



PC 06/09/2022

2 PAGES

Planning Department <planning@edcgov.us>

PLEASE STOP THE REZONE !!

1 message

g d <softnightfall@hotmail.com>

Wed, May 11, 2022 at 3:49 PM

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

To our elected representatives,

You were elected to represent and serve the residents of El Dorado Hills. You now have an opportunity to honor your promise to us. The decision you make will positively -- or negatively -- affect our beautiful area for decades to come. Please listen to the vast majority of El Dorado Hills residents, who DO NOT want the CEDHSP plan to proceed. It will RUIN the appearance of our beautiful area -- but more importantly, it will result in serious, long-term problems that will forever impact this lovely place:

WATER SHORTAGES AND RATIONING:

We are in our third year of drought, and do not have the water to supply 1,000 more homes. We have already experienced water rationing, and placing additional stress on an already dwindling water supply is outrageous. NO RESPONSIBLE REPRESENTATIVE WOULD APPROVE THIS.

EDUCATION AND TRANSPORTATION CHALLENGES:

Our schools are already overcrowded, and some students are already being bussed to other areas. Adding massive amounts of additional students, who will all have to be transported elsewhere to attend school, is impractical for both children and parents, and does not contribute to a good education. NO RESPONSIBLE REPRESENTATIVE WOULD APPROVE THIS.

TRAFFIC CONGESTION :

Both proposed road options will result in a traffic disaster that will last for decades and take millions of our dollars to address. NO RESPONSIBLE COUNTY PLANNER OR SUPERVISOR WOULD APPROVE AN UNAVOIDABLE TRAFFIC AND ROAD DESIGN MESS.

COSTLY FEES:

The original Parker proposal stated that the developer would contribute around \$6,000 per housing unit to the county, covering costs created by the CEDHSP. The latest document reduces that to \$4,174 per housing unit. This would require El Dorado County taxpayers to make up the difference, while the developer pockets \$1,826 per housing unit MORE than originally planned. THIS IS A SERIOUS AND COSTLY DISSERVICE TO RESIDENTS. NO HONEST OR RESPONSIBLE REPRESENTATIVE WOULD APPROVE THIS.

DESTRUCTION OF NATURAL SPRINGS NAD DRAINAGE PROBLEMS:

Building roads over natural springs will cause the road to buckle over time. The public will have to pay for repairs that would not be necessary if the county required that construction be limited to areas offering solid road bed. All state building requirements must be met. No variances can be allowed, even to well-healed developers. Residents in the Pedregal area already have drainage problems. NO RESPONSIBLE REPRESENTATIVE WOULD AGREE TO THIS.

MANIPULATION OF SERRANO CC&Rs:

A serious Serrano CC&R breach is a component of the CEDHSP. Those CC&Rs are a Department of Real Estate approved document, and any violation must be thoroughly investigated before any plan is approved. The CC&Rs stipulate that a two-thirds (2/3) vote of all non-declarant (Parker) members of the HOA (homeowners) must approve any action similar to that proposed by the CEDHSP. The Parker plan breaks the CC&R contract and therefore, this CEDHSP proposal of exchange of zoning is not legally binding. NO HONEST REPRESENTATIVE WOULD AGREE TO THIS, OR APPROVE IT.

DRASTIC INCREASE IN HOUSING DENSITY:

The latest iteration of the EIR caps density at 14 units-per-acre for non-age-restricted housing units, and 24 units-per-acre for senior housing units. With the proposed plan, fields of grass and oak trees will be replaced by possibly four or five-story buildings. Essential open space and trees will be lost, and the entry to El Dorado Hills will be decimated -- forever destroying the bucolic setting that attracted us all to El Dorado Hills in the first place. NO RESPONSIBLE REPRESENTATIVE WOULD AGREE TO THIS.

LOSS OF RECREATIONAL SPACE:

If approved, we will lose 98 essential acres of open space in exchange for 15 acres of wetland abutting Highway 50, or 11 acres nestled within multi-density housing next to the fire station. This is an unacceptable loss of beautiful and vital open land. Parker has chewed up enough acreage, and it has to stop. NO RESPONSIBLE REPRESENTATIVE WOULD AGREE TO THIS DESTRUCTION.

As time has passed, EDH residents have given up more and more of the things that originally drew us here. Meanwhile, multimillionaire developer Parker does what it pleases, and our local representatives seem to be in Parker's pocket. If that is not true, prove it by rejecting Parker's plan and recognizing the many essential elements that the vast majority of El Dorado Hills residents need and want!

Most of these issues have already been decided in years past. Parker should NOT be allowed to change zoning guidelines that were approved years ago under the EDH General Plan. The last-minute update of the CEDHSP Development Agreement is inaccurate, unsustainable, includes no funding, and holds Parker safe from repercussions. It in no way represents the needs and wants of El Dorado Hills residents -- only those of Parker Development.

No one should be allowed to buy land that is zoned as open space, and then 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. It is time for this outrageous behavior to stop -- and it is your job to make that happen.

This is still a beautiful area. PLEASE DO YOUR PART TO STOP ADDITIONAL DEVELOPMENT BEFORE IT'S TOO LATE! Require that Parker Dev. Co./Serrano Associates stick to the current zoning, and make serious accommodations for real community input of EDH residents before drafting any more "modified" proposals.

This whole proposal is a raw deal for EDH, and all of El Dorado County. PLEASE SAY NO! Please REJECT the Rezoning request and retain the county General Plan zoning. PLEASE STOP THE REZONE.

Sincerely,

Anthony Ivancovich
7001 Gullane Way, El Dorado Hills, CA 95762
(resident since 2003)



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2 PAGES

Planning Department <planning@edcgov.us>

PLEASE DO WHAT IS RIGHT -- STOP THE REZONE !

1 message

Laurel R <goldenhilltop@hotmail.com>

Thu, May 12, 2022 at 6:30 AM

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.u" <bosfive@edcgov.u>, "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>, "planning@edcgov.us" <planning@edcgov.us>

To our elected representatives,

This is an extremely important time -- not only in the lives of all El Dorado Hills residents, but for you, too. You were elected to represent the best interests of the people who live here -- and you now have an opportunity to honor that promise. The decision you make will positively -- or negatively -- affect our beautiful area for decades to come.

Please listen to the vast majority of El Dorado Hills residents, who DO NOT want the CEDHSP plan to proceed. It will RUIN the appearance of our beautiful area -- but more importantly, it will result in serious, long-term problems that will forever impact this lovely place:

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When you chose to run for office, it was hopefully with the intention of making this area a better place. Now you have a chance to prove that you are willing to step up and do what we all know is right for El Dorado Hills and the people who live here. This is one of the most important decisions you will ever have to make -- and not only will we have to live with the results, but you will, too.

You have a choice to make. You can either act with honor and integrity, and stop this rezone before it ruins El Dorado Hills, or you can bend to the will of the developer, who is only interested in personal profit. Our fate is truly in your hands. Please do not let the wrong choice be your legacy.

This whole proposal is terrible for El Dorado Hills, and all of El Dorado County.

PLEASE SAY NO! Please REJECT the Rezoning request and retain the county General Plan zoning.

PLEASE STOP THE REZONE.

Sincerely,

Laurel Rady
7001 Gullane Way, El Dorado Hills, CA 95762
(resident since 2003)