



El Dorado Hills Area Planning Advisory Committee

Wednesday May 4, 2022
6:30PM

Attendees via ZOOM or via Phone-in Option will be **MUTED**
until Designated periods when the meeting is opened to
Public Comment on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in
ZOOM, or **press *9** over the phone



1. Call To Order

2022 Chair: John Davey

2022 Vice Chair: John Raslear

2022 Vice Chair Tim White

2022 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2022 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhite1@gmail.com
Brooke Washburn, Secretary Brooke.Washburn@libertymutual.com

1021 Harvard Way, El Dorado Hills, CA 95762



AGENDA FOR MEETING: May 4, 2022, 6:30 PM

VIRTUAL ONLY via ZOOM

Join VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/81002044777>

PHONE IN OPTION (669) 900-9128 Meeting ID: 810 0204 4777

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: N/A
6. APAC Projects
 - a) **Central El Dorado Hills Specific Plan (CEDHSP) 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**

EDH APAC Subcommittee review of the CEDHSP updated project documents and elements, including the proposed Country Club Drive Connection Circulation Option – a new intersection on Serrano Parkway between El Dorado Hills Blvd, and Penela Way, and the updated Draft Development Agreement. Preparation of EDH APAC Findings to be provided for the subsequent County of El Dorado Planning Commission Hearing expected in May 2022.

7. Adjournment:

The Next EDH APAC meeting is: **Wednesday June 8, 2022 6:30PM HYBRID: In-Person and Virtual El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA**

PUBLIC COMMENTS can also be made in advance of the meeting via EMAIL- MUST be received by 4PM the MONDAY PRIOR to the meeting date. Submit advance comments/questions to edhapaccomment@gmail.com and please identify the project or subject you wish to address.



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

N/A



6. APAC Matters & Projects



EDC Planning Commission April 14, 2022 UPDATE

Tentative Subdivision Map Revision TM-R21-0001/Summer Brook submitted by BLUE MOUNTAIN COMMUNITIES, INC., request for a revision to the approved Summer Brook Tentative Map and Planned Development TM07-1440/PD07-0007 to remove Conditions of Approval No. 25, 27 and 28 requiring installation of a traffic signal and completion of, or financing for, associated intersection improvements prior to final map recordation.



EDC Planning Commission April 14, 2022 Meeting – EDH Area Projects

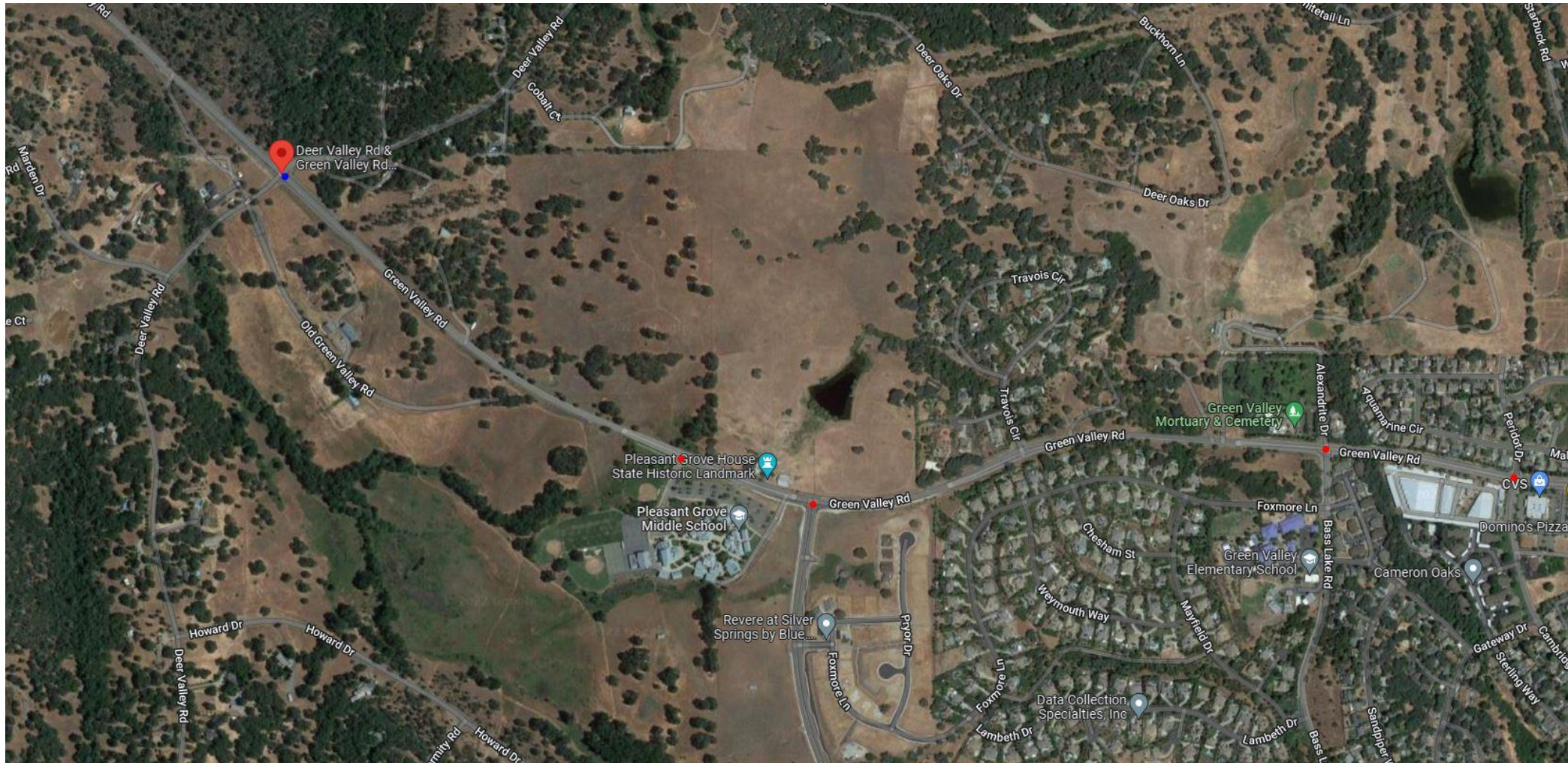
Green Valley – Deer Valley 2021





EDC Planning Commission April 14, 2022 Meeting – EDH Area Projects

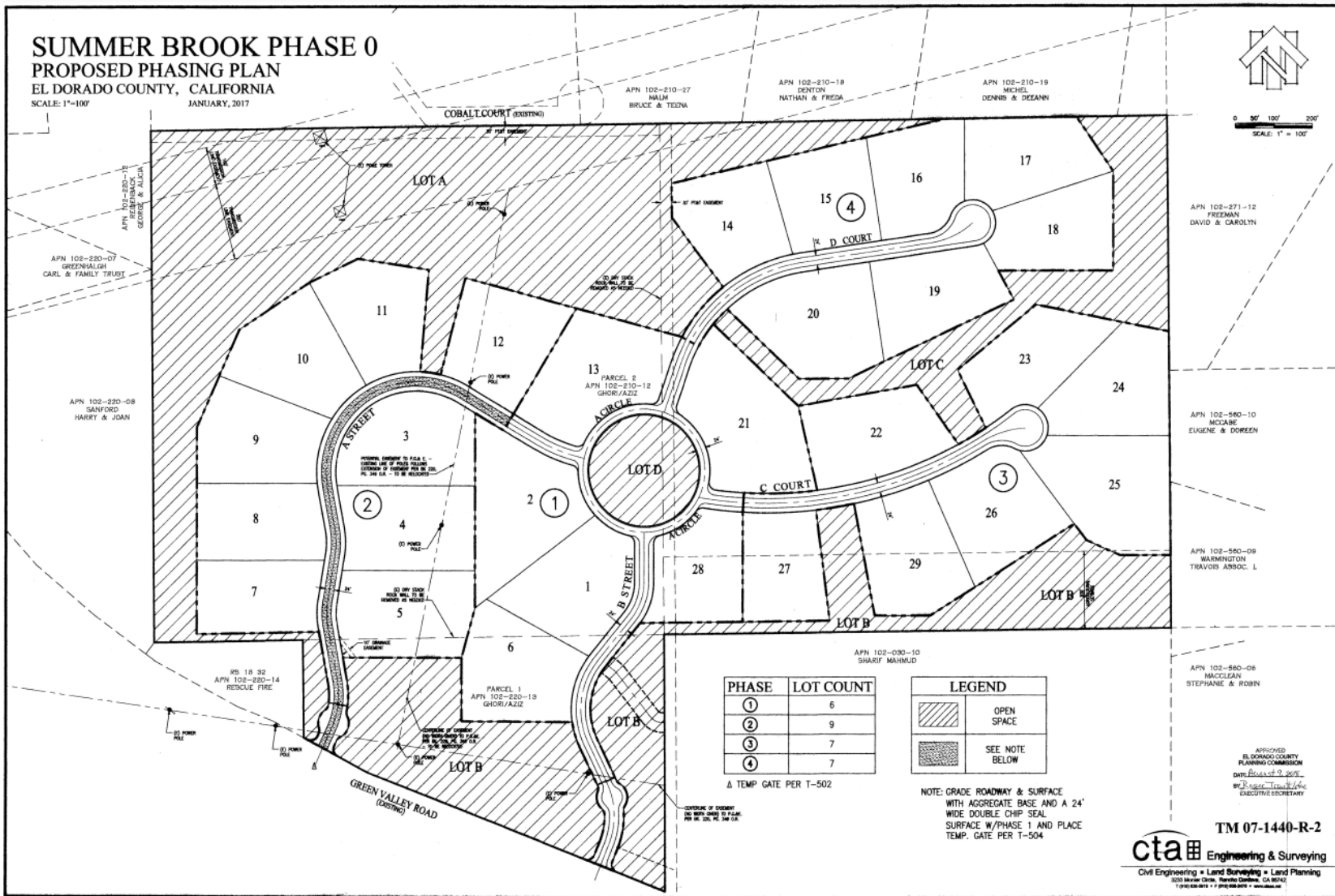
Green Valley – Deer Valley





EDC Planning Commission April 14, 2022 Meeting – EDH Area Projects

Summer Brook TM-R21-0001





Central El Dorado Hills Specific Plan

Subcommittee Updates

EDC Planning Commission Meeting April 28th
hearing continued to June 9th



CEDHSP

Plan Changes:

Vehicle Miles Traveled (VMT) Analysis: new CEQA Standard under California law beginning July 2020. Analysis shows the project compliant with VMT Standards.

