov.us>

1 page

Opposition of Rezoning Efforts (CEDHSP)

1 message

Lindy Geyer <lindygeyer@yahoo.com>

Sun, Apr 24, 2022 at 8:13 PM

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

El Dorado Planning Commission,

As a resident of Serrano in El Dorado Hills for 20 years, our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

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

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

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

Thank you for your time and consideration.

Sincerely,

Lindy Geyer

1251 Souza Drive
916-798-5035

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Niki Moulin <nikimoulin@yahoo.com>

Sun, Apr 24, 2022 at 10:34 PM

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

To the El Dorado County Planning Commission:

As a resident of El Dorado Hills I have major concerns about the re-zoning of the old golf course on El Dorado Hills Blvd. If high density housing is put in there how will all that extra traffic be mitigated? El Dorado Hills Blvd is already gridlock at rush hours. That area is going to be a nightmare for anyone trying to get in or out. Parker can't just keep building without any responsibilities for infrastructure. This is a small area not equipped for a huge influx of population. Please don't destroy El Dorado Hills and reduce everyone's quality of life just to make more money. That area is zoned open space. The people of El Dorado Hills deserve a park that we can all use and benefit from. Not so much traffic and congestion that no one living here is happy anymore. Have a heart! Please don't do this to us!

Sincerely,
Niki & Danny Siegfried

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,

- Zeina Naim (Village B)



Planning Department <planning@edcgov.us>

1 page

Please hear the Citizens of EDH re: CEDHSP - NO ON REZONE

1 message

Heather Fraser Hurtt <hfraserhurtt@gmail.com>

Sun, Apr 24, 2022 at 11:05 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

Dear Planning Commission Members,

I am writing regarding my continued concern about the efforts to rezone the "Old Golf Course" area of El Dorado Hills, or as it is currently known, CEDHSP.

I am one of the community members who has been actively engaged in the process of letting our county officials and elected representatives know what our community continues to want with this land. And the wonderful thing is that there is a large consensus in our community that would like this space to remain "open" and if developed, as green space/parks, for a number of reasons. I have been impressed with the level of community concern, activism, and consensus on this issue. The large consensus alone should tell you where the community members of EDH stand on this issue.

I am actively involved in our community, as a parent of two teens who are active in Boy Scouts, local sports, and at the High School. And accordingly, so am I. I spend my off-time from my profession as a Psychotherapist volunteering in our community to help my neighbors and contribute to making El Dorado Hills and County a great place to live. I have appreciated the many improvements that have been made to support a generous quality of life here in the Sierra Foothills. The CSD is constantly working to beautify and preserve our town. While I understand the growth mindset, I must say that this continued push by Parker Development to rezone the "Old Golf Course," which is a beautiful greenspace and centerpiece to our town, seems purely financially motivated. It is disappointing but not unexpected that this would be their end-goal. However, this is why we have a General Plan and agreements within the state, county and towns that are affected by these proposals, and why it is our government's job to represent the people's voice and not simply the commercial interests of our area.

As I have been called to do as a citizen, I have been exercising my voice in this democratic republic. After signing every petition that I have been privy to that supports preserving this space, I have also spent my time and attention supporting the current zoning for this land. I voted with 91% of my neighbors in an advisory vote in 2015 not to rezone this area. I attended the planning meeting in January 2020 with 500+ other community members, where we spoke out in a clear, loud, and majority voice that the proposal by Parker Development for this area is not what is best or desired for our community. I have been an active community member voting and expressing support for all other public planning proposals that fit within the EDH community's expressed wishes. As a constituent of John Hidaahl's, I have written and communicated my concerns and wishes to him, the Planning Commission, and the BOS. I specifically voted for Mr. Hidaahl as one of his primary campaign promises was to make sure the "Old Golf Course" remained open space. I have not heard Mr. Hidaahl speak on this matter for some time and am concerned that he will simply take the Planning Commission's recommendation and vote accordingly. I truly hope he is a man of his word and remains in integrity about this issue.

There are many specific and logistical reasons that our community does not want this area rezoned and redeveloped for additional housing: location, esthetics, environmental impact, water resources, traffic impacts, and school impacts, among many others. There are also so many other opportunities that could be available for this land and the EDH Community that would continue to enhance this area. Once we pave paradise, there's really no going back.

For at least all of these reasons, I kindly request that you please vote NO REZONE on this matter and preserve the original zoning and intent for this land as quality open space recreation for the people of El Dorado Hills and the surrounding community.

Thank you for your time and thoughtful consideration of this matter,

-Heather Fraser Hurtt
El Dorado Hills Resident

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Rezoning-CEDHSP

1 message

Robert Challoner <rchalloner@sbcglobal.net>

Mon, Apr 25, 2022 at 2:04 AM

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

I have been a resident of El Dorado Hills for 25 years now. El Dorado Hills has already become so dense in population immediately around the Serrano area in the past ten years that the last thing needed is to lose the open space zoning around the old golf course.

The open space provides 1) unique beauty of the community 2) climate cooling affecting the homes in the area 3) reduces traffic congestion in an already dense neighborhood . I am not opposed to development but that development has to be made over a wider area otherwise we will end up like congested and noisy Roseville.

Please do not sell out to Parker profits at the expense of homeowners. Please do not contribute to overcrowding, shortages of water supply, traffic congestion. This is not LA and there is plenty of room to build houses in this county in other places.

Thank you,
Robert Challoner
1256 Terracina Drive
El Dorado Hills, CA

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Rezoning of EDH open space - please vote no

1 message

Mike Grebitus <grebitusm@gmail.com>

Mon, Apr 25, 2022 at 5:47 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,

I am respectfully writing this email to request this board and committee please vote NO regarding the rezoning of the open space previously used as the EDH executive golf course. Beyond the long list of reasons I personally believe this would actually be detrimental to our town, I just hope you all remember you we're voted into your position to be our voice. In this case, our voice was very clear when our town voted at an overwhelming 91% opposing the push by the Parker group.

Please hear our voice and do what is right by allowing the people of this town to make this decision.

Respectfully,
Mike Grebitus
Fairchild Village
El Dorado Hills

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Ryan Davey <rtdavay@yahoo.com>

Mon, Apr 25, 2022 at 6:30 AM

Dear Publicly Elected Servants,

Please listen to your constituents and vote to end the Parker golf course rezone. The people have spoken and it's time to listen to them. Our

Infrastructure can not handle this increase and our children deserve better. Adding these homes to an already busy corridor will be a disaster. My son rides his bike to and from Rolling Hills, next year Oak Ridge and I do not think he or any other EDH resident will be well served by dropping a tone of houses in an area that was meant to be and agreed upon as a green space.

Your decisions to allow rezoning and your failure to plan effectively for the future impacts they cause on your constituents are alarming.

For example, allowing the commercial space by Walgreens to be rezoned. This area is a nightmare due to the blind corner and the traffic generated in both directions at Park Dr and EDH Blvd.

The Finders Way road that connects to Saratoga has caused several accidents due to your failure to install something simple like a stop sign, much less a turn out lane. During the meeting your Traffic commissioner coldly stated "we buy insurance for that (accidents)...a stop sign would cost the city \$10,000." That's a small price to put on someone's life.

The north bound turn lane from EDH Blvd to Saratoga is a mess, you were personally asked if you would address this prior to the commercial rezone, what happened and who is responsible? The turn lane from Saratoga to go North on EDH Blvd is also a mess. Frequently both lanes require 2-3 light sequences to get through. Now you want to add 1000+ more homes to impact this aging infrastructure you failed to address the last 3-4 times you voted to rezone and abandoned your constituents?

Come on people, do the right thing and listen to the people you represent. Do not allow this rezone to occur.

Sincerely,

Ryan Davey

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

EDH Golf Course CEDHSP

1 message

Diane Luca <dluca916@gmail.com>

Mon, Apr 25, 2022 at 7:02 AM

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

As a resident of El Dorado Hills for 35 years, I am writing to you to oppose the El Dorado Hills Golf Course rezone.

When Mr. Parker purchased this property he was well aware that the zoning was recreational and not zoned for homes, businesses, apartments or commercial use.

I have witnessed the growth of E.D. H. and am aware of the desperate need for baseball and soccer fields etc. for the families of El Dorado Hills to enjoy. I am also extremely concerned about the impact the rezone will have on the quality of life in E.D.H. as to traffic on El Dorado Hills boulevard which is already bad.

Perhaps you could work with Parker Development and the El Dorado Hills C.S.D. on a purchase agreement so the citizens of E.D.H. could purchase this land.

I urge you to please reject the rezone and work to keep this area zoned for recreation only.

Thank you for you consideration.
Diane Luca
Goya Way
El Dorado Hills, California

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

CEDHSP

1 message

Nancy Newell <redharlot1@gmail.com>

Mon, Apr 25, 2022 at 7:02 AM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us
Cc: redharlot1@gmail.com

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

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

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

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

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

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

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

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

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

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. Our OpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners. 91% of those sent officials of our opposition. We have amassed over 5300 signatures to date.

PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP Disapproval

1 message

Nicholas Nelson <nicholasnnelson@gmail.com>

Mon, Apr 25, 2022 at 7:03 AM

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

Good morning,

I'm writing to you all to express my disapproval of the suggested rezone of the old El Dorado Hills Golf Course in the Parker Central El Dorado Hills Specific Plan.

Thank you,
Nicholas

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

bill Moore <papa44@sbcglobal.net>
Reply-To: papa44@sbcglobal.net
To: planning@edcgov.us

Mon, Apr 25, 2022 at 7:50 AM

Please DO NOT vote in favor of/for the development Parker wants to do to us here in EDH. Why would you? There are so many reasons not to and for the life of me i cant think of one reason to vote for it. If it passes by you and the supervisors its all on you and we as residences will never trust you again. You all will have to explain yourselves.

What are Parkers and your plans for traffic on EDH Blvd.? What about water?

Now after having pleaded for a NO vote if i were a betting man i would put lots of money down in Vegas that you pass it and so will the supervisors.

Bill Moore
Loma Verde Dr.
95762

Dont forget to vote at all levels. Our Constitution and our Liberties depend on your vote.

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:16 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: <turfaz@aol.com>

Date: Fri, Apr 22, 2022 at 6:46 PM

Subject: CEDHSP

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

In a vote held a number of years ago, El Dorado Hills residents voted by over 90% not to have the old golf course property developed with housing. It is difficult to get over 90% of people to agree to almost anything. At a meeting held about 2 years ago, over 500 residents attended and no one voiced an opinion in favor of the development. You would think that Parker would get the hint by now but they keep pushing ahead hoping that us residents forget about it. No matter how much they sugar coat their proposals, they are still trying to do things that we do not want. We have not forgotten!!! We still oppose the development proposed by Parker and urge you not to allow it.

Richard and Roma Turoff
1141 Terracina Drive
El Dorado Hills



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP - Old Golf Course Rezone project

1 message

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

Mon, Apr 25, 2022 at 8:17 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: **manoj bhatia** <manoj3bhatia@yahoo.com>

Date: Fri, Apr 22, 2022 at 9:53 PM

Subject: CEDHSP - Old Golf Course Rezone project

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

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>

Dear Planning Commission Members,

I am a resident of El Dorado Hills and, along with over whelming majority of El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-25-22

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

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

My Sincere Thanks,

Manoj and Neetu Bhatia
6088 Brogan Way
El Dorado Hills

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: Meeting 4/28

1 message

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

Mon, Apr 25, 2022 at 8:17 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

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330 Fair Lane, Placerville, CA 95667
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----- Forwarded message -----

From: **Mia Ehsani** <mia.ehsani@gmail.com>
Date: Sat, Apr 23, 2022 at 3:24 AM
Subject: Meeting 4/28
To: <edc.cob@edcgov.us>

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams.

While it appears that the Serrano HOA board seemingly supports this development, I do not think they are remotely representative of the true wishes of their constituents.

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

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

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

The notice to the residents of El Dorado Hills and Serrano was drafted on April 15th and received on April 20th and the end date for comments is today the 21st for the meeting on April 28th. **PC Review 04-25-22**

done to eliminate the public's opportunity to comment on the proposed changes in the County plan and zoning?

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

Thank you for your time and consideration.

Best Regards,
Mia Ehsani, CLPF
Anderson Ehsani Fiduciary Services
(916)915-2660
3941 Park Drive
STE 20-524
El Dorado Hills, CA 95762

<https://www.aefiduciary.com/>



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHsp

1 message

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

Mon, Apr 25, 2022 at 8:17 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: **cyndi duran** <jcduran2@yahoo.com>
Date: Sat, Apr 23, 2022 at 7:17 AM
Subject: CEDHsp
To: <edc.cob@edcgov.us>

As a resident and registered voter of EDH for over 23 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

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

I moved here so my children can be closer to their grandparents and enjoy the country side EDH had to offer. I would like to continue to live here in my retirement and enjoy the peaceful environment. The contraction of changing low density zones to high density will make this area another Folsom and if that happens I will be moving away.

PLEASE make the proper recommendations to stop the rezoning of the old golf course.

19-1670 Public Comment

PC Rcvd 04-25-22

Sincerely

4/25/22, 11:28 AM

Edcgov.us Mail - Fwd: CEDHsp

Cynthia Hynes-Duran

Sent from my iPad

19-1670 Public Comment
PC Rcvd 04-25-22



Planning Department <planning@edcgov.us>

1 page

Fwd: Golf course redone

1 message

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

Mon, Apr 25, 2022 at 8:17 AM

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

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

From: **Ken Mahar** <kenemahar@gmail.com>

Date: Sat, Apr 23, 2022 at 8:31 AM

Subject: Golf course redone

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

I want to add my concern about developing the old golf course into housing and commercial structures. As a Serrano resident, my hope is that we keep this area as open space and keep development out. I do not want this to turn into another Bay Area scenario.
Ken Mahar

Sent from my iPhone
Ken Mahar
Ken-Mahar-Photos.com



Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:18 AM

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

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

From: **Lindsay Al-Esawi** <lindsay78@yahoo.com>

Date: Sat, Apr 23, 2022 at 9:19 AM

Subject: CEDHSP

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

Hello,

As a life long resident of El Dorado county and a mother of 4, I am concerned of the constant fight we need to put up as residents to maintain the suburban feel of El Dorado Hills.

Traffic, crime, lack of resources and the fact that Oak Ridge is impacted should be enough to stop this project!

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

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

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

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19-1670 Public Comment
PC Rcvd 04-25-22

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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.

19-1670 Public Comment
PC Rcvd 04-25-22

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,

Lindsay Al-Esawi

1508 Southridge Ct.

El Dorado Hills, CA 95762

(916) 296-6848



Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:18 AM

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

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

From: **Dominic Lavoie** <dominic26@yahoo.com>

Date: Sat, Apr 23, 2022 at 9:45 AM

Subject: CEDHSP

To: vegna@edcgov.us <vegna@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>

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19-1670 Public Comment
PC Rcvd 04-25-22

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Thank You for Your Thoughtful Consideration,

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:18 AM

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

FYI

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

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From: **Dominic Lavoie** <dominic260@gmail.com>

Date: Sat, Apr 23, 2022 at 9:45 AM

Subject: CEDHSP

To: vegna@edcgov.us <vegna@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>

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Thank You for Your Thoughtful Consideration,



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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Mon, Apr 25, 2022 at 8:19 AM

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

From: **Margaret Braile** <wmbraile@sbcglobal.net>
Date: Sat, Apr 23, 2022 at 10:42 AM
Subject: CEDHSP
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

I am going to keep this short as you already are aware of the issues. So, for the record: STOP THE REZONE!

William and Margaret Braile

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] Vote NO REZONE in EDH on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: **sdillon7431 via PL-dorado_oaks-m** <dorado_oaks@edcgov.us>
Date: Thu, Apr 21, 2022 at 10:31 PM
Subject: [dorado_oaks] Vote NO REZONE in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <planning@edcgov.us>, <dorado_oaks@edcgov.us>

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19,1670 Public Comment
PC Rev'd 04-25-22

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

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

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

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

Thank You for Your Thoughtful Consideration,

Sean Dillon

Oak Tree Village

--
Tom Purciel

19-1670 Public Comment
PC Rcvd 04-25-22

4/25/22, 11:56 AM

Edcgov.us Mail - Fwd: [dorado_oaks] Vote NO REZONE in EDH on CEDHSP

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>

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: The old executive golf course

1 message

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

Mon, Apr 25, 2022 at 8:19 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: **Fay** <fayzee9742@gmail.com>

Date: Sat, Apr 23, 2022 at 12:26 PM

Subject: The old executive golf course

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

Please vote to keep the old golf course open space.

I live on the bluff in Versante overlooking the intersection at El Dorado Hills Blvd and Serrano. The traffic is already so heavy. The traffic backs up below me, I have seen several accidents over the years in the intersection.

I usually go out the back gate to avoid the intersection but now that Saratoga has opened by Walgreens I can hardly make a left turn on to Saratoga because the traffic is so heavy in both directions and cars exiting Walgreens parking lot. The traffic on El Dorado Hills exit lane to Saratoga backs up for two blocks at certain times of the day. We do not need another 1000 homes contributing to the traffic situation.

Please protect our open space.

Sincerely,
Fay Peterson

Sent from my iPhone

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] Vote NO on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: **Ellen Terra** <ellenterra@hotmail.com>

Date: Thu, Apr 21, 2022 at 8:10 PM

Subject: [dorado_oaks] Vote NO on CEDHSP

To: The BOSONE <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, Karen Feathers <bosthree@edcgov.us>, BOS Four <bosfour@edcgov.us>, Sue Novasel <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Dear Members of the El Dorado County Planning Commission and the Board of Supervisors:

Reasons to vote NO REZONE in EDH on CEDHSP!

- I have been in my home in El Dorado Hills since 1998. I am writing to voice my strong opposition to Parker Development's CEDHSP. The county General Plan should be followed.

This property should remain zoned Open Space Recreation.

- John Hidahl was elected on the promise of preserving the land as zoned. I personally walked miles to distribute door hangers for him based on his position.
- We have a petition signed by over 5300 county residents who agree that this property should remain zoned Open Space Recreation.
- On January 13, 2020 there was a meeting at District Church in EDH attended by over 500 EDH residents all in support of **NO REZONE**. For 2 ½ hours residents were allowed to speak for 3 minutes each, not one person spoke in favor of the rezone.
- In 2015 an ADVISORY vote was taken regarding the rezone, ~~19 of 190 Public Comment~~ voted AGAINST THE REZONE.

PC Rcvd 04-25-22

- Local schools are already congested.
- Our water supply is stretched and we are constantly being asked to conserve and cut back on our water use.
- We need to preserve our open space and our trees as a means of reducing the impact of our extreme summer temperatures.
- We already have areas along Serrano Parkway, Silva Valley Parkway and El Dorado Hills Blvd that are severely congested with traffic.
- Attorney Marsha Burch submitted a letter on March 8, 2022 on behalf of the OpenSpace El Dorado Hills group. Ms. Burch pointed out that numerous flaws in Parker Development's CEDHSP exist. The plan does not meet CEQA requirements and does not address deficiencies identified in past DEIR submissions.
- Also identified in Ms. Burch's letter was the fact that the CEDHSP proposes a breach of the Serrano CC&R's, a DRE-approved contract between Parker Development and over 4500 Serrano Homeowners.

I kindly request that you please **VOTE NO REZONE**. Please help us preserve the beauty of the entrance to El Dorado Hills.

Best regards,

Ellen Terra

Member, Open Space El Dorado Hills

--

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>

19-1670 Public Comment
PC Rcvd 04-25-22

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: Proposed development of old golf course land

1 message

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

Mon, Apr 25, 2022 at 8:19 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: **Dust Bunny Studio** <dlkempker@gmail.com>

Date: Sat, Apr 23, 2022 at 12:11 PM

Subject: Proposed development of old golf course land

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

I have lived in El Dorado Hills since 1976 and have watched as one open plot of land after the other was developed. The old golf course land is one of the few large open areas left in El Dorado Hills.

I am very much opposed to the proposal by the Parker Company to develop the land. **Please do all you can to stop this development.** I would much prefer leaving the land natural, or at least making it into a park.

