



El Dorado Hills Area Planning Advisory Committee

Wednesday June 8, 2022
6:30PM

EDH Fire Department Station 85 Conference Room - VIRTUAL MEETING via ZOOM

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@shcglobal.net
Timothy White, Vice Chair twwhite@gmail.com
Brooke Washburn, Secretary Brooke.Washburn@libertymutual.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: June 8, 2022, 6:30 PM

IN PERSON: El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA

OR join VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/85094295201>

PHONE IN OPTION (669) 900-9128 Meeting ID: 850 9429 5201

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) **UPDATE *Notification - No Review* May 10, 2022 Board of Supervisors – Planning Commission Joint Workshop regarding developing an Affordable Housing Ordinance**
 - b) **UPDATE *Notification - No Review* May 17, 2022 Board of Supervisors Approved & Adopted Resolution 071-2022 US 50/ El Dorado Hills Boulevard Interchange Improvements – Phase 2B Project, Capital Improvement Program number 71323/36104001**
Cooperative Agreement 03-0771 between the California Department of Transportation and the County of El Dorado, defining the roles, responsibilities, and funding contributions of each agency related to the Project Approval and Environmental Document, Plans, Specifications, and Estimate, Right of Way, and Construction phases of the project
 - c) **UPDATE *Notification - No Review* County Staffing- Planning Department, Long Range Planning, Department of Transportation**
 - d) **Project updates & EDH APAC CEDHSP Subcommittee Findings Submitted to Planning Commission**
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday July 13, 2022 6:30PM START TIME**
HYBRID: In-Person & Virtual -EDH Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA

PUBLIC COMMENTS can be submitted at the meeting in person or virtually. OR submitted in advance of the meeting via EMAIL. Emailed questions MUST be received by 4PM the MONDAY PRIOR to the meeting date.

Send advance comments/questions to edhapac.comment@gmail.com and please identify the project or subject you wish to address.

Questions regarding this agenda should be addressed to Chairman John Davey at johndaveyapac@gmail.com
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

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



UPDATE *Notification - No Review*

May 10, 2022 Board of Supervisors –
Planning Commission Joint
Workshop regarding developing an
Affordable Housing Ordinance



UPDATE *Notification - No Review* Board of Supervisors – Planning Commission Joint Workshop - Affordable Housing Ordinance

Planning and Building Department, Planning Division, Long Range Planning unit, hosting a joint informational workshop for the Board of Supervisors and Planning Commission to solicit input and direction from the Board and Planning Commission, and to encourage public participation during the process of developing an Affordable Housing Ordinance. FUNDING: California Department of Housing and Community Development Local Government Planning Support Grants Program, Regional Early Action Planning Grants



The following direction was given to staff to create a task force to:

- 1) Reexamine surplus or other County lands inventory list for possible affordable housing options.
- 2) Consider utilization of Tiny Homes for residential use.
- 3) Consider Inclusionary Zoning Policy with fee deferral program or developer in-lieu fees.
- 4) Consider new residential zoning overlays for Mixed Use on commercial lands to encourage affordable housing (e.g. Missouri Flat Corridor).
- 5) Consider zoning options for affordable housing in new or existing mobile home parks (currently allowed by CUP in residential zones).
- 6) Designate Missouri Flat Corridor “Green Zone” for possible grant funded projects (e.g. pilot project for Sacramento Area Council of Governments).
- 7) Consider a Housing trust fund.



UPDATE *Notification - No Review*

May 17, 2022 Board of Supervisors
Approved & Adopted Resolution 071-
2022 US 50/ El Dorado Hills Boulevard
Interchange Improvements – Phase 2B
Project, Capital Improvement Program
number 71323/36104001



UPDATE *Notification - No Review* US 50/ El Dorado Hills Blvd Interchange Improvements – Phase 2B Project CIP 71323/36104001



