

1/6/2020

Edcgov.us Mail - Fwd: Central El Dorado Hills Specific Project, Westside and Pedregal Project



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

2 pages

Fwd: Central El Dorado Hills Specific Project, Westside and Pedregal Project

1 message

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

Mon, Jan 6, 2020 at 10:40 AM

Kind Regards,

Cindy Munt

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

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

From: **Merrilee Posner** <maposner@yahoo.com>
Date: Sun, Jan 5, 2020 at 10:04 AM
Subject: Central El Dorado Hills Specific Project, Westside and Pedregal Project
To: Bosone at 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>, clay.russell@edcgov.us <clay.russell@edcgov.us>
Cc: Merrilee Posner <maposner@yahoo.com>

Dear Board of Supervisors, Don Ashton, CAO, Tiffany Schmid, Director of Planning and Building, and Mel Pabalinas, Principal Planner:

Good day and Happy New Year to you.

We write this email as we are concerned about the Central EDH Specific Project, Westside and Pedregal, and the Youngdahl project soils reports 2012, which appears to have expired in 2015, per the document.

The Youngdahl report, dated 2012, relies upon outdated protocols for field sampling and laboratory procedures. New changes were made and updated April 2017. The dated Youngdahl report

indicates that changes of this nature, are beyond their control, and would require a new report and testing.

According to industry professionals core samples should also be done, to the depth of the planned dynamiting. This was not done previously. The prior reports do not seem to accurately reflect the reality of the site.

The DEIR indicates on page pg.19-1670, F 35 of 685, that the project will "Conflict with or obstruct implementation of the applicable air quality plan." It will be "Significant and unavoidable." Additionally, it states on the same page, the project will "Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction." Effective mitigation does not not seem possible.

What does mitigation, if it can be done, look like? EDCAQMD, is the mitigation enforcement agency. It has approximately 9 staff members, one of whom was formally trained. They have one Dust Truck on patrol. More than 800 sites are inspected each year. They cover all contaminants and air quality issues. "We try to inspect every project at least once." The sole method is observation of visible dust.

Please refer to the attached letter and supporting documents regarding mitigation and the project.

Thank you for your consideration. We look forward to hearing from you.

Sincerely,
Merrilee Posner
Friends of El Dorado County



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

3 pages

Fwd: Central El Dorado Hills Specific Project, Westside and Pedregal Project

1 message

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

Mon, Jan 6, 2020 at 10:40 AM

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1
Board of Supervisors, County of El Dorado
Phone: (530) 621-5650
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From: **Merrilee Posner** <maposner@yahoo.com>
Date: Sun, Jan 5, 2020 at 10:18 AM
Subject: Central El Dorado Hills Specific Project, Westside and Pedregal Project
To: Bosone at 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>, clay.russell@edcgov.us <clay.russell@edcgov.us>, jvegna@edcgov.us <jvegna@edcgov.us>, gary.miller@edcgov.us <gary.miller@edcgov.us>, Jeff.hansen@edcgov.us <Jeff.hansen@edcgov.us>, james.williams@edcgov.us <james.williams@edcgov.us>
Cc: Merrilee Posner <maposner@yahoo.com>

Dear Board of Supervisors, Planning Commissioners, Don Ashton, CAO, Tiffany Schmid, Director of Planning and Building, and Mel Pabalinas, Principal Planner.

Please see the revised final draft below. A copy will appear on Social Media.

"Safety, protection and well-being of the citizens of El Dorado County" is an integral part of El Dorado County's Strategic Plan and County Mission. Our request will allow El Dorado County Officers to comply with their police powers and keep that promise.

We are concerned about the Central EDH Specific Project, Westside and Pedregal, which uses expired Youngdahl soils

reports, dated 2012. Per the reports, they expired 3 years from the date of the report, 2015.

Found asbestos mentioned in the reports consists of actinolite, tremolite and a vein of serpentinite in pit 2. The expired reports do not appear to accurately reflect the reality of the site. New reports have not been done.

The Youngdahl reports rely upon outdated protocols for field sampling and laboratory procedures. New industry changes were made effective April 2017. Youngdahl reports indicate changes of this nature are beyond their control and would require new testing. New testing has not been done.

Dynamiting is planned for construction per the DEIR and will be ongoing for an indefinite period of time. Of significance is the opinion of industry professionals that core samples should be taken to the depth of the planned dynamiting. This would provide more accurate information about the strata. Core sampling has not been done.

