



EDC COB &lt;edc.cob@edcgov.us&gt;

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**NO new zoning for El Dorado Hills**

1 message

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**Leslie Shelton** <leslie.shelton@rocketmail.com>  
Reply-To: Leslie Shelton <leslie.shelton@rocketmail.com>  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Fri, Mar 22, 2013 at 8:01 AM

My husband and I are totally against the development proposal for changing EDH zoning rules which would add more residents and apartments along El Dorado Hills blvd. Please do not approve this.  
Sincerely Kenneth and Leslie Shelton El Dorado Hills resident.



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## Central El Dorado Hills Specific Plan Feedback

1 message

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**Rebecca Brandon** <ebbrandon@sbcglobal.net>  
To: rommel.pabalinas@edcgov.us, edc.cob@edcgov.us

Fri, Mar 22, 2013 at 1:29 AM

Dear Mr. Pabalinas and El Dorado County Supervisors,

I am writing today to express my deep concern and disapproval of the Parker Development Company's proposal to build the Central El Dorado Hills Project. This summer will mark 30 years that my family has lived in El Dorado Hills (EDH). My parents, my two sisters and I moved here 1983 when I was 5 years old. At that time there were just about 3,000 residents in our small town and EDH provided the picture-perfect backdrop for three young girls growing up with its rolling hills, horse pastures, hiking trails, amazing wildlife and beautiful open space. Long summer days were often spent riding our bikes down to the duck pond or to local ice cream shop and video store, both of which have long since been torn down. It's now hard to imagine, but for much of my youth, EDH Blvd. was a simple two-lane road (with little traffic) and there wasn't a single stop light in the entire town.

Years went by, I graduated from Oak Ridge High School, went off to college, lived in the bay area for some time, got married and in 2005, I had the unique opportunity to purchase my childhood home here in EDH from my parents. For me, this has been a dream come true. Today, I have three little girls of my own, and one of my top priorities is to preserve this hometown that I so love. After all, this no longer just my town, but my girls home as well, and I want them to have the same great memories and opportunities that I had growing here.

Don't get me wrong, I understand that growth is evitable, but it needs to be done responsibly and with the input of the ENTIRE community. Parker Development has failed to do this and instead has proposed a development plan that benefits only them and has not been openly shared with the community.

First, I cannot imagine exiting EDH Blvd. and no longer seeing our beautiful rolling hills. Instead, if Parker's plan is approved, EDH Blvd. will become an eye sore with apartment complex, after apartment complex, and townhome after townhome. Aside from the aesthetic issue, Parker has failed to identify how EDH will handle the large population increase that these proposed 1,000+ new "units" will bring to our community including:

✓ Roads/traffic – EDH Blvd. is already extremely congested, especially during commute time and when the local school are released. Traffic commonly backs up all the way from the highway 50 on ramp to Wilson Way during the morning commute. All of this additional development will only continue to saturate this traffic issue. Also, the intersection at EDH Blvd. and Serrano Parkway (near the old golf course) is extremely dangerous. Cars traveling east bound at that light must yield to the traffic merging onto Serrano Parkway, which is very awkward and dangerous. I have personally witnessed several close calls at this intersection and it is also extremely dangerous for children who are often crossing the roads here to walk to school.

✓ Schools – Oak Ridge High School is already over capacity at 2,300+ students. With the construction of Union Mine a few years ago, it is highly unlikely that the El Dorado Union School District will build another school for at least 20 more years as the funding/budget will not allow/justify it. When Parker was asked to respond to this issue during a meeting, there response was "you built the new high school (Union Mine) in the wrong location and, you're right, this town probably needs another high school." Is Parker going to fund the building of another high school? No. That burden would be left to us the taxpayers! Not to mention, part of the charm of this town has always been that we are a one high school town where everyone works together for a common cause.

