

Fw: EDH APAC Public Commit

Andy Nevis <Andy.Nevis@edcgov.us>

Thu 3/14/2024 9:38 AM

To: Planning Department <planning@edcgov.us>

P.C. 03/14/24
Item #2
2 Pages

From: Robert Williams <bobw1800@gmail.com>

Sent: Saturday, March 9, 2024 5:42 PM

To: Andy Nevis <Andy.Nevis@edcgov.us>; Lexi Boeger <Lexi.Boeger@edcgov.us>; Kris X. Payne <KPayne@edcgov.us>; Daniel Harkin <Daniel.Harkin@edcgov.us>; Brandon Reinhardt <Brandon.Reinhardt@edcgov.us>; Rafael Martinez <Rafael.Martinez@edcgov.us>

Cc: BOS-District II <bostwo@edcgov.us>; Karen L. Garner <Karen.L.Garner@edcgov.us>; John Davey <jdavey@daveygroup.net>; John Raslear <jjrazzpub@sbcglobal.net>; Brooke Washburn <washburn_bew@yahoo.com>; Timothy White <tjwhitejd@gmail.com>; George Steed <g.steed@att.net>; Bill Jamaca <bjamaca@gmail.com>

Subject: EDH APAC Public Commit

Planning Commissions and DOT Director Martinez: March 14 Agenda 24-0414

March 14, 2024 Agenda Item: 24-0414 "Department of Transportation recommending the Planning Commission receive and file the information on the future land use allocation pertaining to the Major Update of the Traffic Impact Fee (TIF) Program and the Capital Improvement Program (CIP). FUNDING: TIF Program"

EDH Area Planning Advisory Committee (www.edhapc.org) recognizes the importance of accurately projecting housing and employment growth. We appreciate the Department of Transportation's presentation of the findings of the consultant BAE Urban Economics. The report captures historical growth information and then attempts to estimate future growth until 2045. The figures are based on various resources, including governmental and quasi-governmental organizations. The report attempts to break down growth numbers by region. DOT TIF and CIP planning models rely heavily on these projections.

EDH APAC believes that the projections have been produced without factoring in projects known to be in process and proposed in various stages of development. The successful completion of these projects would significantly impact the housing and employment near-term and 20-year projections for El Dorado Hills. Practical TIF and CIP planning must be based upon dynamically reflecting street-level information that does not fit neatly into trend models devoid of reality.

The following pending projects and plans have been brought to the attention of EDH APAC.

- GATEWAY El Dorado (EDH Business Park industrial wholesale distribution center) is projected to increase daily trips by 3,267. The over 1.1 million sq/ft facilities could house 360 loading docks (or three times the number projected by the defunct Project Frontier). The employment numbers or staff housing requirements are unknown.
- Creekside residential development (Winn Properties) projects 900+ single-family residences. Additional residential development is undisclosed
- AKT/CU Davis Development would add 4308 additional residential homes
- EL Dorado de Montano adds 300 residences to a mixed-use proposal
- COSTCO EDH52 adds unknown number of employees
- Town and Country Village adds unknown additional job, employee housing, and hotel operation
- East Valley View residential development ... unknown number of homes
- Marble Valley residential ... unknown number of homes
- Valley Green residential ... 350+ residences
- Parker Developments ... several probable housing developments, unknown number of homes

- EDH Community Services District plans regional parks at the Old Golf Course site and Bass Lake with significant traffic impacts
- GATEWAY phase 1, three fast food locations with drive-thru windows, no traffic study
- Business Park and West Towner Center ... two self-storage proposals with traffic impact
- Marshall Medical expansion to the Blue Crossing building, traffic and economic impact unknown
- Existing Business Park empty office buildings when fully occupied will impact traffic

The list does not consider vacant or otherwise undeveloped parcels. Additionally, impacting infrastructure development for schools, water, and utilities will impact traffic but are not included in the above watch list of potential impactful development.

In brief, CIP and TIF planning should accommodate a series of what-if scenarios. An attempt to patch annual plans to meet individual development could result in a chaotic situation for El Dorado Hills.

Projected growth in housing, employment, and economic growth is greatly simplified by strict adherence to a General Plan and related Specific Plans. That begins with confirming TIF and CIP funding with those over-arching Plans accordingly.