Previous Plan:

Park Drive-El Dorado Hills Blvd interior circulation roadway connection to a Country Club Drive extension from Silva Valley Parkway

Updated Plan:

Replace with Country Club Drive Connection Circulation Option



CEDHSP

Plan Changes:

Previous Park Drive-El Dorado Hills Blvd interior circulation roadway connection to a Country Club Drive extension from Silva Valley Parkway

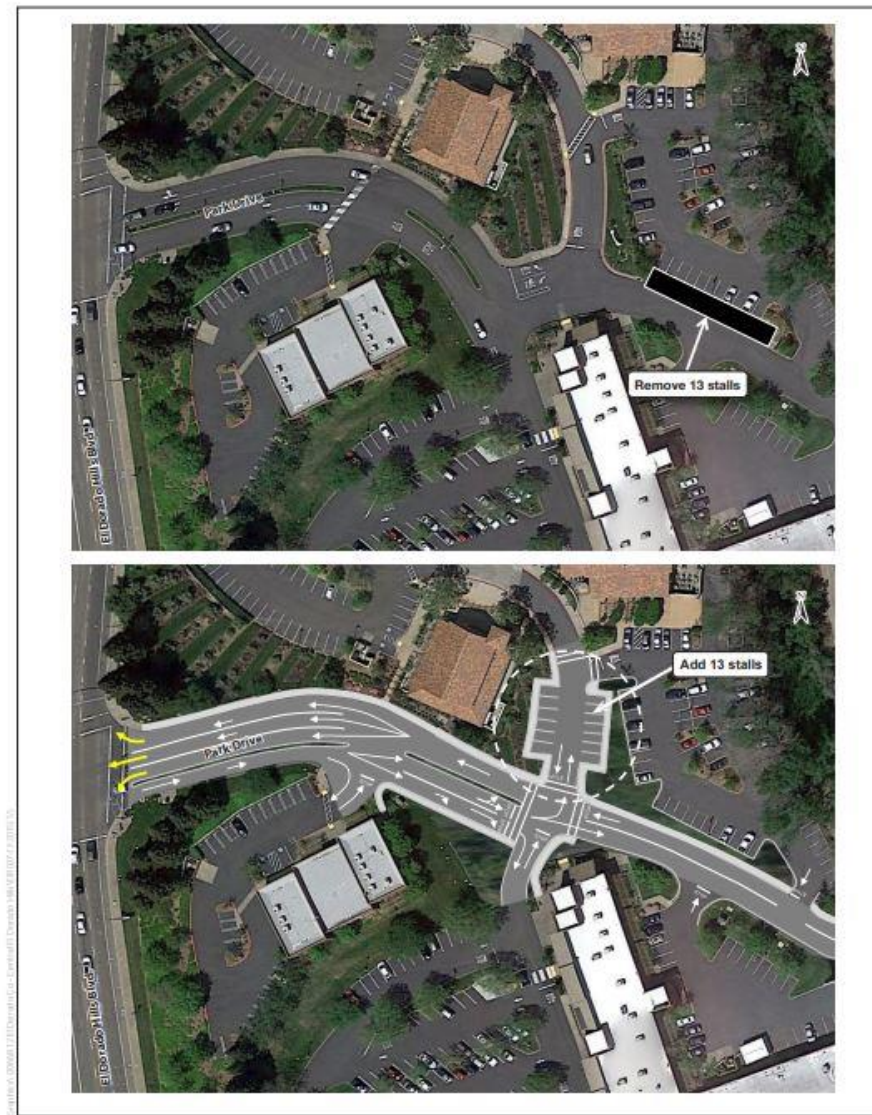


Figure 2-10
Park Drive Reconfiguration

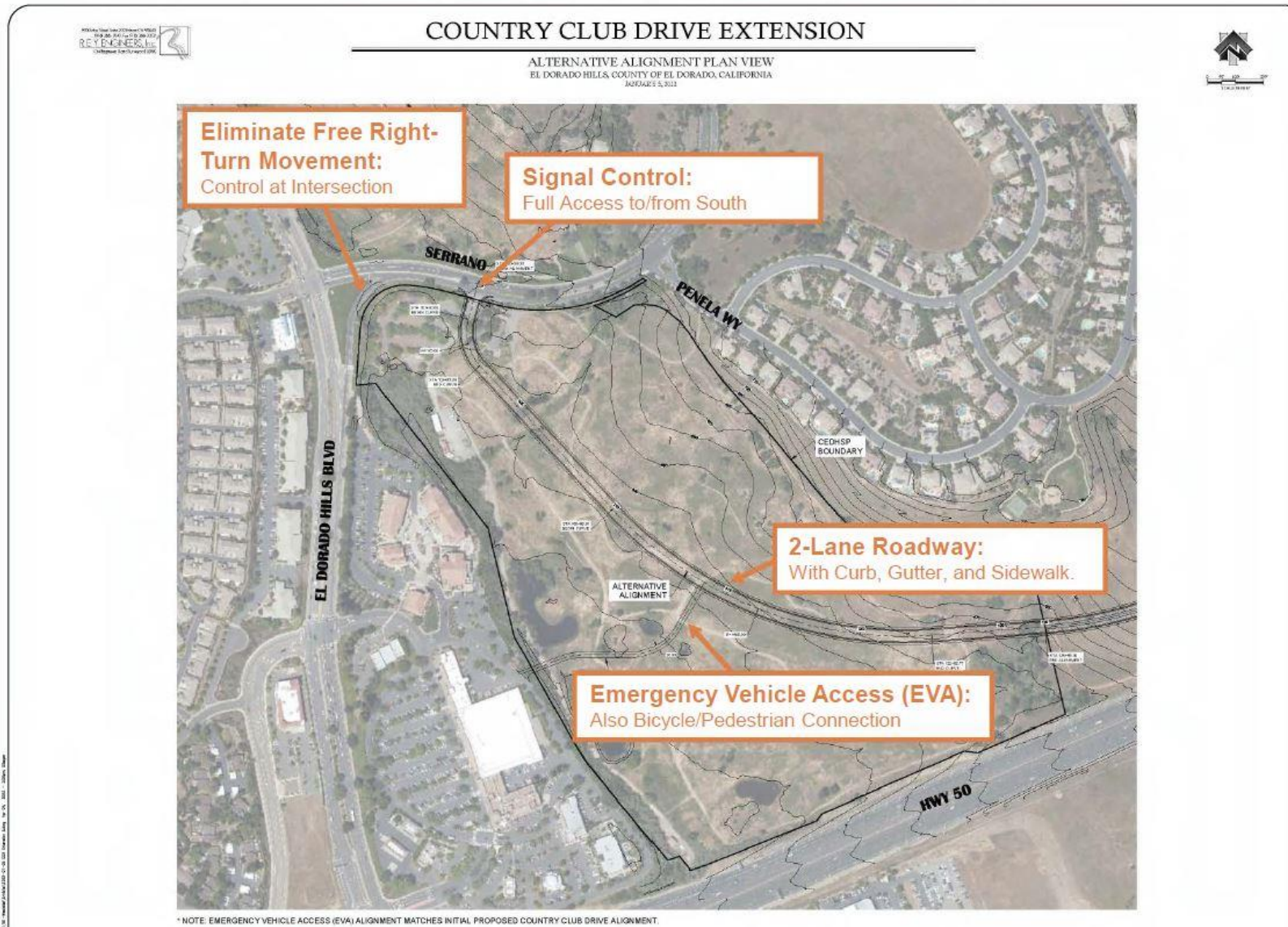


CEDHSP

Country Club Drive Extension Alternative

Plan Changes:

