



Fwd: Comments on Proposed Central El Dorado Hills Specific Plan

Planning Department <planning@edcgov.us>
 To: Charlene Tim <charlene.tim@edcgov.us>

Wed, Nov 20, 2019 at 10:53 AM

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From: **The BOSONE** <bosone@edcgov.us>
 Date: Wed, Nov 20, 2019 at 9:30 AM
 Subject: Fwd: Comments on Proposed Central El Dorado Hills Specific Plan
 To: Planning Department <planning@edcgov.us>

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
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From: **Kenny Croyle** <kwc713@gmail.com>
 Date: Wed, Nov 13, 2019 at 4:47 PM
 Subject: Comments on Proposed Central El Dorado Hills Specific Plan
 To: <bosone@edcgov.us>
 Cc: <johndaveyapac@gmail.com>, <benpaulsen@edhcsd.org>, <jvegna@edcgov.us>, <TiffanySchmid@edcgov.us>, <shawnapurvines@edcgov.us>

Mr. Hidahl,

Residents of El Dorado Hills including myself are deeply concerned with the Central El Dorado Hills Specific Plan as proposed, as well as the general lack of representation of our interests by the El Dorado County Planning Commission.

The residents have made their opinion of the further development of El Dorado Hills clear on numerous occasions since the golf course closed in 2007. As I am sure you know, the residents voted on an advisory bill (Measure E) in November 2015 regarding the development of the now defunct golf course on El Dorado Hills Boulevard. Less than 9% of voters supported the development of this land. We understand that this was an advisory bill, and that the residents do not directly vote on planning decisions. However, this is a clear message to the Planning Commission and Board of Supervisors that we have some significant concerns. We do not believe that the development of Pedregal and Serrano Westside are beneficial to our community, nor would it be consistent with the El Dorado County General Plan. In our opinion, this development would be a clear case of County government putting the interests of one well connected developer above those of the the general public.

The analysis in the associated Staff Report released by the Planning Commission is riddled with oversimplifications and marginalizes many important issues. For example, it is emphasized that infill of areas that already have infrastructure is cost effective. However, it does not take into account that the infrastructure in place is already overtaxed. There is virtually no evidence presented that current infrastructure could support the thousands of additional residents proposed.

The largest inconsistency, in my opinion, is related to the goal of "*Clustering development that would maintain the urban character of the El Dorado Hills Community Region, while protecting open space areas and promoting natural resource uses (onsite oak woodlands).*" When you look at the proposed map of the Pedregal development, it is clear that this objective played no part in the planning of the rezone. The proposed map clearly shows that both developments will

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fragment what little open space is left. I strongly feel that this is not adequately evaluated or addressed in the staff report or the Final EIR. The Parker Development website states that the plan will "*preserve the character and extent of the rural regions in El Dorado County*". I don't know how anyone familiar with El Dorado County could say that about this proposal.

These are just a few of the concerns that we have with this proposed Specific Plan. The Parker group claims to have given "over 400 presentations" on this proposed change to the Central El Dorado Hills Specific Plan. True or not, my family has lived in Governors Village (adjacent to Pedregal) and not once has our community been engaged by Parker. I don't know who all those presentations were given to, but obviously groups with more clout than the residents of El Dorado Hills. Short of a few public meetings, which are always held during working hours on weekdays, there has been almost no real opportunity for the public to receive feedback to their concerns on the effects of the Specific Plan on the community. Although the EIR gives some opportunity for comments/responses, the scope of the EIR is not intend to address if the proposal meets the goals of the General Plan, or is beneficial to the community.

These developers do not concern themselves with what the residents think, much less take them into account in their plans. And they shouldn't have to, because that is the County's responsibility. I hope you and your staff take a long hard look at this issue. We understand that there is a lot of money to be made on both sides, but we are the ones caught in the middle and our interests should be protected. Regardless of the outcome, El Dorado Hills residents won't forget your decision.

Thank you for your time, consideration, and service to the community,

Kenny Croyle
El Dorado Hills Resident