

El Dorado Hills Area Planning Advisory Committee



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The County of El Dorado Planning Commission

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The El Dorado Hills Area Planning Advisory Committee (EDH APC) would like to submit the following public comments in advance of the scheduled April 28, 2022 Planning Commission Hearing for General Plan Amendment A14-0003/Specific Plan SP12-0002/Rezone Z14-0005/Specific Plan Amendment SP86-0002-R/Planned Development PD14 0004/Tentative Subdivision Map TM14-1516/Development Agreement DA14-0003/Central El Dorado Hills Specific Plan.

Our initial concern reflects on the fact that this hearing is being conducted without the benefit of the Draft Development Agreement being available to either the El Dorado County Planning Commission, nor to the public. The Draft Development Agreement shared in advance of each of the previous 2019-2020 era Planning Commission hearings held many concerns for residents, and EDH APAC volunteers reviewing the project. Essentially, since the project is being reviewed from the perspective of a series of Large Lot Tentative Maps, the Draft Development Agreement is of particular importance as it contains insight to significant details for public review that will inform the framework to future Subdivision Tentative Maps, should the project be approved in some fashion.

Additionally, the manner in which documents were made available to the public were not particularly respectful to transparency, nor did it allow adequate time for thoughtful public review. The documents were posted to Legistar on the Good Friday afternoon (April 15, 2022) of a holiday weekend. Additional documents continued to be attached in Legistar through April 20, 2022. The initial tranche of documents contained over 4000 pages. This seems an insufficient amount of time for Planning Commissioners to thoroughly review the documents, or for members of the public to read the documents, let alone providing time for consideration of the material presented, or for an informed response.

The updated project documents seem not to have indicated any significant changes to the proposed project, with the exception of the Country Club Drive Connection Circulation Option. Initially, EDH APAC volunteers are concerned that both the EDH Blvd-Serrano Pkwy-Lassen Ln and EDH Blvd-Saratoga Way-Park Dr intersections will operate at LOS F WITH project (peak

times), and will only be mitigated to LOS E with optimization. A project with a new roadway that begins at BEST with LOS E disappoints everyone in our community.

Without the benefit of the updated Draft Development Agreement to review, there remains substantively small changes in the current set of documents posted to Legistar, but with 4000 pages, our volunteers are still busy reviewing them. Since the project appears not to have changed significantly from the previously published documents in 2019/20, or the 2nd Recirculated DEIR of 2021, the EDH APAC finding of non-support submitted on January 6, 2020 stands, pending a review of the Draft Development Agreement.

EDH APAC expects to provide a more comprehensive and thorough set of public comments based on the findings of our CEDHSP Subcommittee prior to the Planning Commission's next scheduled hearing for the CEDHSP project.

EDH APAC appreciates the opportunity to provide thoughtful comments and feedback on development projects in El Dorado Hills.

Respectfully,

John Davey

Chair

El Dorado Hills Area Planning Advisory Committee

"Non-Partisan Volunteers Planning Our Future Since 1981"