Thank you,

David Kempker
724 Ramon Court
El Dorado Hills, CA 95762

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] NO REZONE in EDH on CEDHSP.

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: 'Valeria Lipiec' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>
Date: Thu, Apr 21, 2022 at 3:40 PM
Subject: [dorado_oaks] NO REZONE in EDH on CEDHSP.
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>, planning@edcgov.us <planning@edcgov.us>

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

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

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

Please stop the rezone.

Thank you - Valeria Lipiec

--
Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
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19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

FYI

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

From: **Jim Low** <jm_low@yahoo.com>

Date: Sat, Apr 23, 2022 at 12:09 PM

Subject: CEDHSP

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

Hello EDC BOS,

As a resident of EDH / Waterford village for **28 years**, I am writing to voice my opposition to Parker Development's CEDHSP. Folks in my community moved here to have more open space! Those that want city life have plenty of choices in Sacramento and further west. Open space is far more valuable than more buildings and it helps keep our planet greener and more livable into the future.

Please do the right thing. The county General Plan should be followed and our open space should be preserved.

Thank you for preserving our community!

Sincerely,
James Low

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: [dorado_oaks] Parker Development Plan of El Dorado Hills

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: <oredgem@sbcglobal.net>
Date: Thu, Apr 21, 2022 at 3:22 PM
Subject: [dorado_oaks] Parker Development Plan of El Dorado Hills
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

As a long-term resident of El Dorado Hills, I am 100% AGAINST the Parker Development for Serrano West and Pedregal plans.

Why?

- More than 90% of residents voted against the plan
- Where will we get the water from, especially with our California drought?
- Traffic nightmares, especially when the kids become legal age for driving
- Destroying the land that will impact animals and nature

I strongly urge you to vote WITH the people of El Dorado Hills as opposed to the Parker Development money. Do the right thing.

Thank you,
Susan Hansen

--
Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
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Placerville, CA 95667
(530) 621-5903
tom.purciel@edcgov.us
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19-1670 Public Comment
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PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: Opposition to Executive Golf Course Rezone

1 message

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

Mon, Apr 25, 2022 at 8:19 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 Morgan** <cpmii@yahoo.com>
Date: Sat, Apr 23, 2022 at 11:43 AM
Subject: Opposition to Executive Golf Course Rezone
To: <Planning@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <Daniel.harkin@edcgov.us>, <andy.nevis@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Hello.

I am writing to the El Dorado County Commissioners and Planners asking you all to reject the rezone request by Parker Development for the old executive golf course.

This community has had a ton of growth and that area should be kept zoned for recreational to support all the residents. We need sports fields, aqua center and open space for our kids and community.

Protect the one area we have left so our kids and grand kids can enjoy the beauty and hopefully additional recreational amenities that will keep EDH great.

Sincerely,
Chris Morgan

Resident in Stoneridge Village



Fwd: [dorado_oaks] NO REZONE in EDH on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: Rose <rbonacum@ix.netcom.com>
Date: Fri, Apr 22, 2022 at 8:49 AM
Subject: [dorado_oaks] NO REZONE in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

Greetings,

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,

Rose Vigil

--
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>



Fwd: [dorado_oaks] CEDHSP
1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: Ruth Blackburn <rblackb@gmail.com>
Date: Fri, Apr 22, 2022 at 10:36 AM
Subject: [dorado_oaks] CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

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--
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>



Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: **Raymond Valadez** <racksac@pacbell.net>

Date: Fri, Apr 22, 2022 at 10:43 AM

Subject: [dorado_oaks] CEDHSP

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

To the Planning Commission and Board of Supervisors:

April 22, 2022

As a 25+ year resident of El Dorado Hills, I find myself reflecting on why I moved here originally. The magnificent hills, the horses running through the fields at Hwy 50 and Bidwell, the ridges at sunset. I could go on. But now, all I see are houses, buildings, and traffic. I see congestion, crowds, angry drivers, long red lights, and commotion at all intersections. To me, it has become El Dorado "Houses". There are no more hills.

Why do we continue to let a select few with means, trample those with less? There is no one that really benefits here but Parker. The need for housing is easily being addressed 2 miles west in Folsom where there is room to build, and by projects already approved and in motion. The continued packed growth only makes this area less livable and desirable. The infrastructure is not built to handle it, so we all pay the price. The schools are packed, the stores are packed, the freeway is packed. Enough is enough. Please think this one through.

I know you are aware of the many reasons to vote **no** on the rezone issue, but at least try to aid us with maintaining the quality of life for current and future residents of El Dorado Hills. It is why we voted for you. Also, consider how many are opposed to this rezone issue. Its time to stand up to the money and just say no and listen to the majority.

Historically, over, and over, the taxpaying residents of EDH have asked and requested that this rezone not be passed. That should be enough for the board and planning commission to abort this and put an end to it once and for all. We too are affected and none of us will pocket any lucrative returns. Leave the site as currently zoned. There is no reason to fix what isn't broken.

Additionally, included for your consideration are highlights of concern that continue to be at that heart of this issue:

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. 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. We already have had rationing, and water IS an issue.
5. The applicant should build out the 135 units in Serrano that are already approved. Why does that need to change at all?

I kindly request that you please vote **no rezone** on this 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,

Ray Valadez

2001 Haeling Place, El Dorado Hills, 95762

916-425-8014

4/25/22, 9:42 AM

Edcgov.us Mail - Fwd: [dorado_oaks] CEDHSP

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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>

19-1670 Public Comment



Fwd: [dorado_oaks] STOP the rezoning of the old Executive Golf Course: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: 'Heather Howell' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>
Date: Fri, Apr 22, 2022 at 9:20 AM
Subject: [dorado_oaks] STOP the rezoning of the old Executive Golf Course: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bostthree@edcgov.us <bostthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>
Cc: Sean Howell <seandhowell@yahoo.com>

Board of Supervisors and Planning Department,
Please, preserve the entrance to our beautiful community as open space.

Our family and community is opposed to the development and rezoning of the Old Executive Golf Course.

We care about keeping our community green and avoiding congestion and traffic similar to what is going on in Folsom with their build-out of 10,000 new homes which is a travesty to our environment and natural resources.

We moved to El Dorado Hills 20 years ago because it was different from the congested areas of Sacramento and the Bay Area. The quality of life and sense of recreation and community for our children was and still remains a priority. Our schools, specifically the high school is already at capacity, and the roads and parking on and around Silva Valley are inadequate for the number of schools and students in the area during peak times. Have you tried to drive near the high school at 8:15 in the morning? It's a mess! And a huge safety concern due to all the cars, pedestrians, and limited parking.

Our water and limited resources is concerning, continuing droughts and concern for fires is not the time to start building new homes in our community. **Please listen to our residents, we have for years opposed the development and rezoning of the Executive Golf Course in El Dorado Hills.**

Thank you for listening and considering our concerns.

Sean and Heather Howell
1040 Elmwood Court
El Dorado Hills
Residents since 2002

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>

4/25/22, 9:20 AM

Edcgov.us Mail - Fwd: [dorado_oaks] STOP the rezoning of the old Executive Golf Course: CEDHSP

19-1670 Public Comment

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:19 AM

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

From: **Eric Elliott** <eric@niftyimages.com>

Date: Fri, Apr 22, 2022 at 7:36 AM

Subject: [dorado_oaks] CEDHSP

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

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

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

As a resident of EDH for 3 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

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

We moved here 3 years ago to give my children a better life and enjoy the liberty of the surrounding open spaces. You are in a position to help and I hope that you will make the proper recommendations.

Eric Elliott

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PC Rcvd 04-25-22

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Tom Purciel
Senior Planner

County of El Dorado
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Placerville, CA 95667
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PC Rcvd 04-25-22

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#3



Planning Department <planning@edcgov.us>

1 page

Fwd: The old Executive golf course

1 message

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

Mon, Apr 25, 2022 at 8:19 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: **Fay Peterson** <faypeterson@yahoo.com>
Date: Sat, Apr 23, 2022 at 12:31 PM
Subject: The old Executive golf course
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Please vote to keep the old golf course open space.
I live on the bluff in Versante overlooking the intersection at El Dorado Hills Blvd and Serrano. The traffic is already so heavy. The traffic backs up below me, I have seen several accidents over the years in the intersection.
I usually go out the back gate to avoid the intersection but now that Saratoga has opened by Walgreens I can hardly make a left turn on to Saratoga because the traffic is so heavy in both directions and cars exiting Walgreens parking lot. The traffic on El Dorado Hills exit lane to Saratoga backs up for two blocks at certain times of the day. We do not need another 1000 homes contributing to the traffic situation.
Please protect our open space.
Sincerely,
Fay Peterson

Sent from my iPhone

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: Please do not rezone the Old Golf Course

1 message

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

Mon, Apr 25, 2022 at 8:20 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
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----- Forwarded message -----

From: **Don Hopkins** <ad-hoc@pacbell.net>
Date: Sun, Apr 24, 2022 at 3:42 PM
Subject: Please do not rezone the Old Golf Course
To: <Planning@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

El Dorado Hills does not need any development in the area that is currently designated open space which was the old Golf Course. The only proper alternative would be to keep it as it is or reopen the Old Golf Course. We purchased our house in El Dorado Hills in part due to the Old Golf Course. We lost property value and resale options because of the closure.

Please head the vote of the people in the area not the factual incorrect information that the Serrano HOA President sent to you. He and the board did this without the knowledge and consent of the HOA membership. You know this to be the facts so do not allow any changes from open space unless it is to reopen a new Golf Course.

16 year Serrano Home Owner

Don Hopkins
ad-hoc@pacbell.net

PC 4-28-22
#3

Planning Department <planning@edcgov.us>

2 page

Fwd: [dorado_oaks] NO REZONE in EDH on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: 'Tony and Samantha' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>

Date: Fri, Apr 22, 2022 at 9:20 AM

Subject: [dorado_oaks] NO REZONE in EDH on CEDHSP

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank You for Your Thoughtful Consideration,

Tony Hongschaovalit

8184 Damico Dr, El Dorado Hills, CA

708-289-6510

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Tom Purciel
Senior Planner

County of El Dorado
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#3



Planning Department <planning@edcgov.us>

1 page

Fwd: Please do not rezone the Old Golf Course

1 message

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

Mon, Apr 25, 2022 at 8:20 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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From: **Don Hopkins** <ad-hoc@pacbell.net>
Date: Sun, Apr 24, 2022 at 3:42 PM
Subject: Please do not rezone the Old Golf Course
To: <planning@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

El Dorado Hills does not need any development in the area that is currently designated open space which was the old Golf Course. The only proper alternative would be to keep it as it is or reopen the Old Golf Course. We purchased our house in El Dorado Hills in part due to the Old Golf Course. We lost property value and resale options because of the closure.

Please head the vote of the people in the area not the factual incorrect information that the Serrano HOA President sent to you. He and the board did this without the knowledge and consent of the HOA membership. You know this to be the facts so do not allow any changes from open space unless it is to reopen a new Golf Course.

16 year Serrano Home Owner

Don Hopkins
ad-hoc@pacbell.net

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] Rezoning issue

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: 'tina goodridge' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>

Date: Fri, Apr 22, 2022 at 10:28 AM

Subject: [dorado_oaks] Rezoning issue

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

Why is it this issue keeps coming up? How many times do we have to say NO to a rezoning proposal. We ask that you REJECT their Rezoning request and retain the county General Plan zoning.

Tina and Gary Goodridge
473 Morgan Ct
EDH

Kirsten Goodridge
437 Brisbane Cir
EDH

--
Tom Purciel
Senior Planner

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

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#3

Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: **Steven Sedgwick** <stevesedgwick@sbcglobal.net>

Date: Fri, Apr 22, 2022 at 11:00 AM

Subject: [dorado_oaks] CEDHSP

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

I am a 19 year Serrano resident and, along with most El Dorado Hills residents, am vehemently opposed to Parker's CEDHSP.

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

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

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

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

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

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

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

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

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

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

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

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

PLEASE, STOP THE REZONE.

Steven G Sedgwick

1643 Terracina Dr

EDH CA 95762

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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
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#3



Planning Department <planning@edcgov.us>

2 pag

Fwd: [dorado_oaks] Central El Dorado Hills Specific Plan Amendment

1 message

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

Mon, Apr 25, 2022 at 8:20 AM

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

From: **Bill Mayer** <billfishboy@gmail.com>
Date: Fri, Apr 22, 2022 at 11:08 AM
Subject: [dorado_oaks] Central El Dorado Hills Specific Plan Amendment
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

Dear Sirs:

This action would change the General Plan for the area, an action that should not be taken lightly. As you know, the General Plan land uses were set many years ago by the County with public input to establish a 25-30 year blueprint for long range development, as well as for the conservation and preservation of open space, and parks and recreation. By setting the General Plan blueprint, a delicate balance of land uses was established with each land use designation (including open space), circulation pattern, infrastructure demand, etc., being dependent on that delicate balance to create the quality of life that public consensus defined in the General Plan. As officials of the community, it is the duty of the Supervisors and Planning Commissioners to represent the public to fulfil the goals and objectives outlined in the current General Plan.

When the local and regional land use balance is disrupted (e.g., change land use from open space to urban development), it's like a domino effect on everything else. So with the proposed General Plan/Specific Plan Amendment, we could expect traffic to increase significantly, air quality to decline, a noisier environment, etc. because the land uses would not develop as envisioned in the General Plan. Also, if the General Plan is changed, there will be an adverse change to the jobs to housing ratio in our County which is considered a significant impact on our environment.

Open space is important to the health and welfare of our community and it must be preserved to protect our quality of life. If we don't protect our open space, our community would become another intense urban community like our neighbor Folsom. We don't need another Folsom, nor do we need to grow our way out of a financial concern. Do we really need more housing instead of open space and recreation? Can't we be satisfied with a proper balance of housing, commercial, business park and open space designed to give residents and quality of life as spelled out in the General Plan? Do we want to become Folsom, and if so, to what end? Is it only to pander to a powerful, deep-pocketed developer because they want to profit from developing the only remaining open space available in central El Dorado Hills? Once the open space is gone, we can't get it back, and the character of El Dorado Hills will be irreversibly changed.

For these reasons, please act appropriately and responsibly as representatives of the community and deny the General Plan/Specific Plan Amendment.

Respectfully,
Bill Mayer

--
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

19-1670 Public Comment
PC Rcvd 04-25-22

4/25/22, 12:07 PM

Edcgov.us Mail - Fwd: [dorado_oaks] Central El Dorado Hills Specific Plan Amendment

tom.purciel@edcgov.us

<https://www.edcgov.us/government/Planning>

19-1670 Public Comment
PC Rcvd 04-25-22



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Opposition of Rezoning Efforts (CEDHSP)

1 message

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

Mon, Apr 25, 2022 at 8:20 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: **Lindy Geyer** <lindygeyer@yahoo.com>

Date: Sun, Apr 24, 2022 at 8:13 PM

Subject: Opposition of Rezoning Efforts (CEDHSP)

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

El Dorado Planning Commission,

As a resident of Serrano in El Dorado Hills for 20 years, our family is in strong opposition to amendments to the CEDHSP and rezoning existing zoning districts. This land in particular serves as a primary gateway into El Dorado Hills. It's beautiful rolling hills and open nature picturesque quality defines our unique community and should not be altered. Amending the CEDHSP will forever change the face and unique character of El Dorado Hills to any other predictable sprawling big suburb.

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

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

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

Thank you for your time and consideration.

Sincerely,

Lindy Geyer

1251 Souza Drive
916-798-5035

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: <k.shigekawa@comcast.net>

Date: Fri, Apr 22, 2022 at 11:46 AM

Subject: [dorado_oaks] CEDHSP

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

Parker Development doesn't care whether there is enough water, they just build and make their money and move on to ruin some other locale. Many of you ran for office saying you were opposed to growth that ruins our way of life in EDH. Show us that you meant it!

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.

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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,
Katherine Armitage

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667

19-1670 Public Comment
PC Rcvd 04-25-22

4/25/22, 12:08 PM

Edcgov.us Mail - Fwd: [dorado_oaks] CEDHSP

(530) 621-5903

tom.purciel@edcgov.us

<https://www.edcgov.us/government/Planning>

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#3
Planning Department <planning@edcgov.us>

2 page 5

Fwd: [dorado_oaks] CEDHSP a.k.a Old EDH Golf Course Rezone Project Input

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: **PAUL AUSTIN** <plwaustin@comcast.net>

Date: Fri, Apr 22, 2022 at 12:56 PM

Subject: [dorado_oaks] CEDHSP a.k.a Old EDH Golf Course Rezone Project Input

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

I am a 20 year resident of El Dorado Hills. This email documents my opposition to Parker Development's CEDHSP. The El Dorado County General Plan should be followed as currently established with our open space preserved for residents and the public. I understand corporations' have a right to develop their land but residents also have a right to open space. The people of EDH aren't asking to stop all development, but rather we are asking to preserve our designated open space as intended for current and future generations.

We elected Supervisor John Hidahl, who ran on the promise he would preserve open space. Specifically, he promised to vote to ensure 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 he will vote to rezone this land disregarding his constituents' wishes. Residents of EDH are disgusted with Parker Development's and John Hidahl's brand of politics that disregard the people's wishes. I urge all involved in this important matter to look at the facts and put current politics aside. Please preserve this open space in our beautiful EDH community as originally approved. We do Not want 1000 homes to replace designated open space under any and all circumstances. Follow the General Plan and leave these unpopular politics aside.

Even though my son grew up here but is now stationed at McGuire Air Force Base in NJ, my grandkids may not be able to enjoy the same open space spoken of in this letter upon their return. But someone that got involved before I moved to EDH helped to shape the current General Plan that intended to leave this open space available for public use. I am indebted to them as I am a beneficiary of their work. I hope others will also benefit from the efforts I am making to preserve the old golf course land as open space for the future. You are in a position to help ensure EDH residents' wishes are achieved so I expect you will make the proper recommendations supporting permanent retention of this open space that is fully-supported by the vast majority of the people living in EDH.

Thank you in advance for your understanding and support in this important matter,

Paul R. Austin
1045 Venezia Drive
El Dorado Hills, CA 95762
916-260-9029

19-1670 Public Comment
PC Rcvd 04-25-22

--

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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PC Rcvd 04-25-22

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#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>

Mon, Apr 25, 2022 at 8:21 AM

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

From: **Mario Skaf** <mario.skaf@gmail.com>

Date: Fri, Apr 22, 2022 at 1:24 PM

Subject: [dorado_oaks] CEDHSP

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

As a resident of EDH, particularly Serrano, 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. Our beautiful EDH will become just like every other town, congested with homes and traffic, drawing crime and heavy pollution.

We elected 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. This was already rejected by the community in 2015. 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 1000s of homes to replace designated open space. Follow the General Plan and leave politics aside. Don't sell this community for profit.

Please, preserve the entrance to our beautiful community as open space so that my children can grow up here, enjoy the community that we have come to love, with open space and wildlife, but also making it a unique community. Please vote against it becoming congested with waste and overly crowded roads and infrastructure. I don't want 1000 homes to replace designated open space.

Thank you for reading my concerns and I hope you are able to help preserve our open space and our old golf course.

Thanks,
Mario Skaf
Serrano Resident

--

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



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] CEDHSP and Rezone—April 28 meeting

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: **Arthur Knapp** <art@arthurknapp.com>
Date: Fri, Apr 22, 2022 at 2:11 PM
Subject: [dorado_oaks] CEDHSP and Rezone—April 28 meeting
To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

I have concerns about any measures to rezone or build medium and high density housing. That area is a beautiful gateway into EDH and should not be turned into sprawling big suburb with increased traffic congestion.

Any proposals should at the very least contain the 9-hole 'Hay style' course as recently described in community publications. That provides community use, restores the original product, and acts a view buffer for the residents of Penela Way who paid lot premiums for their view. Then any housing should be minimized and be consistent in design character with the area.

Without this sort of resident friendly proposal, I am against any rezone.

