



El Dorado Hills Area Planning Advisory Committee

Wednesday January 8, 2020

7:00PM

El Dorado Hills Community Services District Norm Rowett Pavilion

1021 Harvard Way, El Dorado Hills, CA



1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

**El Dorado Hills Area
Planning Advisory Committee**

APAC 2020 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazpub@sbcglobal.net
Timothy White, Vice Chair twhitejd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyaustin.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: January 8, 2020, 7:00 PM

Held at:

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills CA 95762

Meetings are recorded in video format

1. Call to Order
 2. Adoption of Meeting Agenda
 3. Public Comment
 4. Supervisor Communications: Supervisor John Hidahl
 5. Guest Speaker: County Planning staff: **Anne Novotny and Aaron Mann, and Martti Eckert, De Novo Planning Group:** County-Initiated Commercial/Multi-Family Residential Design Standards for Community Regions (including El Dorado Hills)
 6. APAC Projects
 - a) **Central El Dorado Hills Specific Plan A14-0003 SP12-0002 Z14-0005 SP860002-R PD14-0004 M14-1516 Development Agreement DA14-0003- Subcommittee Report**
- EDH APAC Vote on Subcommittee findings: Support, Conditional Support, Non-Support**
- Proposed Entitlement Requests:**
- Amendment to the 1988 El Dorado Hills Specific Plan (EDHSP)
 - General Plan Amendment
 - Rezone
 - New Specific Plan for the proposed Central El Dorado Hills Specific Plan Area
7. **El Dorado Hills APAC 2020 Officer Election**
(carried over from December 2019 – due to lack of a quorum)

8. Adjournment:

The Next EDH APAC meeting is:

Wednesday February 12, 2019 7PM

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762

Questions regarding this agenda should be addressed to John Davey at jdavey@daveygroup.net

Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

Commercial/Multi-Family Residential Design Standards for Community Regions

El Dorado County



Anne Novotny

Planning Manager Long Range Land Use Planning Unit

Aaron Mann

Senior Planner

DE NOVO PLANNING GROUP

De Novo Planning Group

Martti Eckert



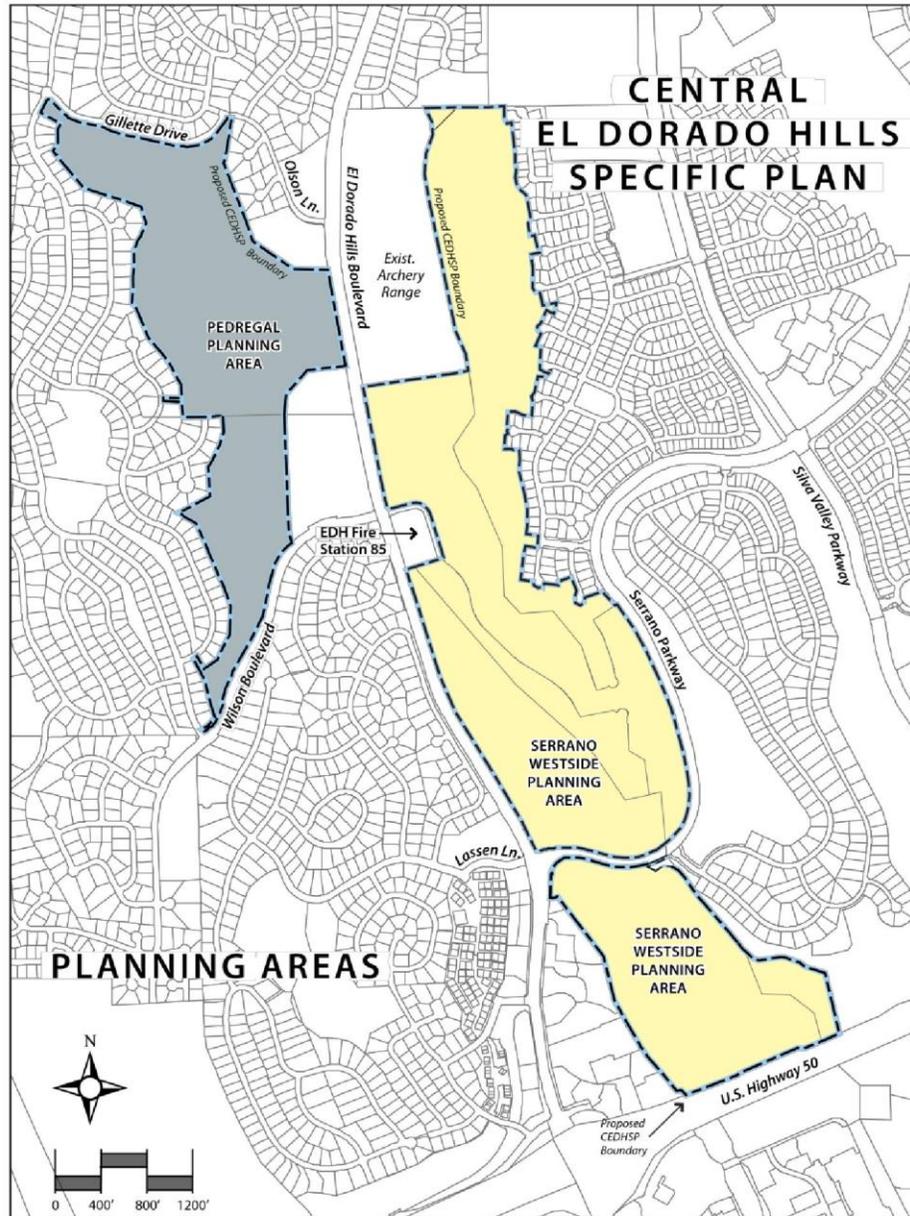
6. APAC Matters & Projects



SP12-0002

Central El Dorado Hills Specific Plan

Project Setting & Planning Areas



Pedregal

- 102 acres
- Surrounded by existing single-family and multi-family residential
- Existing General Plan Land Use:
 - High Density Residential
 - Multi-Family Residential

Serrano Westside

- 234 acres
- Surrounded by existing retail and single-family residential
- Existing General Plan Land Use:
 - Open Space
 - Adopted Plan (El Dorado Hills Specific Plan)
 - Commercial



General Plan Consistency Findings, plus CEQA Findings of Fact and Statement of Overriding Consideration

Serious concerns regarding the General Plan Consistency Analysis

Many elements of the analysis seem to selectively cite individual portions of specific elements, policies, and goals of the General Plan, while ignoring other elements, policies, and goals that the project fails to be consistent with. A majority of these findings of consistency appear to be rather subjective.



General Plan Consistency Findings, plus CEQA Findings of Fact and Statement of Overriding Consideration

Policy 2.4.1.5 (Infill)

County Shall implement a program to promote infill development in existing communities:

- A. Project(s) site must be consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- B. Project sites may not be more than five acres in size and must demonstrate substantially development has occurred on 2 or more sides of the site.
- D. Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- E. The site can be adequately served by all required utilities and public services.



General Plan Consistency Findings, plus CEQA Findings of Fact and Statement of Overriding Consideration

Policy 2.4.1.5 (Infill)

The CEDHSP is a 336 acre project - as such, it is **over 67 times larger than the General Plan definition of an infill project being no more than 5 acres**. Even if divided into two separate projects, both the Pedregal Planning Area and Serrano Westside Planning Area, at 102 acres, and 234 acres, exceed the General Plan definition that infill “project sites **MAY NOT** be more than 5 acres in size” .



Central El Dorado Hills Specific Plan Subcommittee Report

Inconsistencies with policies and goals of the 2004 Adopted General Plan:

Goal 2.1 Land Use

Objective 2.1.1 Community Regions

Policy 2.2.5.3

- i) Capacity of serving elementary and high school
- ii) Existing Land use patterns

Goal 2.3 Natural Landscape Features: Maintain the characteristic natural landscape features unique to each area of the County

Goal 2.4 Existing Community Identity

- i) Inconsistent in regards to Measure E Advisory Vote

Policy 2.4.1.2 The County shall develop community design guidelines in concert with members of each community which will detail specific qualities and features unique to the community...

