

# El Dorado Hills Area Planning Advisory Committee



## APAC 2021 Board

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August 23, 2021

The County of El Dorado Planning and Building Services Department  
2850 Fairlane Court  
Building C  
Placerville, CA 95667  
ATTN: Tiffany Schmid  
RE: EDH52 Commercial Center Scoping Meeting

Hello,

The Officers of the El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to express our concern regarding the scheduled September 8, 2021 Scoping meeting for EDH 52 Commercial Center (Application Nos. Planned Development Permit PD15-0001, Rezone Z17-0004, Conditional Use Permit CUP-R21-0024, Tentative Parcel Map P17-0007, Lot Line Adjustment LLA21-0009).

We reached out to County Planner Gina Hamilton to express these concerns, and she was gracious in answering our questions. While we appreciate the generous guidance and response from Gina, we felt that this matter merited sharing our concerns with you as well.

We understand that the current conditions surrounding the recent increase in COVID infections is something that must be considered when planning for events like a scoping meeting, yet we would point out that the applicants did willingly attend our August 11, 2021 EDH APAC meeting at the El Dorado Hills Fire Department Station 85 Meeting Room, along with over 60 community members in the audience. Another 60 attended virtually. And we would also point out that the El Dorado County Board of Supervisors are also continuing to allow public attendance at their Board meetings (with specific rules and regulations for attendance).

We feel that a public scoping meeting is warranted based on the intent interest in the project by El Dorado Hills residents. They have expressed concerns about environmental impacts, and specifically impacts to Oak Meadow Elementary School. Two concerned local groups of just school parents have formed, with in excess of over two hundred members each, and have been seeking information from EDH APAC regarding the project. We feel that a scoping meeting with large scale exhibits, and the opportunity to ask questions directly from the applicants, and County Staff, would go a long way towards providing the El Dorado Hills Community answers that may reassure them that the project's impacts are being understood, considered, and being addressed.

EDH APAC Officers comments regarding the lack of an in-person scoping meeting are included here:

EDH APAC Chair John Davey

*As a resident, and as APAC Chair, the lack of a public scoping meeting is a significant concern for our community. This will be a transformative project for our community - regardless of the levels of project support, or opposition, this one project will forever alter the nature of the El Dorado Hills Community. It is important for our community to have the benefit of a traditional scoping meeting, with access to the applicants, planning staff, the consultant, and to review project exhibits and details. I feel that it is critical that some in-person aspect be considered for the scoping meeting.*

EDH APAC Vice Chair John Raslear

*Costco's plans to build the first large box store in El Dorado Hill is a significant concern for our community. It will be a transformative project for the El Dorado Hills Community and will forever alter the residential nature.*

*The unprecedented attendance (118) in person and virtually at the EDH52 / Costco APAC Meeting is evidence of that concern.*

*Concern about student safety both on the school grounds and outside on the roads is overwhelming.*

*It is imperative for our community to have the benefit of a traditional scoping meeting, with access to the applicants, planning staff, the consultant, and to review project exhibits and details.*

*Anything less will destroy the trust our residents have in the El Dorado County Government and feed the growing belief that "residents don't have a say"*

*Costco and EDH52 spent over a year preparing their decision to build, why are we rushing to deny our residents a voice?*

EDH APAC Vice Chair Tim White

*This is, IMHO, both disappointing and unacceptable. This project is one of major concern to the community-many in the community are of the opinion that this is a "done deal"!*

*Not having an in-person Scoping Meeting will just further the belief that the Planning Department doesn't care about resident feedback.*

*I appreciate the health concerns that exist, but masks could be required and social distancing observed.*

Our preference for an in-person Scoping meeting is based on the enormous response EDH APAC has received from the community, and the transformative nature of the project's impacts upon El Dorado Hills. At close to 50,000 residents, El Dorado Hills is at a tipping point, and in consideration of the past haphazard piecemeal approach to project approvals in almost 60 years of development of El Dorado Hills, residents recognize that change will continue, but would like to ensure that development impact is considered in conjunction with existing conditions and future projects. An in-person scoping meeting would make a tremendous difference for the community, allowing them to directly pose concerns and questions, with answers directly from the applicants and County Staff, resulting in a higher sense of engagement in the community.

Additionally, the EDH APAC September 2021 meeting is scheduled for the same September 8th date, with an overlapping time with the Scoping Meeting. We will likely elect to change our meeting date, or cancel our planned meeting, to allow EDH APAC members to attend the scoping meeting.

In the event that the current Caldor Fire emergency might have an impact on the Scoping Meeting's planned date and time, it may benefit the applicants and the community to delay the date, and possibly allow for in-person attendance. It is our sincere hope that the disruption that the Caldor Fire emergency has made on County staff is minimal, and that every employee remains safe.

Again, we appreciate the amount of outreach of the applicants, and the kind assistance and ongoing dialog that Gina Hamilton has provided to ensure that documents and information is available to EHD APAC and the El Dorado Hills community.

Warm regards,

John Davey  
Chair  
El Dorado Hills Area Planning Advisory Committee.