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- ✓ Crime – With all these new housing “units” and citizens there is bound to be additional crime in our community. How/Can the Sheriffs Department handle this?
- ✓ Fire/police resources – With all these new residents moving to EDH is Parker going to fund additional police/fire staff? If so, for how long and how many years? If not, how will this impact response times?
- ✓ Noise/Pollution
- ✓ Wildlife
- ✓ Asbestos – What type of potential exposure will all this construction bring to my family?
- ✓ Water
- ✓ Cultural resources – There are many historical sites in the planned development including Native American archeological locations/artifacts. Have they been contacted about the building and how will they be handled? Will Parker pay for this or taxpayers/county?
- ✓ Recreation-Parker had included a new soccer field/recreation area in their plan. It's interesting that the space they have offered is right next to the freeway where it would be difficult to sell houses/build apartments. Who wants their kids playing right next to a major freeway with all the smog and traffic?
- ✓ Taxes

As our community representatives, you are each obligated to hold our best interests above all others. With this authority comes great responsibility. I hope that you will take these concerns that I have outlined to heart and deny Parker Development's proposed project plan, as it is not in the best interest of our citizens or our community.

Thank you,

Eric & Becky Brandon

3501 Patterson Way

El Dorado Hills, CA. 95762

916-933-1576



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Development in El dorado Hills

1 message

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**Bonnie Bastian** <bastianteam@gmail.com>

Thu, Mar 21, 2013 at 10:17 PM

To: edc.cob@edcgov.us

I have been a resident of El Dorado Hills for 8 years. I am writing to express my displeasure with the proposal to put housing along El Dorado Hills Blvd from Raleys to Olson Drive. I am primarily opposed to apartment, condos or town homes being built. One reason why EDH is superior to Folsom, is because we have far less apartments, duplexes, condos, etc. I treasure the stability that single family homes give to our community and I plead with you to keep any apartments and condos you can, out of our community. Thank you

Bonnie Bastian



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Parker Development

1 message

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**Brooke Knopp** <brookeknopp@gmail.com>

Thu, Mar 21, 2013 at 8:36 PM

To: edc.cob@edcgov.us

To Whom It May Concern:

I am against the Parker Development building high density units along EDH Blvd. I grew up in the area and graduated from OakRidge in 1998. I have watched the hills slowly disappear due to the housing demand. I realize that this is needed in some areas but there is little land left along the EDH Blvd area and I would like my children to see a little bit of the natural land that left. This planet is getting overbuilt and overcrowded. Please do not approve this project.

Thank you for your time.  
Brooke Knopp



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## Proposed Development

1 message

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**John Crockett** <johnhcrockett@gmail.com>  
To: rommel.pabalinas@edcgov.us, edc.cob@edcgov.us

Thu, Mar 21, 2013 at 2:28 PM

Mel and the board:

When the owner wants to develop an infill piece of land I generally remain silent and feel the person or entity should be able to develop (in accordance with the zoning and approved uses of the land) and profit thereby. This proposal is decidedly different.

When my wife and I were considering a move to El Dorado Hills from the Bay Area we looked into many factors which included the amenities of our community. One such amenity was inexpensive 3-par golf right in the area owned by the land developer of Serrano (Parker Development). They held this up as an amenity at the gateway of the Serrano Development that helped lure home builders to purchase finished lots and build homes that could then be more easily sold to homeowners. It also made for a nice scenic drive on Serrano Parkway. Now that Serrano is in the last phases of land development, the land developer should not be allowed to take an amenity away from the community because they see higher profit margins with another use. They have made their margins all along the way with the development of single family lots and sales to home builders. They should not be allowed to persuade the county into allowing zoning and use to be modified whatsoever. To shut the course down is unsavory. To be given approval on a land use change by the county should be unacceptable.

Furthermore, this proposal would have a negative impact on beauty, and home values. A real kick in the teeth from one who profited on the initial sale of the land for these very homes that they would now seek to diminish value. This proposed development is both offensive and intolerable.

Thanks for the review of this concern. Similar sentiments are shared by many in this community.