- i) Ignoring the Measure E Advisory vote to deny rezone of the Executive Golf Course

Policy 2.4.1.5 The County shall implement a program to promote infill development in existing communities.

- i) Infill is described in the General Plan Land Use policy as 5 acres or less
- ii) Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality



Central El Dorado Hills Specific Plan Subcommittee Report

Inconsistencies with policies and goals of the 2004 Adopted General Plan:

Goal 2.5 Community Identity:

Will negatively affect the character and open space that defines the community of El Dorado Hills

General Plan Housing Element

Policy HO-1.9 County shall work with local community, neighborhood, and special interest groups in order to integrate affordable workforce housing

Policy HO-1.25 County shall encourage programs that will result in improved levels of service on existing roadways and allow for focused reductions in the Traffic Impact Mitigation (TIM) Fee

General Plan Conservation and Open Space Element

Goal 7.6 Open Space Conservation - Only consistent with a narrow focus on Objective 7.6.1.1.E, ignores other Goal objectives

Parks and Recreation Element

Goal 9.1 Park Acquisition and Development

Policy 9.1.1.1 Guidelines for parkland per 1000 population



Central El Dorado Hills Specific Plan Subcommittee Report

Inconsistencies with policies and goals of the 2004 Adopted General Plan:

Land Use

Combining the Serrano Westside Planning Area and the Pedregal Planning Area into a single Specific Plan project is ill advised. The plan areas are not contiguous, are mainly separated by El Dorado Hills Boulevard.

One of the purported purposes of the higher density specific plan is to provide a walkable community, with accessibility to services and shopping: however the Pedregal Planning Area lacks any accessibility to these amenities, the closest being almost a mile away on El Dorado Hills Boulevard, and remains somewhat isolated from any amenities.

Subcommittee finds a possible reason to include both of these Planning Areas in the proposed Specific Plan is to combine historical approved or planned densities in both plan areas, to facilitate the moving of cumulative plan area densities between both plan areas to arrive a similar overall density, which might make the project more palatable to the community in terms of marketing for public approval, and to County decision makers.



Central El Dorado Hills Specific Plan Subcommittee Report

Inconsistencies with policies and goals of the 2004 Adopted General Plan: **Land Use**

Previous project land use densities:

Pedregal Plan Area : 624 Dwelling Units

Serrano Westside Plan Area: 135 Dwelling Units (Serrano Village D1 Lots C & D)

759 Dwelling Units

The CEDHSP proposes:

Pedregal Plan Area : 137 to 242 Dwelling Units

Serrano Westside Plan Area: 600 to 758 Dwelling Units

737 to 1000 Dwelling Units

The EDHAPAC Subcommittee finds that these planning areas should be considered as separate projects, and each planning area evaluated on its individual merits.



Central El Dorado Hills Specific Plan Subcommittee Report

Environmental:

Air & Soil

Youngdahl Letter Report A DEIR - 2015-2012a (Pedregal Plan Area) NOA Assessment **Dated August 2, 2012**

“As of the present date, the findings of this report are valid for the property studied. With the passage of time, changes in the conditions of a property can occur whether they are due to natural processes or to the works of man on this or adjacent properties. Legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may cause this report to be invalid, wholly or partially.

Therefore, this report should not be relied upon after a period of three years without our review nor should it be used or is it applicable for any properties other than those studied.”



Central El Dorado Hills Specific Plan Subcommittee Report

Environmental:

Air & Soil

Youngdahl Letter Report A DEIR - 2015-2012a (Pedregal Plan Area) NOA Assessment **Dated August 2, 2012**

EDHAPAC Subcommittee Finding

Has this Report had any subsequent review after the 2012-2015 time period of the original submission? Is there evidence of this updated review available? Are there any significantly different results?

In 2017 The California Air Resources Board issued an updated Implementation Guidance Document: Air Resources Board Test Method 435 Determination of Asbestos Content of Serpentine Aggregate - While not a regulatory guidance document, it is suggested as the base guideline for the collection, processing, and analysis of potential asbestos-containing samples. The EDHAPAC Subcommittee is curious to know if the August 2012 Yongdahl Report (2015-2012a) referenced above is determined to require an update, if new samples would be collected utilizing this updated CAL ARB Guidance document.



Open Space:

EDHAPAC Subcommittee Finding

While this concern did not merit a response in the FEIR due to the determination of the EIR Consultant and El Dorado County Planning Staff that the Executive Golf Course is not a historic resource, the EDHAPAC Subcommittee counters that the course itself had been the primary identify of El Dorado Hills as a community since 1964, and defined the community of El Dorado Hills. The Executive Golf Course therefore does qualify as a historic resource, by defining the identity of our community. The open space and viewshed offered by the course being located in the heart of the community is what defined El Dorado Hills for nearly half a century. This identity, the community, and geography around the Executive Course, is also partly responsible for drawing nearly four thousand home buyers in the adjacent Serrano El Dorado Community. In fact, the Executive Course was presented as an important amenity by the applicant when marketing their Serrano El Dorado development in the late 1990s and early 2000s (citation https://www.youtube.com/watch?v=c_0MlOq0Ejc - at the 2 minute 19 second mark)



Central El Dorado Hills Specific Plan Subcommittee Report

Open Space:

FEIR Response I-11-91

Maintain characteristics of natural landscape. The CSD Advisory Measure E Alternative would allow future development of Lots C and D, resulting in the loss of natural landscape. The oak woodlands in Village D1 Lots C & D are already approved for development

EDHAPAC Subcommittee Finding

This appears to be Circular Logic - leaving the Executive Golf Course Property as recreational open space, as it has been zoned for nearly half a century, and allowing already approved development of Village D1 Lots C & D, results in preserving more contiguous recreational - open space than the CEDHSP provides. The oak woodlands in Village D1 Lots C & D are already approved for development – Trading approved development areas from the 1988 EDHSP to the CEDHSP does not provide public benefit, but does provide the applicant a cost savings from building on hillside lots, and from potential NOA mitigation/abatement expenses.



Central El Dorado Hills Specific Plan Subcommittee Report

Open Space:

Response I-11-91 (continued)

The suggested CSD Advisory Measure E Alternative is rejected for detailed analysis in the EIR because it would not meet many of the project objectives. No further analysis is required.

EDHAPAC Subcommittee Finding

FEIR Response I-11-91 is predicated on the 2015 CSD Advisory Measure E not meeting the CEDHSP project's objectives. Ignored in this response are the **Community's objectives**: the El Dorado Hills Community's desire to maintain the current recreational - open space zoning of the Executive Course, as demonstrated in the 2015 Measure E Advisory vote result.

Additionally, the voter approved 2004 Adopted **General Plan also has objectives and goals** that are counter to the CEDHSP project's objective: the **importance of recreational - open space**, fostered via the existing land use zoning of the Executive Golf Course.

The EDHAPAC Subcommittee finds that the applicant and County Planning Staff are ignoring a potential project alternative, required for consideration by CEQA, by rejecting the CSD Advisory Measure E Alternative



Central El Dorado Hills Specific Plan Subcommittee Report

Open Space:

EDHAPAC Subcommittee Finding

It appears that the Applicant, EIR Consultant, and Planning Staff, consider the current Executive Golf Course zoning as primarily open space, and secondarily recreational, or ignore the recreational aspect totally - but the zoning has historically been primarily recreational, and open space secondarily. By adopting and promoting this view point, the proponents seem to be intending to minimize or confuse the issue of the the value to the El Dorado Hills Community of the recreational - open space designation.

EDHAPAC Subcommittee finds that 16 acres of park space is not an adequate offset for the permanent loss of 99 acres of recreational - open space: significantly so, in consideration that 11 to 13 acres of the proposed parkland dedication is a Quimby requirement of the project (based on proposed densities) - this is not a net-positive bonus for the El Dorado Hills Community, it is in fact, a net-loss for the Community. Open Space and Recreational Open Space are significant and important policies and goals of the Voter Approved 2004 El Dorado County Adopted General Plan. Curiously, no significant park facilities are offered in the Pedregal Plan Area.