Country Club Drive Connection Circulation Option

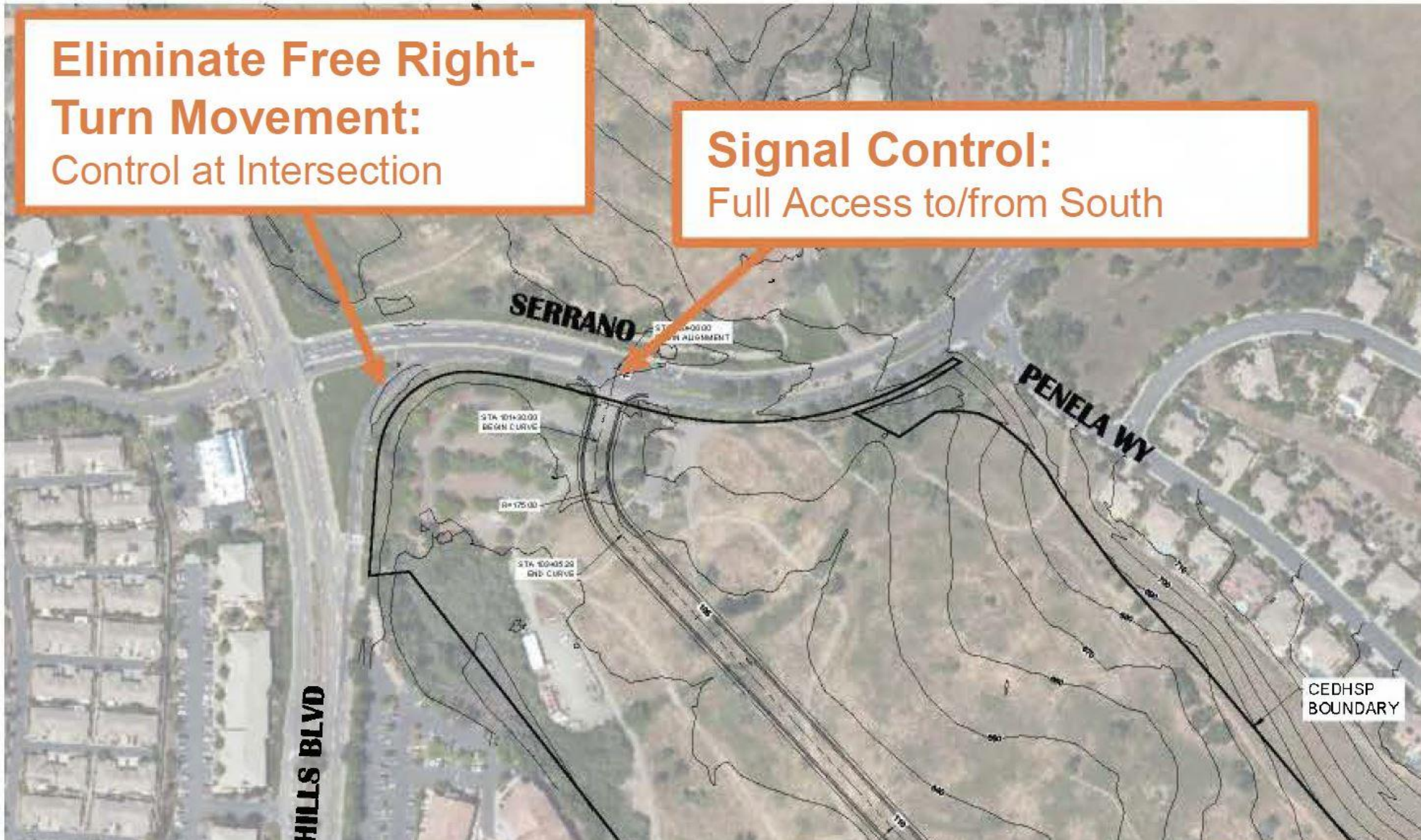




CEDHSP

Plan Changes:

Country Club Drive Connection Circulation Option



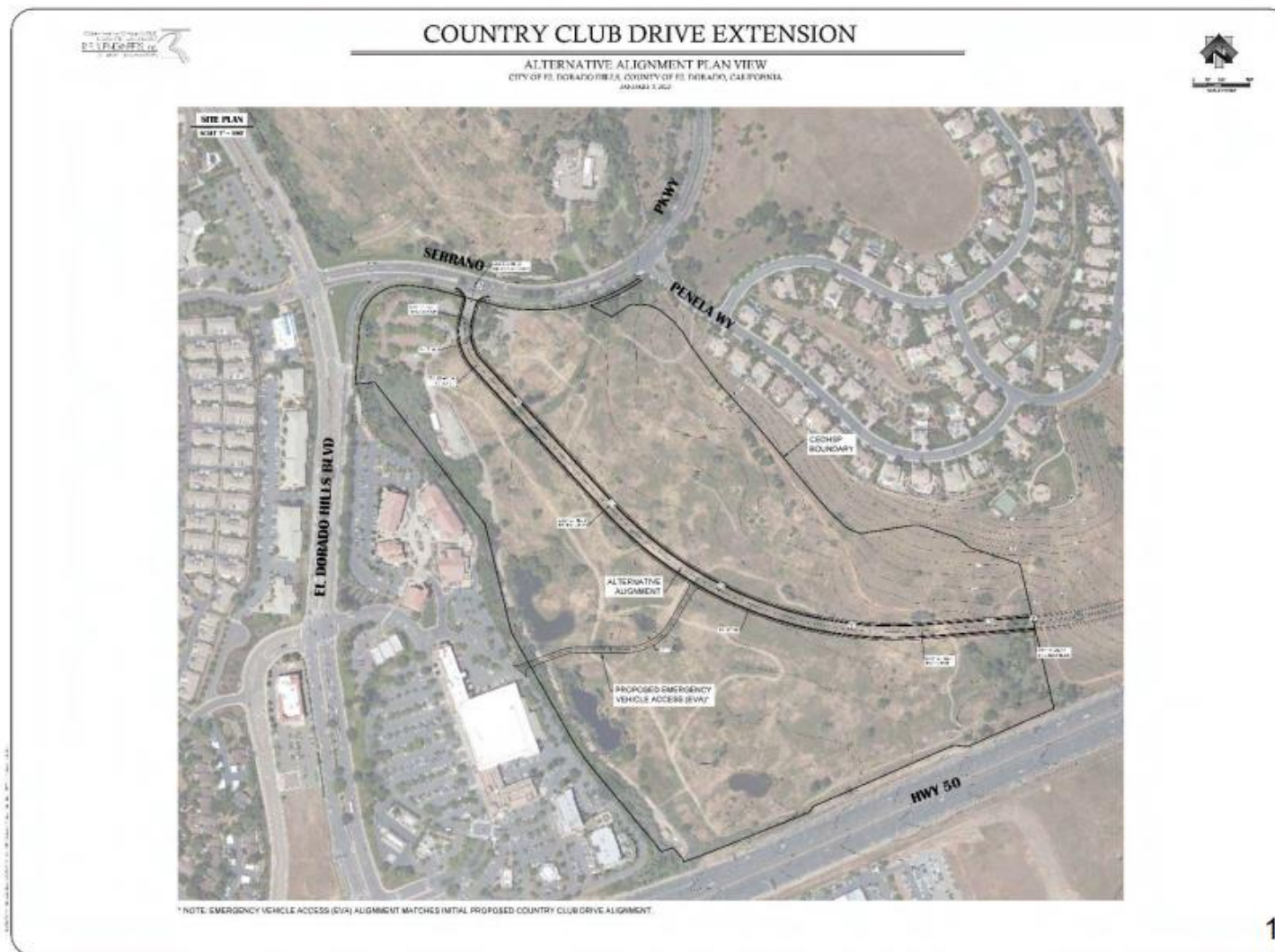


CEDHSP

Country Club Drive Alternative Alignment

Plan Changes:

Country Club Drive Connection Circulation Option





El Dorado Hills Area Planning Advisory Committee

CEDHSP EXISTING CONDITIONS AM PEAK HOUR

EXISTING PLUS PROJECT CONDITIONS AM PEAK HOUR

Intersection 10		El Dorado Hills Blvd/Serrano Parkway			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	37	36	95.9%	35.6	11.2	D
	Through	704	715	101.6%	14.6	2.8	B
	Right Turn	130	128	98.5%	6.4	0.4	A
	Subtotal	871	879	100.9%	14.3	2.6	B
SB	Left Turn	41	42	101.2%	43.6	16.0	D
	Through	1,037	1,032	99.5%	15.7	2.7	B
	Right Turn	15	15	99.3%	6.7	5.3	A
	Subtotal	1,093	1,088	99.6%	16.7	3.0	B
EB	Left Turn	20	18	88.5%	34.4	12.5	C
	Through	16	17	103.1%	36.3	11.2	D
	Right Turn	47	43	92.1%	12.7	3.1	B
	Subtotal	83	78	93.4%	21.7	4.9	C
WB	Left Turn	161	158	98.1%	23.2	3.7	C
	Through	20	21	106.0%	30.1	8.5	C
	Right Turn	70	72	102.1%	16.6	5.3	B
	Subtotal	251	251	99.8%	21.7	3.1	C
Total		2,298	2,295	99.9%	16.5	2.7	B

Intersection 10		El Dorado Hills Blvd/Serrano Parkway			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	39	36	93.1%	44.7	9.5	D
	Through	810	810	100.0%	21.7	3.4	C
	Right Turn	171	165	96.7%	6.1	0.4	A
	Subtotal	1,020	1,012	99.2%	20.0	3.0	B
SB	Left Turn	88	85	96.4%	56.6	11.0	E
	Through	1,128	1,103	97.8%	25.2	7.5	C
	Right Turn	16	17	103.1%	15.1	10.0	B
	Subtotal	1,232	1,204	97.8%	27.2	7.3	C
EB	Left Turn	22	20	90.0%	36.4	11.0	D
	Through	16	16	97.5%	33.7	9.9	C
	Right Turn	48	49	102.7%	16.3	4.8	B
	Subtotal	86	85	98.5%	24.7	3.7	C
WB	Left Turn	415	414	99.6%	35.3	4.6	D
	Through	22	25	114.5%	36.9	10.8	D
	Right Turn	148	149	100.9%	32.8	6.8	C
	Subtotal	585	588	100.5%	34.7	5.1	C
Total		2,923	2,889	98.8%	26.2	3.9	C



El Dorado Hills Area Planning Advisory Committee

CEDHSP EXISTING CONDITIONS PM PEAK HOUR

Intersection 10		El Dorado Hills Blvd/Serrano Parkway			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		LOS
			Average	Percent	Average	Std. Dev.	
NB	Left Turn	80	78	97.5%	37.7	5.8	D
	Through	1,107	1,079	97.5%	18.5	2.5	B
	Right Turn	269	266	99.0%	8.0	0.5	A
	Subtotal	1,456	1,423	97.8%	17.5	2.0	B
SB	Left Turn	36	35	97.2%	45.8	10.0	D
	Through	879	888	101.0%	14.9	1.3	B
	Right Turn	15	17	111.3%	7.6	3.2	A
	Subtotal	930	940	101.1%	15.8	1.3	B
EB	Left Turn	10	12	121.0%	32.1	15.7	C
	Through	7	6	84.3%	26.9	23.6	C
	Right Turn	40	42	105.3%	9.5	4.3	A
	Subtotal	57	60	105.4%	17.9	4.5	B
WB	Left Turn	189	181	95.7%	23.9	2.8	C
	Through	12	13	108.3%	26.5	15.0	C
	Right Turn	36	38	105.8%	19.1	5.7	B
	Subtotal	237	232	97.9%	22.9	2.7	C
Total		2,680	2,655	99.1%	17.4	1.6	B