Sincerely,
Arthur Knapp
100 Powfoot Place
EDH

Sent from my iPad:
Arthur Knapp
art@arthurknapp.com
408.209.2282

--
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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PC Rcvd 04-25-22

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#3



Planning Department <planning@edcgov.us>

1 page

Fwd: Rezoning of EDH open space - please vote no

1 message

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

Mon, Apr 25, 2022 at 8:21 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: **Mike Grebitus** <grebitusm@gmail.com>
Date: Mon, Apr 25, 2022 at 5:47 AM
Subject: Rezoning of EDH open space - please vote no
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,

I am respectfully writing this email to request this board and committee please vote NO regarding the rezoning of the open space previously used as the EDH executive golf course. Beyond the long list of reasons I personally believe this would actually be detrimental to our town, I just hope you all remember you we're voted into your position to be our voice. In this case, our voice was very clear when our town voted at an overwhelming 91% opposing the push by the Parker group.

Please hear our voice and do what is right by allowing the people of this town to make this decision.

Respectfully,
Mike Grebitus
Fairchild Village
El Dorado Hills

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

4 pages

Fwd: [dorado_oaks] No Rezone in EDH on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: S k <skrutty@gmail.com>
Date: Fri, Apr 22, 2022 at 2:23 PM
Subject: [dorado_oaks] No Rezone in EDH on CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>

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

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

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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.

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

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

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

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

Thank You for Your Thoughtful Consideration,

Jeetendria Konduru

5128 Mertola Drive,

El Dorado Hills, CA

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building
Long Range Planning
2850 Fairlane Court
Placerville, CA 95667
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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>

Mon, Apr 25, 2022 at 8:21 AM

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

From: **Wei Guanghua** <weighua@gmail.com>

Date: Fri, Apr 22, 2022 at 3:59 PM

Subject: [dorado_oaks] CEDHSP

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

Hello,

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 the 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 of miles down the road. The conversation about providing "affordable housing" within El Dorado Hills is ridiculous because nothing in El Dorado Hills will be less than Folsom – which is less than five miles away. (Think – would Beverly Hills build some low-income housing in the middle of their town? No, but there are communities nearby that ARE less expensive.)

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

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

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

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

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

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

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

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

Finally, you must know that the temperature in El Dorado Hills can get up to 105 degrees and even 108 degrees in the summer. Everyone knows that trees and green grass help with pollution and lower 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,

Guanghua Wei
(408) 813-0095

--

Tom Purciel
Senior Planner

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2850 Fairlane Court
Placerville, CA 95667
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#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: [dorado_oaks] NO ON REZONE

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: **don terra** <jdonterra@hotmail.com>
Date: Fri, Apr 22, 2022 at 6:29 PM
Subject: [dorado_oaks] NO ON REZONE
To: jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

Dear Members of the El Dorado County Planning Commission:

Reasons to vote NO REZONE in EDH on CEDHSP!

- I have been in my home in El Dorado Hills since 1998. I am writing to voice my strong opposition to Parker Development's CEDHSP. The county General Plan should be followed. This property should remain zoned Open Space Recreation.
- John Hidahl was elected on the promise of preserving the land as zoned. I personally walked miles to distribute door hangers for him based on his position.
- We have a petition signed by over 5300 county residents who agree that this property should remain zoned Open Space Recreation.
- On January 13, 2020 there was a meeting at District Church in EDH attended by over 500 EDH residents all in support of **NO REZONE**. For 2 ½ hours residents were allowed to speak for 3 minutes each, not one person spoke in favor of the rezone.
- In 2015 an ADVISORY vote was taken regarding the rezone, over **91%** of those who voted voted **AGAINST THE REZONE**.
- Local schools are already congested.
- Our water supply is stretched and we are constantly being asked to conserve and cut back on our water use.
- We need to preserve our open space and our trees as a means of reducing the impact of our extreme summer temperatures.
- We already have areas along Serrano Parkway, Silva Valley Parkway and El Dorado Hills Blvd that are severely congested with traffic.
- Attorney Marsha Burch submitted a letter on March 8, 2022 on behalf of the OpenSpace El Dorado Hills group. Ms. Burch pointed out that numerous flaws in Parker Development's CEDHSP exist. The plan does not meet CEQA requirements and 1670 Public Comment deficiencies identified in past DEIR submissions.

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- Also identified in Ms. Burch's letter was the fact that the CEDHSP proposes a breach of the Serrano CC&R's, a DRE-approved contract between Parker Development and over 4500 Serrano Homeowners.

I kindly request that you please **VOTE NO REZONE**. Please help us preserve the beauty of the entrance to El Dorado Hills.

Best regards,
John Donald Terra
Member, Open Space El Dorado Hills

--

Tom Purciel
Senior Planner

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#3



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] Say no to more building please! No CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: **Sarah Cerrona** <scerrona@gmail.com>
Date: Sat, Apr 23, 2022 at 1:46 PM
Subject: [dorado_oaks] Say no to more building please! No CEDHSP
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>, <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>

To The Planning Commission of El Dorado Hills,

Thank you for taking the time to read this email. I have lived in EDH for almost a decade and I have seen a lot of growth in the relatively short time I have been here. To be honest, I don't want to see more. The schools are full, the roads are busy, and the rural feel of EDH is being diminished. My husband and I are strongly opposed to Parker's CEDHSP - the new development plan.

I firmly think NO ONE should be able to buy land zoned for open space and then ask for that open space to be rezoned into building space. Developers need to be limited. The area is already getting too crowded. No one wants more homes, condos and apartments where our beautiful oak trees and rolling hills and open fields bring beauty and peace to our community.

My husband and I ask that YOU please REJECT the Rezoning request and maintain the county General Plan zoning.

Keep our EDH beautiful.
Sincerely,

Jonathan and Sarah Cerrona
scerrona@gmail.com

--
Tom Purciel
Senior Planner

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#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP: Rezoning of EDH open space - please vote no

1 message

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

Mon, Apr 25, 2022 at 8:21 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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From: **Mike Grebitus** <grebitusm@gmail.com>

Date: Mon, Apr 25, 2022 at 5:49 AM

Subject: CEDHSP: Rezoning of EDH open space - please vote no

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,

I am respectfully writing this email to request this board and committee please vote NO regarding the rezoning of the open space previously used as the EDH executive golf course. Beyond the long list of reasons I personally believe this would actually be detrimental to our town, I just hope you all remember you we're voted into your position to be our voice. In this case, our voice was very clear when our town voted at an overwhelming 91% opposing the push by the Parker group.

Please hear our voice and do what is right by allowing the people of this town to make this decision.

Respectfully,
Mike Grebitus
Fairchild Village
El Dorado Hills



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Parker's Central El Dorado Hills Specific Plan.

1 message

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

Mon, Apr 25, 2022 at 8:21 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

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

From: **Jay Onasch** <jayonasch@gmail.com>
Date: Mon, Apr 25, 2022 at 5:47 AM
Subject: Parker's Central El Dorado Hills Specific Plan.
To: <edc.cob@edcgov.us>

Please do not approve Parker's Central El Dorado Hills Specific Plan.

Jay Onasch



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Rezone

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

Mon, Apr 25, 2022 at 8:21 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

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From: **Helen Dobbs** <htdobbs52eyesblu@hotmail.com>
Date: Mon, Apr 25, 2022 at 12:09 AM
Subject: Rezone
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

STOP THE REZONE NOW!

- 1) The infrastructure is not adequate.
We already are having problems with congested traffic.
- 2) NOT enough water.
- 3) Oakridge High is already impacted, kids are being shipped up the hill. A good hour drive. No other high school in EDH.

HELEN DOBBS
STEVEN RATTO
Sent from Samsung Galaxy smartphone.

Sent from Samsung Galaxy smartphone.

Sent from Samsung Galaxy smartphone.

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] No on rezone

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

From: **'Scott Lewis'** via **PL-dorado_oaks-m** <dorado_oaks@edcgov.us>
Date: Mon, Apr 25, 2022 at 6:18 AM
Subject: [dorado_oaks] No on rezone
To: dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

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

PLEASE, STOP THE REZONE.

Scott Lewis
EDH resident

Sent from my T-Mobile 5G Device
Get Outlook for Android

--
Tom Purciel
Senior Planner

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



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: Rezoning in El Dorado Hills—CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:21 AM

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

FYI

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

From: **Robert Challoner** <rchalloner@sbcglobal.net>

Date: Mon, Apr 25, 2022 at 2:12 AM

Subject: Rezoning in El Dorado Hills—CEDHSP

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

I have been a resident of El Dorado Hills for 25 years now. El Dorado Hills has already become so dense in population immediately around the Serrano area in the past ten years that the last thing needed is to lose the open space zoning around the old golf course.

The open space provides 1) unique beauty of the community 2) climate cooling affecting the homes in the area 3) reduces traffic congestion in an already dense neighborhood . I am not opposed to development but that development has to be made over a wider area otherwise we will end up like an ugly congested and noisy Roseville. People leave the Bay Area for these reasons and we do not want to turn into the Bay Area.

Please do not sell out to Parker profits at the expense of homeowners. Please do not contribute to overcrowding and traffic congestion. Please allow the community to keeps its natural charm and beauty. This is not LA and there is plenty of room to build houses in this county in other places.

Thank you,
Robert Challoner
1256 Terracina Drive
El Dorado Hills, CA

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] No on rezone

1 message

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

Mon, Apr 25, 2022 at 8:22 AM

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

From: **'Scott Lewis' via PL-dorado_oaks-m** <dorado_oaks@edcgov.us>
Date: Mon, Apr 25, 2022 at 6:18 AM
Subject: [dorado_oaks] No on rezone
To: dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

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

PLEASE, STOP THE REZONE.

Scott Lewis
EDH resident

Sent from my T-Mobile 5G Device
Get Outlook for Android

--
Tom Purciel
Senior Planner

County of El Dorado
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PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 page }

Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:22 AM

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

From: 'Birgitta Warvarovsky' via PL-dorado_oaks-m <dorado_oaks@edcgov.us>

Date: Thu, Apr 21, 2022 at 7:55 PM

Subject: [dorado_oaks] CEDHSP

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

Dear El Dorado Hill Planning Commission,

El Dorado Hills is becoming crowded and rezoning of land should not be allowed. It is very concerning that when you invest your life savings into your home and you research the zoning around it; that can be changed.

I grew up in the foot hills and I slowly feel that too many houses are being built in our area with out additional thought for a hospital or other big infra structure such as public transportation.

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

Any property owner may build on land they own, as long as they do so within zoning and building limitations. However, we should NOT allow anyone(no matter how much money or how many lawyers they have) to buy land zoned; especially something designated as 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. This is particularly concerning in an age where we are constantly reminded about climate change and need for trees and grass for O2 production.

There also must be limits to the number of homes a developer can put in an already crowded area. The developers are all about money; open spaces and nature is something we cannot put a price on.

Please do not allow this especially for residents who grew up here in the foothills.

Birgitta Warvarovsky

Home owner 4065 Ironwood Drive, EDH

19-1670 Public Comment
PC Rcvd 04-25-22

Sent from my iPhone

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Tom Purciel
Senior Planner

County of El Dorado
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Planning Department <planning@edcgov.us>

1 page

Fwd: [dorado_oaks] CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:22 AM

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

From: **Mike McCollum** <mc52@sbcglobal.net>

Date: Thu, Apr 21, 2022 at 4:15 PM

Subject: [dorado_oaks] CEDHSP

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

I am extremely opposed to rezoning the EDH golf course for anything but community use. The space should remain open for community and recreational uses. It was zoned for recreation and should stay that way! There are so many possibilities for the space that would enhance and benefit the entire community and perhaps bring tourist or recreational dollars in to the area (soccer, event space (weddings?), scaled down golf practice facility (Top Golf?), open space, hiking trails, dog park).
 Converting to some residential profit center for Parker Development is not acceptable.

Parker Development should sell the property back to the county for what they paid for it, and with the zoning it had at the time they purchased the property.
 Please do not vote for rezoning.

Thank you for your consideration.

Mike McCollum
 Bailey Circle

--
Tom Purciel
 Senior Planner

County of El Dorado
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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>

Mon, Apr 25, 2022 at 8:22 AM

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

From: **Don Janelle** <DonJanelle@msn.com>

Date: Thu, Apr 21, 2022 at 4:20 PM

Subject: [dorado_oaks] CEDHSP

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

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

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

Even though my kids have grown up here and have now moved away, my grandkids may not enjoy the open space spoken of in this letter. But someone that got involved before I moved to EDH helped to shape the General Plan. I am indebted to them as I have been the beneficiary of their work since I raised my kids here. I hope others will benefit from the efforts I have made to preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations.

Don & Leslie Janelle
2010 Driftwood Cir
El Dorado Hills, CA

--

Tom Purciel
Senior Planner

County of El Dorado
Department of Planning and Building

19-1670 Public Comment
PC Rcvd 04-25-22

4/25/22, 1:07 PM

Edcgov.us Mail - Fwd: [dorado_oaks] CEDHSP

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

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:22 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: **Nicholas Nelson** <nicholasnelson@gmail.com>

Date: Mon, Apr 25, 2022 at 7:03 AM

Subject: CEDHSP

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

Good morning,

I'm writing to you all to express my disapproval of the suggested rezone of the old El Dorado Hills Golf Course in the Parker Central El Dorado Hills Specific Plan.

Thank you,
Nicholas

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us> Mon, Apr 25, 2022 at 8:22 AM
To: 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: **K and S Tank** <skcaltank@yahoo.com>
Date: Mon, Apr 25, 2022 at 6:30 AM
Subject: CEDHSP
To: bosone@edcgov.us <bosone@edcgov.us>

Dear Planning Commission and Board of Supervisors,

I have been an El Dorado Hills resident for more than 15 years. I have seen quite a bit of development and more importantly seen the dramatic increases in traffic and congestion. Current infrastructure does not support more houses especially along El Dorado Hills Blvd.

Our community which is a beautiful place to live will start to look like Rancho Cordova if you allow rezoning of the old golf course. It was zoned "recreational" for a reason and needs to stay that way. Families and community members would love to be able to use that land as a park and green open space. Please do not be swayed by big corporations and kickbacks. Do the right thing and preserve the open space for current residents. We are watching!

Thank you,
Scott Tank



Planning Department <planning@edcgov.us>

2 pages

Fwd: [dorado_oaks] Stop the Rezoning - CEDHSP!

1 message

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

Mon, Apr 25, 2022 at 8:22 AM

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

From: **Kelly Gallardo** <kgallard@us.ibm.com>

Date: Thu, Apr 21, 2022 at 7:38 PM

Subject: [dorado_oaks] Stop the Rezoning - CEDHSP!

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

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

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

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

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

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

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

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

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

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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.

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

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

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

PLEASE, STOP THE REZONE.

Regards,

Kelly Gallardo

--

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
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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>

Mon, Apr 25, 2022 at 8:22 AM

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

From: **Andrew W Bullinger** <abulling@us.ibm.com>

Date: Thu, Apr 21, 2022 at 4:31 PM

Subject: [dorado_oaks] CEDHSP

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

Hello Board of Supervisors and Planning Commission,

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

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.

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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,

Andrew Bullinger

--

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>



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:22 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

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

From: **Ryan Davey** <rdavey@yahoo.com>

Date: Mon, Apr 25, 2022 at 6:34 AM

Subject: CEDHSP

To:

Dear Publicly Elected Servants,

Please listen to your constituents and vote to end the Parker golf course rezone. The people have spoken and it's time to listen to them. Our Infrastructure can not handle this increase and our children deserve better. Adding these homes to an already busy corridor will be a disaster. My son rides his bike to and from Rolling Hills, next year Oak Ridge and I do not think he or any other EDH resident will be well served by dropping a ton of houses in an area that was meant to be and agreed upon as a green space.

Your decisions to allow rezoning and your failure to plan effectively for the future impacts they cause on your constituents are alarming.

For example, allowing the commercial space by Walgreens to be rezoned. This area is a nightmare due to the blind corner and the traffic generated in both directions at Park Dr and EDH Blvd.

The Finders Way road that connects to Saratoga has caused several accidents due to your failure to install something simple like a stop sign, much less a turn out lane. During the meeting your Traffic commissioner coldly stated "we buy insurance for that (accidents)...a stop sign would cost the city \$10,000." That's a small price to put on someone's life.

The north bound turn lane from EDH Blvd to Saratoga is a mess, you were personally asked if you would address this prior to the commercial rezone, what happened and who is responsible? The turn lane from Saratoga to go North on EDH Blvd is also a mess. Frequently both lanes require 2-3 light sequences to get through. Now you want to add 1000+ more homes to impact this aging infrastructure you failed to address the last 3-4 times you voted to rezone and abandoned your constituents?

Come on people, do the right thing and listen to the people you represent. Do not allow this rezone to occur.

Sincerely,

Ryan Davey

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PC Rcvd 04-25-22

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PC Rcvd 04-25-22



PC 04/28/2022

3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: CEDHSP and rezone effort

1 message

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

Mon, Apr 25, 2022 at 8:22 AM

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

FYI

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

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

Date: Mon, Apr 25, 2022 at 6:49 AM

Subject: Fwd: CEDHSP and rezone effort

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

Below is the email I sent to the planning commission to voice my opposition to the golf course rezone / development plan to be discussed this week. This is not the first time you've heard from residents with concerns about traffic, overcrowded schools and other services / quality of life that will be affected by dense housing and commercial development on corridors that simply do not have the infrastructure to support it. If El Dorado Hills is to be the community with runaway development, it should be accompanied by Cityhood, which might then bring attention to resources that support the City we are becoming. Thank you, please vote No !

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

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

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

Subject: CEDHSP and rezone effort

To: <planning@edcgov.us>

To the El Dorado Planning Commission,

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

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

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

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PC Rcvd 04-25-22

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

Thanks for your service and consideration.

Cathy Devito
3311 Bellingham Pl
El Dorado Hills



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

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

Mon, Apr 25, 2022 at 8:23 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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From: **C K** <sunflower2699@gmail.com>
Date: Mon, Apr 25, 2022 at 7:54 AM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

Please stop the rezoning that Parker is attempting.

--

Char Dahl

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: El Dorado Hills Golf Course Rezone CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:23 AM

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

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

From: **Diane Luca** <dluca916@gmail.com>
Date: Mon, Apr 25, 2022 at 7:04 AM
Subject: El Dorado Hills Golf Course Rezone CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

As a resident of El Dorado Hills for 35 years, I am writing to you to oppose the El Dorado Hills Golf Course rezone.

When Mr. Parker purchased this property he was well aware that the zoning was recreational and not zoned for homes, businesses, apartments or commercial use.

I have witnessed the growth of E.D. H. and am aware of the desperate need for baseball and soccer fields etc. for the families of El Dorado Hills to enjoy. I am also extremely concerned about the impact the rezone will have on the quality of life in E.D.H. as to traffic on El Dorado Hills boulevard which is already bad.

Perhaps you could work with Parker Development and the El Dorado Hills C.S.D. on a purchase agreement so the citizens of E.D.H. could purchase this land.

I urge you to please reject the rezone and work to keep this area zoned for recreation only.

Thank you for your consideration.
Diane Luca
Goya Way
El Dorado Hills, California

19-1670 Public Comment
PC Rcvd 04-25-22

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us> Mon, Apr 25, 2022 at 8:23 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: **robert miller** <medhead49@yahoo.com>
Date: Mon, Apr 25, 2022 at 7:41 AM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

When you think of EDH, what do you think of?
Hills, not houses. What keeps the value up here is not the homes yet what surrounds them. Space to breath, to stretch.
Kill that and the image dies, and so does value.
Please stop the rezone.

Rob Miller,
Serrano resident since 2015



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:23 AM

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

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

From: **Bill Hochstetler** <bhochst@gmail.com>

Date: Mon, Apr 25, 2022 at 8:07 AM

Subject: CEDHSP

To: <Bosone@edcgov.us>, <Bostwo@edcgov.us>, <Bosthree@edcgov.us>, <Bosfour@edcgov.us>, <Bosfive@edcgov.us>, <EDC.cob@edcgov.us>, <planning@edcgov.us>, <jvenga@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.Hardin@edcgov.us>

As 30 year residents of El Dorado Hills we are opposed to the proposed rezone of the former golf course El.