Central El Dorado Hills Specific Plan Subcommittee Report

Open Space:

The EDHAPAC Subcommittee finds that the parkland dedication as provided in the CEDHSP and the accompanying Development Agreement is not a sufficient justification to grant a rezone of the 99 acre Executive Golf Course Property from recreational - open space to residential. The EDHAPAC Subcommittee finds that the proposed parkland dedication meets the Quimby requirements of the project (depending upon the amount of space required for construction of the proposed US50 Pedestrian Overcrossing) but does not provide additional, or “bonus” community benefits. If 11 to 13 acres of parkland dedication is a requirement of the project, the excess 5 or 3 acres (depending on Quimby requirements based on number of dwelling units) of “Bonus” Parkland dedication is not an adequate offset for the loss of 99 acres of recreational - open space.

Further, it is our finding that the 1 acre park space allocation along El Dorado Hills Boulevard at Serrano Parkway can be considered merely entrance landscaping, and not usable park space. Additionally, the EDHAPAC Subcommittee is very concerned that no park facilities are included in the Pedregal Plan Area.



Central El Dorado Hills Specific Plan Subcommittee Report

Traffic & Circulation:

FEIR Response I-17-7

*The 2017 updated traffic analysis, however, indicates that the project impacts at the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection would be **less than significant**, and **no mitigation would be required**.*

EDHAPAC Subcommittee Finding

On its face, this seems improbable - existing conditions result in significant queuing and stacking in left turn lanes on both northbound and southbound El Dorado Hills Blvd during peak AM and PM hours. With the imminent opening of the Saratoga Way connection to Iron Point Road in Folsom, and the build out of the Saratoga Estates residential development project, it seems inconceivable that the CEDHSP project would result in less than significant impacts at the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection. This finding flies in the face of reason, and of current conditions as observed by El Dorado Hills residents



Central El Dorado Hills Specific Plan Subcommittee Report

Traffic & Circulation:

FEIR Response I-22-3

The commenter is concerned about cut-through traffic at the Raley's shopping center. Cut-through traffic is not anticipated due to its inefficiency. Park Drive, which provides access to the Raley's shopping center, is a public (i.e., County) road. The Park Drive extension, which is a County CIP project, would be a 2-lane roadway built to County standards. The extension would reach the existing Park Drive, approximately 350 feet from the El Dorado Hills Boulevard intersection. Cutting through the parking lot would require stopping at six stop signs prior to the intersection of Park Drive/El Dorado Hills Blvd/US Highway 50 westbound on-ramp. This route would take longer and result in more delays to the driver than using El Dorado Hills Boulevard. Therefore, it is unlikely to attract cut-through traffic. The facility will be designed to applicable County design standards and will accommodate all travel modes and users.



Central El Dorado Hills Specific Plan

Park Drive between Raley's and La Borgota

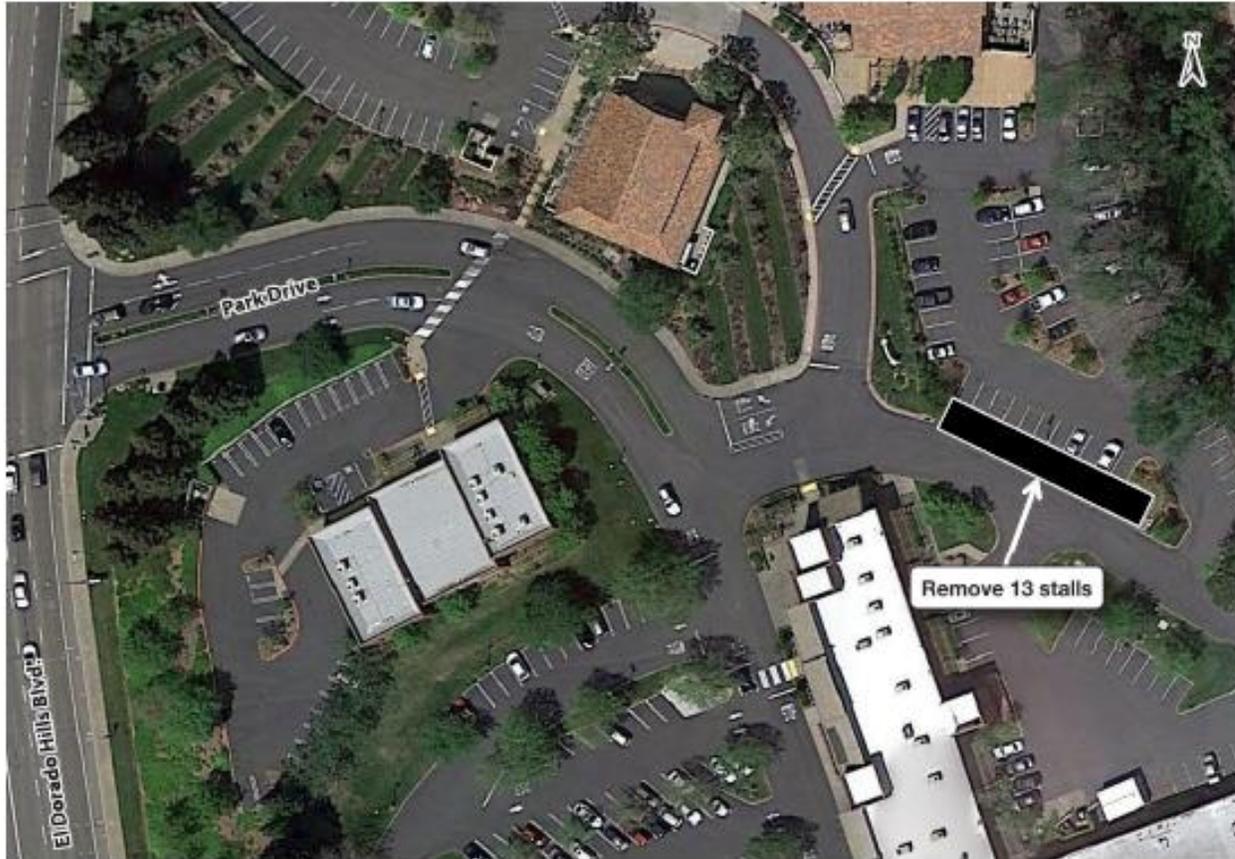


Figure 2-10
Park Drive Reconfiguration
19-1670 F 99 of 686



Central El Dorado Hills Specific Plan

Park Drive
between Raley's and La Borgota





Central El Dorado Hills Specific Plan Subcommittee Report

Traffic & Circulation:

The EDHAPAC Subcommittee feels that it is incomprehensible that the project results in less than significant impacts at the El Dorado Hills Boulevard/Saratoga Way/Park Drive intersection.

With the imminent connection of Saratoga Way in El Dorado Hills to Iron Point Road and access to the City of Folsom, the EDHAPAC Subcommittee believes that the actual impacts to the intersection cannot be known. Add to that, the unknown impacts of connecting Country Club Drive from Silva Valley Parkway to Park Drive. The traffic impacts from residential communities in the Silva Valley Parkway area of El Dorado Hills to the El Dorado Hills/Saratoga Way/Park Drive intersection are unknown, as Country Club Drive is envisioned as a parallel capacity roadway along US50.