Respectfully submitted,

Robert Williams, Secretary/Treasurer

EDH Planning Advisory Committee

info@edhapac.org

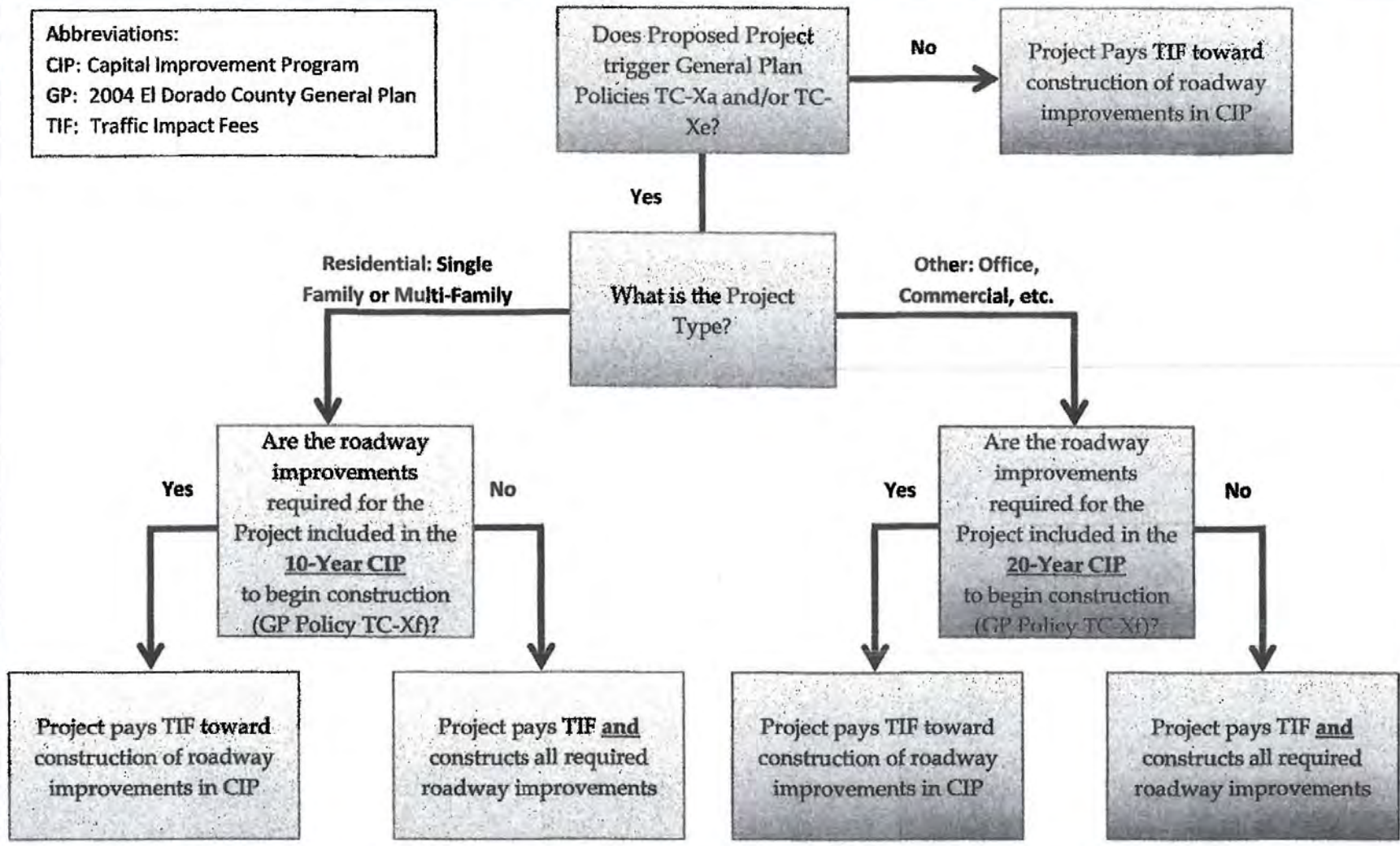
Measure E for Development Projects

Abbreviations:

CIP: Capital Improvement Program

GP: 2004 El Dorado County General Plan

TIF: Traffic Impact Fees



(DISTRIBUTED AT HEARING BY SUE TAYLOR) PC 3/14/2024, ITEM # 2