EXISTING PLUS PROJECT CONDITIONS PM PEAK HOUR

Intersection 10		El Dorado Hills Blvd/Serrano Parkway			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		LOS
			Average	Percent	Average	Std. Dev.	
NB	Left Turn	80	78	97.6%	57.4	9.0	E
	Through	1,332	1,352	101.5%	44.8	11.4	D
	Right Turn	469	476	101.5%	9.8	1.1	A
	Subtotal	1,881	1,906	101.3%	36.5	8.9	D
SB	Left Turn	125	126	100.5%	87.3	31.8	F
	Through	973	965	99.1%	59.7	39.0	E
	Right Turn	16	17	103.1%	40.2	29.6	D
	Subtotal	1,114	1,107	99.4%	62.5	37.9	E
EB	Left Turn	12	14	113.3%	46.8	30.1	D
	Through	10	10	98.0%	38.1	20.7	D
	Right Turn	41	43	103.9%	20.2	10.2	C
	Subtotal	63	66	104.8%	29.5	8.7	C
WB	Left Turn	361	362	100.4%	35.9	5.2	D
	Through	14	15	104.3%	35.8	14.8	D
	Right Turn	112	107	95.9%	37.4	9.1	D
	Subtotal	487	484	99.4%	36.2	5.7	D
Total		3,545	3,563	100.5%	44.0	12.6	D



El Dorado Hills Area Planning Advisory Committee

CEDHSP EXISTING CONDITIONS AM PEAK HOUR

EXISTING PLUS PROJECT CONDITIONS AM PEAK HOUR

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	234	102.8%	132.4	49.1	F
	Through	742	750	101.1%	16.0	6.0	B
	Right Turn	46	45	98.7%	6.4	2.5	A
	Subtotal	1,016	1,030	101.3%	45.5	18.8	D
SB	Left Turn	126	123	97.9%	71.1	11.7	E
	Through	1,028	1,017	98.9%	26.0	3.5	C
	Right Turn	94	92	97.7%	21.6	2.8	C
	Subtotal	1,248	1,232	98.7%	30.8	3.5	C
EB	Left Turn	67	71	106.1%	53.0	8.3	D
	Through	28	30	108.6%	56.3	11.7	E
	Right Turn	286	294	102.8%	13.9	3.9	B
	Subtotal	381	396	103.8%	23.9	3.7	C
WB	Left Turn	16	17	105.6%	56.9	20.4	E
	Through	14	14	97.9%	55.7	17.6	E
	Right Turn	60	59	98.3%	11.3	5.7	B
	Subtotal	90	90	99.6%	27.4	7.2	C
Total		2,735	2,747	100.4%	35.3	6.9	D

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	229	100.6%	127.7	51.3	F
	Through	888	892	100.5%	13.9	4.8	B
	Right Turn	46	46	100.0%	5.7	2.1	A
	Subtotal	1,162	1,168	100.5%	37.5	14.7	D
SB	Left Turn	126	122	96.7%	84.1	11.7	F
	Through	1,369	1,351	98.6%	37.3	10.7	D
	Right Turn	99	97	97.7%	36.3	12.5	D
	Subtotal	1,594	1,569	98.4%	40.8	10.8	D
EB	Left Turn	70	68	97.7%	57.9	5.2	E
	Through	28	27	95.7%	55.9	16.1	E
	Right Turn	286	296	103.5%	24.7	7.4	C
	Subtotal	384	391	101.9%	33.4	5.7	C
WB	Left Turn	16	16	100.6%	42.5	23.6	D
	Through	14	15	108.6%	42.8	18.1	D
	Right Turn	60	57	94.5%	11.7	6.6	B
	Subtotal	90	88	97.8%	26.6	9.2	C
Total		3,230	3,216	99.6%	38.4	6.5	D



El Dorado Hills Area Planning Advisory Committee

CEDHSP EXISTING CONDITIONS PM PEAK HOUR

EXISTING PLUS PROJECT CONDITIONS PM PEAK HOUR

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	279	281	100.9%	108.4	55.6	F
	Through	1,056	1,026	97.2%	35.8	5.4	D
	Right Turn	69	71	103.0%	18.0	6.7	B
	Subtotal	1,404	1,379	98.2%	50.3	15.3	D
SB	Left Turn	183	189	103.0%	79.7	15.9	E
	Through	810	809	99.9%	38.0	5.3	D
	Right Turn	122	118	96.3%	32.0	6.6	C
	Subtotal	1,115	1,115	100.0%	44.4	7.6	D
EB	Left Turn	166	168	100.9%	77.7	15.8	E
	Through	48	50	105.0%	77.9	16.4	E
	Right Turn	288	291	101.0%	15.9	4.9	B
	Subtotal	502	509	101.3%	44.4	11.7	D
WB	Left Turn	68	68	100.6%	45.3	6.0	D
	Through	32	34	105.3%	41.2	12.6	D
	Right Turn	228	229	100.2%	21.4	6.8	C
	Subtotal	328	331	100.8%	29.0	5.5	C
Total		3,349	3,333	99.5%	45.1	5.0	D

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	279	289	103.5%	101.0	29.1	F
	Through	1,475	1,493	101.2%	47.4	8.8	D
	Right Turn	69	73	105.9%	37.4	7.1	D
	Subtotal	1,823	1,855	101.7%	55.8	9.7	E
SB	Left Turn	183	184	100.3%	160.3	23.3	F
	Through	1,074	1,051	97.9%	130.0	29.2	F
	Right Turn	125	123	98.2%	133.3	30.9	F
	Subtotal	1,382	1,357	98.2%	134.4	28.2	F
EB	Left Turn	172	177	102.8%	69.2	11.2	E
	Through	48	52	107.3%	82.6	18.8	F
	Right Turn	288	293	101.7%	21.3	5.5	C
	Subtotal	508	521	102.6%	45.1	7.7	D
WB	Left Turn	68	69	101.9%	45.0	9.5	D
	Through	32	35	108.8%	51.6	13.2	D
	Right Turn	228	233	102.3%	28.7	7.5	C
	Subtotal	328	337	102.8%	35.2	7.2	D
Total		4,041	4,071	100.7%	78.4	10.9	E



El Dorado Hills Area Planning Advisory Committee

CEDHSP NEAR TERM CONDITIONS PM PEAK HOUR

NEAR TERM PLUS PROJECT CONDITIONS AM PEAK HOUR

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	234	102.8%	132.4	49.1	F
	Through	742	750	101.1%	16.0	6.0	B
	Right Turn	46	45	98.7%	6.4	2.5	A
	Subtotal	1,016	1,030	101.3%	45.5	18.8	D
SB	Left Turn	126	123	97.9%	71.1	11.7	E
	Through	1,028	1,017	98.9%	26.0	3.5	C
	Right Turn	94	92	97.7%	21.6	2.8	C
	Subtotal	1,248	1,232	98.7%	30.8	3.5	C
EB	Left Turn	67	71	106.1%	53.0	8.3	D
	Through	28	30	108.6%	56.3	11.7	E
	Right Turn	286	294	102.8%	13.9	3.9	B
	Subtotal	381	396	103.8%	23.9	3.7	C
WB	Left Turn	16	17	105.6%	56.9	20.4	E
	Through	14	14	97.9%	55.7	17.6	E
	Right Turn	60	59	98.3%	11.3	5.7	B
	Subtotal	90	90	99.6%	27.4	7.2	C
Total		2,735	2,747	100.4%	35.3	6.9	D

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	229	100.6%	127.7	51.3	F
	Through	888	892	100.5%	13.9	4.8	B
	Right Turn	46	46	100.0%	5.7	2.1	A
	Subtotal	1,162	1,168	100.5%	37.5	14.7	D
SB	Left Turn	126	122	96.7%	84.1	11.7	F
	Through	1,369	1,351	98.6%	37.3	10.7	D
	Right Turn	99	97	97.7%	36.3	12.5	D
	Subtotal	1,594	1,569	98.4%	40.8	10.8	D
EB	Left Turn	70	68	97.7%	57.9	5.2	E
	Through	28	27	95.7%	55.9	16.1	E
	Right Turn	286	296	103.5%	24.7	7.4	C
	Subtotal	384	391	101.9%	33.4	5.7	C
WB	Left Turn	16	16	100.6%	42.5	23.6	D
	Through	14	15	108.6%	42.8	18.1	D
	Right Turn	60	57	94.5%	11.7	6.6	B
	Subtotal	90	88	97.8%	26.6	9.2	C
Total		3,230	3,216	99.6%	38.4	6.5	D



