

PC 2/9/12
#8

February 8, 2012

12 FEB -8 PM 3:13

Via email to rommel.pabalinas@edcgov.us

RECEIVED
PLANNING DEPARTMENT

Me Pabalinas, Senior Planner
El Dorado County Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667

RE: Opposition to Rezone Application, Z04-0016/Village P submitted by EDH 52 Partners:
Rezone from One-Family Residential (R1) to Commercial-Planned Development (C-PD)

Dear Mr. Pabalinas,

We are home owners in Serrano, and live near the subject property proposed to be rezoned to Commercial-Planned Development. We oppose the rezone for the following reasons:

Negative impact on property values

Negative impact on quality of life

Loss of open space, wildlife habitat areas and historical site

Inconsistent land use considering property is surrounded by an elementary school, single family residential developments and a church

Insufficient community outreach

Community does not need additional commercial developments. El Dorado Hills already has excessive vacant commercial space along El Dorado Hills Boulevard, White Rock Road and Latrobe. Commercial developments should stay in these areas and away from residential areas.

Commercial-Planned Development (C-PD) Zoning is too vague. Proposed rezone would allow by right any of the following uses: Office, bank, studio, eating and drinking establishments, used retail sales, retail repair, places of entertainment, appliance store and repair (new and used), antique store and furniture store, second-hand store, health facility and community care facility. Any of these development uses will increase traffic, light and noise pollution, smog, and crime, and be incompatible with the adjoining land uses (homes, school and church).

Please take our concerns under consideration and reject this proposed rezone. Thank you.

Tanya and David Brown
1084 Bevinger Dr.
El Dorado Hills, CA 95762

C: Supervisor John Knight, District 1

PUBLIC COMMENT
12-0283.E.1



Joyce Russell <joyce.russell@edcgov.us>

Fwd: APN 122-720-09 Rezone

1 message

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Joyce Russell <joyce.russell@edcgov.us>

Wed, Feb 8, 2012 at 8:26 AM

fyi

----- Forwarded message -----
From: **Planning Unknown** <planning@edcgov.us>
Date: Tue, Feb 7, 2012 at 2:56 PM
Subject: Fwd: APN 122-720-09 Rezone
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

----- Forwarded message -----
From: **Pierre Rivas** <pierre.rivas@edcgov.us>
Date: Tue, Feb 7, 2012 at 2:00 PM
Subject: Re: APN 122-720-09 Rezone
To: Planning Unknown <planning@edcgov.us>

Hi Mel,

RE: Z04-0016 / Village P Rezone

Please respond to Dr. Habra regarding the project status and any scheduled hearing dates.

Thank you.

On Tue, Feb 7, 2012 at 12:06 PM, Planning Unknown <planning@edcgov.us> wrote:

Hi Pierre:

If you are familiar with this project, could you forward this to the appropriate project planner? The APN below does not show up on LIMS.

PUBLIC COMMENT
12-0283.E.2

PC 2/9/12
#8

Thanks!

Tom

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

From: **Henry Habra** <hsquared67@yahoo.com>
 Date: Mon, Feb 6, 2012 at 6:55 PM
 Subject: APN 122-720-09 Rezone
 To: planning@edcgov.us
 Cc: henry habra <hsquared67@yahoo.com>

To Whom it May Concern,
 I live next to the parcel (APN 122-790-09) being considered for rezoning. It is my understanding that there are plans for a highway interchange at the junction of Highway 50 and Silva Valley Road necessitating this rezone. I disagree with the CEQA and the nature of the rezone.

While I understand that the land surrounding the highway needs to be changed, the land that abuts the houses already in existence on Village Green Drive will be extremely negatively impacted. The amount of land being rezoned will allow commercial development right up to their back yards. Their quality of life and the quality and value of their homes will be negatively and irreversibly impacted.

This is no small matter. I have lived here for almost three years and I have seen homes sit vacant for more than two years because of falling property values here. I have seen short sales necessitated by falling home values due to the housing crisis. The sheer number of vacant homes and short sales in our immediate area is stunning. My own property value has already diminished (as verified by an El Dorado County Assessor) by around \$130,000 since I moved here. I suspect my neighbors have felt a similar decline in their property value. To allow more than the needed land (for the interchange) to be rezoned commercial will further erode and destroy the property values in this area.

When people bought these homes, it was with the belief that the land surrounding it would be later developed into more single family homes. They based their biggest financial decisions on this fact. The zoning information they had at the time of their purchase was that this land would not have any commercial use potential. You should respect that commitment that your county made to them as much as possible.

Please, do not ignore the difficult situation that many homeowners in this area face. To rezone the entire parcel as commercial would devastate the personal finances of homeowners here. If the rezone needs to take place for the interchange to be built, please consider only rezoning the parcel needed around the interchange. To do otherwise would be a disservice to the people whom you are supposed to represent.

Henry Habra M.D., President
Gift Wrap Solutions LLC
1155 Bevinger Drive
El Dorado Hills, CA 95762

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Thank you.

Pierre Rivas, Principal Planner
Development Services Department
El Dorado County
2850 Fairlane Court, Placerville, CA 95667
EMAIL: pierre.rivas@edcgov.us
530-621-5841 530-642-0508 FAX

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Thank you.

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Rommel (Mel) Pabalinas, Senior Planner
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2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
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Fax 530-642-0508

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