We can see no reason why the wishes of the residents of El Dorado Hills, as expressed in the petition signed by over 5300 people, should be ignored to rezone land designated as open space.

Traffic congestion has already lowered our quality of life. The ongoing drought calls into question water supply for current residents and future development already allowed under the current General Plan. Our high school is already at capacity. It is unconscionable to consider amending the existing General Plan to benefit Parker Development to the detriment of existing residents.

We respectfully request that the planning commission respect the existing General Plan and reject Parker Developments self-enrichment scheme.

Bill and Claire Hochstetler
582 Platt Circle
El Dorado Hills Sent from my iPhone

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

3 pages

Fwd: [dorado_oaks] CEDHSP Please Vote NO REZONE

1 message

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

Mon, Apr 25, 2022 at 8:25 AM

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

From: Carol Peterson <carolp6666@gmail.com>
Date: Thu, Apr 21, 2022 at 5:39 PM
Subject: [dorado_oaks] CEDHSP Please Vote NO REZONE
To: <andy.nevis@edcgov.us>, <bosfive@edcgov.us>, <bosfour@edcgov.us>, <bosthree@edcgov.us>, <bostwo@edcgov.us>, <daniel.harkin@edcgov.us>, <dorado_oaks@edcgov.us>, <john.clerici@edcgov.us>, <jvegna@edcgov.us>, <kpayne@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.

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

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19-1670 Public Comment
PC Rcvd 04-25-22

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-25-22

Thank You for Your Thoughtful Consideration,

Carol Peterson
2130 Outrigger Drive
El Dorado Hills

--

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 04/28/2022
#3

Fwd: KEEP the EDH OPEN SPACE

Inbox



0 PAGES

County of El Dorado Clerk of the Board

8:21 AM (4 hours ago)

to Donald, me

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: **Whitman, Michael** <michael.whitman@sap.com>

Date: Sun, Apr 24, 2022 at 4:48 PM

Subject: KEEP the EDH OPEN SPACE

To: Planning@edcgov.us <Planning@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, john.cleric@edcgov.us <john.cleric@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>

Cc: mjwhitman@protonmail.com <mjwhitman@protonmail.com>

25 April 2022

Everyone-

As a 3rd generation military veteran (Lt Commander US Navy and former F-14 fighter pilot/test pilot/TOP GUN selected - including Operation Desert Storm): I had the good fortune to move my family anywhere in EDH ... we specifically chose the Serrano area closely adjacent to the natural wild area. This area is what makes EDH so special - and in our neighborhood - accessible to everyone within walking distance. It is an amazing experience.

As an amateur naturalist - I have spent significant time in the Open Space for the simple fact that it provides incredible micro-climates and a true, reclaimed natural area for countless species to see, film, experience and introduce my children to..... first hand. I grew up in Colorado, Wyoming and Montana -

PC Rcvd 04-25-22

frequently backpacking on extended trips to observe and experience nature; this is only to provide context as the diversity of species which would be driven away and habitats destroyed - and how truly unique this area is as nature has been reclaiming it. I have seen firsthand how more development destroys natural regions.

Animal species which live and nest in this area I have personally seen on countless occasions include:

Deer, coyotes and rabbits

Red-Tailed Hawks (which nest)

Swainson's Hawks

White-tailed Kites

Mallard Ducks

Great Blue Herons

Snowy Egrets

Western Meadowlarks

Red-winged Blackbirds

Multiple nesting sparrow species

Western Bluebirds

Multiple Jay species

Canadien Geese in groups of 40 or more

... And many more species I am still trying to ID, and which are too numerous to note.

Attached are some photos as example. These photos were from my iPhone camera - no telephoto needed. I was very close. Because this is a natural ecosystem - you can slowly and easily approach to take some rare photos

I take my dogs hiking the natural pathways - which in the late Fall through early Spring - afford beautiful grass overgrowth to hike and safely observe these species as they nest, feed and live. Rain or shine - the abundance and variety of flora and fauna is wonderful as the seasons change. As others do, we experience real nature up close and personal...not some dog park or public park that is fenced and over-regulated. To destroy this area by unnecessary development and willful destruction of these natural areas, nesting marshes and ponds would be nothing short of criminal - and would rob us of an incredible and safe way to experience real natural beauty in its native state.

I am not even touching on the amazing abundance of wildflowers and plant-life which are everywhere.

It is clear that there are many reasons to vote **NO REZONE** on this issue. The most critical is to maintain the incalculable 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:

19-1670 Public Comment
PC Rcvd 04-25-22

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.

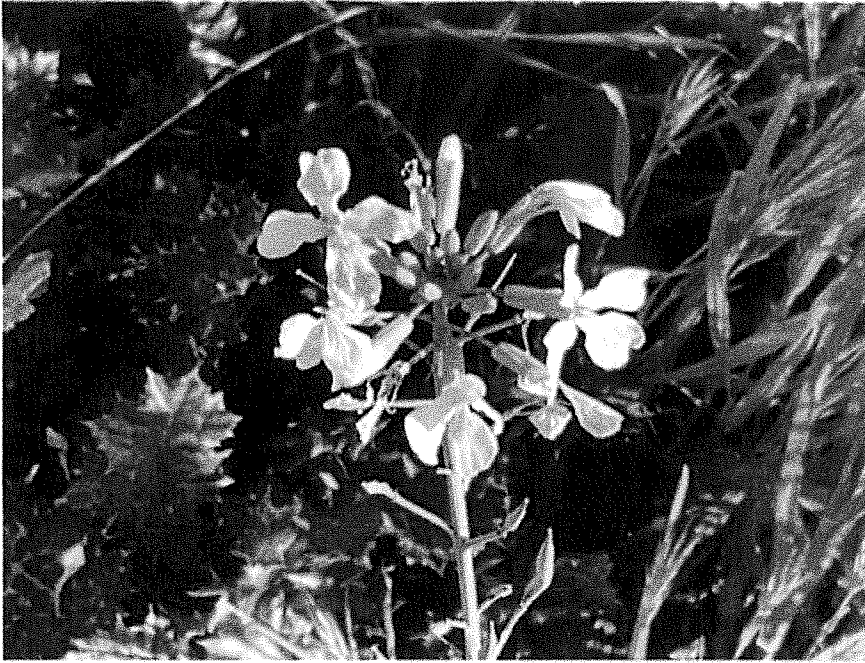
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Thank You For Your Thoughtful Consideration,

Michael (and Wendy) Whitman and family
1282 Souza Drive
Mobile: 408-891-1339







Sent from my iPad



PC 4/28/22
#3

Planning Department <planning@edcgov.us>

6 pages

original

Fwd: KEEP the EDH OPEN SPACE

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>

FYI

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

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19-1670 Public Comment

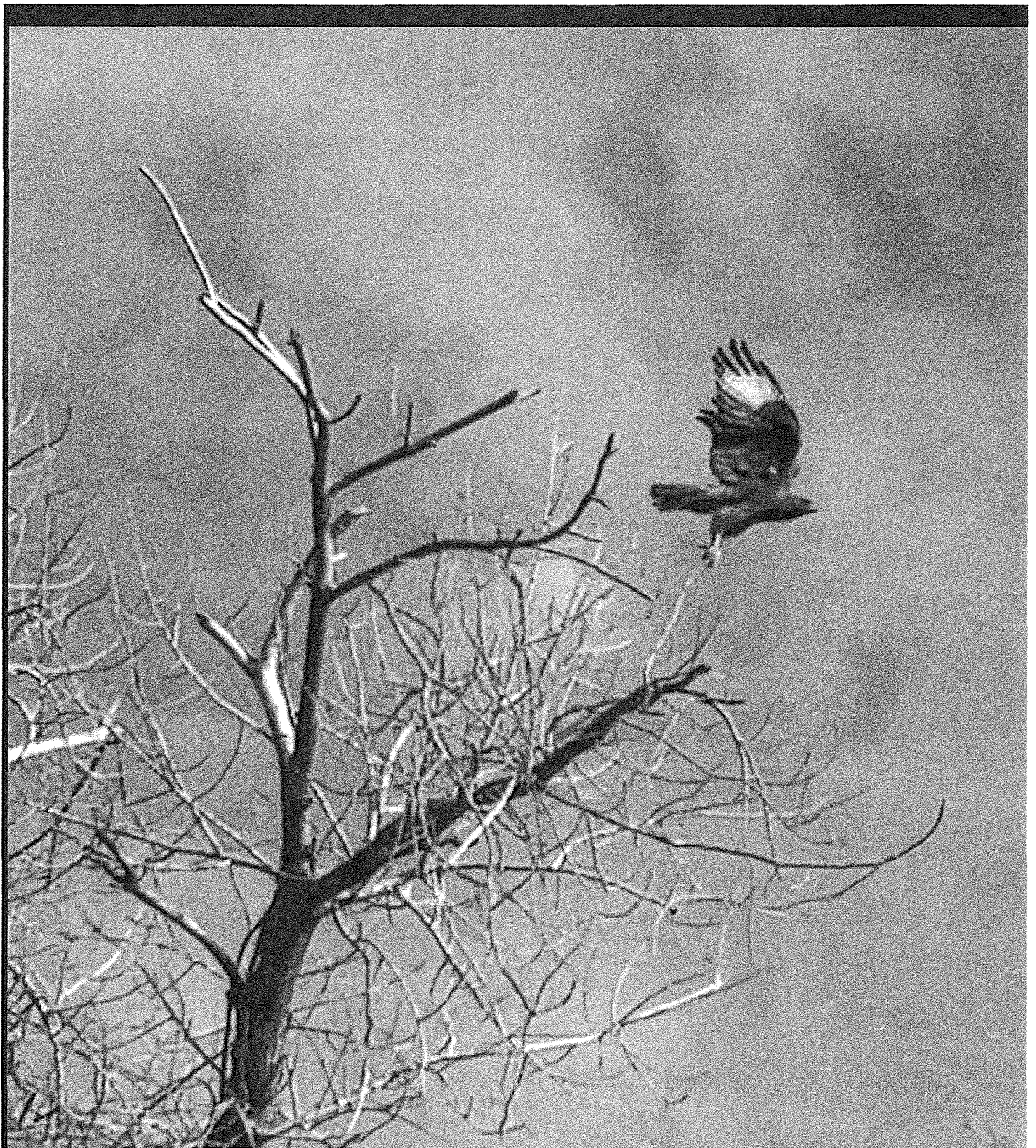
PC Rcvd 04-25-22

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1282 Souza Drive
Mobile: 408-891-1339



19-1670 Public Comment
PC Rcvd 04-25-22







Sent from my iPad

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages!

Fwd: [*EXTERNAL*] Request to submit comment for 4/28 meeting

1 message

Brittany DiTonno <bditionno@edhcsd.org>

Mon, Apr 25, 2022 at 8:46 AM

To: planning@edcgov.us

Cc: mia.ehsani@gmail.com

Good morning,

I received the below email from an El Dorado County resident that I believe was meant for your office regarding your upcoming Planning Commission meeting.

Please note: The resident is copied on this email should you need anything further.

Thank you,

Brittany DiTonno

Executive Assistant to the GM/Clerk of the Board

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

From: **Mia Ehsani** <mia.ehsani@gmail.com>

Date: Sat, Apr 23, 2022 at 3:39 AM

Subject: [*EXTERNAL*] Request to submit comment for 4/28 meeting

To: <bditionno@edhcsd.org>

El Dorado County Planning Commission,

We are homeowners in El Dorado County and specifically in the part of Serrano closest to this proposed massive development. We have informally polled many of our neighbors through social contact, meeting them on the street and their yards while out walking and by knocking on doors. We have been unable to find single neighbor who supports the Parker/Serrano Associates LLC proposed project. I am sure that some local realtors may support the idea as it offers further opportunities for income streams.

While it appears that the Serrano HOA board seemingly supports this development, I do not think they are remotely representative of the true wishes of their constituents.

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

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

El Dorado Hills residents have voiced their opposition to reducing open space on several previous occasions. We are here to say once again, we oppose rezoning the old EDH golf course **19-1670-2 Public Comments** through regardless of the overwhelming opposition is enough? Open space is already **PC Board 04-25-22**

us at a rapid pace.

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

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

Thank you for your time and consideration.

Best Regards,
Mia Ehsani, CLPF
Anderson Ehsani Fiduciary Services
(916)915-2660
3941 Park Drive
STE 20-524
El Dorado Hills, CA 95762

<https://www.aefiduciary.com/>



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

2 PAGES

Fwd: Numerous reasons to vote NO REZONE in EDH on CEDHSP

1 message

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

Mon, Apr 25, 2022 at 8:53 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: **Balen Sales** <balensales@gmail.com>

Date: Mon, Apr 25, 2022 at 8:53 AM

Subject: Numerous reasons to vote NO REZONE in EDH on 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>

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

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19-1670 Public Comment
PC Resd 04-25-22

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Thank You for Your Thoughtful Consideration,
Rosa Sales
Resident of Sienna Ridge in EDH



Planning Department <planning@edcgov.us>

Numerous reasons to vote NO REZONE in EDH on CEDHSP

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- 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 are more appealing to the residents and to El Dorado Hills proper and could provide revenue for the County that it needs.

19-1670 Public Comment

PC Rev 04-25-22

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,
Rosa Sales
Resident of Sienna Ridge in EDH



Planning Department <planning@edcgov.us>

CEDHSP; Please preserve the open space

1 message

Jess Sansone <jsansone@mac.com>

Mon, Apr 25, 2022 at 8:54 AM

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

Hi,

My family and I have lived in El Dorado Hills for almost 15 years. We moved to El Dorado Hills because the community was built around open space and quality of life that these spaces bring. Our family often recreates and enjoys these spaces given their beauty and proximity to our home. With regards to the upcoming vote on the rezoning proposal for the old golf course, our family hopes that you vote to maintain the recreational status of the land.

Thank you,
Jess Sansone
4213 Torrazzo Way
El Dorado Hills, CA 95762
916-296-7370

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

CEDHSP

1 message

erika@erikamailman.com <erika@erikamailman.com>

Mon, Apr 25, 2022 at 9:06 AM

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

Dear elected officials,

Please, do NOT approve Parker's plans for the golf course rezone. The residents of EDH have overwhelmingly indicated, time and time again, that they do NOT support the rezone. Parker must keep this plot as recreation/open space as that determination is legally binding.

Thank you for voting the way the people who elected you WANT you to vote: say no.

Erika Mailman

PC 4-28-22

#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Bill Hochstetler <bhochst@gmail.com>

Mon, Apr 25, 2022 at 9:07 AM

To: Bosone@edcgov.us, Bostwo@edcgov.us, Bosthree@edcgov.us, Bosfour@edcgov.us, Bosfive@edcgov.us, EDC.cob@edcgov.us, planning@edcgov.us, jvenga@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.Hardin@edcgov.us

As 30 year residents of El Dorado Hills we are opposed to the proposed rezone of the former golf course El.

We can see no reason why the wishes of the residents of El Dorado Hills, as expressed in the petition signed by over 5300 people, should be ignored to rezone land designated as open space.

Traffic congestion has already lowered our quality of life. The ongoing drought calls into question water supply for current residents and future development already allowed under the current General Plan. Our high school is already at capacity. It is unconscionable to consider amending the existing General Plan to benefit Parker Development to the detriment of existing residents.

We respectfully request that the planning commission respect the existing General Plan and reject Parker Developments self-enrichment scheme.

Bill and Claire Hochstetler
582 Platt Circle
El Dorado Hills Sent from my iPhone



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 9:14 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: <erika@erikamailman.com>

Date: Mon, Apr 25, 2022 at 9:12 AM

Subject: CEDHSP

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

Dear elected officials,

Please, do NOT approve Parker's plans for the golf course rezone. The residents of EDH have overwhelmingly indicated, time and time again, that they do NOT support the rezone. Parker must keep this plot as recreation/open space as that determination is legally binding. Thank you for voting the way the people who elected you WANT you to vote: say no.

Erika Mailman



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Fwd: No on Rezone

1 message

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

Mon, Apr 25, 2022 at 9:18 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: **Karsten VARDAS** <kvardas78@comcast.net>

Date: Mon, Apr 25, 2022 at 9:16 AM

Subject: Fwd: No on Rezone

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

Good morning,

Please do not approve rezoning the old golf course.

Thank you

Karsten



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Jerry Drysdale <jerrydrysdale@yahoo.com>
To: Planning@edcgov.us

Mon, Apr 25, 2022 at 9:18 AM

As a resident of EDH for 19 years, i live in Versante, on the bluff above the senior center.

My view is the intersection and old golf course.

Over the 19 years I have seen the traffic increase and several accidents at this intersection. I cannot imagine 1000 more homes.

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

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

Sincerely Jerry Drysdale

Sent from Yahoo Mail for iPhone

19-1670 Public Comment
PC Rcvd 04-25-22



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP - Please maintain open space in EDH

1 message

L McMahon <lmcmahon510@gmail.com>

Mon, Apr 25, 2022 at 9:22 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

25 Apr 2022

Dear Board of Supervisors & Planning Commission,

We have resided in EDH for over 30 years, coming from a nearby rural mountain county, and are writing to voice our opposition to Parker Development's CEDHSP. We believe the county General Plan should be followed and our open space should be preserved as an integral part of our community.

We have raised our family here in this beautiful area, golfing on the old course and teaching our children to golf on that course.

We, as well as others, have consistently voiced our objections to this development, and yet this plan keeps popping back up as if the community has not repeatedly opposed it. 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!

It is evident that the voters of El Dorado Hills do not want this plan to proceed, yet the developer ignores public opposition and continues to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County to change the zoning and ignore the residents' stated views.

We are concerned over many issues: water and other infrastructure issues, the visual, traffic and noise issues, impacts to our schools, etc. But mostly, we are concerned that it is the start of a tidal wave of growth to a community that has created a special atmosphere for now and for future generations.

Many others have made salient points that we agree with:

- *The old golf course is currently zoned as "Open Space Recreation" and should remain so.*
- *Our local high school is already impacted.*
- *EDH already has traffic congestion issues, especially near the schools.*
- *This area has been subject to droughts and water conservation restrictions; more residential houses will exacerbate this problem for the entire EDH.*

We support the "open space" zoning of the old EDH golf course and are **strongly opposed to rezoning.**

Brian and Loreen McMahon

19-1670 Public Comment
PC Rcvd 04-25-22

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#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: CEDHSP - Please maintain open space in EDH

1 message

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

Mon, Apr 25, 2022 at 9:23 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

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

From: L McMahon <lmcmahon510@gmail.com>

Date: Mon, Apr 25, 2022 at 9:23 AM

Subject: CEDHSP - Please maintain open space in EDH

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>

25 Apr 2022

Dear Board of Supervisors & Planning Commission,

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We have raised our family here in this beautiful area, golfing on the old course and teaching our children to golf on that course.

We, as well as others, have consistently voiced our objections to this development, and yet this plan keeps popping back up as if the community has not repeatedly opposed it. 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!

It is evident that the voters of El Dorado Hills do not want this plan to proceed, yet the developer ignores public opposition and continues to exert pressure on our supervisors and our county officials charged with managing development and growth in El Dorado County to change the zoning and ignore the residents' stated views.

We are concerned over many issues: water and other infrastructure issues, the visual, traffic and noise issues, impacts to our schools, etc. But mostly, we are concerned that it is the start of a tidal

19-1670 Public Comment
PC Rcvd 04-25-22

wave of growth to a community that has created a special atmosphere for now and for future generations.

Many others have made salient points that we agree with:

- *The old golf course is currently zoned as "Open Space Recreation" and should remain so.*
- *Our local high school is already impacted.*
- *EDH already has traffic congestion issues, especially near the schools.*
- *This area has been subject to droughts and water conservation restrictions; more residential houses will exacerbate this problem for the entire EDH.*

We support the "open space" zoning of the old EDH golf course and are **strongly opposed to rezoning.**

Brian and Loreen McMahon



PC 04/28/2022
3

Planning Department <planning@edcgov.us>

4 PAGES

Fwd: OUR LAST CHANCE TO STOP THE REZONE!