El Dorado Hills Area Planning Advisory Committee

CEDHSP NEAR TERM CONDITIONS PM PEAK HOUR

NEAR TERM PLUS PROJECT CONDITIONS PM PEAK HOUR

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	234	102.8%	132.4	49.1	F
	Through	742	750	101.1%	16.0	6.0	B
	Right Turn	46	45	98.7%	6.4	2.5	A
	Subtotal	1,016	1,030	101.3%	45.5	18.8	D
SB	Left Turn	126	123	97.9%	71.1	11.7	E
	Through	1,028	1,017	98.9%	26.0	3.5	C
	Right Turn	94	92	97.7%	21.6	2.8	C
	Subtotal	1,248	1,232	98.7%	30.8	3.5	C
EB	Left Turn	67	71	106.1%	53.0	8.3	D
	Through	28	30	108.6%	56.3	11.7	E
	Right Turn	286	294	102.8%	13.9	3.9	B
	Subtotal	381	396	103.8%	23.9	3.7	C
WB	Left Turn	16	17	105.6%	56.9	20.4	E
	Through	14	14	97.9%	55.7	17.6	E
	Right Turn	60	59	98.3%	11.3	5.7	B
	Subtotal	90	90	99.6%	27.4	7.2	C
Total		2,735	2,747	100.4%	35.3	6.9	D

Intersection 13		El Dorado Hills Blvd/Saratoga Way/Park Drive			Signal		
Direction	Movement	Demand Volume (vph)	Served Volume (vph)		Total Delay (sec/veh)		
			Average	Percent	Average	Std. Dev.	LOS
NB	Left Turn	228	229	100.6%	127.7	51.3	F
	Through	888	892	100.5%	13.9	4.8	B
	Right Turn	46	46	100.0%	5.7	2.1	A
	Subtotal	1,162	1,168	100.5%	37.5	14.7	D
SB	Left Turn	126	122	96.7%	84.1	11.7	F
	Through	1,369	1,351	98.6%	37.3	10.7	D
	Right Turn	99	97	97.7%	36.3	12.5	D
	Subtotal	1,594	1,569	98.4%	40.8	10.8	D
EB	Left Turn	70	68	97.7%	57.9	5.2	E
	Through	28	27	95.7%	55.9	16.1	E
	Right Turn	286	296	103.5%	24.7	7.4	C
	Subtotal	384	391	101.9%	33.4	5.7	C
WB	Left Turn	16	16	100.6%	42.5	23.6	D
	Through	14	15	108.6%	42.8	18.1	D
	Right Turn	60	57	94.5%	11.7	6.6	B
	Subtotal	90	88	97.8%	26.6	9.2	C
Total		3,230	3,216	99.6%	38.4	6.5	D



El Dorado Hills Area Planning Advisory Committee

CEDHSP

Intersection #10

El Dorado Hills Blvd
Serrano Parkway
Lassen Lane

AM PEAK HOUR

Direction	Movement	Current LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project
Northbound	Left Turn	D	D	D	E	D	D
	Through	B	C	B	C	B	C
	Right Turn	A	A	A	A	A	A
	Intersection Subtotal	<u>B</u>	<u>B</u>	<u>B</u>	<u>C</u>	<u>B</u>	<u>C</u>
Southbound	Left Turn	D	E	D	F	D	E
	Through	B	C	B	D	C	C
	Right Turn	A	B	B	D	C	C
	Intersection Subtotal	<u>B</u>	<u>C</u>	<u>C</u>	<u>D</u>	<u>C</u>	<u>D</u>
Eastbound	Left Turn	C	D	C	D	D	D
	Through	D	C	D	D	E	D
	Right Turn	B	B	B	C	C	C
	Intersection Subtotal	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>
Westbound	Left Turn	C	D	C	C	C	D
	Through	C	D	C	C	C	D
	Right Turn	B	C	B	B	C	D
	Intersection Subtotal	<u>C</u>	<u>C</u>	<u>B</u>	<u>D</u>	<u>C</u>	<u>D</u>
INTERSECTION TOTAL		B	C	B	D	C	C
		Current LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project



El Dorado Hills Area Planning Advisory Committee

CEDHSP

Intersection #10

El Dorado Hills Blvd
Serrano Parkway

PM PEAK HOUR

Direction	Movement	EXISTING LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project
Northbound	Left Turn	D	D	D	F	D	F
	Through	B	C	B	F	C	E
	Right Turn	S	C	A	B	A	C
	Intersection Subtotal	<u>B</u>	<u>D</u>	<u>B</u>	<u>F</u>	<u>C</u>	<u>E</u>
Southbound	Left Turn	D	E	D	F	D	D
	Through	B	D	B	F	B	C
	Right Turn	A	D	B	F	B	C
	Intersection Subtotal	<u>B</u>	<u>D</u>	<u>B</u>	<u>F</u>	<u>C</u>	<u>C</u>
Eastbound	Left Turn	C	D	C	D	C	D
	Through	C	D	C	D	C	D
	Right Turn	A	A	B	B	B	B
	Intersection Subtotal	<u>B</u>	<u>C</u>	<u>B</u>	<u>C</u>	<u>B</u>	<u>C</u>
Westbound	Left Turn	C	D	B	C	C	D
	Through	C	E	C	C	C	D
	Right Turn	B	E	B	C	B	D
	Intersection Subtotal	<u>C</u>	<u>E</u>	<u>B</u>	<u>C</u>	<u>C</u>	<u>D</u>
INTERSECTION TOTAL		B	D	B	F	C	D
		EXISTING LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project



El Dorado Hills Area Planning Advisory Committee

CEDHSP

Intersection #13

El Dorado Hills Blvd
Saratoga Way
Park Drive

AM PEAK HOUR

Direction	Movement	Current LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project
Northbound	Left Turn	F	F	F	F	F	E
	Through	B	B	B	C	B	B
	Right Turn	A	A	A	A	A	A
	Intersection Subtotal	D	D	E	E	C	C
Southbound	Left Turn	E	F	E	E	D	E
	Through	C	D	C	E	C	C
	Right Turn	C	D	C	E	B	B
	Intersection Subtotal	C	D	C	E	C	C
Eastbound	Left Turn	D	E	E	D	E	E
	Through	E	E	E	D	E	E
	Right Turn	B	C	B	C	C	C
	Intersection Subtotal	C	C	C	C	D	D
Westbound	Left Turn	E	D	E	D	E	E
	Through	E	D	E	E	E	F
	Right Turn	B	B	B	B	A	A
	Intersection Subtotal	C	C	C	C	C	C
<u>INTERSECTION TOTAL</u>		D	D	D	E	C	C
		Current LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project



El Dorado Hills Area Planning Advisory Committee

CEDHSP

Intersection #13

El Dorado Hills Blvd
Saratoga Way
Park Drive

PM PEAK HOUR

Direction	Movement	EXISTING LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project
Northbound	Left Turn	F	F	F	F	F	F
	Through	D	D	C	C	C	D
	Right Turn	B	D	B	A	A	B
	Intersection Subtotal	D	E	E	E	D	D
Southbound	Left Turn	E	F	F	E	E	E
	Through	D	F	E	E	C	D
	Right Turn	C	F	E	E	B	B
	Intersection Subtotal	D	F	E	E	C	D
Eastbound	Left Turn	E	E	E	D	E	E
	Through	E	F	F	D	D	D
	Right Turn	B	C	B	C	B	C
	Intersection Subtotal	D	D	D	C	D	D
Westbound	Left Turn	D	D	D	D	E	D
	Through	D	D	E	E	D	D
	Right Turn	C	C	C	B	C	C
	Intersection Subtotal	C	D	C	C	C	C
INTERSECTION TOTAL		D	E	E	E	D	D
		EXISTING LOS	Plus Project	Near Term	Near + Project	Cumulative	Cumulative+ Project



CEDHSP

Plan Changes:

Development agreement:

3.2.2 Country Club Drive –

Phase 1 begins prior to the first building permit south of Serrano Pkwy (excluding model homes).

Phase 2 will begin 180 days after: 1) All wetland and regulatory permits secured by the County 2) County provided construction plans 3) After Developer & County have entered into a credit & reimbursement agreement, and after Developer has received credits applicable dollar for dollar equal to the total construction costs of Phase 1 – including soft costs and a construction management fee, and all permitting costs incurred by Developer in connection with processing and securing permits for construction of Phase 2.



CEDHSP

Plan Changes:

Development agreement:

3.2.2 Country Club Drive – continued-

Developer shall be entitled to credits and/or reimbursements of all costs incurred in connection with construction of Phase 2. Developer shall be limited to 500 building permits with the project (exclusive of the Workforce Housing Project located in the Pedregal multi-family site, which shall not count against the 500 unit cap) unless and until Developer has commenced construction of phase 2 of Country Club Drive.



Plan Changes:

Development agreement:

3.2.4 Community Benefit Fee

Developer agrees that a fee shall be collected by the County at the time of the issuance of each residential building permit within the Project (“Community Benefit Fee”), as set forth in this paragraph. The County may use these funds for any purpose benefiting the community, as determined in the sole discretion of the Board of Supervisors. The Community Benefit Fee shall be collected upon building permit issuance in the amount of \$4,174.00* per dwelling unit. This fee will be updated annually on January 1 of each year, commencing January 1, 2023, based upon increases or decreases in the Consumer Price Index, San Francisco, all wage earners. In the event the referenced CPI is no longer published, the County shall, in its reasonable discretion, select a similar index to calculate the annual adjustment. This one-time fee shall apply only to the first building permit and shall not apply to remodels or secondary units on a single parcel. The Community Benefit Fee shall be inapplicable to the one hundred units of deed restricted, Workforce Housing within the Pedregal multifamily site required by Section 3.2.5 herein below and shall be applied at a fifty percent (50%) (i.e., \$2,087.00 per unit) rate to all other market-rate multifamily units contained within the Pedregal multifamily site.