Sincerely, John

—  
John H. Crockett  
Triple Net Leased Investments  
Cell 916-365-3493  
johnhcrockett@gmail.com




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## Zoning concerns

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**Rommel Pabalinas** <rommel.pabalinas@edcgov.us>

Thu, Mar 21, 2013 at 1:40 PM

To: Aguilar Crew <aguilarcrew@gmail.com>

Cc: edc.cob@edcgov.us

Hello, Ms. Aguilar:

I am writing to confirm receipt of your comments for the proposed Central El Dorado Hills Specific Plan. I appreciate you taking the time to providing your comment.

In response to your request about expanding the notification list and extending the noticing duration of the Notice of Preparation (NOP) phase of the EIR for the project, the County is not able to accommodate your request. The NOP process for the preparation of the Environmental Impact Report (EIR) for the project is being conducted in compliance with the noticing and timing requirements of the California Environmental Quality Act (CEQA). Specifically, the NOP duration is for 30 days, which ends on March 22, 2013, and noticing were sent to agencies and persons/parties who requested to be notified. In addition to this listing, although not required by CEQA, the County mailed notices to the properties within 500-foot of the project boundary. The County also held a Scoping Meeting on March 14th as a formal forum to provide information about the project, scope and content of the EIR, and solicit any comments.

The project is in the early phases of processing. Subsequent phases of the project would include opportunities for public review of and commenting on the project. Should you have additional project comments during this NOP phase, please provide in writing by March 22nd. You may also contact me directly at 530-621-5363.

I appreciate your interest on the project.

[Quoted text hidden]

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**Rommel (Mel) Pabalinas, Senior Planner**  
**El Dorado County Development Services Department**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**

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Thank you.



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Central El Dorado Hills Specific Plan File No SP12-0002**

1 message

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**KirkN96@aol.com** <KirkN96@aol.com>

Thu, Mar 21, 2013 at 1:27 PM

To: edc.cob@edcgov.us

Dear County Board of Supervisors:

I am writing in concern about the development plans for our area as referenced above. Approval of 1000+ apartment complexes would be devastating to our community. The traffic and overall crowding issues are already becoming a challenge in our area. EHD Blvd is already too burdened with heavy traffic. If we were to have a major emergency and needed to vacate the area with EDH Blvd being the only major exit option, it could be catastrophic.

Please reject the proposal associated with file no. 12-0002.

Sincerely,

Kirk and Vickie Norman

1046 Crestline Cir

El Dorado Hills, Ca





EDC COB &lt;edc.cob@edcgov.us&gt;

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## Central EDH development

1 message

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**Natalie Wilson** <nataliejean7@gmail.com>

Thu, Mar 21, 2013 at 1:15 PM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

To whom it may concern,

I would like to take this opportunity to voice my concerns about the new central El Dorado Hills wDevelopment proposed. This proposal will make our community suffer greatly. We have all invested in the beauty, schools, and small town feel that El Dorado Hills has to offer. The impact of this gross developing will be detrimental to the current residence way of life. Please do not allow this to go forward.

Sincerely,

Natalie Wilson

Sent from my iPhone



EDC COB &lt;edc.cob@edcgov.us&gt;

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**(no subject)**

1 message

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**Amie Brink** <amieb11@juno.com>  
To: edc.cob@edcgov.us

Thu, Mar 21, 2013 at 1:01 PM

We wanted to voice our concerns about the upcoming apartment/condo building in El Dorado Hills. We are not in favor of it and hope that if you are to build in those vacant lots, that it will be actual homes.

Sincerely,  
Gabe and Amie Brink

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**Woman is 60 But Looks 25****Mom publishes simple facelift trick that angered doctors...**<http://thirdpartyoffers.juno.com/TGL3131/514b67626a7a867623340st01duc>



EDC COB &lt;edc.cob@edcgov.us&gt;

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## EDH Blvd Development Project

1 message

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**Melissa Sanders** <melissa.sanders@gmail.com>