1 message

Laureen Shuttleworth <lshuttleworth@att.net>

Mon, Apr 25, 2022 at 9:46 AM

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

Cc: Forrest Shuttleworth <forrestshuttleworth@yahoo.com>, "Parksnotparker.org" <admin@parksnotparker.org>

STOP THE REZONE! I have lived in El Dorado Hills for 42 years. One of the greatest draws to El Dorado Hills was the beautiful golf course, open spacious land and serenity. All of that has been stripped from El Dorado Hills! El Dorado Hills is now fast paced and over crowded area. It's a community filled with too many houses, apartments and fast food chains.

When my family moved here 42 years ago, the promise was that El Dorado Hills would remain the quiet bedroom community of Sacramento and that there would never be fast food chains or apartments allowed in El Dorado Hills! These ideas were taboo to even think about! Now El Dorado Hills is so ridiculously overcrowded and fast paced that it is absolutely horrible! It used to be a pleasure to drive down the boulevard or go to the grocery store but now this area is filled with too people in a rush. Too many people here are rude and self-centered.

I'd worked for El Dorado County Superior Court for 28 years. I'd served the ADR Administrator for the last decade or so. I have seen firsthand how overcrowding causes so many more problems, lawsuits, accidents and crime in our community.

Parker let the golf course die out on purpose for greed! He is a liar. The plan to build more housing in El Dorado Hills is ludicrous, adding even more people, housing, smog and traffic congestion to the already overcrowded, fast paced traffic situation. The situation now consists of overcrowding, lack of water and bad air quality. El Dorado Hills lies directly above the Sacramento smog bowl so we are living right in the pollution rim. With the addition of each new living space that is planned, there will be at least two cars if not more per household. El Dorado Hills residents cannot allow this to happen!

We have a ability to say "no" and to win. This is our right! This plan must be stopped immediately! There is no justification to allow this toxic plan to happen! Many people living in El Dorado Hills have objected to this horrific plan. We want and deserve to be heard and to overrule this dangerous plan. This plan for more housing will create more havoc in our community! We have a right to object and to be heard and not ignored! We deserve to win in order to keep El Dorado Hills as it is and not to allow it to become even more overcrowded and to lose more open space!

Sincerely,

Laureen (formerly Lawrence) and Forrest and Shuttleworth

From: Open Space EDH Inc <admin@parksnotparker.org>

Date: April 24, 2022 at 9:53:59 PM PDT

To: Lshuttleworth@att.net

Subject: OUR LAST CHANCE TO STOP THE REZONE!

Reply-To: Open Space EDH Inc <admin@parksnotparker.org>



19-1670 Public Comment
PC Rcvd 04-25-22

OUR LAST CHANCE TO STOP THE REZONE!

The Planning Commission hearing at 8:30 AM on Thursday, April 28th, will be our LAST CHANCE to prevent the REZONE. All indications are that the Planning Commission will approve Parker's Central El Dorado Hills Specific Plan. Once they do, the supervisors will use that as their justification to vote YES!

If you have not yet written to the Planning Commission opposing the plan, PLEASE DO SO NOW.

Here are the email addresses you will need.

Planning Commission email addresses:

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

Board of Supervisors email addresses:

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

Include "CEDHSP" in the Subject line if you remember.

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

Remember, complete your task right now. **We only have a couple days left** to submit written public comments. **Deadline for sending emails is this Tuesday, April 26th** to ensure your comment gets processed and accounted.

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

Just like we showed up and spoke at the meeting in January 2020 at the District Church, we need to rally together again. (Photo shown above and below.)

Please show up and speak at the meeting this week on Thursday, April 28, 2022. 8:30 AM at the Planning Commission Hearing Room, 2850 Fairlane Court, Placerville. Or call into the zoom call for this meeting.

Zoom call: 530-621-7603 or 530-621-7610. The Meeting ID is 872 8567 0946.

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

OpenSpaceEDH team

19-1670 Public Comment
PC Rcvd 04-25-22



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OpenSpaceEDH

El Dorado Hills, CA 95762

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PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 9:51 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: B 3 <b332676@hotmail.com>
Date: Mon, Apr 25, 2022 at 9:47 AM
Subject: CEDHSP

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

I hope this letter finds everyone with an open mind to reconsider the the proposed development of the old golf course in El Dorado Hills. I am not thoroughly educated on all the details on the history of this proposed development, but it sounds like there have been some smoke and mirrors involved with it making it this far. That is sad. This has been voted on at least once, possibly twice with an overwhelming majority saying they do not want this in the community.

Families move to EDH to get away from the congestion of high density housing. The western slope is not as rural as the rest of El Dorado County but it is a lifestyle that people desire. Sacramento county does not offer this. This proposed development is going to add more congestion to every aspect of life in this community. El Dorado Hills Boulevard and Silva Valley Road are already high speed thoroughfares and the majority of schools here are already impacted. I am a product of the schools and community here. I moved here in 1986 with my parents. They were in search of a lifestyle without congestion and a solid community in which they could raise a family. After finishing college and establishing a career, I chose to return to EDH and raise my family in the same community that raised me.

Listen to the residents of El Dorado Hills. They have already spoken. Preserve whats left of the open lands here. Develop something that will benefit the community. Keep the congestion and high density housing in Sacramento county.

Respectfully,
Brenden Brown
EDH resident



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

2 messages

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

Mon, Apr 25, 2022 at 9:51 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: Lluana Mccann <nasturtiumheaven@gmail.com>
Date: Mon, Apr 25, 2022 at 9:50 AM
Subject: CEDHSP
To: <edc.cob@edcgov.us>

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

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

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

Sincerely,

Lluana McCann

Planning Department <planning@edcgov.us>
Draft

Mon, Apr 25, 2022 at 9:55 AM

[Quoted text hidden]

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



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

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

CEDHSP

1 message

HARRY BOOTH <hrbooth@comcast.net>
To: "planning@edcgov.us" <planning@edcgov.us>
Cc: Sharon Booth <smbmsw@comcast.net>

Mon, Apr 25, 2022 at 9:55 AM

We have been residents of El Dorado Hills for forty years and are opposed to the rezone of the former golf course. It is evident that the citizens of this community are opposed to the Parker plan. Do your duty and protect the citizens of El Dorado Hills, vote no on this plan.

Thank you,

Harry R. & Sharon M. Booth

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

CEDHSP

1 message

Melissa Garske <fashiongirlmelissa@yahoo.com>

Mon, Apr 25, 2022 at 10:12 AM

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

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

Please see attached letter regarding the April 28 Planning Commission meeting.

Melissa Harris

Cell (530) 409-2345

 **CEDHSP Harris letter.pdf**
57K

Melissa L. Harris

El Dorado Hills, CA 95762

April 25, 2022

RE: NO REZONE

Planning Commission,

I write to you today as a long-time El Dorado Hills resident and as the president 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 re-routed.

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 said 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,

Melissa Harris
El Dorado Hills resident
President of the El Dorado Hills Townhouse Association



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Gene Nieri - ANS <gnieri@ans-corp.com>

Mon, Apr 25, 2022 at 10:12 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

Greetings,

As a resident of EDH for 36 years, I am writing to voice my **opposition** to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved.

People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

We elected a supervisor, John Hidahl, who ran on the promise that he would preserve open space. Specifically, he promised to vote to make sure the old golf course would remain as open space.

Unfortunately, Mr. Hidahl has not spoken out against the rezone recently and it's widely believed that he will vote to rezone this land. People in our 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.

Even though my kids have grown up here and have now moved away, my grandkids may not enjoy the open space spoken of in this letter. But someone that got involved before I moved to EDH helped

to shape the General Plan. I am indebted to them as I have been the beneficiary of their work since I raised my kids here. I hope others will benefit from the efforts I have made to preserve the golf

course as open space. You are also in a position to help and I hope that you will make the proper recommendations.

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,

Gene Nieri

EDH resident since 1986

19-1670 Public Comment
PC Rcvd 04-25-22

PC 04-28-22
#3
2 pages



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:22 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: **Melissa Garske** <fashiongirlmelissa@yahoo.com>

Date: Mon, Apr 25, 2022 at 10:12 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>

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

Please see attached letter regarding the April 28 Planning Commission meeting.

Melissa Harris

Cell (530) 409-2345

 CEDHSP Harris letter.pdf
57K

Melissa L. Harris

El Dorado Hills, CA 95762

April 25, 2022

RE: NO REZONE

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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,

Melissa Harris
El Dorado Hills resident
President of the El Dorado Hills Townhouse Association

PC 04-28-22
#3
2 pages



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:22 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: **Gene Nieri - ANS** <gnieri@ans-corp.com>

Date: Mon, Apr 25, 2022 at 10:12 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>

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19-1670 Public Comment

PC Rcvd 04-25-22

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

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Thank You for Your Thoughtful Consideration,

Gene Nieri

EDH resident since 1986

PC 04-28-22
#3
1page



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:22 AM

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

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El Dorado County
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----- Forwarded message -----

From: <xke4pa@aol.com>

Date: Mon, Apr 25, 2022 at 10:13 AM

Subject: Fwd: CEDHSP

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

-----Original Message-----

From: xke4pa@aol.com

To: jvegna@edcgov.us <jvegna@edcgov.us>; kpayne@edcgov.us <kpayne@edcgov.us>; john.cleric@edcgov.us <john.cleric@edcgov.us>; andy.nevis@edcgov.us <andy.nevis@edcgov.us>; daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>

Sent: Mon, Apr 25, 2022 10:11 am

Subject: CEDHSP

As a long time resident of EDH, I am asking you to please stop the rezoning of the old golf course. Developers have completely carved up our beautiful foothill community and it must stop. The building of tract developments has ruined the integrity of EDH and caters to Bay Area residents who have no commitment or loyalty to our town. Please put a stop to yet another development that the residents of EDH don't want. We attend meetings to voice our opposition in "Standing room only." Please pay attention and listen to us.

Paula Autry
695 Knight Lane
El Dorado Hills



Planning Department <planning@edcgov.us>

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:22 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
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----- Forwarded message -----

From: **Ken Hansen** <kjhansen76@gmail.com>

Date: Mon, Apr 25, 2022 at 10:20 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>

Dear El Dorado Planning Commission and Board of Supervisors,

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

In addition, amending the CEDHSP to introduce medium and high density housing into an already congested main artery (El Dorado Hills Boulevard) is irresponsible.

We have witnessed similar irresponsibility 1st hand with significant numbers of new homes being built off of Bass Lake Road with minimal improvements to Bass Lake Road. For over four years our Laurel Oaks neighborhood has been pummeled with endless heavy construction equipment traffic, dirt and noise during Bell Woods construction. I don't want any other existing neighborhoods to have to endure such atrocities.

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

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

Thank you for your time and consideration.

Kenneth J. Hansen

19-1670 Public Comment
PC Rcvd 04-25-22

PC04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: Central EDH Specific Plan - No Rezone Please

1 message

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

Mon, Apr 25, 2022 at 10:24 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: **Kate Ellison** <kate.r.ellison@gmail.com>
Date: Sun, Apr 24, 2022 at 8:28 PM
Subject: Central EDH Specific Plan - No Rezone Please
To: <vegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <Daniel.harkin@edcgov.us>
Cc: The Bosone <bosone@edcgov.us>

Dear Planning Commission and Supervisor Hidahl,

I'm writing to express my concern with the consideration of Parker's CEDHSP. And potential rezoning the old golf course. As a kid, I loved playing the course. As an adult, I was promised it would be maintained as open space.

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, my alma mater. Adding more high density housing to the area further impacts the schools in our town.

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.

Kate Ellison
2567 Crown Drive
El Dorado Hills CA 95762
+17074789350

PC 04-28-22

#3

Planning Department <planning@edcgov.us>

1 page



CEDHSP

1 message

spencer.d.leonard <spencer.d.leonard@gmail.com>

Mon, Apr 25, 2022 at 10:32 AM

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

Please do not rezone the old golf course. We live in EDH because of its size and tight community bond. With every piece of land you take away and put houses on you make us more like folsom.

-Spencer Leonard



CEDHSP - Important: Please read!!!

1 message

Kennedy Donohue <kennedy.donohue@yahoo.com>

Mon, Apr 25, 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, bostfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Good morning,

As a resident of EDH for 16 years, I am writing to voice my opposition to Parker Development's CEDHSP. I am asking that the county General Plan be followed and our open space should be preserved. I want my children, now 1.5 and 4.5 years old, to enjoy the rolling hills as they grow up, just as I did. I believe these aspects of our town are what makes EDH unique and such a wonderfully beautiful place to live. I'm not asking to stop all development, but simply asking to preserve our designated open space for future generations.

Thank you for your time and consideration on this very important matter.

Sincerely,
Kennedy Capozzoli
(Serrano resident)



Fwd: Rezone

1 message

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

Mon, Apr 25, 2022 at 10:42 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: **Helen Dobbs** <htdobbs52eyesblu@hotmail.com>
Date: Mon, Apr 25, 2022 at 12:05 AM
Subject: Rezone
To: bosone@edcgov.us <bosone@edcgov.us>

STOP THE REZONE NOW!

- 1) The infrastructure is not adequate.
We already are having problems with congested traffic.
- 2) NOT enough water.
- 3) Oakridge High is already impacted, kids are being shipped up the hill. A good hour drive. No other high school in EDH.

HELEN DOBBS
STEVEN RATTO
Sent from Samsung Galaxy smartphone.

Sent from Samsung Galaxy smartphone.

Sent from Samsung Galaxy smartphone.

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: Rezoning in El Dorado Hills—CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:43 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: **Robert Challoner** <rchalloner@sbcglobal.net>
Date: Mon, Apr 25, 2022 at 2:12 AM
Subject: Rezoning in El Dorado Hills—CEDHSP
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

I have been a resident of El Dorado Hills for 25 years now. El Dorado Hills has already become so dense in population immediately around the Serrano area in the past ten years that the last thing needed is to lose the open space zoning around the old golf course.

The open space provides 1) unique beauty of the community 2) climate cooling affecting the homes in the area 3) reduces traffic congestion in an already dense neighborhood . I am not opposed to development but that development has to be made over a wider area otherwise we will end up like an ugly congested and noisy Roseville. People leave the Bay Area for these reasons and we do not want to turn into the Bay Area.

Please do not sell out to Parker profits at the expense of homeowners. Please do not contribute to overcrowding and traffic congestion. Please allow the community to keeps its natural charm and beauty. This is not LA and there is plenty of room to build houses in this county in other places.

Thank you,
Robert Challoner
1256 Terracina Drive
El Dorado Hills, CA



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 10:44 AM

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

FYI

Office of the Clerk of the Board
El Dorado County
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530-621-5390

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From: **spencer.d.leonard** <spencer.d.leonard@gmail.com>

Date: Mon, Apr 25, 2022 at 10:32 AM

Subject: CEDHSP

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

Please do not rezone the old golf course. We live in EDH because of its size and tight community bond. With every piece of land you take away and put houses on you make us more like folsom.

-Spencer Leonard



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP - Important: Please read!!!

1 message

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

Mon, Apr 25, 2022 at 10:44 AM

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

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

From: **Kennedy Donohue** <kennedy.donohue@yahoo.com>

Date: Mon, Apr 25, 2022 at 10:34 AM

Subject: CEDHSP - Important: Please read!!!

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>

Good morning,

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Sincerely,
Kennedy Capozzoli
(Serrano resident)

PC 04-28-22
#3
1page



Planning Department <planning@edcgov.us>

Fwd: No on rezone

1 message

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

Mon, Apr 25, 2022 at 10:50 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: **Scott Lewis** <slewis@unitedsic.com>
Date: Mon, Apr 25, 2022 at 6:22 AM
Subject: No on rezone
To: bosone@edcgov.us <bosone@edcgov.us>

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

PLEASE, STOP THE REZONE.

Scott Lewis
EDH resident

Sent from my T-Mobile 5G Device
Get Outlook for Android



No Rezone of EDH Old Golf Course

1 message

Gregg Bussey <ghb987@yahoo.com>
To: Gregg Bussey <ghb987@yahoo.com>

Mon, Apr 25, 2022 at 11:06 AM

Hi-

I am a resident of El Dorado Hills and live here to enjoy the open space. I am against the rezoning proposal of Parker Development to build 1,000 units at the old golf course.

An overwhelming majority of residents are against this project. We do not want EDH to become more crowded. We love our open space and don't want to see it go away. In addition, traffic will increase especially at El Dorado Hills Blvd near Highway 50 which is already a congested area.

Please support the residents of EDH and DON'T LET THIS REZONE HAPPEN!

Thank you,

Gregg Bussey

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: Parker's plan

1 message

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

Mon, Apr 25, 2022 at 11:07 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: **dlinda781** <dlinda781@att.net>
Date: Mon, Apr 25, 2022 at 7:19 AM
Subject: Parker's plan
To: <bosone@edcgov.us>

As a 27 year resident of EDH I implore you to vote against CEDHSP. Haven't we seen enough loss of our open space? Please slow the urbanization of our once rural community. Also, consider the resources necessary to support more dense housing. What about traffic,water, etc. Thank you for paying attention to the needs of your constituents.

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

PC 04-28-22
#3
2 pages



Planning Department <planning@edcgov.us>

CEDHSP

1 message

Marla Meredith <marla@netpilotweb.com>

Mon, Apr 25, 2022 at 11:19 AM

To: planning@edcgov.us

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

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

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

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

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

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

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

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan.

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

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

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

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

19-1670 Public Comment
PC Rcvd 04-25-22

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

PLEASE, STOP THE REZONE.

Thank you for your thoughtful consideration,

Marla Meredith

Marla Meredith
Creative Director
NetPilot Web Solutions

phone: 916.941.1181
email: marla@netpilotweb.com
website: <http://www.netpilotweb.com>



Planning Department <planning@edcgov.us>

Charm of Eldorado Hills in Danger- CEDHSP

1 message

Rakesh Sethi <rakesh007@aol.com>

Mon, Apr 25, 2022 at 11:19 AM

Reply-To: Rakesh Sethi <rakesh007@aol.com>

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

The charm of El Dorado Hills is at stake if we rezone the open spaces.
The feeling of living in the countryside is a great feeling in EDH that must be kept intact.

There are numerous NEGATIVES with the Parker Development that I am sure you have already heard FROM MANY so I will spare them here and HOPE YOU WILL VOTE AGAINST the rezone.

I hope and trust you will keep this open space for recreation for the wellbeing of the community and the environment.

Thank you,

Rakesh Sethi
925-895-7117

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

2 pages

Fwd: [dorado_oaks] Open spaces El Dorado Hills

1 message

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

Mon, Apr 25, 2022 at 11:23 AM

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

From: **Robert Rinker** <karmakreations@hotmail.com>
Date: Mon, Apr 25, 2022 at 11:19 AM
Subject: [dorado_oaks] Open spaces El Dorado Hills
To: john.clerici@edcgov.us <john.clerici@edcgov.us>, andy.nevis@edcgov.us <andy.nevis@edcgov.us>, daniel.harkin@edcgov.us <daniel.harkin@edcgov.us>, dorado_oaks@edcgov.us <dorado_oaks@edcgov.us>

April 23, 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, courts

19-1670 Public Comment
PCs Rec'd 04-25-22

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,

Bob and Lorraine Rinker
2040 Wood Mar Drive, EDH 95762
916-939-0448

Bob Rinker
Karma Kreations
3107 Alhambra Drive
Cameron Park, CA 95682
(916)858-1808 - 10:00-5:00 Mon-Fri PST

--

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>

Stop the Rezone

1 message

Waisner, Jeff <JWAISNER@travelers.com>

Mon, Apr 25, 2022 at 11:29 AM

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

As a resident of EDH since 1994, I am writing to voice my opposition to Parker Development's CEDHSP.

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.

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19-1670 Public Comment
PC Rcvd 04-25-22

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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,

Jeff Waisner

1994 Elbe Ct. EDH, CA

916.534.9701

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TRVDiscDefault:1201



Planning Department <planning@edcgov.us>

El Dorado Hills Resident Voice

1 message

Amy Cooney <amy184@sbcglobal.net>

Mon, Apr 25, 2022 at 11:33 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

To whom it may concern:

I am writing to those with power and a greater voice than I. I am a resident of El Dorado Hills, a mother of 2 children at Silva Valley Elementary school, and a concerned citizen. Please stop the Rezoning. This amazing town has undergone enough growth in the last 10 years since we have lived here. Once our open spaces are gone they are gone forever. Our schools are at maximum capacity, our roads are more congested at school drop off and pickup than they were in LA where I came from. Please consider the opinion of the residents in this sweet town of El Dorado Hills before making this permanent decision which will impact us all.