***2019 Draft Development Agreement Community Benefit Fee was previously \$6000.00**



Plan Changes:

Development agreement:

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***2019 Draft Development Agreement Community Benefit Fee was previously \$6000.00**



Plan Changes:

Development agreement:

REMOVED from 2019 DRAFT DEVELOPMENT AGREEMENT- ~~3.2.5 Payment of Property Transfer Fee~~

Developer agrees to the establishment of a voluntary Property Transfer Fee to be imposed upon all future sales within the Project. The Property Transfer Fee shall be payable to the County, it shall be collected at close of escrow for each sale, and it shall be calculated at a rate of one quarter percent (0.25%) of the sales price of the Property in question. (For example, a sale of a home for \$400,000.00 would generate a Property Transfer Fee of \$1,000.00; $\$400,000.00 \times .0025 = \$1,000.00$.) The Property Transfer Fee shall be used for the ongoing maintenance of the properties referred to in paragraph 3.2.4 if they exist and, if not, shall be used by the County for other services that benefit the community.. (intended to benefit of the community in conjunction with the regional park on Bass Lake, the County 41 acres on Bass Lake, the 15-acre park in the CEDHSP and/or the 11-acre Civic/Limited Commercial facility in the CEDHSP)

County and Developer shall jointly prepare and record with the Office of the County Recorder prior to the first property sale to an individual homebuyer a Memorandum of Agreement to Pay Property Transfer Fee in form and content mutually satisfactory to the parties and in a form which does not conflict with federal regulations, nor result in any impairment of prospective purchasers' ability to secure federally-insured purchase financing. The Property Transfer Fee shall not apply to any sale of property by Developer to merchant builders, nor to sales from one merchant builder to another, nor to the initial purchaser of a home from a merchant builder, but shall apply to all subsequent purchasers.



Plan Changes:

Development agreement:

3.2.5 Developer Provision of Workforce Housing

Developer shall include within the multifamily zoned portion of the Pedregal site one hundred (100) units of Workforce Housing consisting of fifty (50) units with rents affordable to persons/families earning eighty percent (80%) of Area Median Income (AMI) and fifty (50) units with rents affordable to persons/families earning one hundred percent (100%) of AMI. This commitment will be enforced through a deed restriction, the form and content of which shall be acceptable to both County and Developer, and which shall be recorded against the Pedregal multifamily site prior to the recordation of the first small lot residential subdivision map anywhere within the CEDHSP project. Construction of Workforce Housing is a County priority. Accordingly, Developer will exercise commercially reasonable efforts to market the Pedregal multifamily site to builders experienced in such projects with a goal of construction commencement within three (3) years from and after the Effective Date, subject to County processing delays, acts of God, government imposed moratoria and other factors beyond Developer's control.



CEDHSP

Plan Changes:

Development agreement:

3.2.5 Developer Provision of Workforce Housing

If construction has not commenced within three (3) years from and after the Effective Date and significant progress toward that goal has not been made, in the reasonable opinion of County, County shall have the right to request dedication of the multi-family zoned portion of the Pedregal site to the County, free of the deed restriction. In the event County makes such a request, Developer, within sixty (60) days of receiving such request, shall (i) cause the deed restriction to be removed from title and (ii) shall thereafter deed the property to the County. Dedication of the property shall completely fulfill Developer's obligation pursuant to this provision.



CEDHSP

Plan Changes:

Development agreement:

(NEW) 3.2.5 Developer Provision of Workforce Housing

Developer shall include within the multifamily zoned portion of the Pedregal site one hundred (100) units of Workforce Housing consisting of fifty (50) units with rents affordable to persons/families earning eighty percent (80%) of Area Median Income (AMI) and fifty (50) units with rents affordable to persons/families earning one hundred percent (100%) of AMI.

EDH 2019 AMI (Household) \$137,726 (80%= \$110,180 100%= \$137,726)

EDH 2019 AMI (Individual) \$57,395 (80%= \$45,916 100%= \$ 57,395)

Staff Report : Median Household Income in El Dorado COUNTY = \$87,059



Plan Changes:

Development agreement:

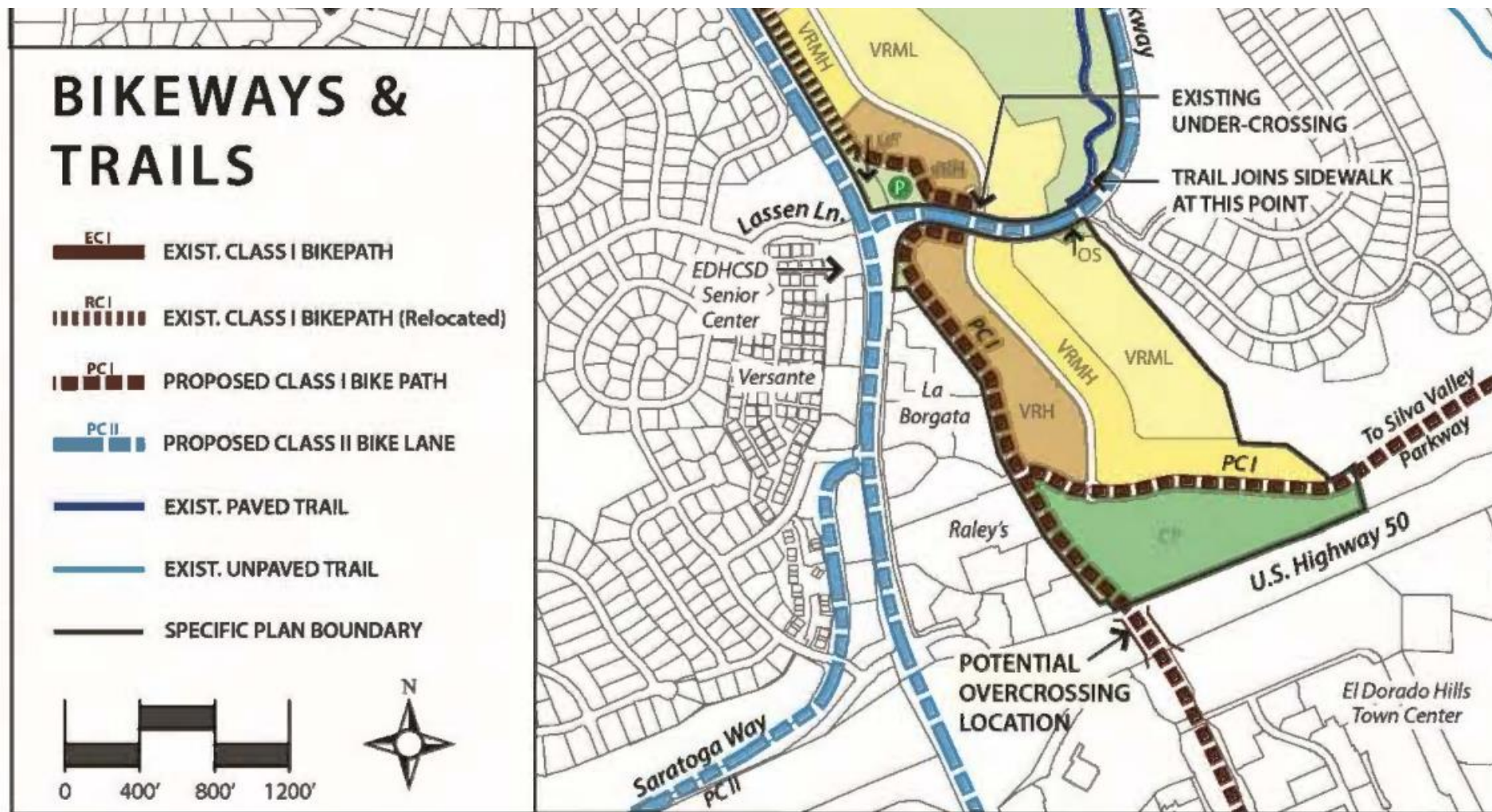
3.2.10 Developer Contribution to Pedestrian Overcrossing

Not later than the date of issuance of the 150th residential building permit within the Project, Developer shall make a contribution to the County to be utilized for construction drawings and the environmental review and necessary state or federal permitting of the pedestrian overcrossing. The amount of the contribution shall be the lesser of actual costs expended by County on construction drawings, required environmental review, and permitting or \$500,000.00. The Developer contribution shall be made prior to, and as a condition of, the issuance of the 150th building permit within the Project. In the event County has not completed its environmental review and permitting efforts by that point, County may request, and Developer shall deposit, the entire \$500,000.00 which County shall utilize in connection with its ongoing permitting efforts, until done. County will provide quarterly financial updates to Developer, documenting the amounts on deposit. County shall refund to Developer any unused amounts upon securing the necessary environmental approvals and/or permits.



CEDHSP

Potential Pedestrian Overcrossing





Plan Changes:

Development agreement:

3.2.12 Option For EDHCSD to Relocate Park Facilities

Developer will refrain from development of an approximately 11 acre site located immediately south of the existing fire station as depicted on Exhibit 11 attached hereto (the Potential Park Relocation Site) for a period of one year from and after the Effective Date to allow the EDHCSD time sufficient to analyze the feasibility of developing a nine-hole golf course and related facilities (the Golf Project) upon the Potential Park Relocation Site. If the EDHCSD determines that the Golf Project is feasible and desirable, EDHCSD shall have the right, exercisable by a written notification delivered to both County and Developer prior to the expiration of one year from and after the Effective Date, of its election to decline dedication of the 15 - acre park site adjacent to highway 50 and instead accept dedication of up to 11 acres comprised of the Potential Park Relocation Site.



