


EDH APAC Initial Subcommittee Reviews and concerns CUP22-0016 DR22-0003 Project Frontier

El Dorado Hills Area Planning Advisory Committee <info@edhapac.org>

Fri 4/28/2023 5:33 AM

To: planning@edcgov.us <planning@edcgov.us>; kyle.zimbelman@edcgov.us <kyle.zimbelman@edcgov.us>; Anna L. Leanza <anna.leanza@edcgov.us>; Andy Nevis <andy.nevis@edcgov.us>; jvegna@edcgov.us <jvegna@edcgov.us>; Kris X. Payne <kpayne@edcgov.us>; Lexi Boeger <lexi.boeger@edcgov.us>; Daniel Harkin <daniel.harkin@edcgov.us>

Cc: bosone@edcgov.us <bosone@edcgov.us>; bostwo@edcgov.us <bostwo@edcgov.us>; bostthree@edcgov.us <bostthree@edcgov.us>; bosfour@edcgov.us <bosfour@edcgov.us>; bosfive@edcgov.us <bosfive@edcgov.us>; brooke.washburn@libertymutual.com <brooke.washburn@libertymutual.com>; bobw1800@gmail.com <bobw1800@gmail.com>; jjrazzpub@sbcglobal.net <jjrazzpub@sbcglobal.net>; tjwhitejd@gmail.com <tjwhitejd@gmail.com>; jdavey@daveygroup.com <jdavey@daveygroup.com>

 6 attachments (2 MB)

01 EDH APAC April 26, 2023 Letter - CUP22-0016_DR22-0003 Project Frontier Subcommittee Reviews.pdf; EXHIBIT A APAC Transportation Review-April 19 2023.pdf; EXHIBIT B APAC Air Quality Review April 19, 2023.pdf; EXHIBIT C APAC NOISE AND ACOUSTICS REVIEW April 19, 2023.pdf; EXHIBIT D APAC Biological Review-April 19 2023.pdf; EXHIBIT E APAC Cultural Resources Review April 19 2023.pdf;

Hello,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the attached cover letter (01 EDH APAC April 26, 2023 Letter - CUP22-0016_DR22-0003 Project Frontier Subcommittee Reviews.pdf) and five subcommittee review findings in consideration of CUP22-0016 DR22-0003 Project Frontier.

While these reviews only represent our volunteers' initial findings, questions, and concerns, we recognize that there is still a considerable amount of project review to be completed before the matter comes before your Commission, including a CEQA analysis, and peer review of the applicant generated Draft Traffic Impact Analysis Report. Since it had been suggested that the matter might come before the Zoning Administrator by our scheduled April 19, 2023 EDH APAC meeting date, our volunteers wanted to ensure that their initial review efforts were submitted in time, so they were prepared and presented at EDH APAC's April 19, 2023 meeting. We also have significant concerns over both the Economic Impact Analysis Report presented by the applicant at our March 15, 2023 EDH APAC Meeting, as well as the supplemental March 30, 2023 Project Frontier Economic Impact Analysis Memorandum prepared by EPS, and available on the County's Project Frontier Project Page ([https://www.edcgov.us/Government/planning/project-frontier-\(2\)](https://www.edcgov.us/Government/planning/project-frontier-(2)).)

One of our most significant original concerns was that the proposed project was more appropriately best reviewed before your commission, and not a Zoning Administrator Hearing. We appreciate the determination by the Director of Planning and Building to move the matter to your Commission for consideration. Despite the project only seeking what has been described as a *minor* Conditional Use Permit (a 106% increase in allowable building height), our initial reviews have developed additional significant concerns about many items surrounding this very complicated matter.

Even though our initial review process was completed in a very compressed time, we feel that it is an important consideration for your Commission to know that volunteer members of our subcommittees

are not just local residents, but also include:

- A certified engineer with experience at the California clean air commission.
- A retired Federal Highway Administration Engineer with experience in Construction and Contract administration for Federal and California State highway and road projects.
- A CA Registered P.E. and principal owner in a California infrastructure engineering firm, that has managed public works projects that include highways, roadways, bridges, and interchanges, who has also previously served in a Northern California County's public works department, and holds a master's degree in structural engineering.
- The owner and principal of an Archeology and Cultural consulting company with extensive analysis and reporting experience for multiple development projects in El Dorado County.

EDH APAC is thankful for the participation of residents in project review, and for the cooperation of the project applicants, and County Staff.

EDH APAC appreciates the opportunity to review proposed development projects in El Dorado Hills, and to provide resident concerns and feedback to the planning and development process.

Respectfully,

John Davey
Chair
El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills CA 95762
<https://edhapac.org>
info@edhapac.org
916 936-3824