Thu, Mar 21, 2013 at 12:37 PM

To: edc.cob@edcgov.us

Hello,

I am NOT in favor of Parker Development's proposed multi-tenant home project proposed for EDH Blvd. I feel very strongly about this. El Dorado Hills is a very rare and beautiful community; the most beautiful in the Sacramento area. My husband and I moved away from Elk Grove because the population skyrocketed to over 150,000 people in only a five-year period. Going on a three-mile trip to the store took us 20 minutes, and consisted of over a dozen traffic lights. Crime significantly increased, the school quality went down, and we knew that we didn't want to raise our children there. If you do not want El Dorado Hills to experience the loss of educated, involved and caring citizens, DO NOT let this measure pass. We live in the east part of Serrano, and our children were JUST accepted into Oakridge High school (with the 95/5 measure), allowing them to attend high school in the city where we live. If these buildings are built, Oakridge will become overcrowded and our children will be pushed to Shingle Springs or another city along Highway 50. Protect and preserve the beauty of this area. It is a wonderful and beautiful place to live. Do not let it go down in value.

Sincerely,  
Melissa Sanders  
(916) 996-2050



## Central El Dorado Hills Specific Plan Feedback

1 message

Rick Joyer <rjoyer@microsoft.com>

Thu, Mar 21, 2013 at 11:39 AM

To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>, "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Good Morning Mel,

It was very nice meeting you at the Central El Dorado Hills Specific Plan EIR Scoping Open House last week. As a concerned and involved resident of El Dorado Hills, I feel obligated to provide you with my input and feedback on the proposed Central El Dorado Hills Specific Plan to you and the Clerk of the Board in the hopes that you all understand and share the concerns of my fellow residents with the Board at large. It is my expectation that the Board will understand the reasoning behind our concerns, and take the appropriate and calculated actions to deny this request that we believe to be harmful to our home town at the appropriate stage of the proposal process.

The proposed plan seeks to develop over 1,000 new residential units in our community, some of which will be high density housing, in areas that are currently home to beautiful old oak trees, wildlife, and much of the scenery that frankly lured so many of us residents to the area. I scratch my head a bit at the plan, considering a quick look at the real estate website redfin.com shows 235 homes currently for sale in area (Lyon shows 132 listings on their website, many of which are different than those listed on redfin). It certainly doesn't seem like we are in short supply of housing opportunities to attract new residents to our charming community.

Aside from dramatically altering the landscape of area, there are multiple concerns that my fellow residents and I share about the plan that will negatively impact our experience of residing in El Dorado Hills. Many of the concerns I hear center around the already crowded streets in the mornings and evenings (anyone who has ever driven EDH Blvd at 8am on their way to work can attest that the last thing we need are 1,000+ new housing units, each with 1-3 cars further congesting the only thoroughfare in the area). The increased traffic, associated pollution, noise and impact on wildlife are all things that are known to bring down property values. Moreover, many of us specifically chose to live in this area to avoid these blights that are easily found in other, nearby communities should one wish to live in a more densely populated municipality.

Finally, I am most concerned that this plan does not take into account the immediate impact that the proposal will have on our schools. El Dorado Hills simply does not have the existing capacity to accommodate the influx of students that are sure to follow the addition of 1,000+ new housing units. When questioned about this fact, Parker Development representatives at the Open House simply scoffed and said "well, you'll just have to build new schools then, won't you?" Easy for them to say. When I read the mid-year budget analysis from Chief Budget Officer Laura Schwartz posted on February 25<sup>th</sup>, the following quote caught my attention: "The report noted that under current financial assumptions, **the county could be looking at a shortfall of up to \$5.3 million next fiscal year beginning July 1.**" The thought of having to commit the necessary resources to build new schools under a budget shortfall is, in short, irresponsible.

As our fellow neighbors, I can only assume that you share many of these concerns and I am sure that I do not need to remind you that, as our community representatives, you are each obligated to hold our best interests above all others. With this authority comes great responsibility, and we trust that you will take our collective concerns to heart and deny the proposed project plan with earnest. I would welcome any comments, feedback or questions you may have about our position on the matter, and look forward to maintaining the distinctive personality of El Dorado Hills together with your support.

Most Sincerely,

**Rick Joyer | Account Executive | State & Local Government, California**  
t 916-983-1054 rjoyer@microsoft.com