Plan Changes:

Development agreement:

3.2.12 Option For EDHCSD to Relocate Park Facilities

The Potential Park Relocation Site, if selected by the EDHCSD, will be dedicated by Developer to the EDHCSD only if and when the necessary Specific Plan Amendment is approved by the County allowing (i) the golf course development on the Potential Park Relocation Site and (ii) the development of the former parkland acreage with Commercial, Multifamily or other residential uses. Thereafter, dedication shall occur within sixty (60) days of EDHCSD request therefor. In the event that dedication of the 11 acre site is not sufficient to satisfy Developer's Quimby Act obligations, any shortfall shall be made up through payment of in-lieu fees. In the event EDHCSD makes this election, EDHCSD and Developer will, within one hundred twenty (120) days of such election, jointly apply to the County for a Specific Plan Amendment to rezone the Potential Park Relocation Site for recreational purposes allowing a golf course development, together with a rezone of the then former park site for development by Developer for Commercial, multi-family or other residential uses, as determined by Developer. Processing of the future Specific Plan Amendment will be subject to normal County processing and CEQA review and all parties acknowledge the risk that such approvals may be denied. In that event, neither party shall have any further obligation under this provision, the fifteen (15) acre park site will be dedicated by Developer to EDHCSD, each party shall proceed with development of its respective property and this provision shall have no further force or effect



CEDHSP

Plan Changes:

Development agreement:

3.2.12 Option For EDHCSD to Relocate Park Facilities





CEDHSP

Plan Changes:

Development agreement:

3.2.12 Option For EDHCSD to Relocate Park Facilities





CEDHSP

Plan Changes:

Development agreement:

**3.2.12 Option For EDHCSD
to Relocate Park Facilities**





CEDHSP

Subcommittee Chair John Richard comments to the Planning Commission April 25, 2022

4/25/22, 1:50 PM

Edgogov.us Mail - Public comment on the CEDHSP

PC 04-28-22
#3
3 pages



Planning Department <planning@edgogov.us>

Public comment on the CEDHSP

1 message

John Richard <us.jrichard@gmail.com> Mon, Apr 25, 2022 at 1:33 PM
To: planning@edgogov.us, vegna@edgogov.us, kpayne@edgogov.us, john.dericl@edgogov.us, andy.nevis@edgogov.us, daniel.harkin@edgogov.us

TO: EL DORADO COUNTY PLANNING COMMISSION

Commissioners:

I am writing to express my opposition to the CEDHSP.

First, I'd like to say that the public has not been given enough time to review, analyze, and comment on the documents released on Legistar on April 15, 2022. It is unrealistic to release thousands of pages of documents and then expect the public to have meaningful comments less than two weeks later. Even less realistic is to schedule a Planning Commission meeting for a vote on the CEDHSP less than four weeks after releasing such a volume of documents. Given that the Planning Commission has four new commissioners since the last time the CEDHSP was deliberated, I respectfully find it impossible to believe the new commissioners are able to fully and fairly evaluate this project in such a short period of time.

I request that the Planning Commission postpone its vote on CEDHSP until

- The developer has presented all changes and revisions to the CEDHSP in a forum easily accessible to the public;**
- The planning commissioners have a complete understanding of the CEDHSP, its history, and community response;**
- It is clear the public and the El Dorado Hills Area Planning Advisory Committee have had adequate time to respond to the new documents and revisions to the CEDHSP.**

Anything less certainly gives the appearance that community input and Planning Commission understanding is intentionally being discouraged.

Having said that, for its April 28, 2022, meeting, it is important that the Planning Commission hear at least high-level feedback on the current CEDHSP proposal even if timing is too short to provide detailed comments:

1. The CEDHSP is a discretionary project that is clearly against the desires of the community

Because the CEDHSP is discretionary, the Planning Commission should ask (a) does the community want the project, and (b) is the community receiving benefits in excess of the cost of the project? By cost, I am not referring to the financial cost, but the cost in terms of loss of the open space and potential recreational opportunities afforded by the current General Plan designation and zoning (recreational facilities-high) of the old executive golf course.

Parker has proposed to substitute the open space of the old golf course with open space of Serrano Village D1 lots C and D. However, it is obvious that this is not a good "trade." The old golf course is much more accessible, much more visible, and much more easily developed as a future recreational facility. Building housing on the old golf course eliminates open space and recreation opportunities forever.

The community has spoken. Besides the Measure E vote indicating 91% of voters oppose the CEDHSP, I urge the Planning Commission to respect the fact that, of the hundreds public comments, fewer than five public comments have been made in support of the project. This overwhelming opposition was further demonstrated in January 2019 when more than 500 members of the community attended a Planning Commission meeting at the District Church to oppose the CEDHSP. One person spoke in favor. Dozens spoke in opposition for more than two hours.

19-1670 Public Comment
PC Rcvd 04-25-22

4/25/22, 1:50 PM

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Collectively, these facts should send you a very strong message that the public does not want to lose the open space and potential recreation opportunities of the old golf course in exchange for medium and high density housing. Given this is a discretionary project, you are obligated to take into account the desires of the community that will be impacted.

2. The CEDHSP is clearly inconsistent with the County of El Dorado Adopted General Plan ("General Plan")

Contrary to assertions by the Planning Department staff, the CEDHSP is clearly inconsistent with the General Plan. Oddly, the new Staff Report (for meeting agenda 4/28/22) spends more than 11 pages asserting consistency with the General Plan. The only way staff is able to do this is to state it focuses its analysis on consistency with policies rather than goals. To the extent the CEDHSP conflicts with General Plan goals, staff essentially dismisses such goals as irrelevant to its analysis.

This is odd for any number of reasons, not the least of which is the fact that General Plan goals are the guiding principles of the General Plan—they represent the end result desired by the community with respect to land use and development. Staff presents no meaningful argument as to why goals should be ignored or considered subservient to policies. When drafting the General Plan, the Governor's Office of Planning and Research General Plan Guidelines states that goals should be the end result desired and that policies are in support of goals.

Another way to look at this: if we are going to dismiss General Plan goals with respect to guiding land use in El Dorado County, then why have goals in the General Plan? If ignored, then they do nothing but add confusion.

Further, it is clear the developer believes General Plan goals are important: it mentions 34 General Plan goals in just 8 pages of the Executive Summary of Attachment 1 to the Staff Report (*Central El Dorado Hills Specific Plan Public Review Draft*). That document goes on to cite and claim consistency with General Plan goals in every single section describing elements of the CEDHSP. It does not focus on consistency with General Plan policies as does the Staff Report and attachment 6 to the Staff Report (*General Plan Consistency*). Given that approval of the CEDHSP incorporates approval of this document, staff should evaluate consistency with all General Plan goals to make the Planning Commission and Board of Supervisors aware of inconsistencies.

3. The Environmental Impact Report is defective

The Revised Final Environmental Impact Report ("FEIR") does not discuss inconsistencies with the General Plan. California law and relevant court cases require that a project EIR analyze inconsistencies with the general plan, not consistencies.

I think even the Planning Department staff will concede there are inconsistencies—it's just that staff frames such inconsistencies as irrelevant because many are related to General Plan goals. Nevertheless, the law is that the inconsistencies are to be highlighted for evaluation by the Planning Commission and Board of Supervisors.

- CEQA law states: "The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans." (Cal. Code Regs. Tit. 14, §15125)
- [W]hile there is no requirement that an EIR itself be consistent with the relevant general plan, it must identify and discuss any inconsistencies between a proposed project and the governing general plan. Because EIRs are required only to evaluate "any inconsistencies" with plans, no analysis should be required if the project is consistent with the relevant plans." (*Pfeiffer v. City of Sunnyvale City Council* [2011] 200 Cal.App.4th).

4. The newly proposed Country Club Drive extension including a new intersection on Serrano Parkway and extensive changes to the intersection at El Dorado Hills Boulevard / Lassen Drive / Serrano Parkway has not been adequately studied nor discussed

The documents released on April 15 indicate staff and the developer are now proposing that Country Club Drive connect to Serrano Parkway rather than cut through the Rayley's shopping center. This requires a new signalized intersection on Serrano Parkway and the elimination of the existing large radius right turn lane connecting northbound El Dorado Hills Boulevard to Serrano Parkway.

Further, the FEIR states this will take the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection from Level of Service B to Level of Service E/F during the PM Peak Hour. This is a significant change. At the very least, changes to the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection, including a significant decrease in level of service, should be presented to the public by staff and the Board of Supervisors further

4/25/22, 1:50 PM

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discussion.
As an aside, I found these bits of information 3,334 pages into the FEIR.

5. No Development Agreement

I am told to expect a new Development Agreement but, at this time, it has not been released.

When the CEDHSP was last before the Planning Commission, the Development Agreement was clearly inadequate for a number of reasons. The bottom line, however, is that it allowed the developer to build medium and high density housing on a piece of property cherished by the community and designated as open-space / recreational facility for the last six decades or more...and to do so with very little compensation to the community. The weighting of cost was to the community and benefits to the developer—by a very wide margin. I urge you to look at the revised Development Agreement very closely because, if revisions to it are anything like revisions to other elements of the CEDHSP, I am suspicious it will continue to be weighted heavily in favor of the developer.

I concede I have not read the entire set of recently released documents—they are thousands of pages and I received them 10 days ago. I have, however, spent many hours on a meaningful piece of them and many hours in 2018 and 2019 examining the documents that were available at that time. I find the current set disappointing because neither the Planning Department staff nor the developer have done anything to address the primary concerns of the community. The most common areas of concern are listed in the Staff Report but then subsequently dismissed.

As a developer with experience building near 1,000 dwelling units in the Bay Area, I find this alarming to say the least. This isn't my first rodeo—and I have never seen anything like the CEDHSP process with respect to dismissal of legitimate public concern and community desires.

Please abide by the wishes of the community you represent and vote NO to the CEDHSP.

Sincerely,

John Richard

19-1670 Public Comment
PC Rcvd 04-25-22



CEDHSP

Subcommittee Chair John Richard comments -

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CEDHSP

Subcommittee Chair John Richard comments -

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CEDHSP

Subcommittee Chair John Richard comments -

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This is odd for any number of reasons, not the least of which is the fact that General Plan goals are the guiding principles of the General Plan--they represent the end result desired by the community with respect to land use and development. Staff presents no meaningful argument as to why goals should be ignored or considered subservient to policies. When drafting the General Plan, the Governor's Office of Planning and Research General Plan Guidelines states that goals should be the end result desired and that policies are in support of goals.

