

El Dorado Hills Area Planning Advisory Committee



APAC 2022 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
Timothy White, Vice Chair tjwhitejd@gmail.com
Brooke Washburn, Vice Chair Brooke.Washburn@libertymutual.com
Robert Williams, Secretary bobw1800@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762
<https://edhapac.org>

The County of El Dorado Planning Commission

2850 Fairlane Court
Building C
Placerville, CA 95667

April 11 , 2023

RE: April 13, 2023 Agenda Item #2

- 1) Approve the Finding of Consistency of the 2023 Annual Capital Improvement Program with the General Plan
- 2) Approve the Finding of Consistency of one additional project, Latrobe Road Widening – Investment Boulevard to Golden Foothill Parkway South/Clubview Drive, CIP 36105055, to be included in the Annual Capital Improvement Program (CIP)

Commissioners,

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to submit the following public comments in regards to item #2 on your publicly noticed Agenda for April 13, 2023 - Legistar 23-0611.

EDH APAC subcommittees are concerned about part 2 of the agenda item, specifically: adding the Latrobe Road Widening from Investment Boulevard to Golden Foothill Parkway South/Clubview Drive CIP 36105055.

Many members of the El Dorado Hills Community, as well as EDH APAC members, are concerned about the perception of the timing of this project being returned to the CIP when it was just removed in recent years.

For more than a year, there has been a suggestion that CIP item 36105055 would be added back into the CIP, potentially due to the proposed [Creekside Village Specific Plan GPA20-0001 Z20-0005 SP20-0001](#) which had a NOP for a DEIR issued on November 6, 2020, and a subsequent Scoping Meeting held on November 19, 2020.

However, since that project appears to be abandoned, in favor of the proposed [Project Frontier DR22-0003 CUP22-0016](#), and because the proposed CIP Project Change Table for Latrobe Road indicates that the project is due to;

Adding the widening project back into the CIP after being removed in the 2020 update due to growth in the EDH Business Park

EDH APAC subcommittees are concerned that the effort to add CIP 36105055 back onto the CIP might be intended to benefit the proposed Project Frontier DR22-0003 CUP22-0016 before it has yet to be formally presented to either the public or the planning process in a noticed hearing.

Other than the John Adams Academy opening in the El Dorado Hills Business Park, there does not appear to be any significant growth in the EDH Business Park that would seem to warrant adding CIP 36105055.

And while traffic concerns for residential traffic and circulation elements along Latrobe Road remain an important concern for EDH residents and EDH APAC, those concerns are not solely "... due to growth in the EDH Business Park."

Our EDH APAC subcommittees reviewing the proposed development have been alarmed at the scale and scope of Project Frontier, and its potential impacts to traffic, biological resources, air quality, noise, and cultural resources. More specifically our community and EDH APAC is concerned about the proposed approval process - which many community members suspect short-circuits the typical review process for such an enormous development. It seems tremendously inappropriate to consider CIP 36105055 when it could easily be perceived to be "clearing the field" for Project Frontier before the public has had any opportunity to consider and weigh the impacts of the proposed development.

Lacking any sort of County explanation or answers on the approval process or the many potential impacts of Project Frontier, the wisest course of action would appear to be tabling the discussion of adding CIP 36105055 until more is publicly discussed and available for review. The County has failed to even release a public FAQ sheet about the project. To date the only public documents officially available from the County of El Dorado are the application packets for DR22-0003 and CUP22-0016, along with the Revised Initial Consultation Letter.

More disappointing is that even the [DRAFT Transportation Impact Analysis Report](#) (provided by the applicant to EDH APAC in mid March 2023, but dated for November 2022) is only publicly available on the EDH APAC website, and nowhere else. The applicant has stated that the DRAFT TIAR is being peer reviewed by El Dorado County - so how can its impacts on CIP36105055 even be thoughtfully considered? The potential exists that by adding CIP 36105055 back onto the CIP it could leave El Dorado County taxpayers exposed to costs that the developer would be more appropriately responsible for.

Our EDH APAC subcommittees believe that it is entirely inappropriate to consider this action prior to Project Frontier being thoroughly reviewed for its impacts to Latrobe Road, and other

elements of the County transportation system. A project of this magnitude has a myriad of potential negative impacts that should be analyzed before alteration to any segments of Latrobe Road should be considered.

EDH APAC would propose delaying this action before your Commission before a thorough review has been completed. Considering that CIP 36105055 was removed as “unwarranted” just in 2020, it is fair to ask if it was short-sighted to remove the project at that time. If so, it may also be short-sighted to add the project back into the CIP without a comprehensive analysis of the impacts of Project Frontier in 2023.

Respectfully,

John Davey

Chair

El Dorado Hills Area Planning Advisory Committee

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