Air Quality appears to be an issue as the DEIR indicates. The project will "Conflict with or obstruct implementation of the applicable air quality plan." It will be "Significant and unavoidable." Additionally, the project will "Violate any air quality standard or contribute substantially to an existing or projected air quality violation during construction." Effective mitigation does not appear to be possible.

What will mitigation, if it may be done, consist of? EDCAQMD, the mitigation enforcement agency, has approximately 9 staff members, one of whom was formally trained. One Dust Truck is available for patrol. More than 800 sites are inspected each year. They cover all contaminants and air quality issues. "We try to inspect every project at least once." The sole method is

observation of visible dust, per staff. How is dust containment possible with dynamiting?

We appeal to the Board of Supervisors and Planning Commission to delay this project rollout until such time as appropriate testing may be done. This would ensure that the project complies with current industry, State and Federal testing standards for safety and is included in the DEIR.

Thank you for your consideration. We look forward to hearing from you.

Sincerely,
Merrilee Posner
Friends of El Dorado County

1/6/2020

Edcgov.us Mail - Fwd: stop the bulldozing of the park el dorado Hills

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: stop the bulldozing of the park el dorado Hills

1 message

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

Mon, Jan 6, 2020 at 11:42 AM

Kind Regards,

Cindy Munt

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

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

From: **CHRIS MODIN** <cmodin@pacbell.net>
Date: Mon, Jan 6, 2020 at 7:59 AM
Subject: stop the bulldozing of the park el dorado Hills
To: <bosone@edcgov.us>

Leave the park as is—the residents voted to leave an open space—it is your job to do what the voters want.

No building

John and Chris Modin



EDH Golf Course Redevelopment

1 message

Mark Denholm <markdenholm@yahoo.com>

Mon, Jan 6, 2020 at 9:01 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.us" <bosfive@edcgov.us>, "edccob@edcgov.us" <edccob@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>

I wanted to write you all to make clear my opposition to the redevelopment of the EDH golf course at EDH Blvd and Serrano Parkway. I and 91% of the residents of EDH made the same statement when it was included as an advisory vote in a recent election. This land was intended to be open space per general plans.

The traffic I experience every morning getting to and onto the freeway is already a mess. There is no way adding 1000 homes and likely double that in daily cars will not have a negative impact to traffic.

I am strongly opposed to more taxes to local residents to pay for any short falls in county budgets related to the required road maint and expansion as a result of this project.

As a 20 year resident, I move here because of the character of the community, and the golf course and open space was a big driver. Developing that space will make EDH just be another Folsom and if I wanted that, I would have chosen Folsom back then.

We are already facing water restrictions and there is no doubt that adding so many residents will only further exacerbate the water issues we face. I don't know if it falls in your jurisdiction, but I'd rather see you and the leaders of the county and state focus on adding more water storage for the local and more regional water issues we face.

There is already a significant amount of development planned in the western slope of county in the immediate vicinity which will also impact the west slope significantly. Marble Valley(3000+ homes), more homes in the business park (Creeside Village - 200+ homes), Town Center Apartments under construction now, Apartments in Town Center West, the 55+ developments near the business park, the development at Green Valley near Dixon (Vineyards at El Dorado Hills) and much more. We don't need more housing and congestion on the western slope.

There are a myriad of other issues and concerns about this development but perhaps the greatest issue is that the residents voiced their opinion and guidance to you about this project previously and if approved, it is clear to us all we have no voice!

Respectfully,
Mark and Judi Denholm
1999 Shelby Cir
El Dorado Hills, CA

1/6/2020

Edcgov.us Mail - Fwd: plz don't develop the old golf course!!



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

Fwd: plz don't develop the old golf course!!

1 message

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

Mon, Jan 6, 2020 at 11:42 AM

Kind Regards,

Cindy Munt

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

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

From: **terre and vince ilardi** <v4ilardi@aol.com>
Date: Mon, Jan 6, 2020 at 7:49 AM
Subject: plz don't develop the old golf course!!
To: <bosone@edcgov.us>

that space is so needed for recreational facilities... more soccer fields, baseball fields, etc. it would be nice to have the trails be available for walking... thanks, we have built up this town enuf. teresa donaldson ilardi

1/6/2020

Edcgov.us Mail - Fwd: NO Vote for the rezoning of golf course in El Dorado Hills

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: NO Vote for the rezoning of golf course in El Dorado Hills

1 message

Leslie Ellwood <leslierivlin@gmail.com>

Mon, Jan 6, 2020 at 2:13 PM

To: charlene.tim@edcgov.us, planning@edcgov.us, james.williams@edcgov.us, jeff.hansen@edcgov.us, gary.miller@edcgov.us, jvegna@edcgov.us

I am an El Dorado Hills resident and I am vehemently opposed to the rezoning of the golf course from open space to housing. I want my voice heard.