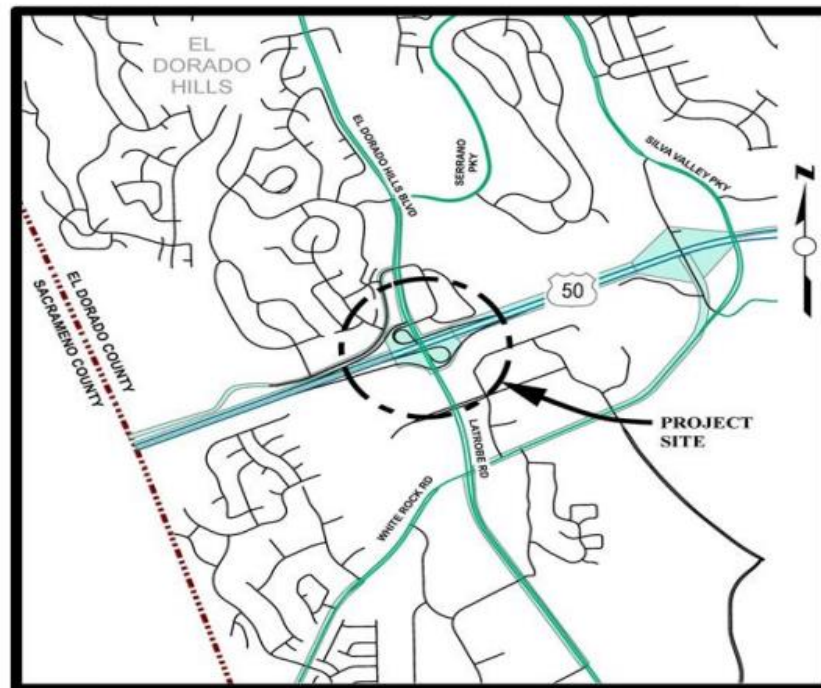
**US 50 / El Dorado Hills Boulevard Interchange
Improvements Phase 2B**

CIP Project Summary

Project No: 36104001

Type: Interchange

Supervisor District(s) 1



LOCATION MAP

NOT TO SCALE



UPDATE *Notification - No Review*US 50/ El Dorado Hills Blvd Interchange Improvements – Phase 2B Project CIP 71323/36104001

Project Description:

Part of larger project to reconstruct the interchange and widen Latrobe Rd/El Dorado Hills Boulevard. Complete reconstruction is being phased to align improvement needs, construction staging within US 50 corridor, and available funding. This phase improves on-/off-ramps for eastbound US 50 and widens Latrobe Road/El Dorado Hills Boulevard. Design to be coordinated with US 50 Westbound Auxilliary Lane from El Dorado Hills Blvd. Interchange to the County Line (53115/36104021) and US 50 Eastbound Auxiliary Lane from County Line to El Dorado Hills Blvd. Interchange (53125/36104017).

Project Initiation Date: 2/11/2008



UPDATE *Notification - No Review*

**County Staffing- Planning
Department, Long Range Planning,
Department of Transportation**



UPDATE *Notification - No Review* County Staffing



Elevate to El Dorado

May 27 at 10:22 AM · 🌐



The recruitment for five (5) Sr. Planner positions is now open and closes on June 8, 2022. Please visit <https://www.governmentjobs.com/.../3561402/senior-planner> for the full job posting. #ElevateToElDorado #ElDoradoCounty #Jobs



El Dorado County
Planning and Building Department

Senior Planner

UP TO \$103,314 ANNUALLY
HIRE-ON INCENTIVES AVAILABLE

Multiple Positions
Long Range Planning
Discretionary Planning
Economic Development
Cannabis



FINAL FILING DATE JUNE 8, 2022



UPDATE *Notification - No Review* County Staffing

About Our Positions

As a result of recent promotions and newly funded positions within the Department, El Dorado County offers multiple Senior Planner opportunities in the following areas.

LONG RANGE PLANNING

If you enjoy planning for the future needs of a County and the challenge of ensuring plans are reflective of many diverse communities, consider Long Range Planning. Long Range Planning efforts include every aspect of the implementation of the County's General Plan, Zoning Code, and Planning Studies, emphasizing public outreach and public presentations. Upcoming projects you will manage or assist with include Commercial and Multi-Family Design Standards, major amendments to the Zoning Code, and the development of policies and incentives to encourage the construction of workforce and affordable housing. Positions are available in Placerville and South Lake Tahoe. The South Lake Tahoe position will also encompass Discretionary Planning duties and may be required to travel to the Placerville office and attend community meetings throughout the County on occasion.

ECONOMIC DEVELOPMENT

The Senior Planner in the Economic Development Division is a customer service driven position that works on complex, high-impact economic development projects. Here, you will be part of a dynamic, multi-disciplinary planning team engaged in long-term, regional scale issues that integrate economic development, housing, commercial development, environmental quality, resiliency, infrastructure, and mobility. You will be "in the know" about exciting projects in the earliest stages of planning and use your land use knowledge to partner with businesses to successfully navigate the development process. Economic Development is a core focus of the Countywide Strategic Plan adopted by the Board of Supervisors and the Board has expanded the scope of this program in recent years.

DISCRETIONARY PLANNING

Joining the Discretionary Planning Team will put you in the heart of the Planning Division's fast-paced environment. You will take the lead on projects and navigate the steps to take a project from start to finish by preparing or overseeing the preparation of various studies and reports, coordinating with County departments and outside agencies, and clearly communicating with applicants, County leadership, decision-makers, and the public. Your work includes small to large commercial and residential projects located in rural, semi-rural, and suburban areas of the County. Our team processes a variety of project types including specific plans, development agreements, tentative and final maps, and conditional use permits for commercial, industrial, and residential developments.