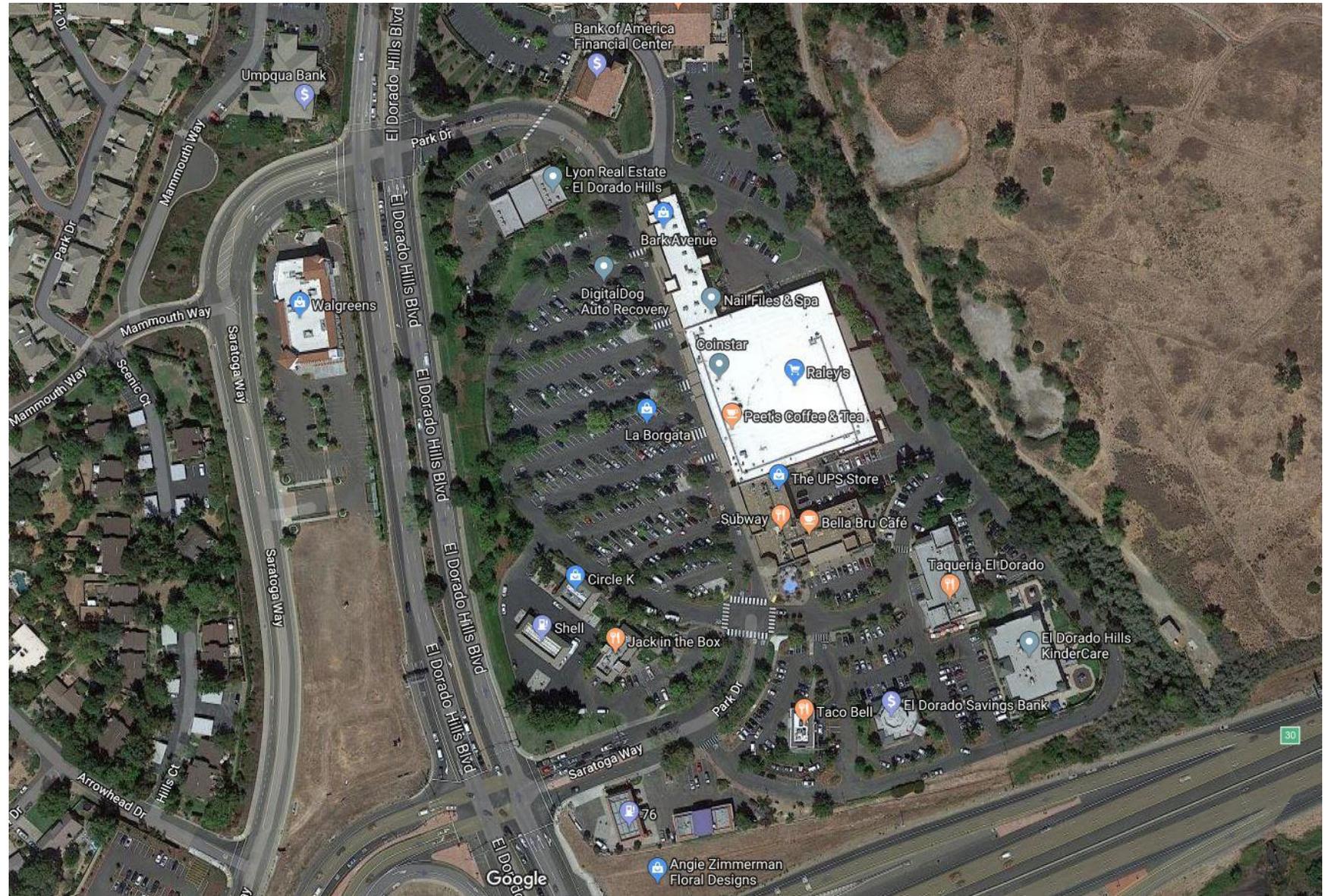
Traffic & Circulation:

This segment of Park Drive on the east side of El Dorado Hills Boulevard, is currently configured as an interior parking lot circulation roadway. The suggested designs for extending Park Drive appear to be not much more than that - a narrow roadway, constrained by two existing shopping centers. From a satellite map, the approximate distance from the realigned Park Drive to the northeast corner of the Raley's Shopping center building seems to be less than 30 feet - is this adequate for a parallel capacity roadway for US50? Will a roadway this narrow, with an alignment this convoluted, meet that purpose? What are the envisioned design speeds on this parallel capacity roadway? There seems to be no provision to ever be able to expand the Park Drive extension - as a parallel capacity roadway, increased traffic counts and growth are inevitable - Park Drive between the Raley's Shopping Center and the La Borgota Shopping Center begins as an already physically constrained segment due to the proximity of existing buildings and facilities to the roadway - is this really the best solution for a parallel capacity roadway?



Central El Dorado Hills Specific Plan

Park Drive
between Raley's and La Borgata





Central El Dorado Hills Specific Plan



Country Club Drive Extension - El Dorado Hills Blvd to Silva Valley Parkway
CIP Project Summary

Project No: 72377 / 36105007

Type: Roadway

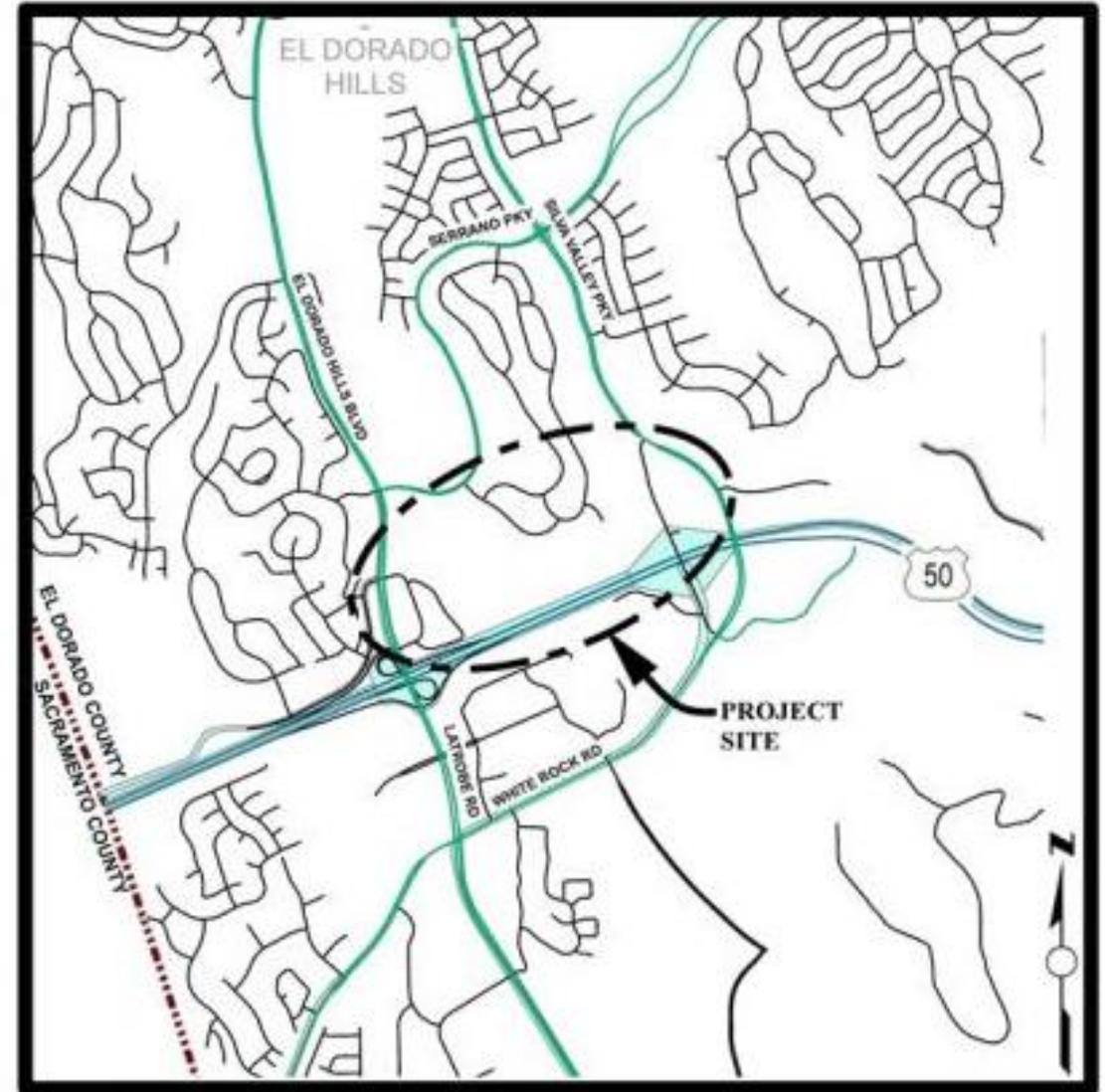
Supervisor District(s) 1

Project Description:

Construct new two-lane extension of Country Club Drive from El Dorado Hills Blvd to Silva Valley Parkway. Work includes curb, gutter and sidewalk on both sides.

