

# El Dorado Hills Area Planning Advisory Committee



## APAC 2022 Officers

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June 2, 2022

The County of El Dorado Planning Commission

2850 Fairlane Court  
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The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the findings of our Central El Dorado Hills Specific Plan (CEDHSP) Subcommittee as public comment on the proposed project in advance of your scheduled June 9, 2022 Hearing.

The work is the result of multiple hundreds of hours of review of project documents, public comments, public hearings, questions and concerns generated by EDH APAC volunteers, as well as members of the El Dorado Hills Community. The findings were supported unanimously by voting EDH APAC members at our May 25, 2022 Special review meeting.

The intent of EDH APAC Subcommittee members was to deliver a compressed focused document. However, in consideration of the many flaws in multiple areas of the proposed project and draft development agreement, it was impossible for EDH APAC volunteers to provide a simple, compressed set of findings.

The goal of EDH APAC is to review proposed El Dorado Hills development projects with the intent of finding the best possible result for our community, for the applicant, and for the County. To provide community feedback on the future of development in our community. Our reviews result in one of three possible findings:

- 1) Support of the project as presented
- 2) Conditional Support based on recommendations and improvements in the proposed project
- 3) Non-Support of the project based on incompatibility, or overall negative impacts for the El Dorado Hills community

As we offered in our January 2020 findings regarding the CEDHSP, our result in 2022, again, is a recommendation of Non-Support. The project has not changed in any meaningful way.

A finding of Non-Support is essentially a failure. A failure of EDH APAC and the Community to convey the necessity of needed improvements or changes for the project to be a benefit for our

community. And a failure of the applicant and the Planning Department to recognize the community's concerns, to discover some middle ground, improvements or changes, that recognizes and respects the numerous legitimate community concerns of shortcomings, and injury that our community seeks to avoid.

Multiple proposed projects since 1981 have considered concerns submitted by EDH APAC, and have implemented suggested changes and accommodations that resulted in a better project result. We would cite the Vineyards at El Dorado Hills, and the Montano de El Dorado Phase 2 projects as recent examples of applicants that participated in multiple EDH APAC meetings and conducted significant community outreach that resulted in modifications for a better result.

For ten years - a decade - the El Dorado Hills Community has insisted that this project required significant changes to achieve community benefits that possibly could merit the numerous entitlements that the applicant seeks. And yet the project, through the original DEIR, the Recirculated DEIR, the first FEIR, the Second Recirculated DEIR, and the Recirculated FEIR, has not changed in any substantive manner. It is the same project as first proposed in 2012.

In a December 2006 article in the El Dorado Hills Village Life newspaper entitled "*EDH public golf course closes: Parker vows entry will remain green*", Mr. Parker indicated the following (direct quotes from the article):

- *"I have an investment of 3,500 acres in Serrano. The 100 acres [golf course property] was purchased later. It is 'Serrano's beautiful front door.' Only a crazy man would ruin his front door."*
- *"Some of us take stuff personally, said Parker. "Especially when you have a community you've been working with for 17 years and trying hard and are proud of it."*
- *"My reputation is everything," he said. "I am motivated to make sure there's a happy ending to this. "We won't get it right for 100 percent of the people, but we can get it right for most of the people."*
- *"We want to take it slow and build consensus on what the community wants to do with the public part of this," said Parker. The land is currently zoned recreational. The General Plan dictates what must happen." (emphasis added)*

Ten years is ample time to find some meaningful elements that would improve the project, yet nothing has changed, except for some minor technical items. In short, what the applicant has before you is a binary choice: this project, or no project. EDH APAC encourages your Commission to reject the project as proposed.

The community sentiment is consistent with the EDH APAC Subcommittee findings. This project is not a simple density increase in an existing residential zoned property. Nor is it an alternate use of remainder property that could legitimately be described as 'infill'. The General Plan identifies the importance and benefits of the recreational facilities zoning, and the significance of an open space land use designation. The purported benefits of this project don't meet the level

that would merit granting the requested entitlements.

The provided findings and supporting exhibits and attachments are the result of hundreds of hours of review in just the last two months. Cumulatively over the past ten years, EDH APAC volunteers, and our community, have invested incalculable hours of effort in a thoughtful review of the proposed project. While we regret the length and scope of the findings, we hope that these findings will provide the Commission insight into the shortcomings and the inadequacies of the project as proposed, and prompt thoughtful discussion and review.

Respectfully,

John Davey

Chair

El Dorado Hills Area Planning Advisory Committee

*"Non-Partisan Volunteers Planning Our Future Since 1981"*