Another way to look at this: if we are going to dismiss General Plan goals with respect to guiding land use in El Dorado County, then why have goals in the General Plan? If ignored, then they do nothing but add confusion.

Further, it is clear the developer believes General Plan goals are important: it mentions 34 General Plan goals in just 8 pages of the Executive Summary of Attachment 1 to the Staff Report (Central El Dorado Hills Specific Plan Public Review Draft). That document goes on to cite and claim consistency with General Plan goals in every single section describing elements of the CEDHSP. It does not focus on consistency with General Plan policies as does the Staff Report and attachment 6 to the Staff Report (General Plan Consistency). Given that approval of the CEDHSP incorporates approval of this document, staff should evaluate consistency with all General Plan goals to make the Planning Commission and Board of Supervisors aware of inconsistencies..



CEDHSP

Subcommittee Chair John Richard comments -

3) The Environmental Impact Report is defective

The Revised Final Environmental Impact Report ("FEIR") does not discuss inconsistencies with the General Plan. California law and relevant court cases require that a project EIR analyze inconsistencies with the general plan, not consistencies.

I think even the Planning Department staff will concede there are inconsistencies--it's just that staff frames such inconsistencies as irrelevant because many are related to General Plan goals. Nevertheless, the law is that the inconsistencies are to be highlighted for evaluation by the Planning Commission and Board of Supervisors.

- CEQA law states: "The EIR shall discuss any inconsistencies between the proposed project and applicable general plans, specific plans and regional plans." (Cal. Code Regs. Tit. 14, §15125)
- [W]hile there is no requirement that an EIR itself be consistent with the relevant general plan, it must identify and discuss any inconsistencies between a proposed project and the governing general plan. Because EIRs are required only to evaluate "any inconsistencies" with plans, no analysis should be required if the project is consistent with the relevant plans." (Pfeiffer v. City of Sunnyvale City Council [2011] 200 Cal.App.4th).



CEDHSP

Subcommittee Chair John Richard comments -

4) The newly proposed Country Club Drive extension including a new intersection on Serrano Parkway and extensive changes to the intersection at El Dorado Hills Boulevard / Lassen Drive / Serrano Parkway has not been adequately studied nor discussed

The documents released on April 15 indicate staff and the developer are now proposing that Country Club Drive connect to Serrano Parkway rather than cut through the Raley's shopping center. This requires a new signalized intersection on Serrano Parkway and the elimination of the existing large radius right turn lane connecting northbound El Dorado Hills Boulevard to Serrano Parkway.

Further, the FEIR states this will take the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection from Level of Service B to Level of Service E/F during the PM Peak Hour under near-term conditions. At the very least, changes to the El Dorado Hills Boulevard / Serrano Parkway / Lassen Lane intersection, including a significant decrease in level of service, should be presented to the public by staff and the developer for further discussion.

As an aside, I found these bits of information 3,334 pages into the FEIR.



CEDHSP

Subcommittee Chair John Richard comments -

5) No Development Agreement

I am told to expect a new Development Agreement but, at this time, it has not been released.

When the CEDHSP was last before the Planning Commission, the Development Agreement was clearly inadequate for a number of reasons. The bottom line, however, is that it allowed the developer to build medium and high density housing on a piece of property cherished by the community and designated as open-space / recreational facility for the last six decades or more...and to do so with very little compensation to the community. The weighting of cost was to the community and benefits to the developer--by a very wide margin. I urge you to look at the revised Development Agreement very closely because, if revisions to it are anything like revisions to other elements of the CEDHSP, I am suspicious it will continue to be weighted heavily in favor of the developer.



CEDHSP

Subcommittee Chair John Richard comments -

I concede I have not read the entire set of recently released documents---they are thousands of pages and I received them 10 days ago. I have, however, spent many hours on a meaningful piece of them and many hours in 2018 and 2019 examining the documents that were available at that time. I find the current set disappointing because neither the Planning Department staff nor the developer have done anything to address the primary concerns of the community. The most common areas of concern are listed in the Staff Report but then subsequently dismissed.

As a developer with experience building near 1,000 dwelling units in the Bay Area, I find this alarming to say the least. This isn't my first rodeo--and I have never seen anything like the CEDHSP process with respect to dismissal of legitimate public concern and community desires.

Please abide by the wishes of the community you represent and vote NO to the CEDHSP.

Sincerely,

John Richard



CEDHSP

Infill Development

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

- Projects 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.
- **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.
- Project site has no value as habitat for endangered, rare or threatened species.
- Approval of a project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

This **policy directs the County to establish a program** to promote infill development. It has not yet been implemented by the County. **The CEDHSP would not be able to participate in this future program because the CEDHSP area exceeds 5 acres in size.**



CEDHSP

Infill Development

General Plan Policy 2.4.1.5 The County shall implement a program to promote infill development in existing communities. STAFF REPORT: This **policy directs the County to establish a program to promote infill development.** It has not yet been implemented by the County. **The CEDHSP would not be able to participate in this future program because the CEDHSP area exceeds 5 acres in size.**

Topic Area 6 – Definition of “Infill”

*Several comments state that the characterization of the CEDHSP as an infill project is not correct based on its size. They reference General Plan Policy 2.4.1.5 as the County’s definition of “infill.” As described for Topic Area 1, CEDHSP Consistency with the General Plan, this policy directs the County to establish a program to promote infill development but does not set forth a County definition of “infill.” Infill sites are generally defined as undeveloped sites that are designated for urban or suburban development and that are surrounded by existing development. **The CEDHSP meets this definition.***



CEDHSP

Infill Development

General Plan Policy 2.4.1.5

The County shall implement a program to promote infill development in existing communities. STAFF REPORT: This **policy directs the County to establish a program** to promote infill development. It has not yet been implemented by the County. **The CEDHSP would not be able to participate** in this future program because the CEDHSP area exceeds 5 acres in size.

= or ≠
?
Yes but No
?

Staff Report:

*As described for Topic Area 1, CEDHSP Consistency with the General Plan, this policy directs the County to establish a program to promote infill development but does not set forth a County definition of “infill.” Infill sites are generally defined as undeveloped sites that are designated for urban or suburban development and that are surrounded by existing development. **The CEDHSP meets this definition.***



PROPOSED MODIFIED LAND USE

Table 3. CEDHSP Modified Land Uses (2022)

Proposed Land Use			Acres	Dwelling Units/ Commercial Square Footage	Average Density
Planning Area	Land Use Designation	Zoning District			
Residential					
Pedregal	VRL	R20-PD	45	37	<1.0
Serrano Westside	VRM-L	R4-PD	20	123	6.2
Serrano Westside	VRM-H	RM1-PD	33	310	9.4
Serrano Westside	VRH	RM2-PD	16	330	20.6
Pedregal			10	200	20.0
Subtotal			124	1,000	—
Civic-Limited Commercial					
Serrano Westside	C-LC	CL1-PD	11	50,000 sq. ft.	—
Public Facilities (Community Park)					
Serrano Westside	OS	RFH1-PD	15	—	—
Open Space (including Neighborhood Park) ¹					
Serrano Westside	OS	OS1-PD	133	—	—
Pedregal	OS	OS1-PD	42	—	—
Subtotal			175	—	—
Road Right-of-Way and Landscape Lots					
Serrano Westside			6	—	
Pedregal			5		
Subtotal			11		
Total			336²	1,000 dwelling units 50,000 sq. ft. commercial	

¹ This open space includes the 1-acre neighborhood park.

² Mapping adjustments were made by the applicant that reduced project acreage.



Current Land use / maximum units allowed by zoning

Table 1. Existing General Plan Land Use Designations and Zoning Districts

Assessor's Parcel No.	Land Use	Zoning	Max No. Units																												
Serrano Westside Planning Area																															
121-160-005	OS	RFH	0																												
121-040-020	AP	R1-PD	65																												
121-040-029	AP	R1-PD	70																												
121-040-031	AP	OS	0																												
121-120-024 (portion)	AP	OS	0																												
Subtotal			135																												
Pedregal Planning Area																															
120-050-001	HDR	R1	345																												
	MFR	RM	144																												
120-050-005	HDR	R1	135																												
Subtotal			624																												
Total			759																												
<table> <tr> <td>General Plan Land Use</td> <td>Zoning</td> <td></td> <td></td> </tr> <tr> <td>OS = Open Space</td> <td>RFH = Recreational Facilities High</td> <td></td> <td></td> </tr> <tr> <td>AP = Adopted Plan</td> <td>R1-PD = Single Unit Residential-Planned Development</td> <td></td> <td></td> </tr> <tr> <td>HDR = High-Density Residential</td> <td>OS = Open Space</td> <td></td> <td></td> </tr> <tr> <td>MFR = Multifamily Residential</td> <td>R1 = Single-Family Residential</td> <td></td> <td></td> </tr> <tr> <td></td> <td>RM = Residential Multi-Unit</td> <td></td> <td></td> </tr> <tr> <td></td> <td>-PD = Planned Development Overlay Zone</td> <td></td> <td></td> </tr> </table>				General Plan Land Use	Zoning			OS = Open Space	RFH = Recreational Facilities High			AP = Adopted Plan	R1-PD = Single Unit Residential-Planned Development			HDR = High-Density Residential	OS = Open Space			MFR = Multifamily Residential	R1 = Single-Family Residential				RM = Residential Multi-Unit				-PD = Planned Development Overlay Zone		
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How to become a voting member of EDH APAC

Volunteer to work on a project review/subcommittee.

EDH APAC members can help you learn about the processes & steps



2022 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to edhapac.comment@gmail.com by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



8. Adjournment

Next EDH APAC Meeting

Wednesday
June 8, 2022
6:30PM