Expenditures thru 6/30/2017: \$0

Project Initiation Date: 09/12/05



LOCATION MAP

NOT TO SCALE



El Dorado Hills Area Planning Advisory Committee

Central El Dorado Hills Specific Plan

Project No: 72377 / 36105007

Type: Roadway

Supervisor District(s) 1

All Figures in Thousands

Revenue by Funding Source	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
TIM - El Dorado Hills Zn 8	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451
Total	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451

All Figures in Thousands

Expenditures	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38	Total
Planning/Env - Consultant	\$0	\$0	\$0	\$107	\$107	\$0	\$160	\$0	\$373
Planning/Env - Staff	\$0	\$0	\$0	\$75	\$43	\$43	\$51	\$0	\$211
Design - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$639	\$0	\$639
Design - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$444	\$0	\$444
Right of Way - Acquisition	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,274	\$3,274
Right of Way - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$136	\$136
Right of Way - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$192	\$192
Construction Mgmt - Consultant	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$426	\$426
Construction Mgmt - Staff	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$386	\$386
Direct Construction Costs	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,371	\$5,371
Total	\$0	\$0	\$0	\$181	\$149	\$43	\$1,294	\$9,784	\$11,451



Country Club Drive Extension - El Dorado Hills Blvd to Silva Valley Parkway Financing Plan & Tentative Schedule

Project No: 72377 / 36105007

Type: Roadway

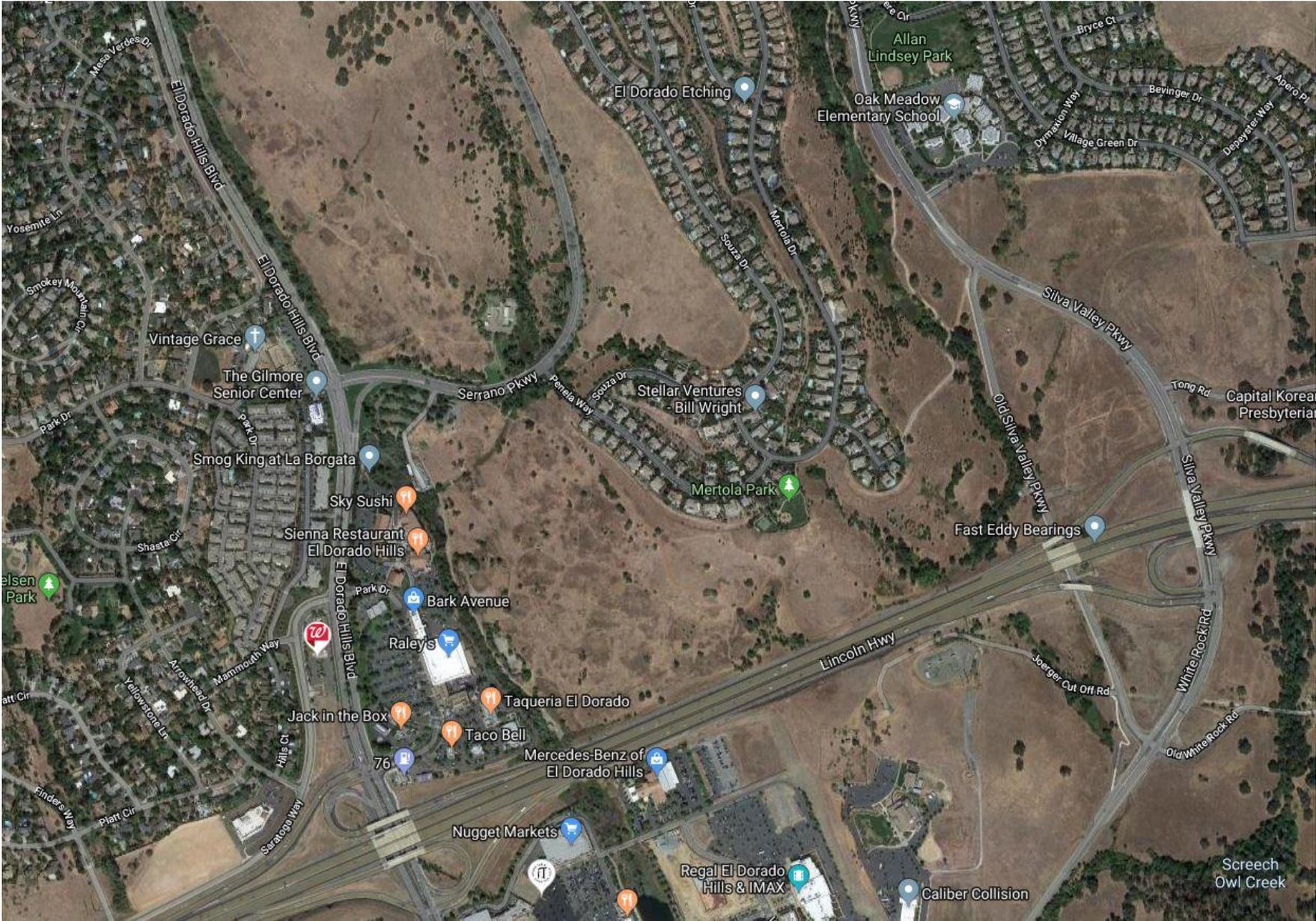
Supervisor District(s) 1

Project Schedule	Prior FY*	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24-27/28	FY 28/29-37/38
Planning/Environmental								
Design								
Right Of Way								
Construction								
Environmental Monitoring								

*Prior FY includes actual revenue and expenditures through 06/30/17, plus amounts estimated through 6/30/18.



Central El Dorado Hills Specific Plan





Central El Dorado Hills Specific Plan

US50 Pedestrian Overcrossing

4.7.2 Pedestrian Overcrossing Location

The division of El Dorado Hills by U.S. Highway 50 poses a current-day challenge to promoting El Dorado Hills as a walkable, pedestrian-friendly community. Two existing connections under U.S. Highway 50 (El Dorado Hills Boulevard / Latrobe Road and Silva Valley Parkway / White Rock Road) include some pedestrian facilities to accommodate and encourage a range of travel modes, but the connections primarily serve vehicular users. Therefore, U.S. Highway 50 discourages pedestrian connectivity between the majority of the housing on the north side, and the commercial and employment opportunities to the south. The Plan Area's adjacency to U.S. Highway 50 provides an ideal opportunity to relocate a planned pedestrian overcrossing slightly east of El Dorado Hills Boulevard / Latrobe Road to provide a shorter and more direct route between the riparian areas of the Serrano Westside Planning Area and the El Dorado Hills Town Center.



Pedestrian overcrossing at East Natoma Street and Blue Ravine Road, Folsom



EDHAPAC Subcommittee Finding

Class 1 bicycle/pedestrian paths could be developed outside the auspices of this project. So too, could a bicycle/pedestrian overcrossing of US 50.

Has the need for a north - south non-motorized connection been established, or is it simply a desire? If a Pedestrian Overcrossing is a need, why hasn't it been identified in the El Dorado County Capital Improvement Program?

If it has been established as a defined need, where does that need fall in terms of other transportation/circulation priorities in the El Dorado Hills area?

Couldn't completing the existing pedestrian and bicycle connectivity between the north and south sides of US50 along El Dorado Hills Boulevard / Latrobe Road provide a more affordable, and more obtainable result?

