

GOLF COURSE
Thoughts on the issue of rezoning

Stonegate Precedent: The area developed as Stonegate Village was once zoned as open space. The CSD Pavilion was initially the developer's sales offices. The first home buyers in El Dorado Hills were promised that this area would be developed as a full size golf course and the remodeled sales pavilion would be the clubhouse.

Instead, with a single public hearing of the Planning Commission and without any notification to El Dorado Hills residents, an application to rezone for residential development was approved. When this change became known, a group of home buyers brought suit. Monetary damage to these plaintiffs for the loss of promised public amenities was acknowledged and compensation paid.

Impact on Property Value: Residential property in EDH has value in part because of amenities such as schools, parks and open space. Lots and houses are bought and sold based on this value. To rezone and take away a large piece of open space would have a significant impact. The value of all the residential property in the community would be diminished, a loss to all the current owners. In part, the increase in value to the Parker Company achieved through rezoning would come at the expense of other property owners.

Other golf course ploys: The *business park* was potentially controversial because most of EDH at that time was content to be a quiet semi-rural community with minimal business and no commute problems. The potential negative impacts were obvious, but public opposition to the Cemo plan was softened with proposed development showing widely spaced buildings dispersed around a golf course, which obviously was never a serious consideration.

Serrano: The master plan, one which many home buyers saw in a model at the sales office, was for another full size golf course, this one to be open to the public. The developers decided that this course would not be economically viable, so the plan was changed to replace it with more housing and open space in the form of small parks and trails - trails that are inaccessible except to those who live within the gated units there.

Robert Trent Jones Course: The RTJ course was economically viable for many years, most of them when EDH had a much smaller population of players to draw on. Whether supported by player fees or subsidized by the developers who used this amenity of recreation/open space to promote land and house sales, it was valuable to all of us.

In Serrano, once major development (including a competing golf course) had been achieved and major portions of its holdings had been sold, the Parker Company determined that the RTJ course was no longer economically viable, closed it and began pushing plans to rezone.

Mello Roos: Some, perhaps all lot owners in Serrano, may still be making payments that supposedly are to amortize Mello Roos bonds. Some of this money (a million, I believe) was directed by Parker into the library construction. How is this money allocated. Could it be relevant to the golf course issue?

Survey: A telephone survey of resident views is/has been conducted by an organization which, based on the questions asked, is being funded by Parker Development. One of the "premises" of the survey is that the EDHCSD has no plans for the golf course/open space, inferring that to continue present zoning would be to continue the current situation of untended open space.