



PC 06/09/2022

Planning Department <planning@edcgov.us>

El Dorado Hills old golf course rezone

1 message

Robert N Sableski <rnsyes@att.net>
Reply-To: Robert N Sableski <rnsyes@att.net>
To: ROBERT SABLESKI <rnsyes@att.net>

Sat, May 21, 2022 at 5:12 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.

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.

Robert Sableski
3338 Besana Dr
El Dorado Hills, CA 95762



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Planning Department <planning@edcgov.us>

EDH gold course rezone

1 message

Elise Karem <elisekarem@yahoo.com>

Sat, May 21, 2022 at 5:15 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>

I am a 23 year 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. 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.

Elise Karem

El Dorado Hills



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Planning Department <planning@edcgov.us>

EDH GOLF COURSE REZONE

1 message

Robert N Sableski <rnsyes@att.net>

Sat, May 21, 2022 at 5:19 PM

Reply-To: Robert N Sableski <rnsyes@att.net>

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>

Can someone provide a brief report on the status of the El Dorado Hills gold course rezone?
Can we have at least smart development. Apartments should have required electrical vehicle charging station for each apartment and/or condo unit.

Robert Sableski
El Dorado Hills



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2 PAGES

Planning Department <planning@edcgov.us>

EDH Development along El Dorado Hills Blvd and Wilson Blvd

1 message

Jim Grambow <jim.grambow@gmail.com>
To: planning@edcgov.us

Fri, May 27, 2022 at 2:36 PM

To

Planning Commission Members

Jon Vegna (District 1, Chair), Kris Payne (District 2), John Clerici (District 3, Vice Chair), Andrew Nevis (District 4), and Daniel Harkin (District 5)

Hello, my name is James Grambow. I am a resident in El Dorado Hills off of Wilson near the proposed Pedregal construction project. I attended the Thursday Public Hearing via Zoom a few weeks ago, but I needed to cut my time short to get back to work after approximately 5 hours. Unfortunately, I had to leave before stating my comments and concerns regarding the proposed construction of approximately 237 new low and high density residential units planned in this Pedregal project. Since the meeting, I have been busy with work issues until now to address my comments and concerns.

When my wife and I purchased our residence about 3 1/2 years ago, we were told by our realtor that our village was a sought after community because it was older, settled, quiet, and quite serene with the hillsides of beautiful oak trees. We liked that Wilson Blvd. was a connection to and from our local neighborhoods to El Dorado Hills Blvd., not the thoroughfare it is now connecting to Saratoga Way.

After the Saratoga development started populating, we saw an increase in traffic, especially around Saratoga / Park and EDH Blvd. The traffic getting onto US50 at EDH Blvd, both from the north and south is already bad, especially at certain times of the day. The proposals I heard in the meeting to alleviate the traffic were nonsense. First, whoever did the planning to put two left turn lanes onto the freeway with a traffic light needs a lesson in traffic flow. There should have been a single right lane cloverleaf entrance with room for expansion. Now we have at times an exorbitant amount of traffic, two left turning lanes, and a single lane going straight from three lanes onto EDH Blvd. That is crazy, and with the increase in the number of houses that are proposed it will become a worse gridlock than it already is. Entering US50 from the north the lane proposals do not make sense because the blocks are too short around Lassen and Saratoga to funnel cars to the right to to enter US50, or for those going straight to merge through to the left, again, especially when the traffic is at a standstill as it is certain times of the day. Have you looked at the backup to turn left onto Saratoga from EDH Blvd? Again, crazy, and looks as if there wasn't any planning for the extra cars going to the Saratoga development. During the meeting, I didn't hear any comments about the traffic around Green Valley Rd, Francisco, and EDH Blvd / Salmon Falls Rd. Since we have moved here the amount of traffic in this area has also increased significantly and be further impacted by the proposed new developments.

There was talk about the environment, and water but I did not hear any clear cut answers to how the environment will be impacted when the developer cuts down the big beautiful, I thought protected \$\$\$, oak trees and pours cement. If new trees are planted, how long will it take to get the level of oxygen back into the air via photosynthesis from the new trees if planted vs. the current levels from the old oaks? Regarding water, all I ever hear since I moved here is that we need to conserve. If I might I will take this quote from Kevin Kiley's report to his constituents from just a few days ago, "Meanwhile, I am fighting to stop Newsom's draconian new restrictions on water use: 5-minute showers, no baths, no using a hose for yardwork." If our dear governor is trying to impose these water restrictions on us now, how are we going to support another 1000 residences in our

community? If the developer has plans to plant new trees how will they be watered? The proposed sports field / park next to US50, how will that be watered and stay green. Something isn't adding up in the planning stage. I also learned that we are going to have a public hearing soon because our dear governor wants us to separate our garbage because our landfills are overcrowded with organic waste. I guess I can't argue with him about this since he must be an expert on this topic coming to us from San Francisco where he thought expelling and excreting organic waste on the sidewalks was the new norm. How is it that San Francisco can use fire "hoses" to wash their "Organic Waste" down the storm drains, and we can't use hoses to water our organic plants! Where did that extra water come from? Another \$\$\$ burden, more pollution with extra garbage trucks or is he going to supply all electric garbage vehicles? So if our landfills are already full, how are we going to support the extra waste from the proposed residences? I didn't settle in EHD to listen to heavy equipment for the next five years or maybe longer, and as brought up in the meeting there is a level of asbestos in the ground naturally which becomes airborne when the dirt is stirred up. How will we be protected? I also don't cherish the idea that we have a nice single family home environment in our area and condos and apartments are also called single family, oh high density, but they are not congruent to our current neighborhoods. In closing it is and will be a real shame if you support or are pressured into replacing these beautiful oak populated hillsides with cement structures.

If there is going to be another public hearing in EDH, as I heard mentioned as a great idea, I would like to be notified.

If you have any questions or comments about my comments and statements, I am very open to communicating further with you.

Respectfully yours,
James Grambow