Thank you,

Amy Cooney
El Dorado Hills resident



CEDHSP

1 message

frank vigil <frankydv@yahoo.com>

Mon, Apr 25, 2022 at 11:37 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>

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

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

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

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

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

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

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

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

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

Our group of residents formed the Open Space El Dorado Hills group, a revision of the Parks Not Parker effort. Our OpenSpaceEDH.org website provides supporters with information about the CEDHSP and includes a petition against it. Residents who oppose the plan may sign the petition,

19-1670 Public Comment
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which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

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

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

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

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

PLEASE, STOP THE REZONE.

Regards,
Frank Vigil

PC 04-28-22
#3

Planning Department <planning@edcgov.us>

1 page

El Dorado Hills Central Specific Plan (EDHCSD) Comments

1 message

DavidB Smith <davidbsmith101@gmail.com>

Mon, Apr 25, 2022 at 11:58 AM

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

Good afternoon Planning Commission Members,

My name is David Smith. I am a 15 year resident of the Woodridge Community within the Bass Lake Village. I am writing today to express my opposition to the El Dorado Hills Central Specific Plan proposed by Parker Development. As proposed, their plan does not preserve the lifestyle and community of El Dorado Hills. It proposes to reduce open space, increase traffic and congestion, and likely exacerbate shortages of the limited utilities and services we have in this part of the county. And their proposal is not supported by the residents of EDH, including myself.

The Parker Plan does not comply with the County's permitting and zoning requirements, and the County should not change its zoning and permitting requirements for Parker Development. That would be a very short sighted view of this community's needs.

I urge the Planning Commission to not approve the Parker Development EDHCSD, and not change zoning and permitting requirements within the County for the benefit of Parker Development. Holding the line established by the County General Plan is not only the most sensible approach to growth and development in El Dorado Hills, it is what the vast majority of residents believe is required to maintain El Dorado Hills as a desired plan to live and work.

The County missed an opportunity two years ago with Parker Development's approval of Serano Edgelake and J to improve Bass Lake Road to adequately handle the increased traffic of the developments. Those new developments should have rightly constructed the proper infrastructure to accommodate these new housing developments.

Again, please do not approve the Parker Development EDHCSD in its present form, requiring zoning changes and loss of open space within the community.

Sincerely,

David Smith

davidbsmith101@gmail.com

19-1670 Public Comment
PC Rcvd 04-25-22



Planning Department <planning@edcgov.us>

Plan Amendments CEDHSP

1 message

Ted Duley <tduley4@gmail.com>

Mon, Apr 25, 2022 at 11:59 AM

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

To the El Dorado County Planning Commission

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

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

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

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

I ask you to FOLLOW THE LAW as well as the wishes of the El Dorado County citizens that are directly affected.

Thank you,
Ted Duley

**Enthusiasm is contagious.
Not having enthusiasm is also contagious.**

**Ted Duley
Chief Fun Officer
Life is Fun**



612-249-4072 C
tduley4@gmail.com



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

3 PAGES

Fwd: 28 April 2022 Planning Commission Rezoning Meeting

1 message

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

Mon, Apr 25, 2022 at 12:01 PM

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: **Andy Schildt** <andy.schildt@yahoo.com>
Date: Mon, Apr 25, 2022 at 11:58 AM
Subject: 28 April 2022 Planning Commission Rezoning Meeting
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>, <bostthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Andreas & Beatrice Schildt
1794 Rochhampton Place
El Dorado Hills, CA 95762

25 April 2022

To: Planning Commission Members
Board of Supervisors

My wife and I have lived in El Dorado County for 45 years and in El Dorado Hills proper for 15 years. Over these years, we have seen many changes in the County and also specifically in the foothills including El Dorado Hills. We both are strongly opposed to Parker Development's CEDHSP and that the General Plan should not be changed and that the current open space must be preserved as Open Space Recreation.

We vote for **No Rezoning**.

In 2015, we voted against the rezoning (an Advisory vote) as did approximately 90% of the people that voted. We attended the very lengthy meeting in 2020 at the District 10 Public Comment. PC Rev ED#2522

several hundred people spoke all against the rezoning, and more recently we signed a petition not for the County to change the current zoning.

Consider some of these thoughts/observations, in no particular order as to a path forward:

- El Dorado Hills means the Golden Hills. Keep it that way.
- Asbestos Problem: El Dorado Hills appears to be a normal town to live with parks, good schools, various villages, gated communities. The area however has a major problem---natural occurring asbestos (NOA) under the town. Around 2004, the EPA took air samples. If I recall, almost all of the samples contained tremolite asbestos, a dangerous type of causing cancer. Bottom line: At that time, management for this area like planners, supervisors appeared to be in denial. Later on the USGS did testing in EDH with the conclusion that tremolite asbestos is in El Dorado Hills.

Also as you are aware, there have been too many cancer related deaths of residents living along the New York Creek area, possibly due to the dust with asbestos being stirred up.

The County Planning Department must address the asbestos problem in the El Dorado Hills area and not sweep this health concern under the carpet. This public safety issue must be a major planning concern and requirement. Let's not go blindly forward with this health-causing issue but address the situation up front as a major planning criteria.

- Water Supply: As the planners should be aware of, there will be a shortage of water in California—very limited snow fall in the Sierra Mountains, less natural rainfall as recorded these past years. Whatever can be collected, there will be an insufficient future water supply.

For the 10,000 + homes being built in Folsom right now, the domestic water comes from EID, yes from El Dorado County. The limited water supply must dictate what can be built in El Dorado County / EDHs in future years ---now.

For your information, the 3.5 ft raises project by the Army Corps of Engineers of the dikes around Folsom Lake (but not yet of the 60+ year old gates on Folsom Dam itself) is not for extra water storage, but is a flood reduction measure for the City of Sacramento. (As you may be aware, the Sacramento Area Flood Control Agency (SAFCA), has identified the Sacramento region as the metropolitan area with the greatest flood risk in the nation.)

Let's not blindly go forward without know what resources will be available.

- Wildland Fires: The Camp Fire was a game changer for planners and engineers in California. This fire was an event so terrible that it should drive a strong commitment for life safety. 86 people died that should not have! There were not dual exits from neighborhoods, the roads were paved with asphalt and burned and consequently the car tires burned. We will have wildland fires again, not if but when. Developments, if any, must reflect pending State fire codes and better.

- EDHs is a wonderful place to live although to live here requires more than a modest income. The area still has a somewhat rural feeling. Generally a Multi-Family Residential development relates to

low cost housing. These have generally been put in areas with an established public transportation system for residents use to get to their jobs---there is nothing in El Dorado Hills here.

- We vote for **No Rezoning**.

Thank you.

~~Beatrice and Andreas Schildt



Planning Department <planning@edcgov.us>

Fwd: No Rezone of EDH Old Golf Course

1 message

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

Mon, Apr 25, 2022 at 12:05 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: **Gregg Bussey** <ghb987@yahoo.com>
Date: Mon, Apr 25, 2022 at 11:06 AM
Subject: No Rezone of EDH Old Golf Course
To: Gregg Bussey <ghb987@yahoo.com>

Hi-

I am a resident of El Dorado Hills and live here to enjoy the open space. I am against the rezoning proposal of Parker Development to build 1,000 units at the old golf course.

An overwhelming majority of residents are against this project. We do not want EDH to become more crowded. We love our open space and don't want to see it go away. In addition, traffic will increase especially at El Dorado Hills Blvd near Highway 50 which is already a congested area.

Please support the residents of EDH and DON'T LET THIS REZONE HAPPEN!

Thank you,
Gregg Bussey



El Dorado Hills Rezone Public Comment

1 message

Karen Sloan <ksloan99@hotmail.com>

Mon, Apr 25, 2022 at 12:06 PM

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

My name is Karen Sloan, and I'm a resident of El Dorado Hills. I appreciate you taking the time to read this letter and those of others who feel strongly about the proposed rezoning of the former El Dorado Hills golf course and Pedregal Planning area being pursued by Serrano Associates.

I know that many fellow residents have raised concerns about this rezone ranging from failing to meet CEQA requirements and additional stress of roads and the water, the impact on overcrowded schools, and the loss of trees and open space. I share all those concerns. I grew up here in El Dorado and graduated from Oak Ridge High School and the El Dorado Hills I moved back to in 2018 is vastly different than the one I left in 1998. Not all of the changes are bad. I appreciate having more than a handful of restaurants and the addition of some wonderful parks and community events.

But I fear that El Dorado Hills is on the cusp of becoming indistinguishable from the high-density development and generic suburban aesthetic that we have seen overtake Folsom—with its endless sea of tightly-packed homes in varying hues of beige. Preserving the golf course as open space and limiting the housing density in areas of central EDH that will be developed is a one-shot chance to retain a small slice of what has made our community so special since its founding. It's the last sizable, highly visible open space on the heart of El Dorado Hills and a rezone will mean it's gone forever.

I understand the very real need for additional housing and the pressure El Dorado County faces from the state to increase housing units. But I, like many others, believe that these parcels aren't the proper locations to absorb more homes. I realize there is a financial benefit to the county to approve the rezone and expand the property tax base, but I also believe there could be a significant negative financial impact to the county should our Board of Supervisors ignore the clear will of El Dorado Hills voters. **To put it plainly, a vote to rezone may well be the match that ignites the long-simmering debate about El Dorado Hills incorporation.** I don't think it's an accident the EDH CSD's latest incorporation feasibility study is taking place amid this rezoning debate. As a longtime resident I know incorporation has been bandied about for decades with no action. But I think this time is different.

I attended the January 13th, 2020 planning board public hearing at District Church. I expected maybe 100 people to show up given general apathy about local governance issues and the sacrifice of personal time it entailed. I was surprised when I had to park far from the church and walk in due to a lack of open parking spaces, and frankly shocked when I was greeted by 500 or so people who were passionately opposed to the rezone. And people stuck around for nearly three hours to share their thoughts. I understand that amid the pandemic some of the attention and heat around the rezoning waned. But it would be a mistake to assume that people no longer care what happens to this open space.

I've never seen this community coalesce around a single civic issue the way I've seen people rally to oppose this rezone. The rezone debate has brought a newfound understanding of how little control EDH voters have over local issues under the Board of Supervisor's governance structure, where only one of five is accountable to us. There is also a growing perception and frustration that the county uses EDH as a piggybank to fund other districts without respecting residents' wishes when it comes to development matters.

At the risk of putting too fine a point on it, I think the rezone vote could have much wider implications than the fate of these parcels of land—impacts that would be felt keenly across all five districts. **Were I in the shoes of county policymakers, I would view this rezone vote as an opportunity to affirm the county's commitment to helping EDH residents pursue their vision for the community and a chance to demonstrate that the Board of Supervisors can be responsive to the will of EDH voters even though we have but one seat at the table.** I'm stating the obvious here, but El Dorado County is stronger without an incorporated El Dorado Hills.

As for Serrano Associate's acquisition of the former golf course property, it was purchased for a relatively small amount expressly because of its zoning as open space. Were it zoned for development at the time, Serrano would have been forced to pay a much higher price. In short, the golf course purchase was a public comment hope of a rezone down the line. As we all know, gambles don't always pay off. The county is under no obligation to rezone that

4/25/22, 1:03 PM

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property and the community has sent a loud and clear message that it wants to preserve that open space in perpetuity. I very much hope our leadership will see the wisdom of abiding by those wishes and voting against the proposed rezone.

Sincerely,

Karen Sloan

3877 Yellowstone Lane

El Dorado Hills, CA 95762

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PC Rcvd 04-25-22

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#3
3 pages



Planning Department <planning@edcgov.us>

Fwd: 28 April 2022 Planning Commissioning Rezoning Meeting

1 message

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

Mon, Apr 25, 2022 at 12:13 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: **Andy Schildt** <andy.schildt@yahoo.com>
Date: Mon, Apr 25, 2022 at 11:58 AM
Subject: 28 April 2022 Planning Commissioning Rezoning Meeting
To: <jvegna@edcgov.us>, <kpayne@edcgov.us>, <john.clerici@edcgov.us>, <andy.nevis@edcgov.us>, <daniel.harkin@edcgov.us>
Cc: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Andreas & Beatrice Schildt
1794 Rochhampton Place
El Dorado Hills, CA 95762

25 April 2022

To: Planning Commission Members
Board of Supervisors

My wife and I have lived in El Dorado County for 45 years and in El Dorado Hills proper for 15 years. Over these years, we have seen many changes in the County and also specifically in the foothills including El Dorado Hills. We both are strongly opposed to Parker Development's CEDHSP and that the General Plan should not be changed and that the current open space must be preserved as Open Space Recreation.

We vote for **No Rezoning**.

In 2015, we voted against the rezoning (an Advisory vote) as did approximately 90% of the people that voted. We attended the very lengthy meeting in 2020 at the District Church (EDH) were several hundred people spoke all against the rezoning, and more recently we signed a petition not for the County to change the current zoning.

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Consider some of these thoughts/observations, in no particular order as to a path forward:

- El Dorado Hills means the Golden Hills. Keep it that way.
- Asbestos Problem: El Dorado Hills appears to be a normal town to live with parks, good schools, various villages, gated communities. The area however has a major problem---natural occurring asbestos (NOA) under the town. Around 2004, the EPA took air samples. If I recall, almost all of the samples contained tremolite asbestos, a dangerous type of causing cancer. Bottom line: At that time, management for this area like planners, supervisors appeared to be in denial. Later on the USGS did testing in EDH with the conclusion that tremolite asbestos is in El Dorado Hills.

Also as you are aware, there have been too many cancer related deaths of residents living along the New York Creek area, possibly due to the dust with asbestos being stirred up.

The County Planning Department must address the asbestos problem in the El Dorado Hills area and not sweep this health concern under the carpet. This public safety issue must be a major planning concern and requirement. Let's not go blindly forward with this health-causing issue but address the situation up front as a major planning criteria.

- Water Supply: As the planners should be aware of, there will be a shortage of water in California—very limited snow fall in the Sierra Mountains, less natural rainfall as recorded these past years. Whatever can be collected, there will be an insufficient future water supply.

For the 10,000 + homes being built in Folsom right now, the domestic water comes from EID, yes from El Dorado County. The limited water supply must dictate what can be built in El Dorado County / EDHs in future years ---now.

For your information, the 3.5 ft raises project by the Army Corps of Engineers of the dikes around Folsom Lake (but not yet of the 60+ year old gates on Folsom Dam itself) is not for extra water storage, but is a flood reduction measure for the City of Sacramento. (As you may be aware, the Sacramento Area Flood Control Agency (SAFCA), has identified the Sacramento region as the metropolitan area with the greatest flood risk in the nation.)

Let's not blindly go forward without know what resources will be available.

- Wildland Fires: The Camp Fire was a game changer for planners and engineers in California. This fire was an event so terrible that it should drive a strong commitment for life safety. 86 people died that should not have! There were not dual exits from neighborhoods, the roads were paved with asphalt and burned and consequently the car tires burned. We will have wildland fires again, not if but when. Developments, if any, must reflect pending State fire codes and better.

- EDHs is a wonderful place to live although to live here requires more than a modest income. The area still has a somewhat rural feeling. Generally a Multi-Family Residential development relates to low cost housing. These have generally been put in areas with an established public transportation system for residents use to get to their jobs---there is nothing in El Dorado Hills here.

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- We vote for **No Rezoning**.

Thank you.

~~Beatrice and Andreas Schildt



CEDHSP

1 message

Sarah Koff <smlukes@gmail.com>

Mon, Apr 25, 2022 at 12:31 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

Hi there, My name is Sarah. 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.

My family has lived in EDH since 1995. I know I am only 1 person, but I know I speak for almost everyone when I say this town is wonderful and has been a great place to grow up. Now my husband and I are raising a family and have come back to the area where both our parents still live. I went to Silva Valley (the last 6th grade class there), Rolling Hills (first 7th grade class there), and graduated highschool in 2004.

EDH is doing bigger and better things than ever before, but one thing that has made EDH such a gem of a town has been the little touches of nature throughout driving down the boulevard. If you build where you are planning to, you will be removing a lot of beauty that your community loves and cherishes. The people of EDH ARE AGAINST THE REZONE!

I beg you not to take away the wide open land and instead preserve it. Make walking trails, spend the money on making it a community park for dogs and families and events - rather than more housing that will just increase the traffic and take resources from the people who already live here.

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

PLEASE, STOP THE REZONE. Thank you for your consideration.
-Sarah Koff

As I have been called to do as a citizen, I have been exercising my voice in this democratic republic. After signing every petition that I have been privy to that supports preserving this space, I have also spent my time and attention supporting the current zoning for this land. I voted with 91% of my neighbors in an advisory vote in 2015 not to rezone this area. I attended the planning meeting in January 2020 with 500+ other community members, where we spoke out in a clear, loud, and majority voice that the proposal by Parker Development for this area is not what is best or desired for our community. I have been an active community member voting and expressing support for all other public planning proposals that fit within the EDH community's expressed wishes. As a constituent of John Hidahl's, I have written and communicated my concerns and wishes to him, the Planning Commission, and the BOS. I specifically voted for Mr. Hidahl as one of his primary campaign promises was to make sure the "Old Golf Course" remained open space. I have not heard Mr. Hidahl speak on this matter for some time and am concerned that he will simply take the Planning Commission's recommendation and vote accordingly. I truly hope he is a man of his word and remains in integrity about this issue.

There are many specific and logistical reasons that our community does not want this area rezoned and redeveloped for additional housing: location, esthetics, environmental impact, water resources, traffic impacts, and school impacts, among many others. There are also so many other opportunities that could be available for this land and the EDH Community that would continue to enhance this area. Once we pave paradise, there's really no going back.

For at least all of these reasons, I kindly request that you please vote NO REZONE on this matter and preserve the original zoning and intent for this land as quality open space recreation for the people of El Dorado Hills and the surrounding community.

Thank you for your time and thoughtful consideration of this matter,

-Heather Fraser Hurtt
El Dorado Hills Resident

--
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>

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



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

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Planning Department <planning@edcgov.us>

Fwd: El Dorado Hills Central Specific Plan - Opposition

1 message

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

Mon, Apr 25, 2022 at 12:43 PM

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

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

From: **DavidB Smith** <davidbsmith101@gmail.com>

Date: Mon, Apr 25, 2022 at 12:40 PM

Subject: El Dorado Hills Central Specific Plan - Opposition

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

Good afternoon Board of Supervisors of El Dorado County Members,
I am writing to you today to continue to state my opposition to the El Dorado Hills Central Specific Plan as proposed by Parker Development. Their proposed development is not in the interests and benefit of El Dorado Hills. Changing zoning requirements for the benefit of the development company, at the loss of open space and expense of the residents is not what El Dorado Hills needs. Not to mention the increase of traffic and congestion, noise and pollution that will be created by this much development. And specifically, not to mention, that the overwhelming majority of El Dorado Hills Residents are not in favor of this level of development and loss of open space.

I urge you to maintain the El Dorado County General Plan in its present form, and require Parker Development to comply with current regulations and zoning requirements.

I continue to be concerned that the Board of Supervisors are working to assist Parker Development to get their plan and zoning changes approved instead of listening to the community who do not approve of this plan by Parker Development.

Please stay the course and maintain the current county General Plan and require Parker Development to comply with current development requirements.