The proposed bicycle/pedestrian overcrossing, via its location inside the Serrano Westside Planning area seems to provide the most benefit to those future residents inside the planning area, without much benefit derived for existing residents in the immediate surrounding communities along El Dorado Hills Boulevard, nor any tangible benefit for the majority of the El Dorado Hills Community.



Central El Dorado Hills Specific Plan

US50 Pedestrian Overcrossing





Central El Dorado Hills Specific Plan

US50 Pedestrian Overcrossing





Central El Dorado Hills Specific Plan

US50 Pedestrian Overcrossing





Central El Dorado Hills Specific Plan
US50 Pedestrian Overcrossing





Central El Dorado Hills Specific Plan Subcommittee Report

Project Benefits:

FEIR Response I-17-10

Assist in meeting future Regional Housing Needs Allocations (RHNA) needs. The housing built in the County has historically not met the RHNA for very-low and low-income residents. This project, by providing apartments, offers the potential to improve the County's performance in meeting this aspect of the RHNA.

Broaden the housing stock in El Dorado Hills. El Dorado Hills housing stock is primarily composed of single-family residences. The project would provide additional high- and medium density residential housing to the area..

EDHAPAC Subcommittee Finding

It is established that RHNA metrics are comprised of more than just housing types, and densities - that it primarily addresses needs for housing types based on income level designations. This project does not meet any needs for very-low, or low income types. Further, at our November 2019 EDH APAC meeting, in their project presentation in response to community questions regarding low, or very-low housing units, and again at the December 2019 County of El Dorado Planning Commission hearing, the project applicant has confirmed that providing low or very-low housing variety via this project is unachievable.

Additionally, the County has a significant, almost insurmountable, Jobs to Housing imbalance. This project would further inflate that imbalance.



Development Agreement:

Community Benefit Fee: \$6,000 per dwelling unit.

The Community Benefit Fee, and the Property Transfer Fee are described as being utilized to enhance Community amenities and services. Yet “Community” remains undefined. The EDHAPAC Subcommittee finds that “Community” should be defined as El Dorado Hills, via the means of an official designation - for example TIM Fee Zone 8, or the 95762 zip code. The concern among El Dorado Hills residents is that these fees are intended to fall to the General Fund, to be utilized at the discretion of the Board of Supervisors, outside of the El Dorado Hills Community - the Community that the CEDHSP directly impacts. The EDHAPAC Subcommittee believes that the Community suffering the brunt of the impacts should be the beneficiary of any Community Benefit fee. The Transfer fee, being viewed as a function of County administration could be considered with more latitude, however the preference is that “fees” collected to mitigate Community impacts, should be provisioned for usages in the El Dorado Hills Community



Development Agreement:

Community Benefit Fee: \$6,000 per dwelling unit - continued.

It is unclear to the EDHAPAC Subcommittee how a nexus can be established for this fee - appears to be merely an extraction offered to El Dorado County. The EDHAPAC Subcommittee finds that this Community Benefit Fee, if legal, should be applied to the benefit of the defined El Dorado Hills Community, and not used outside of the El Dorado Hills area. Further, while a considerable sum in 2019 dollars, projected to be between \$4.5 and \$6 million based on final build out numbers - the collection of the Community Benefit Fee, over the 20 year term of the proposed Development Agreement, diminishes over subsequent years, due in part to inflation. In simple terms, collectively seeming to be a significant up-front dollar amount, the dollars are not in reality upfront, or tangible until a significant balance has accrued over the life of the plan buildout, or the term of the 20 year Development Agreement. When considered against average project costs, such as a mile of Class A Bicycle path, or a simple traffic signal, which currently fall in the \$1 million range, these dollars will be worth less with each passing year. Additionally, because the Community Benefit Fee is collected at the issuance of a building permit, and project timelines are subject to market conditions, projected revenue cannot not be adequately forecasted for effective budgeting. The EDHAPAC Subcommittee also finds that the Community Benefit Fee should not be treated as “replacement” funding in place of other currently existing funding sources in the El Dorado Hills area. It should augment what already exists, not be treated as an alternate funding source for community projects. It should not serve to diminish existing funding levels, but instead, bolster them.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Property Transfer Fees to County in perpetuity – 0.25%

The EDHAPAC Subcommittee finds this simply to be an extraction offered to El Dorado County. It is unclear to the EDHAPAC Subcommittee how a nexus for this fee can be justified. The EDHAPAC Subcommittee has no illusion that this Property Transfer Fee will ever be used as a benefit to the El Dorado Hills Community, but is likely to be utilized via the El Dorado County General Fund, at the discretion of the Board of Supervisors, in other areas of the County. As such, no direct benefit to the El Dorado Hills Community is expected, and we find this does not merit a General Plan Amendment, or justify a rezone of the recreational - open space Executive Golf Course property.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Fiscally neutral impacts on County services (Section 3.9 and FIA);

The EDHAPAC Subcommittee finds that an updated Fiscal Analysis should be required prior to the Development Agreement being adopted, or language added that any fees, contributions, or CFDs be established after a current Fiscal Analysis has been completed. Further, The EDHAPAC Subcommittee believes that due to the significant impacts and transformational nature of the CEDHSP on the El Dorado Hills Community, no County resources should be spared in a thorough and detailed review of the Fiscal Analysis - that a staff review, while a fair starting point, should also be augmented by a review of an updated Fiscal Analysis by the County's Auditor Controller's office, drawing on his office's expertise



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Dedication of parkland in excess of requirement.

The EDHAPAC Subcommittee finds that this is subjective determination, based on several factors:

- a.) The 1 acre parkland identified for the project entrance along El Dorado Hills Boulevard is not much more than entrance landscaping/open space, and doesn't serve an actual parkland function.
- b.) The 15.3 acre parkland site identified along the southern plan area border and US50, while flat, and subject to less concern over the impacts of lighted playfields, is not a preferred aesthetic location for parkland, or a desired location for residents in the sensitive receptors population (primarily the young, or seniors) along a major highway.
- c) Further, this 15 acre site will be encumbered by the proposed US50 Pedestrian overcrossing - without a proposed pedestrian overcrossing design, the actual impact on the amount of land required from the 15 acre park site cannot be known.
- d) Additionally, requiring usage of a portion of the proposed 15 acre parkland site parking facilities to provide the required park-and-ride capacity obligation of the CEDHSP, places additional encumbrances on the park site.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Dedication of parkland in excess of requirement.

With these concerns considered, the parkland dedication may just meet required Quimby obligations. In that case, the parkland dedication is only meeting requirements of the project itself, and is not providing additional community benefits, and should not be construed as providing additional benefits.

Additionally, the EDHAPAC Subcommittee is alarmed that encumbrances on the offered 15.3 acres of parkland dedication are proposed - the CEDHSP FEIR, and several years of public discussions of the community benefit of the offered parkland have been based on the offer of 15.3 contiguous acres, while the Development Agreement, section 3.2.6 provides for uncertainty



Development Agreement:

Dedication of parkland in excess of requirement.

3.2.6 Dedication to CSD of Parkland in Excess of Obligation.

*Developer hereby commits to provide to EDHCSD and the community, in full satisfaction of any and all Quimby parkland dedication obligations, 16.3 acres of parkland, comprised of 15.3 acres of dedicated, active, Community Park and a privately owned and maintained 1-acre neighborhood park. Based upon the EDHCSD's Quimby Ordinance, and assuming full build-out of the potential 1,000 Project dwelling units, the maximum required acreage would be 13.3 acres . Developer anticipates that actual buildout will result in fewer than seven hundred fifty (750) units , which results in 11.58 acres of required parkland. Notwithstanding the significant excess parkland included within the Project, Developer shall dedicate the entire 15.3 acres of Community Park to EDHCSD, so long as the approved Project includes a minimum of 700 units . **If the approved Project contains less than 700 units, the required dedication acreage shall be adjusted downward to meet Quimby Act requirements** . Dedication timing shall be as set forth in Section 3.2.9 and the Park Dedication Agreement prepared by EDHCSD and attached as Exhibit ___ hereto. Developer shall be required to pay applicable EDHCSD park development impact fees (exclusive of any portion of the fee attributable to open space, which Developer has satisfied in kind), and Developer shall be required to dedicate the entire park parcel on or before the issuance of the one hundredth (100th) building permit within the Project. The Community Park design shall accommodate the planned pedestrian overcrossing and related trail connections. Developer will commence construction of the 1-acre park prior to issuance of the one hundred fiftieth (150th) building permit within the Project and north of Serrano Parkway. The parties intend that the Community Park be maintained in perpetuity as a public park. Consistent with that intent, the Grant Deed conveying the Community Park property shall include a reversionary interest retained by Developer, which shall provide that in the event the EDHCSD ceases to maintain the property for park purposes or attempts to transfer ownership thereof, the property shall, at the option of Developer, revert to Developer.*



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Dedication of parkland in excess of requirement.