Thank you.

--

Regards,

Leslie Ellwood

1/7/2020

Edcgov.us Mail - Fwd: The Old Golf Course as a possible place for development

PC 1-13-20
#1



Planning Department <planning@edcgov.us>

Fwd: The Old Golf Course as a possible place for development

1 message

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

Tue, Jan 7, 2020 at 9:00 AM

Kind Regards,

Cindy Munt

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

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

From: **Iverne Hendy** <ivytalk@sbcglobal.net>
Date: Mon, Jan 6, 2020 at 2:45 PM
Subject: The Old Golf Course as a possible place for development
To: bosone@edcgov.us <bosone@edcgov.us>

John Hidahl, District 1

Dear Supervisor Hidahl,

I live at 5007 Skellig Rock Way in EDH and I would like you to know that my husband and I do not want a developer to put a development on the old golf property. We would like it to become a community park.

Thank you,

Iverne H. Hendy

Jeff A. Hendy

1/6/2020

Edcgov.us Mail - Central El Dorado Hills Specific Plan: A Demand for Documents by County Resident Groups



PC H13-20
#1
Planning Department <planning@edcgov.us>

5 pages

Central El Dorado Hills Specific Plan: A Demand for Documents by County Resident Groups

1 message

Briana Finley-Link <briana@finley-link.com>

Mon, Jan 6, 2020 at 3:02 PM

To: planning@edcgov.us

Cc: Gary Miller <Gary.Miller@edcgov.us>, James Williams <James.Williams@edcgov.us>, Jeff Hansen <Jeff.Hansen@edcgov.us>, Jon Vegna <JVegna@edcgov.us>

To Whom It May Concern:

Please see the attached PDF. It details some of the concerns that El Dorado County Residents have about the Project referenced in the subject line above. The attached PDF is a TIME SENSITIVE request/demand from "The Two Steering Committees" for EDH NOW! and Parks Not Parker. The request/demand is for the production of documents for pick-up by Friday, January 10, 2020, with prior notification to the authorized agents of these resident groups.

Thank you very much for your compliance.

Regards,


Briana Finley-Link, MBA, JD

Secretary for The Two Steering Committees

briana@finley-link.com

Home/Office: 916.9334599

Cell: 916.502.4599

 **20-0106-Demand for Documents.pdf**
1801K

January 6, 2020

County of El Dorado
Planning and Building Department
Attention: Rommel (Mel) Pabalinas
2850 Fairlane Court
Placerville, CA 95667

Letter sent by Email to:
planning@edcgov.us

cc:

Jon Vegna: JVegna@edcgov.us
Gary Miller: Gary.Miller@edcgov.us
Jeff Hansen: Jeff.Hansen@edcgov.us
James Williams: James.Williams@edcgov.us

Subject: Central El Dorado Hills Specific Plan, Including But Not Limited to:
Project File Nos. A14-0003, SP12-0002, Z14-0005, SP86-0002-R, PD14-0004

To Whom It May Concern:

We are writing to you as residents of El Dorado County ("County"), and as participants in the steering committees for two groups of concerned County resident groups, i.e., EDH NOW! and Parks Not Parker (www.parksnotparker.org). This is a formal request/demand from "The Two Steering Committees" for all documents, maps, plans schematics that the Planning Department has reviewed at any time relative to the Central El Dorado Hills Specific Plan, which have NOT BEEN REVEALED TO THE PUBLIC. We ask that the requested documents be compiled and be held at the Planning Department, to be ready no later than Friday, January 10, 2020, for pick-up by one or more authorized representatives of the two steering committees as soon as possible. As the last opportunity for public comment on this project at a Planning Commission meeting is reportedly Monday, January 13, time is of the essence.

You may notify steering committee members that the documents are ready for pick-up by emailing the following representatives: Jim Pridemore, jimpridemore@gmail.com; Charles Nunn, buzznunn@sbcglobal.net; Briana Finley-Link, briana@finley-link.com. One or more of us will pick up the documents.

We, as members of the steering committees, believe that the County may have some additional information and maps that have not been shared with the public. For example, the public has never seen a map showing specific impacts from the Pedregal portion of the Central EDH Project. Without all development outlined, it is not possible to determine project impacts for any issue. The studies presented are inadequate, due in part to the following: (1) the CEQA impacts cannot be determined without all development outlined; (2) the technical reports on which the studies are based are dated prior to many significant community changes; and (3) many of the reports were completed for a different planned development.