Sincerely,
David Smith
davidbsmith101@gmail.com

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1 page



Planning Department <planning@edcgov.us>

No Rezone in EDH on CEDHSP

1 message

marilee winkenbach <m_winkenbach@sbcglobal.net>

Mon, Apr 25, 2022 at 12:59 PM

To: Jon Vegena <jvegna@edcgov.us>, Kris Payne <kpayne@edcgov.us>, John Clerici <john.clerici@edcgov.us>, Andy Nevis <andy.nevis@edcgov.us>, Daniel Harkin <daniel.harkin@edcgov.us>, Planning Commission <planning@edcgov.us>, John Hidahi <bosone@edcgov.us>, George Turnbo <bostwo@edcgov.us>, Wendy Thomas <bosthree@edcgov.us>, Lori Parlin <bosfour@edcgov.us>, Sue Novasel <bosfive@edcgov.us>

Board of Supervisors and Planning Commission

I have lived in El Dorado Hills for 26 years and love my community.
 I have always voted for no growth to keep our community small.
 I love the rolling hills, oak trees, walking trails, beautiful wildlife and habitats.
 The past 20 years our community has exploded with new home developments, apartments and senior living complexes.
 Currently, El Dorado Hills Blvd has severe traffic conditions created by Serrano and developments south of HWY 50.
 How do we evacuate safely if threatened by wildfire?
 Our water has always been metered, very expensive and encourages limited usage.
 Our electric grid is already compromised with rolling power outages.
 Our wildlife is suffering due to continuous growth and have no where to go.
 We do not need more development.
 We want to keep our rolling hills that provide homes for our wildlife and enjoyment.
 No Rezone for EDCHSP
 No to Parker Development

Thank you for taking the time to read our concerns.

Sincerely,

Marilee Winkenbach
Sent from my iPad



El Dorado County NO REZONE

1 message

Beth Southorn <bethsouthorn@gmail.com>

Mon, Apr 25, 2022 at 1:02 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

I am a long-time resident of El Dorado Hills and, along with most El Dorado Hills residents, am vehemently opposed to Parker’s current CEDHSP proposal. The truth is unlike some who have continually fought against new growth, when planned correctly, I have been a supporter as it can help our local businesses retain skilled labor while ensuring our stores have an income base. In this case, Parker's push is taking currently zoned "open space" to add units to benefit a developer's financial gain. The truth is, this community has already been extremely clear that we want to "protect our zoned open space". If more housing is needed, you can build them in areas that are zoned for that. I remember vividly when Parker closed the golf course because it was "losing income". I did not believe this was the case then as there was a substantial increase in new residents more than happy to play golf that was not costly like the golf course in Serrano they developed. Now, as an insult to injury, they are trying to build 1,000 houses as a replacement to the open space we all love.

The following is a brief history of the CEDHSP from my perspective.

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

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

After that presentation, the public was allowed to respond. Attendees were permitted three minutes each to voice their opinions. The responses lasted for more than two and one-half hours. Not one respondent spoke in favor of the Parker plan!

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

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

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

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

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

PLEASE, STOP THE REZONE.

Beth Southorn



RE: NO thank you to development....

1 message

Kevin Kelker <kevinkelker@mindspring.com>

Mon, Apr 25, 2022 at 1:03 PM

As a resident of EDH for 22 years, I am writing to voice my opposition to Parker Development's CEDHSP. The county General Plan should be followed and our open space should be preserved. People have a right to develop their land but residents also have a right to open space. We aren't asking to stop all development, we are simply asking to preserve our designated open space for future generations.

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

When my wife & I first came to El Dorado Hills, we were first greeted with the golf course and club house. We loved the area, and bought a home in Ridgeview within a month. The golf course could not be saved, however having open space a least made EDH not too crowded nor over developed. Now you all are looking to remove this and continue with the quest to develop?!?!?! But someone that got involved before I moved to EDH helped to shape the General Plan. I hope others will benefit from the efforts I have made to preserve the golf course as open space. You are also in a position to help and I hope that you will make the proper recommendations. Thank you.

Regards,

Kevin Kelker



My vote matters, please listen

1 message

Jessica Disney <jdkiwi2004@gmail.com>

Mon, Apr 25, 2022 at 1:18 PM

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

Is your conscience alright with the decisions you are making to rezone the golf course? Is your ego alright to leave as your legacy that you have a lack of all foresight or forethought for future generations, that you lie to the public and that you are perceived as having your hands in each other's pockets?

That is what you are leaving as your legacy and this is what El Dorado Hills citizens think and feel about you. Please step back from rezoning the golf course and find another "open space" use for this land.

My list of optional uses that would generate money for the county is endless, but here are just a few ideas:

- Public art gallery and space as Folsom has done in their Senior Center/Art Gallery.
- Arboretum for people and visitors to enjoy our western slope vegetation and trees. Cottonwoods, pink bud, etc. with a coffee/tea room and gift shop
- Picnic areas and bocce/pickle ball courts for rent in wooded landscapes suitable for group and family picnics.
- Permanent music festivals and events in wooded landscapes.
- School gardens and hiking nature trails for education.
- A golf driving range

How would New York City look without its park? What about the small town of Chico without Bidwell Park. Pasadena's Arboretum and museum. I could go on for examples in every city and state. There are so many options for a gold country museum, the old Lincoln Highway Museum. Pioneer day events could generate significant income for the space.

PLEASE, listen to your voters. You are only fueling the fire more for us to become a city by the decisions you are making so that we can stop you.

A very concerned citizen,

Jessica Disney



Public comment on the CEDHSP

1 message

John Richard <us.jrichard@gmail.com>

Mon, Apr 25, 2022 at 1:33 PM

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

TO: EL DORADO COUNTY PLANNING COMMISSION

Commissioners:

I am writing to express my opposition to the CEDHSP.

First, I'd like to say that the public has not been given enough time to review, analyze, and comment on the documents released on Legistar on April 15, 2022. It is unrealistic to release thousands of pages of documents and then expect the public to have meaningful comments less than two weeks later. Even less realistic is to schedule a Planning Commission meeting for a vote on the CEDHSP less than four weeks after releasing such a volume of documents. Given that the Planning Commission has four new commissioners since the last time the CEDHSP was deliberated, I respectfully find it impossible to believe the new commissioners are able to fully and fairly evaluate this project in such a short period of time.

I request that the Planning Commission postpone its vote on CEDHSP until

- 1. The developer has presented all changes and revisions to the CEDHSP in a forum easily accessible to the public;***
- 2. The planning commissioners have a complete understanding of the CEDHSP, its history, and community response;***
- 3. It is clear the public and the El Dorado Hills Area Planning Advisory Committee have had adequate time to respond to the new documents and revisions to the CEDHSP.***

Anything less certainly gives the appearance that community input and Planning Commission understanding is intentionally being discouraged.

Having said that, for its April 28, 2022, meeting, it is important that the Planning Commission hear at least high-level feedback on the current CEDHSP proposal even if timing is too short to provide detailed comments:

1. The CEDHSP is a discretionary project that is clearly against the desires of the community

Because the CEDHSP is discretionary, the Planning Commission should ask (a) does the community want the project, and (b) is the community receiving benefits in excess of the cost of the project? By cost, I am not referring to the financial cost, but the cost in terms of loss of the open space and potential recreational opportunities afforded by the current General Plan designation and zoning (recreational facilities-high) of the old executive golf course.

Parker has proposed to substitute the open space of the old golf course with open space of Serrano Village D1 lots C and D. However, it is obvious that this is not a good "trade." The old golf course is much more accessible, much more visible, and much more easily developed as a future recreational facility. Building housing on the old golf course eliminates open space and recreation opportunities forever.

The community has spoken. Besides the Measure E vote indicating 91% of voters oppose the CEDHSP, I urge the Planning Commission to respect the fact that, of the hundreds public comments, fewer than five public comments have been made in support of the project. This overwhelming opposition was further demonstrated in January 2019 when more than 500 members of the community attended a Planning Commission meeting at the District Church to oppose the CEDHSP. One person spoke in favor. Dozens spoke in opposition for more than two hours.

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Collectively, these facts should send you a very strong message that the public does not want to lose the open space and potential recreation opportunities of the old golf course in exchange for medium and high density housing. Given this is a discretionary project, you are obligated to take into account the desires of the community that will be impacted.

2. The CEDHSP is clearly inconsistent with the County of El Dorado Adopted General Plan ("General Plan")

Contrary to assertions by the Planning Department staff, the CEDHSP is clearly inconsistent with the General Plan. Oddly, the new Staff Report (for meeting agenda 4/28/22) spends more than 11 pages asserting consistency with the General Plan. The only way staff is able to do this is to state it focuses its analysis on consistency with policies rather than goals. To the extent the CEDHSP conflicts with General Plan goals, staff essentially dismisses such goals as irrelevant to its analysis.

This is odd for any number of reasons, not the least of which is the fact that General Plan goals are the guiding principles of the General Plan--they represent the end result desired by the community with respect to land use and development. Staff presents no meaningful argument as to why goals should be ignored or considered subservient to policies. When drafting the General Plan, the Governor's Office of Planning and Research General Plan Guidelines states that goals should be the end result desired and that policies are in support of goals.

Another way to look at this: if we are going to dismiss General Plan goals with respect to guiding land use in El Dorado County, then why have goals in the General Plan? If ignored, then they do nothing but add confusion.

Further, it is clear the developer believes General Plan goals are important: it mentions 34 General Plan goals in just 8 pages of the Executive Summary of Attachment 1 to the Staff Report (*Central El Dorado Hills Specific Plan Public Review Draft*). That document goes on to cite and claim consistency with General Plan goals in every single section describing elements of the CEDHSP. It does not focus on consistency with General Plan policies as does the Staff Report and attachment 6 to the Staff Report (*General Plan Consistency*). Given that approval of the CEDHSP incorporates approval of this document, staff should evaluate consistency with all General Plan goals to make the Planning Commission and Board of Supervisors aware of inconsistencies.

3. The Environmental Impact Report is defective

The Revised Final Environmental Impact Report ("FEIR") does not discuss inconsistencies with the General Plan. California law and relevant court cases require that a project EIR analyze *inconsistencies* with the general plan, not consistencies.

I think even the Planning Department staff will concede there are inconsistencies--it's just that staff frames such inconsistencies as irrelevant because many are related to General Plan goals. Nevertheless, the law is that the inconsistencies are to be highlighted for evaluation by the Planning Commission and Board of Supervisors.

- CEQA law states: "The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans." (Cal. Code Regs. Tit. 14, §15125)
- [W]hile there is no requirement that an EIR itself be consistent with the relevant general plan, it must identify and discuss any inconsistencies between a proposed project and the governing general plan. Because EIRs are required only to evaluate "any inconsistencies" with plans, no analysis should be required if the project is consistent with the relevant plans." (Pfeiffer v. City of Sunnyvale City Council [2011] 200 Cal.App.4th).

4. The newly proposed Country Club Drive extension including a new intersection on Serrano Parkway and extensive changes to the intersection at El Dorado Hills Boulevard / Lassen Drive / Serrano Parkway has not been adequately studied nor discussed

The documents released on April 15 indicate staff and the developer are now proposing that Country Club Drive connect to Serrano Parkway rather than cut through the Raley's shopping center. This requires a new signalized intersection on Serrano Parkway and the elimination of the existing large radius right turn lane connecting northbound El Dorado Hills Boulevard to Serrano Parkway.

Further, the FEIR states this will take the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection from Level of Service B to Level of Service E/F during the PM Peak Hour under near-term conditions. At the very least, changes to the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection, including a significant decrease in level of service, should be presented to the public by staff and the developer for further

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discussion.

As an aside, I found these bits of information 3,334 pages into the FEIR.

5. No Development Agreement

I am told to expect a new Development Agreement but, at this time, it has not been released.

When the CEDHSP was last before the Planning Commission, the Development Agreement was clearly inadequate for a number of reasons. The bottom line, however, is that it allowed the developer to build medium and high density housing on a piece of property cherished by the community and designated as open-space / recreational facility for the last six decades or more...and to do so with very little compensation to the community. The weighting of cost was to the community and benefits to the developer--by a very wide margin. I urge you to look at the revised Development Agreement very closely because, if revisions to it are anything like revisions to other elements of the CEDHSP, I am suspicious it will continue to be weighted heavily in favor of the developer.

I concede I have not read the entire set of recently released documents--they are thousands of pages and I received them 10 days ago. I have, however, spent many hours on a meaningful piece of them and many hours in 2018 and 2019 examining the documents that were available at that time. I find the current set disappointing because neither the Planning Department staff nor the developer have done anything to address the primary concerns of the community. The most common areas of concern are listed in the Staff Report but then subsequently dismissed.

As a developer with experience building near 1,000 dwelling units in the Bay Area, I find this alarming to say the least. This isn't my first rodeo--and I have never seen anything like the CEDHSP process with respect to dismissal of legitimate public concern and community desires.

Please abide by the wishes of the community you represent and vote NO to the CEDHSP.

Sincerely,

John Richard

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: CEDHSP Proposed rezone

1 message

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

Mon, Apr 25, 2022 at 1:35 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: **Janyce Singleton** <jjs1272@sbcglobal.net>
Date: Mon, Apr 25, 2022 at 1:31 PM
Subject: CEDHSP Proposed rezone
To: <bosone@edcgov.us>

I know you must have received many emails eloquently worded. However, I am not going to be able to do that. All I am going to say is I plead with you to not allow the Rezone!
We have lived in Serrano for 21 years and I think God for the beauty that surrounds us every time I travel up the parkway. Please don't let anyone or anything take that away from us.
James and Janice Singleton
3020 Cooley Court,
El Dorado Hills, CA 95762



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Re: Stop with the development!!!!!!

Planning Department <planning@edcgov.us>

Mon, Apr 25, 2022 at 1:57 PM

To: Mia Ehsani <mia.ehsani@gmail.com>

Your public comment sent on April 25, 2022 at 9:46 AM has been received for the Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/ Specific Plan Amendment SP86-0002-R/Rezone Z14-0005/ Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003) that is on the agenda for the Planning Commission's April 28, 2022 Meeting. Thank you.

On Mon, Apr 25, 2022 at 9:46 AM Mia Ehsani <mia.ehsani@gmail.com> wrote:

I am not available Thursday April 21, 2022, from 7 pm until 9 am Tuesday April 26, 2022.

If you need immediate assistance, you can contact me on my cell phone. Non-emergency phone calls and text messages will be returned on Tuesday after 9 am.

--

Best Regards,
Mia Ehsani, CLPF 1038
Anderson Ehsani Fiduciary Services
3941 Park Drive
Suite 20-524
El Dorado Hills, CA 95762
(916) 915-2660
<https://www.aefiduciary.com>

--

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



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A Great Place to Live, Work & Play

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,

19-1670 Public Comment
PC Rcvd 04-25-22

19-1670 Public Comment
PC Rcvd 04-25-22

PC 04-28-22
#3
1 page



Planning Department <planning@edcgov.us>

Fwd: Parker special rezone

1 message

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

Mon, Apr 25, 2022 at 2:01 PM

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

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

From: **Nora Kolthoff** <nora.kolthoff@comcast.net>
Date: Mon, Apr 25, 2022 at 1:59 PM
Subject: Parker special rezone
To: <edc.cob@edcgov.us>

As a resident of El Dorado Hills, I oppose the rezoning. Please stop it.
Thanks

Sent from Nora's iPad



Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 2:01 PM

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: **Amit Bodas** <abodas@yahoo.com>

Date: Mon, Apr 25, 2022 at 2:01 PM

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>, 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>, Amit Bodas <abodas@yahoo.com>

Hello,

I am 10 year resident of Ridgeview community in El Dorado Hills. I am particularly concerned about the over-capacity in schools and infrastructure and our children not going to have the same facilities that we should.

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

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

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

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PC Rcvd 04-25-22

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

19-1670 Public Comment
 PG Blvd 04-25-22

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,

PC 04-28-22
#3



Planning Department <planning@edcgov.us>

1 page

CEDHSP: Stop the Rezone! Vote in the best interest of our community

1 message

Ben Black <bigben.fc@gmail.com>
To: planning@edcgov.us

Mon, Apr 25, 2022 at 2:08 PM

As a long time resident and as someone who owns more than one home in El Dorado Hills and chose this community to raise my family, I want you to know our family is strongly opposed to the rezone.

We already have a massive amount of building underway on every side, our main streets are heavily congested, and our infrastructure and resources are at the breaking point.

I am counting on you to represent the best interests of our community and vote NO on the rezone of the old golf course.

Thank you
Ben Black
459 Powers Drive
El Dorado Hills, CA 95762

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Parker Plan

1 message

Michael Schmidt <mschmidtster@gmail.com>

Mon, Apr 25, 2022 at 2:39 PM

To: bosone@edcgov.us

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

Dear John

Thanks for your thoughtful consideration of this acrimonious issue regarding development and erosion of our quality of life in EDH. For years I dedicated my life and career to palliative care and hospice which you know focuses on quality of life issues at end of life. Now is the time for you to keep your word and focus on a hugely important quality of life issue for the majority in our community. VOTE NO ON PARKER PLAN.

Best

Michael Schmidt
Former Snowline Hospice CEO for 10 Years

Sent from my iPhone

PC 4-28-22
#3



Planning Department <planning@edcgov.us>

1 page

Fwd: CEDHSP: Stop the Rezone! Vote in the best interest of our community

1 message

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

Mon, Apr 25, 2022 at 3:00 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: **Ben Black** <bigben.fc@gmail.com>
Date: Mon, Apr 25, 2022 at 2:09 PM
Subject: CEDHSP: Stop the Rezone! Vote in the best interest of our community
To: <bosone@edcgov.us>

As a long time resident and as someone who owns more than one home in El Dorado Hills and chose this community to raise my family, I want you to know our family is strongly opposed to the rezone.

We already have a massive amount of building underway on every side, our main streets are heavily congested, and our infrastructure and resources are at the breaking point.

I am counting on you to represent the best interests of our community and vote NO on the rezone of the old golf course.

Thank you
Ben Black
459 Powers Drive
El Dorado Hills, CA 95762

Sent from Mail for Windows



Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Patricia Honeycutt <pat484848@gmail.com>

Mon, Apr 25, 2022 at 3:13 PM

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

To the members of the Planning Commission,

We realize that only Mr. Vegna represents the interests of the residents of El Dorado Hills, which does not seem right given the size of our population, however, we are appealing to all of you to do the right thing for those of us who actually live here.

We have lived in EDH for 26 years and kindly request that you please **vote NO REZONE**. The area around the former executive golf course is zoned "Open Space Recreational" and it should remain so.

Please remember:

- Advisory vote in 2015--**91% opposed the rezone**.
- Planning Commission meeting Jan 2020 at District Church--**attended by hundreds of concerned residents**
- Petition by 5300 residents of EDH to halt the rezone

A better use for this land would be an event center with perhaps a nine-hole golf course or other types of recreational facilities.

The EDHCSD has been working tirelessly to purchase the property for the use of the residents.

We do not need more housing, and the traffic that accompanies it, in that area of EDH.

Respectfully,
Pat & Chuck Honeycutt



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

oppose golf course rezoning - Parker CEDHSP

1 message

smmengs@aol.com <smmengs@aol.com>

Mon, Apr 25, 2022 at 3:48 PM

Reply-To: smmengs@aol.com

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

I am a resident of El Dorado Hills and I am writing to oppose the rezoning of the golf course in El Dorado Hills - Parker CEDHSP. This is to the benefit of the developers and not to the community. Please reconsider this. More reasonable, judicious planning needs to occur. thank you.

Concerned resident, Sopheak Frias



PC 4/28/2022

3

Planning Department <planning@edcgov.us>

CEDHSP

1 message

Kindra Yandell <shelby66@sbcglobal.net>

Mon, Apr 25, 2022 at 3:53 PM

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

Good afternoon,

My name is Gary Yandell, and I have been a resident in EDH since January 2000. I chose EDH from other communities because of its schools, its location, and its Open Spaces!

I have been a lifelong resident of California for 58+ years, spending the early years of my life in SoCal, a 3-year tour in the US Marine Corps overseas, and after a promotion, a brief 8 ½ year stint in Hawaii.

I raised both my boys here, coached football at Oakridge and participated in other community events that utilized those open spaces throughout the EDH, including golf lessons! I always had some strange sense of pride living here, but I believe that's what brought me back to EDH from Hawaii- that sense of belonging and confidence that we were living in one of the nicest, SAFEST communities in the State.

Before we moved to Hawaii, there were often discussions regarding EDH incorporating. The pros and cons and what that might look like for this small, but unique community; thankfully that never happened... until now.