EDHAPAC Subcommittee Finding

If the CEDHSP project is approved, the EDHAPAC Subcommittee, consistent with our stated finding that the 15.3 acre parkland dedication is not a sufficient benefit in lieu of the potential loss of 99 acres of recreational - open space, believes that a 15.3 acre parkland dedication - touted as a community benefit - is the minimum required parkland dedication , and should not be adjusted downwards, regardless of the final number of units at project build out.

Further, the EDHAPAC Subcommittee finds that a 40 acre parkland dedication would be a better balanced alternative, in lieu of the loss of 99 acres of recreational - open space.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Dedication/restriction of public open space and construction of publicly-accessible trails

EDHAPAC Subcommittee Finding

The EDHAPAC Subcommittee finds that in evaluating the current usage of the public trails system available in the Serrano El Dorado development, users have commented that the trail system is difficult to access, lightly used, and primarily only used by Serrano El Dorado residents.

In considering the suggested CEDHSP trail areas, access points, and terrain, and based on feedback from trail users in the El Dorado Hills Community, the EDHAPAC Subcommittee finds that the proposed CEDHSP trail systems would be more difficult to access, and be significantly more challenging to use than the current Serrano El Dorado Trail system. In this case, a difficult to access and use trail system, more located for use by project residents, would not be a significant public benefit to the El Dorado Hills Community. Questions still remain on how usable the trail system would be when considering the potential of NOA, documented in the area.



Development Agreement:

Voluntary, no-cost dedication of Country Club Drive right-of-way

The EDHAPAC Subcommittee questions the alignment of the County's Country Club Drive CIP Project No: 72377 / 36105007. Providing a parallel capacity connector roadway to US50 through the narrow and constrained Park Drive facility between the Raleys and La Borgota Shopping Centers brings considerable impacts beyond just the scope of the CEDHSP project.

While the County's CIP Project No: 72377 / 36105007 has a Project initiation date of 09/12/05, this preceded the closure of the Executive Golf Course in 2006/07, it seems that the County is seeking to leverage aspects of the CEDHSP project to achieve a County desired result. This in turn makes the County a defacto advocate for the project. The EDHAPAC Subcommittee strenuously suggests that the CEDHSP be considered on its own merits, and not utilized to achieve a desired result for CIP Project No: 72377 / 36105007 - which hasn't had any expenditures on design, planning, or environmental review since project inception in 2005:

According to the 2018 CIP, expenditures for Planning, design, and environmental review are not even considered until Fiscal Year 2020/21 - which coincides with the projected approval schedule for the CEDHSP project. It seems that CIP Project No: 72377 / 36105007 has been planned all along to utilize facilities of the proposed CEDHSP. With no current existing design, planning or environmental reviews, how can the impacts of CIP Project No: 72377 / 36105007 be known and considered? To that end, how can the impacts of CIP Project No: 72377 /36105007 in conjunction with, and implemented through the approval of, the CEDHSP, be known, or adequately studied?



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Voluntary, no-cost dedication of Country Club Drive right-of-way

Further, the EDHAPAC Subcommittee is concerned that Phase 1 of the proposed Country Club Drive extension from El Dorado Hills Boulevard at Park Drive, to the Serrano Westside planning area eastern project boundary is being provided reimbursement via TIM Fee credits or other mechanisms. Phase 1 of the proposed Country Club Drive extension is required to serve the CEDHSP Serrano Westside Planning Area project, regardless of the full extension of Country Club Drive to Silva Valley Parkway in Phase 2. The Draft Development Agreement section 3.2.2 provides with specificity the distinction between the two phases of construction of Country Club Drive: Phase 2 is not necessary to serve the project, which implies that Phase 1 is necessary to serve the project:

SECTION 3. - OBLIGATIONS OF THE PARTIES

3.2.2. Construction of Country Club Drive

...Construction of Phase 2, which is not necessary to serve the Project but which provides very important parallel capacity and connectivity ...

The costs of project access via Construction of Country Club Drive Phase 1 should be borne by the developer, not by County residents.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Voluntary, no-cost dedication to the County of an 11-acre civic/limited commercial parcel fronting El Dorado Hills Blvd.

The EDHAPAC Subcommittee believes that due to the challenges of development on this 11 acre parcel (primarily grade challenges), that no encumbrances or restrictions on the offer should be included. The offer should not be encumbered with a condition that returns ownership of the property to the applicant within a specified time frame. This should either be offered without restriction, or be included as part of the planning area.



Development Agreement:

Significant monetary contribution toward environmental review and permitting of the trail-connected El Dorado Hills Blvd. freeway pedestrian overcrossing

- a) The EDHAPAC Subcommittee believes that it would be more cost effective to complete pedestrian facilities along El Dorado Hills Boulevard and Latrobe Road. A US50 overcrossing appears significantly more complicated and costly to construct.
- b) Who will use the proposed US50 Pedestrian Overcrossing? Its northern terminus inside the CEDHSP plan area is isolated from the majority of residents in the core of El Dorado Hills. As such, it will more than likely only serve residents of the Serrano Westside plan area, without a significant benefit to other El Dorado Hills residents. Conversely, a fully realized pedestrian facility along El Dorado Hills Boulevard and Latrobe Road would be used by significantly more residents, and is more compatible with public transportation facilities and circulation.
- c) Who owns/controls the landing area on the south side of US50 in Town Center East for the proposed US50 Pedestrian Overcrossing? Is there an agreement in place for the right of way in Town Center East, to accommodate the Pedestrian Overcrossing?



Development Agreement:

Significant monetary contribution toward environmental review and permitting of the trail-connected El Dorado Hills Blvd. freeway pedestrian overcrossing

d) The Development Agreement specifies that the applicant will fund design and planning of the proposed US50 Pedestrian Overcrossing, while the construction obligations and costs fall to the County. The County Transportation Department is suggesting that adequate grant funding exists that could facilitate construction of the proposed US50 Pedestrian Overcrossing - and that may be true in 2019/20. But will that grant funding exist in future years past 2020 when the project design is finalized, and ready for construction? The County Transportation Department previously assured County Decision Makers that there would be adequate grant funding to provide credits/offsets to the County TIM Fee program in recent years, but now in 2019 that projected grant funding has evaporated, resulting in the TIM Fee Program being underfunded, creating a condition of crisis for the Transportation Department to reassess TIM Fee Schedules, and creating an uncertain environment for the Development Community in El Dorado County. If the County was incorrect in Grant Funding assumptions in the recent past, how can residents be confident that similar Grant Funding assumptions are correct for this major project?

The EDHAPAC Subcommittee finds that the proposed US50 Pedestrian Overcrossing is not a sufficient public benefit to justify a General Plan Amendment or the proposed rezone of existing recreational - open space.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Direct roadway and pedestrian/bicycle connections between housing and adjacent office/retail/services

The EDHAPAC Subcommittee finds that the proposed pedestrian and bicycle connections will primarily serve the Planning Area residents, and not the balance of the El Dorado Hills Community.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Significant County TIM Fee contributions without triggering any new roadway improvements

The EDHAPAC Subcommittee is concerned that the full scope of traffic impacts have not been sufficiently analyzed - with additional concerns about the impacts to existing roads by the proposed connection of Country Club Drive between El Dorado Hills Boulevard and Silva Valley Parkway. Concerns center on the El Dorado Hills - Saratoga Way/Park Drive Intersection, and the proposed new Country Club Drive at Silva Valley Parkway Intersection, as well as impacts to the US50 interchanges at El Dorado Hills Boulevard/Latrobe Road, and Silva Valley Parkway.