COMMERCIAL CANNABIS

The Cannabis program area is on the cutting edge of executing and reviewing the approval process of this emerging market in El Dorado County. In the Cannabis program, you will oversee all aspects of this new and emerging program and will process commercial cannabis projects of all types including, retail storefront, delivery, laboratories, manufacturing, indoor and outdoor cultivation, distribution, and nurseries. This smaller program provides the opportunity to be the "go to" person to grow and shape the future of this program.

[Click here to view the full job description](#)



UPDATE *Notification - No Review* County Staffing

Retiring:

Natalie Porter
Department of Transportation

C.J. Freeland
Planning Department
Long Range Planning.



Proclamation

**OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO
Recognizing Natalie Porter, Retiring after 18.5 Years of Outstanding Public Service
with El Dorado County**

Whereas in 1990, Natalie Porter began her career with the El Dorado County Department of Transportation, leaving for a time in 2000 to work in private consulting; however, to the delight of the County, she returned in 2013. During Natalie's time with the County, her roles and responsibilities have increased, and in 2021, she was promoted to Supervising Civil Engineer over Development and Transportation.

Whereas Natalie's expertise as a Traffic Engineer and institutional knowledge of El Dorado County was instrumental in coordinating and completing the 2020 Traffic Impact Mitigation/Traffic Impact Mitigation Program Major Update; and

Whereas Natalie has been an integral part of the development and implementation of the County's annual Transportation Capital Improvement Plan; and

Whereas Natalie has been a key principal in developing and managing the County's Travel Demand Model, which is relied upon by virtually every development and transportation project within the County; and

Whereas Natalie has been central in implementing County General Plan Transportation policies, ensuring compliance with advanced voter initiatives, and coordinating Statewide Legislative changes. (i.e., Measure Y, Measure E, VMT, etc.), and;

Whereas Natalie has been crucial in the development of the County's Intelligent Transportation System (ITS) program, which will assimilate live traffic data to coordinate traffic signal timing, optimizing traffic flow and efficiency; and

Whereas Natalie has been an important liaison coordinating with the El Dorado County Transportation Commission, Sacramento Area Council of Governments, and Caltrans in developing and implementing regional transportation plans, including the Active Transportation Plan and Regional Transportation Improvement Programs.

Whereas on June 3, 2022, Natalie will bring to a close her career in public service, taking with her the well-earned respect and admiration of her colleagues and the residents of El Dorado because of her leadership, strong work ethic, adaptability, and kindness.

NOW, THEREFORE, BE IT PROCLAIMED that the Board of Supervisors of the County of El Dorado acknowledges Natalie Porter for her many years of dedicated public service and valuable contributions to the community with great appreciation.

Passed and adopted by the Board of Supervisors of the County of El Dorado at a regular meeting of said Board, held the 5th day of April 2022.

Attest:
Kim Dawson
Clerk of the Board of Supervisors

By: Kyra Schaffholz
Deputy Clerk

Lori Parlin
Lori Parlin, Chair, Board of Supervisors



Project updates & EDH APAC CEDHSP Subcommittee Findings Submitted to Planning Commission



CEDHSP

Final Findings Document submitted to County Planning Department on Thursday June 2, 2022

- a. 68 page findings document
- b. 1 cover letter and 12 supporting exhibits
- c. Submitted to Serrano Associates as a courtesy, upon their request
- d. Submitted to Planning Dept, Lead Planner, 5 Planning Commissioners, 5 Supervisors
- e. Submitted copies to El Dorado Hills Community Services District, as a courtesy
- f. EDH APAC Documents not posted to Legistar File for Planning Commission on Friday June 3rd. Two new applicant documents posted Friday afternoon
- g. Copy of EDH APAC Findings forwarded to County Auditor Controller, as a courtesy

Expected Final Deliberative Planning Commission Hearing

- a. Thursday June 9, 2022 – 8:30AM



CEDHSP

- 1. Discretionary Project
- 2. Zoning Consistent is Preferable
- 3. Inadequacy of Staff Report
- 4. General Plan Consistency
- 5. Development Agreement
- 6. Removal of Village D1 Lots C&D from EDHSP
- 7. Legality with respect to conversion of the former executive golf course
- 8. Defective EIR
- 9. Defective CEQA findings with regards to zoning consistent alternative
- 10. Concerns about traffic impacts
- 11. Negative Fiscal Impacts
- 12. Wetlands, Springs, Seeps
- 13. CEQA Biological Concerns
- 14. Annual Review
- 15. RHNA and Housing Stock
- 16. Concerns re Continuing use of the same consultants for technical studies
- 17. Other Resource issues
- 18. Quality of FEIR



CEDHSP

EXECUTIVE SUMMARY and EDH APAC FINDING OF NON-SUPPORT

On January 6, 2020, EDH APAC issued a finding of “non-support” for the Central El Dorado Hills Specific Plan (CEDHSP). This finding took considerable deliberation and the issuance of a report detailing the specific issues with which EDH APAC raised concerns, questions, and objections. At that time, EDH APAC found that the CEDHSP did 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.