I realize this isn't incorporation, however I believe it's the first steps as the new development will have similar requirements and regulations. Though my confidence in a no vote on your part is waning, I wanted to at least voice my thoughts in the hope that you will help maintain EDH as it is: a safe, vibrant, and unique community.

Please do not allow money, power, or politics to influence your decision. This isn't a plea from a wealthy homeowner who wants to keep people out; I've been in law enforcement for over 34 years, and I am not rich! However, I have worked hard to provide for my family and have a very nice but humble home that I wish to be able to leave for my sons one day. Ultimately, your decision will have an incredible impact on this and the community as adding more housing will increase the population, add to traffic congestion, and unfortunately, lead to higher crime.

Every small community throughout California who chose this path has experienced these unfortunate similar results. I think El Dorado Hills is a very cool place to live, and its clearly one of the nicest in the area. I'm sure the Planning Commission can come up with or encourage a better solution for this area!

Thank you,

Gary H. Yandell



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

Fwd: Golf Course Rezone Project El Dorado Hills

1 message

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

Mon, Apr 25, 2022 at 3:58 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

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

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

From: **Gail Zetter** <dearoldthing0326@gmail.com>

Date: Mon, Apr 25, 2022 at 3:46 PM

Subject: Golf Course Rezone Project El Dorado Hills

To: The BOSONE <bosone@edcgov.us>

Three considerations:

-This Open Space is BEAUTIFUL and VALUED and should not be DESECRATED. Have you really looked at it?

-WHERE IS THE WATER COMING FROM??

-HOW DO YOU PLAN TO MITIGATE THE TRAFFIC??

NO ONE WANTS THIS!!

-Gail Zetter, a Voter



PC 04/28/2022
#3

Planning Department <planning@edcgov.us>

1 pcv

Fwd: Golf Course Rezone Project El Dorado Hills

1 message

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

Mon, Apr 25, 2022 at 4:05 PM

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

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

From: **Gail Zetter** <dearoldthing0326@gmail.com>
Date: Mon, Apr 25, 2022 at 4:03 PM
Subject: Golf Course Rezone Project El Dorado Hills
To: <edc.cob@edcgov.us>

Three considerations:

- This Open Space is BEAUTIFUL and VALUED and should not be DESECRATED. Have you really looked at it?
- WHERE IS THE WATER COMING FROM??
- HOW DO YOU PLAN TO MITIGATE THE TRAFFIC??

NO ONE WANTS THIS!!

-Gail Zetter, a Voter

Best regards,

Diane and Steven McDonald

4350 Gresham Drive

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 4-28-22
#3

Planning Department <planning@edcgov.us>

3 page

**County of El Dorado Planning Commission meeting, April 28, 2022, Agenda Item #3
CEDHSP**

1 message

El Dorado Hills Area Planning Advisory Committee <info@edhapac.org> Mon, Apr 25, 2022 at 4:12 PM
To: "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "john.clerici@edcgov.us" <john.clerici@edcgov.us>, "andy.nevis@edcgov.us" <andy.nevis@edcgov.us>, "kpayne@edcgov.us" <kpayne@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>, "tjwhitejd@gmail.com" <tjwhitejd@gmail.com>, "jjrazzpub@sbcglobal.net" <jjrazzpub@sbcglobal.net>, "brooke.washburn@libertymutual.com" <brooke.washburn@libertymutual.com>, John Richards <jr.gotwake@gmail.com>, Nancy Kniffin-Jennings <nancykj8@gmail.com>, "jdavey@daveygroup.com" <jdavey@daveygroup.com>, Joel Wiley <joelwiley@sbcglobal.net>

Hello,

The El Dorado Hills Area Planning Advisory Committee would like to submit the attached document as public comments in advance of the April 28, 2022 Planning Commission hearing for the Central El Dorado Hills Specific Plan project - General Plan Amendment A14-0003/Specific Plan SP12-0002/Rezone Z14-0005/Specific Plan Amendment SP86-0002-R/Planned Development PD14 0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003/Central El Dorado Hills Specific Plan.

Respectfully,
John Davey
Chair

El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills CA 95762
<https://edhapac.org>
info@edhapac.org

EDHAPAC CEDHSP PC April 28 2022 Comments.pdf
129K

El Dorado Hills Area Planning Advisory Committee



APAC 2022 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jjazzpub@sbcglobal.net
Timothy White, Vice Chair tjwhiteid@gmail.com
Brooke Washburn, Secretary Brooke.Washburn@libertymutual.com

1021 Harvard Way, El Dorado Hills, CA 95762
<https://edhapac.org>

The County of El Dorado Planning Commission

2850 Fairlane Court
Building C
Placerville, CA 95667

The El Dorado Hills Area Planning Advisory Committee (EDH APC) would like to submit the following public comments in advance of the scheduled April 28, 2022 Planning Commission Hearing for General Plan Amendment A14-0003/Specific Plan SP12-0002/Rezone Z14-0005/Specific Plan Amendment SP86-0002-R/Planned Development PD14 0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003/Central El Dorado Hills Specific Plan.

Our initial concern reflects on the fact that this hearing is being conducted without the benefit of the Draft Development Agreement being available to either the El Dorado County Planning Commission, nor to the public. The Draft Development Agreement shared in advance of each of the previous 2019-2020 era Planning Commission hearings held many concerns for residents, and EDH APAC volunteers reviewing the project. Essentially, since the project is being reviewed from the perspective of a series of Large Lot Tentative Maps, the Draft Development Agreement is of particular importance as it contains insight to significant details for public review that will inform the framework to future Subdivision Tentative Maps, should the project be approved in some fashion.

Additionally, the manner in which documents were made available to the public were not particularly respectful to transparency, nor did it allow adequate time for thoughtful public review. The documents were posted to Legistar on the Good Friday afternoon (April 15, 2022) of a holiday weekend. Additional documents continued to be attached in Legistar through April 20, 2022. The initial tranche of documents contained over 4000 pages. This seems an insufficient amount of time for Planning Commissioners to thoroughly review the documents, or for members of the public to read the documents, let alone providing time for consideration of the material presented, or for an informed response.

The updated project documents seem not to have indicated any significant changes to the proposed project, with the exception of the Country Club Drive Connection Circulation Option. Initially, EDH APAC volunteers are concerned that both the EDH Blvd-Serrano Pkwy-Lassen Ln and EDH Blvd-Saratoga Way-Park Dr intersections will operate at LOS F WITH project (peak

times), and will only be mitigated to LOS E with optimization. A project with a new roadway that begins at BEST with LOS E disappoints everyone in our community.

Without the benefit of the updated Draft Development Agreement to review, there remains substantively small changes in the current set of documents posted to Legistar, but with 4000 pages, our volunteers are still busy reviewing them. Since the project appears not to have changed significantly from the previously published documents in 2019/20, or the 2nd Recirculated DEIR of 2021, the EDH APAC finding of non-support submitted on January 6, 2020 stands, pending a review of the Draft Development Agreement.

EDH APAC expects to provide a more comprehensive and thorough set of public comments based on the findings of our CEDHSP Subcommittee prior to the Planning Commission's next scheduled hearing for the CEDHSP project.

EDH APAC appreciates the opportunity to provide thoughtful comments and feedback on development projects in El Dorado Hills.

Respectfully,

John Davey
Chair
El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"



PC 4/28/2022
#3

Planning Department <planning@edcgov.us>

1 page

Letter in opposition to Parker's CEDHSP

1 message

mcdonalds.diane@gmail.com <mcdonalds.diane@gmail.com>

Mon, Apr 25, 2022 at 4:12 PM

Reply-To: mcdonalds.diane@gmail.com

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

Cc: planning@edcgov.us, bosone@edcgov.us

Dear Planning Commission,

My family and I (including 2 daughters, sons-in-law, and 5 grandchildren) have been residents of El Dorado Hills for over 7 years. We moved here from Los Gatos to get away from congested housing, high cost of living, and traffic. We oppose the Parker's Central El Dorado Hills Specific Plan (CEDHSP), for the reasons listed below.

Both our daughters work at El Dorado Hills schools (Oak Ridge HS and Lakeview Elementary). It is sad to hear their first-hand concerns about the overcrowded classrooms and lack of funding/staff at these and neighboring schools. One of our main concerns is that the high-density housing being proposed by Parker will further diminish the quality of our schools.

Secondly, we live in Serrano and are bound by their CCRs and other zoning/building limitations for this area. We have a concern about Parker pressuring the Board to breach or modify the existing zoning/building rules that apply to them (e.g., Serrano CCRs, CEQA guidelines), in order to maximize their profits. A prime example is changing the zoning to allow multi-story apartments and condos in an already crowded area.

Lastly, for years, Parker has dismissed any community concerns related to the obvious deficiencies in their proposed plan. Based on the past ballot measure and meetings, the majority of this community (91%) is opposed to this Parker plan. We, instead, wholeheartedly support Open Space EDH, which helps to preserve our designated open space for future generations.

We respectfully ask the Planning Commission to **reject** Parker's rezoning request, in order to retain our county's General Plan zoning. This will help preserve our community interests, quality of life, and open space.

Best regards,

Diane and Steven McDonald

4350 Gresham Drive

El Dorado Hills, CA 95762



PC 04/28/2022

#3

Planning Department <planning@edcgov.us>

1 page

CEDHSP

1 message

Scott Julie McIntosh <macsj95@sbcglobal.net>

Mon, Apr 25, 2022 at 4:26 PM

To: "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "kpayne@edcgov.us" <kpayne@edcgov.us>, "johnclerici@edcgov.us" <johnclerici@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>

As residents of El Dorado Hills for 20 years, we are 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.

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. Please preserve the entrance to our community as open space. We don't want 1000 homes to replace designated open space.

Even though our kids have grown up here and have moved away, our grandkids may not enjoy the open space spoken of in this letter. But someone that got involved before we moved to El Dorado Hills, helped to shape the General Plan. We are indebted to them as we have been the beneficiary of their work since we raised our kids here. We hope others will benefit from the efforts we have made to preserve the golf course as open space. You are also in a position to help, and we hope that you will make the proper recommendations.

Thank you very much,
Scott and Julie McIntosh
3635 Walker Park Drive
El Dorado Hills, CA 95762



PC 04/28/2022

3

Planning Department <planning@edcgov.us>

2 PAGES

Letter in opposition to Parker's CEDHSP

2 messages

Linda Ghilarducci <lindaghilarducci@comcast.net>

Mon, Apr 25, 2022 at 4:28 PM

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**

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PC Revd 04-25-22

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

Planning Department <planning@edcgov.us>

Mon, Apr 25, 2022 at 4:42 PM

Draft To: Linda Ghilarducci <lindaghilarducci@comcast.net>

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

Bcc: Jon Vegna <jvegna@edcgov.us>, Kris Payne <kpayne@edcgov.us>, John Clerici <john.clerici@edcgov.us>, Andy Nevis <andy.nevis@edcgov.us>, Daniel Harkin <daniel.harkin@edcgov.us>

Your public comment sent on April XX, 2022 at 00:00 AM has been received for the Central El Dorado Hills Specific Plan project (General Plan Amendment A14-0003/Specific Plan SP12-0002/ Specific Plan Amendment SP86-0002-R/Rezone Z14-0005/ Planned Development PD14-0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003) that is on the agenda for the Planning Commission's April 28, 2022 Meeting. Thank you.

[Quoted text hidden]

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



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



Fwd: CEDHSP

1 message

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

Mon, Apr 25, 2022 at 4:32 PM

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

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

From: **Scott Julie McIntosh** <macsj95@sbcglobal.net>

Date: Mon, Apr 25, 2022 at 4:27 PM

Subject: CEDHSP

To: planning@edcgov.us <planning@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, kpayne@edcgov.us <kpayne@edcgov.us>, johnclerici@edcgov.us <johnclerici@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>

As residents of El Dorado Hills for 20 years, we are 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.

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Thank you very much,
Scott and Julie McIntosh
3635 Walker Park Drive
El Dorado Hills, CA 95762



CEDHSP Cultural resource issues

1 message

John Burns <johnburnsca@gmail.com>

Mon, Apr 25, 2022 at 4:35 PM

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


Thank you for reviewing my comments.

John Burns



Virus-free. www.avast.com

2 attachments

 **CEDHSP Cultural issues 042522.docx**
16K

 **Wopumnes.pdf**
106K

To: EDC Planning Commission, April 25, 2021

Subject: CEDHSP FEIR –Cultural Resource Issues and Other Matters

EDH Golf Course

In addition to the previously reported situation wherein the golf course was built on top of many springs that were diverted to the 11 ponds on the old course, there are numerous other problems with the text prepared for the FEIR. First, apparently after the public meeting in 2020, Andrea Howard evidently hired ECORP Consulting to do some work about the historical elements of the golf course. They wrote a technical memo, but we cannot ascertain whether they did provide proper documentation for all cultural resources related to the golf course which is now over 50 years in age, including a DPR 523 form which is normally required. Generally it is professional practice for consultants to record and evaluate anything over 45 years in age, due to the fact that these projects have extended review times. It does not seem that was done. Anything over 50 years old requires extensive evaluation under specific rules.

The treatment of cultural resources in relation to the golf course is quite incomplete. It might be a mistake to hire the firm that did apparently incomplete work in the first place, as it is human nature to not want to admit the prospect of error the last time they were hired to survey, record and evaluate the resources on the golf course. This additional evaluation would be better undertaken by a qualified neutral firm. They could provide the required site form and a fresh evaluation of the resource, without being hindered by previous work that seems incomplete.

It must be noted that a federal permit will be required for this part of the development. The site needs recordation and evaluation under federal standards, with amendments made on what has been submitted in the past to the Corps of Engineers. Many people will likely remind the Corps about the discrepancy, and the county's liability, when the project comes up for a new delineation effort.

Pedregal

All Native American consultation is long out of date. it should be re-done for both CEQA and the new federal permit Parker will need from the Corps of Engineers.

Whoever is presently involved in cultural work on this project seems to think that dismissing a group because they are not federally recognized is appropriate, but it is not. On February 8, 2020, the Wopumnes Nisenan-Mewuk Tribal Council felt so strongly about the project that they held a special session at the CSD to talk about their concerns relative to the Pedregal project (see attached flyer from the Tribal Council). These tribal entities deserve respect as these are their traditional lands, and they should have contact from Parker's consultants to find out what their concerns are and include them in the document, as well as including recent comments from current personnel at the various tribal offices. The main author of the FEIR is an archeologist

who has worked with tribal groups, and that person should know and have undertaken this process.

Overall CEDHSP: Problems with text and conclusions

There are so many errors in the thousands of pages of documents that it is impossible to cite more than a fraction of the problems during the unfathomably short period allotted for review of such a vital project.

For instance, the project writer claims that the American River lies 8 kilometers southeast of the project area (page 3.4-7 of the FEIR). The South Fork of the American River, now under Folsom Reservoir is north of the project area. How many basic errors like this are there? Was this done by someone in an east coast office, unfamiliar with the local geography?

Another example: the closure of commercial enterprises in Clarksville resulted from highway 50 being re-routed to the north of the town in the 1950s, long before El Dorado Hills was developed (page 3.4-8).

And another: there is very bad information in the report about the golf course (page 3.4-9). The document asserts a second golf course designed by the same famed designer, Robert Trent Jones, was built in EDH. The reality is that a second course was proposed, but never built. Do the consultants not know that this second course does not and never did exist? Do they think that this non-existent mythical "second course" somehow mitigates the loss of the one and only EDH golf course? If this came from the "Technical Report" prepared for Andrea Howard, we can only conclude that there will be major errors in the entire evaluation of the golf course, with substantially incorrect information. Essentially, conclusions about the golf course and its characteristics as a cultural resource seem to be based on a great deal of false information. Therefore, these conclusions are not correct.

The list could go on and on. Does the public need to scan the document line by line for all the errors? Clearly there should be a requirement that there be at least basic accuracy in descriptions – maybe there should be a revised-revised FEIR? This document has far too many errors to be acceptable.

Summary

With such a brief time for review, I can only note a few of the many problems with this project and its documentation. This is not a polished product, with so many embarrassing errors found in a couple of hours of review. It almost seems that there was no effort to deliver a polished document because the expectation was that whatever was submitted would be automatically approved.

Planning Commissioners and Supervisors, please carefully consider the many errors that exist throughout the many volumes and ask the question: how can this begin to be called a final document? How can this incomplete work be the basis for a decision about a project that will forever alter the community of El Dorado Hills? Is this good, transparent government? With

two years of time to review and revise, is this the best the environmental firms can do? Is this questionably accurate document what the county wants to base such an important decision on?

I strongly encourage you to look at the quality of the documents and related assumptions inherent in this project, consider all the problems cited by many individuals, including building on springs, enormous lack of public support and resentment within the community, rezoning recreational land with concurrent loss of opportunity to build new badly needed recreational resources, unaddressed or ignored traffic problems, the reality that school attendance zones will be markedly affected, loss of unique woodlands and other environmental issues, county liability issues, unresolved cultural concerns, and the dramatic changes to the character of the El Dorado Hills community, and reject this project.

Sincerely,

John F. Burns

John F. Burns

3203 Ridgeview Drive
El Dorado Hills, CA 95762

Attachment:

Wopumnes Flyer for Feb. 8, 2020 meeting

FEBRUARY 8, @ 6PM - ANNOUNCEMENT

YOUR ATTENDANCE IS APPRECIATED.

PRESENTATION BY:

THE WOPUMNES NISENAN-MEWUK TRIBAL COUNCIL ON "THE IMPORTANCE OF SACRED SITES TO THE COMMUNITY".

The Norm Rowett Pavilion at El Dorado Hills Community Park

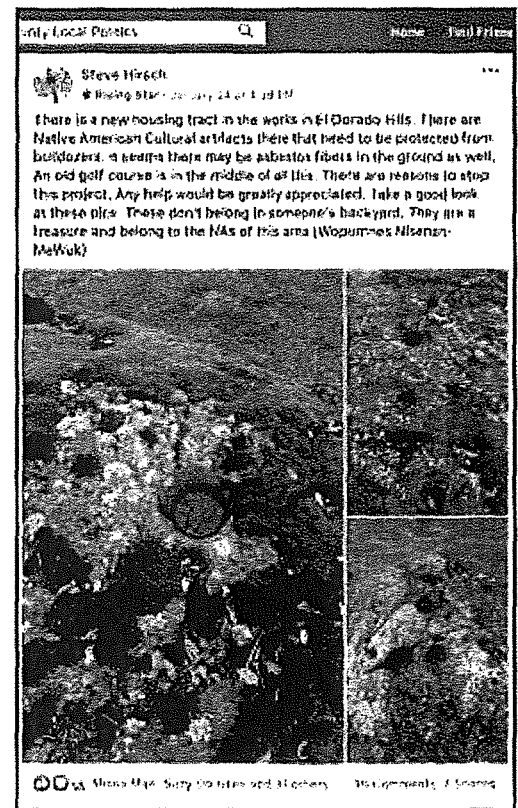
1021 Harvard Way, El Dorado Hills, CA 95762, United States

Concerned members of the El Dorado Hills Community contacted the Wopumnes Tribe regarding sacred site photos posted on Facebook...

This presentation on Native American History and Sacred Sites is the Tribe's Response

▪ *Ex: Grinding Rock Photos posted on Facebook, January 24, 2020*

Clarksville-Wopumnes History





Letter opposing Parker's CEDHSP

1 message

MARK S GHILARDUCCI <msgghilarducci@comcast.net>

Mon, Apr 25, 2022 at 4:38 PM

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.

19-1670 Public Comment

PC Rcvd 04-25-22

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,

Mark Ghilarducci

484 Platt Circle
El Dorado Hills, CA

msgghilarducci@comcast.net



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>

Mon, Apr 25, 2022 at 4:53 PM

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

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----- 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 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. Residents who oppose the plan may sign the petition, which generates emails to county supervisors and planning commissioners informing those officials of our opposition. We have amassed over 5300 signatures to date.

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

Any property owner may build on land 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.

19-1670 Public Comment

PC Rcvd 04-25-22

Please STOP THE REZONE.

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