Development Agreement:

Contribution to the County's Affordable Housing Fund

The EDHAPAC Subcommittee finds that while this contribution is generous, and laudable, there is no immediate measurable community benefit of this contribution that justifies a General Plan Amendment. Any project could offer a similar contribution, without requiring a General Plan Amendment. Additionally, since the Contribution is offered per dwelling unit, at the time of building permit issuance, over the development agreement term of twenty years, the actual dollars collected will be diluted in value over time. In short, fees will not amass to a meaningful balance until late in the project term. The EDHAPAC Subcommittee also asks: Will this Contribution to the County's Affordable Housing Fund be a requirement of ALL future development projects in the County, or only a requirement of the CEDHSP?



Development Agreement:

Contribution to the County's Intelligent Transportation System project

The EDHAPAC Subcommittee sees significant value in the proposed Intelligent Transportation System (ITS). The initial estimate of the CEDHSP project's fair share contribution is suggested to be approximately \$500 per unit - this would generate between \$368,500 to \$500,000 based on ultimate buildout levels. Unspecified in the Development Agreement is when this contribution will be available to the County - since the calculation is based on a proposed per-unit fee, and the final buildout numbers will be unknown until potentially the end of the twenty year term of the Development Agreement, will the ITS contribution be provided in a fashion similar to the proposed Contribution to the County's Affordable Housing Fund -at building permit issuance? If so, it will take many years for the contribution to accumulate to a usable balance.

Also of concern, is that the ultimate ITS project cost is estimated to be \$5.2 million – this suggests that a significant number of development projects will be required to raise enough funding to even get to a level to qualify for matching State Funding (if available) - in this scenario, 1000 dwelling units would generate \$500,000, less than 10% of the ITS costs. This suggests that voluntary contributions from 5000 dwelling units would be required to generate under half of the costs of the ITS in 2019 dollars.



Development Agreement:

Contribution to the County's Intelligent Transportation System project

Another consideration is that contributions to the ITS are voluntary - other projects may not choose to participate. An ITS solution based on enormous amounts of additional development is concerning to the EDHAPAC Subcommittee - this suggests that future projects will not be evaluated with full neutrality - that projects willing to voluntarily contribute to the ITS will either be looked upon with favoritism, or will appear to be 'purchasing' elements of approval. Also concerning is the provision for the proposed CEDHSP contribution to be returned to the Applicant if the ITS is not constructed, or only partly constructed. Do other projects that have agreed to the voluntary contribution to the ITS have the same encumbrance?

Because of these concerns, the EDHAPAC Subcommittee does not believe that the proposed ITS contribution is of significant value to justify a General Plan Amendment, or a rezone of the recreational - open space Executive Golf Course property. It is simply an extraction.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

Significant net positive contribution to County's TIM Fee Program (\$20,000,000.00 plus)

The EDHAPAC Subcommittee hesitates to attempt to validate this claim, based on a number of conditions, issues, and assumptions surrounding the current state of the TIM Fee program, and the lack of adequate documentation or data to confirm this statement. We do question the \$20 million number based on the amount of TIM Fee credits and reimbursements that the applicant proposes to utilize from their construction of Phase 1 of the Country Club Drive extension, as well as their planned property acquisition and construction of Phase 2 of the Country Club Drive extension.



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

SECTION 2. - DEVELOPMENT OF THE PROPERTY

2.5. Revisions to Project Approvals.

Developer may apply, in writing, to revise the Project Approvals. If the Director of Planning and Building Department, or his/her designee, determines, in his sole discretion, that the requested revision is (1) a minor change to the Project considered as a whole; (2) does not increase the density or intensity of the use approved in the Project Approvals; (3) is consistent with this Agreement; (4) is consistent with the Applicable General Plan; and (5) does not change the analysis contained in the EIR, the Director of Planning and Building Department or his/her designee may approve the requested revision without public hearing.



Development Agreement:

2.5. Revisions to Project Approvals.

The EDHAPAC Subcommittee, based on prior experiences of dissatisfaction with modification requests to previous Specific Plans, Planned Development overlays, and other projects that provided for a determination by the Director of Planning and Building Department, prefers that instead of placing the determination authority with a single County employee, that a subcommittee be established for these ministerial determinations. Our suggestion would be that this conceptual Subcommittee could be comprised of:

- The Director of the Planning and Building Department: serving as subcommittee chair
- The Director of Transportation
- The Chair of the Planning Commission, or another Planning Commissioner designated by the Planning Commission
- A senior member of the CAO's office
- A senior member of the County Auditor Controller's office

For the sake of transparency, this would provide County residents with assurances that modification requests are evaluated and thoughtfully reviewed by multiple County departments, and lessens the potential for critical review considerations to be overlooked or missed. It still provides the developer the flexibility to modify the CEDHSP to meet market conditions, and market opportunities, and keep the modification process to a ministerial level



Central El Dorado Hills Specific Plan Subcommittee Report

Development Agreement:

SECTION 4. - ANNUAL REVIEW

4.1. Annual Review. During the term of this Agreement, the County shall, once every calendar year, review the extent of good faith compliance by Developer with the terms of this Agreement.

EDHAPAC Subcommittee Finding

The EDHAPAC Subcommittee believes that for full transparency, that a specific date should be established for each calendar year for the annual review to be published upon the County of El Dorado's website for availability to residents of El Dorado County. The EDHAPAC Subcommittee notes that a similar annual review requirement of the 1988 EDHSP was not conducted with consistency, resulting in several years without an annual review.



Development Agreement:

EDH CSD Measure E:

Perhaps the overriding community concern regarding the proposed CEDHSP is El Dorado Hills resident reaction to the question of rezoning the 99 acre Executive Golf Course. The 2015 Measure E advisory ballot measure results should not, and cannot be ignored. In a high turn-out vote, in an off-year election, the El Dorado Hills Community spoke with a near unanimous preference - 91% in favor of preserving the recreational-open space zoning of the El Dorado Hills Executive Golf Course. A 91% vote to preserve the current recreational – open space zoning is so compelling, that it should hold significant consideration in evaluating this project for decision makers at the Planning Commission level, as well as for the Board of Supervisors.

Interestingly, the EDHAPAC Subcommittee notes several recent informal polls conducted by various community members and local organizations, with resident response rates ranging from 500 participants to over 1000 participants, resulting in similar conclusions. Those local independent polls consistently show results of 89% to 91% of participating residents favor no rezone of the Executive Golf Course property, preferring to keep the property zoned as recreational - open space.



Conclusion:

Based on the number of concerns detailed in this subcommittee report, on items ranging from General Plan Consistency findings, combining two separate planning areas into a single proposed specific plan, land use concerns, environmental impacts, traffic and circulation impacts, and recreational - open space impacts, resulting in cumulative negative impacts to the El Dorado Hills Community, the EDHAPAC Subcommittee finds that the Central El Dorado Hills Specific Plan project, as proposed, and inclusive of its associated Development Agreement, does not provide adequate benefits to El Dorado Hills, or to El Dorado County, to merit a General Plan Amendment, or to justify the rezone of the old Executive Golf Course Property.

The El Dorado Hills Area Planning Advisory Committee Central El Dorado Hills Specific Plan Subcommittee recommends non-support of the project as presented.



7. El Dorado Hills APAC 2020 Officer Nominations



El Dorado Hills APAC 2020 Officer Nominations

Chair John Davey

Vice Chair John Raslear

Vice Chair Tim White

Secretary Brooke Washburn



8. Adjournment

Next EDH APAC Meeting

Wednesday February 12, 2020 7PM

El Dorado Hills CSD Pavilion

El Dorado Hills CA