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EDC COB <edc.cob@edcgov.us>

Zoning Changes

1 message

DATE 3/7/17
BOS 3/7/17

Jason Faulkner <jason.faulkner@sbcglobal.net>

Mon, Mar 6, 2017 at 10:15 PM

To: edc.cob@edcgov.us

Please do not allow any zoning changes to the specific plan on the vacant land between Springfield Meadows to the west, the Blue Cross building to the east, Hwy 50 to the north and White rock Road to the south.

Thank you,
Jason Faulkner
1281 Manchester Drive
El Dorado Hills

Sent from my iPad

Sent from my iPad



LATE DISTRIBUTION

DATE 3/7/17 ~~BOS 3/7/17~~

#34

EDC COB <edc.cob@edcgov.us>

Proposed zoning change in Town Center West

1 message

Patrick Ronan <patrickronan1@gmail.com>

Tue, Mar 7, 2017 at 1:32 PM

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, claudia.wade@edcgov.us

Cc: Rusty Everett <rusty@speckproducts.com>, Shelly Ronan <shellyronan@yahoo.com>

Dear El Dorado County Board of Supervisors,

I am writing to voice my concern for the pre-application being submitted by the Mansour Company related to the Town Center West land. I do not believe this site affords itself to high density multi-family residential development.

In a community meeting attended by approximately 12 impacted residents (there was very little notice of the meeting and it was actually hosted by our CSD), the vast majority, of residents were very reluctant to consider any changes to the current specific plan in place, PD95-0002.

At this meeting Mr. Mansour assured everyone present that the proposed zoning change would NOT include any multifamily attached type dwelling units. He lamented the fact that his son, who recently graduated from college, was unable to afford a home in the town in which he grew up. To be blunt, our community is a move up community, I too could not afford a home here until I had established myself in the business world. There are a myriad of opportunities for young Mansour to live in our community, if he so chooses. To place, what would undoubtedly have to be subsidized multi-family housing next to our homes to accommodate those in his position is not an equitable solution for those of us living next to the property.

To be clear, my wife and I studied the proposed development of the land adjacent to our subdivision prior to purchasing our home, as did most of the neighbors I have spoken with. We understood the plan and were in agreement with the negotiated uses found in the PD95-0002. To take a plan that has been in place for nearly 30 years, one in which the General Plan was based, and change it for the whims of the current owner, subjects every neighborhood in El Dorado Hills to uncertainty and falling home values.

This is not the first time the Mansour group has tried to change the uses in this area, in each circumstance the Board of Supervisors along with County Staff have been clear in their support of the existing PD95-0002 and have recommended, and voted to not allow any changes. It is of utmost importance that plans be followed, without these well thought out plans, the potential for hodge-podge development increases dramatically.

Having said this, the impact to traffic to the communities in the area would be extreme. I believe the County's own traffic engineers already rate the intersections along Latrobe Rd as a F level of service. Furthermore, the business park's vacancy in what are predominantly considered incubator type spaces is among the very lowest in the Sacramento region. More office/professional, flex type buildings would be welcome, as would the jobs these business parks attract.

I believe it is important to create a foundation of employment in El Dorado Hills, rather than further congest our roads for the benefit of an investor group. This group has tried time and again to change the plans for this land, seemingly at their very whim. We have gone through the threat of big box retail, of being threatened with "tire plants" and now are being told low income residential is the only option - I do not agree.

Please take into account the history surrounding this property, the community activism that has been on display every time a change is proposed and the residents that count on the County to remain steadfast in their planning.

Sincerely,
Patrick Ronan

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EDC COB <edc.cob@edcgov.us>

project for El Dorado Hills Town Center West

1 message

Richard Boylan PhD <drboylan@outlook.com>

Tue, Mar 7, 2017 at 1:45 PM

To: Supervisors'Bd Clerk JimMitrinin <edc.cob@edcgov.us>, Supervisor John Hidahl - 1 <bosone@edcgov.us>, Supervisor Shiva Frentzen-2 <bostwo@edcgov.us>, Supervisor Brian Veerkamp-3 <bosthree@edcgov.us>, Supervisor Michael RanalliDist4 <bosfour@edcgov.us>, SupervisorSue Novasel-5/SLT <bosfive@edcgov.us>

Honorable supervisors,

I write to oppose a request from The Mansour Company for a Conceptual Review of a proposal to change approximately 25 acres in the El Dorado Hills Town Center West from Commercial to Residential.

Such a change goes against the County's General Plan, and the area plan for el Dorado Hills, and is opposed by nearby neighbors.

Thank you for rejecting this shameless developer attempt to confiscate designated commercial space for his project.

Richard Boylan, Ph.D.