We ask that the agents of the County of El Dorado: (1) carefully review all documents; (2) recognize the frustration of the local citizens at being technically heard but not honored by response, for which the only remedy is an actual, public change to negotiated plans in response to public input; (3) provide current and complete studies to the public, so that they can understand potential impacts to the proposed plan AND ALTERNATIVES; and (4) reject the project at this time. This plan has been presented by the Developer at recent meetings as a "take it or leave it" plan. We should "leave it."

The citizens who live here voted in 2015 (91%) to not rezone the golf course. Recent surveys on Nextdoor show a similar percentage of residents as opposed. This plan is also a "trust me" plan. It requires modifying the General Plan, rezoning, and approval of Specific Plans without specifics. It is a 15-20 year commitment from the county, without built-in protections for inflation and changes in community needs. This is a one-way agreement, in which Serrano Associates, LLC. ("Developer") benefits, because increased density equals increased land value. It also equals a wide increase in the margin by which the cost of services exceeds the revenue generated. The plan has an up-front negative fiscal impact on the County General and Road Funds, theoretically to be offset by funds from a Mello-Roos Community Facilities District (CFD). The actual cumulative deficit forecast in the Draft Fiscal Impact Analysis over an assumed 15-year buildout is (\$4,885,000) in 2015 dollars. Yes, new residents may cover the current forecast deficit, but there are limits to Mello-Roos increases and no limits to inflation. There are also many indirect costs generated outside the CFD by those living within it. While it may be true that new fiscal studies will be done prior to each tentative map filed based on a specific plan, THIS IS TOO LATE if the county has already made a commitment.

Members of our groups, and many other concerned residents, have attended several presentations by the Developer relative to the above-referenced project. We were at the November 13 EDH APAC meeting and the November 14 Planning Commission meeting. We watched the Applicant's PowerPoint Presentation both times. We were also at the December 2 Community Council meeting, the December 11 EDH APAC meeting, and the December 12 Planning Commission meeting. We have listened, questioned, and independently reviewed the documents presented by the Developer at the November APAC and Planning Commission meetings.

County residents heard the Developer's responses to many questions raised at the December 12 Planning Commission meeting, particularly by Jon Vegna and James Williams. Traffic issues were a major topic of discussion. Some of the questions raised by the Commissioners and county residents were quoted in an article in the Mountain Democrat one week later, on December 19, 2019. Entitled, "Central EDH Still in the Hot Seat," by Sel Richard, this article also quoted several of Kirk Bone's responses. As Serrano Associates' Director of Government Affairs, Mr. Bone made it very clear that his company was not flexible with respect to modifying their plan, ostensibly because they could not afford to do so and still provide the current level of "benefits." The CSD doesn't want these benefits. The residents who voted in 2015 and who have attended the various meetings do not want these benefits. Who would trade a 98-acre parcel zoned open space-recreation for a 15-acre park by the freeway, plus a public trail along Asbestos Ridge through Serrano Communities? The Developer.

We have also reviewed the in-depth analysis of General Plan Consistency prepared by John Richard, dated December 5, 2019, and submitted to the Planning Commissioners by letter dated December 5, 2019. We find it considerably more credible than the assertions in Applicant's PowerPoint Presentation and Planning Staff reports that this project is consistent with the General Plan. Of particular concern is the fact that the proposed 15-acre park is adjacent to the freeway. As pointed out in this letter, The California Environmental Protection Agency and California Air Resources Board (CEPA/CARB) recommends that new sensitive land uses, specifically including playgrounds, be sited at least 500 feet from freeways. Even non-cancer health risks from proximity to freeways are serious, and per the letter, "state law prohibits the siting of schools within 500 feet of freeways with 100,000 vehicles per day. Caltrans counts peak month traffic on Highway 50 at Latrobe Road at 106,000 vehicles per day (average), well within CEPA/ARB's advisory parameters."

Additionally, we have reviewed the letter from John F. Burns, dated November 11, 2019. He addresses the fact that some of the technical studies are almost ten years old. "The EDH of today is very different than it was when the technical studies were undertaken. These should be re-done by an independent third party, not ICF or Parker's previous consultants, such as ECORP." We agree.