Subsequent to that finding, the CEDHSP has been revised. This report takes another look at the CEDHSP in its current format. Unfortunately, the CEDHSP proposal has changed only on the margins, the most meaningful of which are changes to the Development Agreement and potential alterations to the Country Club Drive extension. However, neither the Developer nor the County took the opportunity of the past two years to address meaningful and legitimate concerns expressed by EDH APAC and many members of the community. Rather, EDH APAC finds a revised Staff Report that largely dismisses public comments as not relevant to its analysis.

The fact remains that the CEDHSP is a discretionary project. As such, the Planning Commission and Board of Supervisors should question whether the benefits of the project outweigh its cost to the community. The loss of the open space and associated potential recreational facility uses of the former Executive Golf Course property is a significant cost to both El Dorado Hills specifically and the county generally. Further, this project will bring meaningful negative traffic impacts not just to its immediate area, but throughout El Dorado Hills.



CEDHSP

EXECUTIVE SUMMARY and EDH APAC FINDING OF NON-SUPPORT

Some have stated that community benefits afforded by the project, namely a 15.3 acre park and an 11 acre parcel that might be used for a senior center, are significant for El Dorado Hills. Through public comments to EDH APAC and the Planning Commission, the community has spoken loudly and in overwhelming fashion: these benefits are minor compared to the loss of potential uses for the golf course that are more compelling than high density apartments and medium density homes. The community has expressed, steadily and repeatedly, that a zoning-consistent development option is preferred. EDH APAC concurs.

From a more technical standpoint, EDH APAC finds many other areas of concern with respect to the CEDHSP. Perhaps the most significant concern is that the CEDHSP is clearly inconsistent with many parts of the El Dorado County General Plan, yet such inconsistencies are dismissed by the Staff Report and the project documents. Another meaningful area of concern is The Development Agreement itself. The guiding document for buildout of the CEDHSP has innumerable flaws—so many that EDH APAC finds it negligent to forward to the Planning Commission and Board of Supervisors in its current state. There is also the question of the removal of Village D1, Lots C and D, from the 1988 El Dorado Hill Specific Plan without any analysis as to impacts, mitigation, or legality of doing so. Such action negatively impacts the Serrano Owners Association, yet that fact is not addressed by the county.



CEDHSP

EXECUTIVE SUMMARY and EDH APAC FINDING OF NON-SUPPORT

EDH APAC details these concerns, and numerous other issues, in this report. In many areas of concern, EDH APAC questions whether the Planning Commission and Board of Supervisors are provided adequate analysis to (1) fully understand what is proposed by the CEDHSP, and (2) understand the impacts of such a project. For example, it might surprise some Commissioners and Supervisors to know that the majority of the CEDHSP is zoned for apartments—530 of the 1000 proposed units. The bulk of these units are slated for the old Executive Golf Course. Or that the feasible build out of the project area, as-zoned, is not 759 units but 312 units. Thus, the CEDHSP increases developable units by 688 and not the more reasonable 259 as indicated in the Staff Report and elsewhere. In total, the CEDHSP documents do not paint a clear picture for the decision makers of our county.



CEDHSP

EXECUTIVE SUMMARY and EDH APAC FINDING OF NON-SUPPORT

One final point: the Developer has repeatedly stated it envisions zoning-consistent uses that will work on the old Executive Golf Course property and would likely pursue those should the CEDHSP fail to gain approval. However, the Developer has not disclosed, in any detail, the nature of such uses. The relevant zoning-ordinance provides for many recreational options, all of which appear to benefit the community more than the proposed CEDHSP. EDH APAC suggests that the Planning Commission and Board of Supervisors deliberate only what is before them: the CEDHSP plan. Should it be denied approval, then the Developer will have every option to propose a zoning-consistent use. The community deserves this opportunity and EDH APAC looks forward to reviewing such a plan.

Generally, EDH APAC issues findings of “support,” “conditional support” subject to project modifications, or “non-support.” EDH APAC would like to find areas of support or contingent support to put forth, but the fact is that the CEDHSP is essentially the same project as proposed 10 years ago. The Developer and county staff have had a decade to make changes and find compromises that address the concerns of the community. They have chosen, instead, to ignore virtually all public comment and move forward with a plan that clearly enriches the Developer, provides some benefit to the County, and provides little-to-no benefit to the local community.

Therefore, EDH APAC continues its finding of NON-SUPPORT for the CEDHSP.



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
July 13, 2022
6:30PM

