

PC 10/24/19
#6
Charlene Tim <charlene.tim@edcgov.us>

2 pages

Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills Planning Commission Hearing October 24, 2019

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

Mon, Oct 14, 2019 at 6:09 AM

To: "tiffany.schmid@edcgov.us" <tiffany.schmid@edcgov.us>

Cc: "tjwhitejd@gmail.com" <tjwhitejd@gmail.com>, "jjrazz@sbcglobal.net" <jjrazz@sbcglobal.net>, "bwashburn@murphyaustin.com" <bwashburn@murphyaustin.com>, "planning@edcgov.us" <planning@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Director Schmid,

On behalf of the El Dorado Hills Area Planning Advisory Committee, we would like to request that your office, and the Planning Commission, reschedule the public hearing scheduled for Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills, to the first available date in November 2019.

This request for rescheduling is not made with respect to the merits of the Project, but solely with respect to the scheduling of the Project for hearing on October 24, 2019. While the hearing details, and staff documents were posted in advance of the October 24th hearing date, the community's understanding was that projects that required significant review, such as Environmental Impact Reports, and detailed Mitigated Negative Declarations, would be allowed more review time from the community and agencies beyond the standard two weeks provided to most projects.

As you are aware, during the review process on a project, most people only read and make comments on the DEIR during the 45 day time required by law. When a FEIR is available, the community typically review that document to see how their comments were addressed by the Planning Department.

The El Dorado Hills APAC, and the community, does not believe that a two week period prior to a hearing (in conjunction with the recent power outages that impacted the majority of El Dorado County) is sufficient time for the public to adequately review the FEIR for the Vineyards at El Dorado Hills project, and provide thoughtful feed back to the Planning Commission - the document is in excess of 200 pages.

We have had an excellent ongoing dialog with the project applicant over the past two years. They have conducted significant outreach to the El Dorado Hills APAC, and more so to the community. In fact, the applicant's representatives just presented an update of their project on October 9th, at our most recent El Dorado Hills APAC meeting - at that meeting, even the applicant's representative was unaware the that FEIR, and the associated staff documents, had been posted on Legistar for public review. During the course of our October 9th meeting, the applicant's representatives agreed that a two week delay in the project hearing would not be a significant delay.

As a community we are concerned when we see projects with significant documentation and requiring detailed review, like a FEIR, seemingly rushed, when the 'new' expectation was that the community would be provided adequate time to thoroughly and thoughtfully review development projects, beyond the standard two weeks of basic projects. We also note that the Creekside Plaza Project, Z10-0009/P10-0012/PD10-0005, while not in our El Dorado Hills Community, but which features a revised FEIR, is also being heard with only the standard two week notice of basic projects. Again, to the community, this appears contrary to what we believed was a new focus on transparency and adequate review time for more significant projects in the planning process.

A delay of less than 30 days for the Planning Commission to have the public hearing will not in any material way hurt the Project- in fact, if the public believes it has had adequate time to review the FEIR, and make comments to the Planning Commission and the Planning Department, then the public is more likely to accept the final recommendation of the

10/14/2019

Edcgov.us Mail - Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills Planning Commission Hearing October 24, 2019

Planning Commission. They may not agree with the recommendation, but can't complain about the timing of the process.

In final, two weeks to review the 200+ pages of the FEIR for the Vineyard at El Dorado Hills Project is an inadequate period of time- it is contrary to a focus on transparency, in full and timely disclosure, and in good governance.

We feel the requested delay is warranted, and we hope you and the Planning Commissioners will grant it.

Respectfully yours,

John Davey
2019 Chair
El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills CA 95762
<https://edhapac.org>
info@edhapac.org