The California Environmental Quality Act (CEQA) does not directly regulate land uses, instead requires state and local agencies with California to follow a protocol of analysis and public disclosure of environmental impacts of proposed projects. These agencies are also required to adopt all feasible measure to mitigate environmental impacts. CEQA makes environmental protection a mandatory part of every California state and local public agency's decision-making process. To ensure that the impacts receive public disclosure, a complete project description is required. Maps of impact areas are also included in the CEQA documents. Technical studies are then undertaken to address all possible environment issues and potential impacts for a development of this size. These studies should address all of the following: aesthetics, agricultural/forestry resources, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, wildfire, mandatory findings of signification. How many of these sections can be found in the presented documents at are current and reflect actual conditions? To reiterate a point raised in the first paragraph of this letter, the public has never seen a map showing specific impacts from the Pedregal portion of the Central EDH project.

This is a MAJOR PROJECT. It may technically meet the definition of an in-fill project, a term continually used by the Developer, but it will change the quality of life of the entire community, and impact the economics of the entire county. Per the Draft Fiscal Impact Analysis, the total area involved is 336 acres, with a proposed 1,000 homes. (The Applicant's PowerPoint shows 737 -1,000 homes, with the upper end of the range currently contingent on 263 homes being age-restricted.) The DFIA shows a projected population for the Project at buildout as being 2,618 persons, compared with 873 new residents per the Base Case scenario, which is no change to the General Plan.

January 6, 2020
EDC Planning Department
Page 4

Based on our investigations, we do not agree that the proposed CEDHSP is consistent with either the General Plan or the expressed will of county residents. Further, the Developer's documents appear to be seriously lacking with respect to CEQA requirements.

Please reply to this formal request/demand to provide all documents, maps, plans schematics that the Planning Department has reviewed at any time relative to the Central El Dorado Hills Specific Plan, which have NOT BEEN REVEALED TO THE PUBLIC. At the beginning of this letter, we asked that the requested documents be compiled and be held at the Planning Department, to be ready no later than close of business on Friday, January 10, 2020, for pick-up by one or more authorized representatives of the two steering committees as soon as possible. Please send emails to all of the following when the documents are ready: Jim Pridemore, jimpridemore@gmail.com; Charles Nunn, buzznunn@sbcglobal.net; Briana Finley-Link, briana@finley-link.com. Each of us is authorized by the steering committees of EDH NOW! and Parks Not Parker to pick up these documents. One of us will do so.

We look forward to hearing from you.

Regards,

The Two Steering Committees for
Parks Not Parker and
EDH NOW!

By

Briana Finley-Link, MBA, JD
Secretary for the Two Steering Committees
briana@finley-link.com
Home/Office: 916.933.4599
Cell: 916.502.4599

1/6/2020

Edcgov.us Mail - Fwd: No to the El Dorado Hills Golf Course Rezone

PC 1-13-20
1



Planning Department <planning@edcgov.us>

Fwd: No to the El Dorado Hills Golf Course Rezone

1 message

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

Mon, Jan 6, 2020 at 4:01 PM

Kind Regards,

Cindy Munt

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

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

From: **Leslie Ellwood** <leslierivlin@gmail.com>
Date: Mon, Jan 6, 2020 at 2:09 PM
Subject: No to the El Dorado Hills Golf Course Rezone
To: <bosone@edcgov.us>

I am an El Dorado Hills resident and I am vehemently opposed to the rezoning of the golf course from open space to housing. I want my voice heard.

Thank you.

--

Regards,

Leslie Ellwood



PC H13-20
#1

Planning Department <planning@edcgov.us>

Zoning changes for the former El Dorado Hills golf course and related developments

1 message

Patrick Lanius <pal@lanius1963.com> Mon, Jan 6, 2020 at 4:07 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>
Cc: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>, "jvegna@edcgov.us" <jvegna@edcgov.us>, "gary.miller@edcgov.us" <gary.miller@edcgov.us>, "jeff.hansen@edcgov.us" <jeff.hansen@edcgov.us>, "james.williams@edcgov.us" <james.williams@edcgov.us>

My wife and I have been residents of El Dorado Hills for the past 30 years. We have unfortunately seen the steady decline of the infrastructure necessary to support traffic and other activities brought on by population growth in this area.

We voted some years ago [NOV 2015] and expressed our views then [along with the other 91% of the voting populace] that the golf course area where the former El Dorado Hills Executive golf course was located before Bill Parker acquired it in conjunction with his Serrano development should remain zoned as it was at that time – Open Space-Recreational.

Further development of that area will do nothing [except to enrich Parker development company] but adversely impact the quality of life for the current and future residents of this area and render the area a visual blight. It would be a much worse appearance than the neglected open land that Parker has left up to this point.

I have not changed my views nor has my wife. We oppose strongly the efforts to change the zoning to allow development of that area.

Patrick A. Lanius

Debra J Lanius

1963 Shelby Cir.

El Dorado Hills, CA 95762