

4/22/2020

Edcgov.us Mail - Public comment re CEDHSP delays

PC 4-23-20

Item# 3

Julie Saylor <julie.saylor@edcgov.us>

3 pages



Public comment re CEDHSP delays

1 message

Eric Fechter <ejfechter@gmail.com>

Wed, Apr 22, 2020 at 10:57 AM

To: julie.saylor@edcgov.us

Cc: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, aross@edcgov.us, Planning@edcgov.us, tiffany.schmid@edcgov.us, rommel.pabalinas@edcgov.us, kbone@parkerdevco.com, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, BOS Four <bosfour@edcgov.us>, bosfive@edcgov.us, Kevin Loewen <kloewen@edhcsd.org>, benpaulsen@edhcsd.org, noellemattock@edhcsd.org

Please add to file #19-1670

Thank you

 **Public comment File#19-1670 Central El Dorado Hills Specific Plan.pdf**
87K

April 22, 2020

The County of El Dorado Planning Commission
The County of El Dorado Planning and Building Department
2850 Fairlane Court
Building C Placerville, CA 95667

RE: Continued Applicant Delays for the Central El Dorado Hills Specific Plan

Planning Commissioners,

A memo to your commission dated April 15, 2020 from county planning manager Mel Pabalinas has, yet again, requested continuance of the Central El Dorado Hills Specific Plan (CEDHSP) agenda item by the project Applicant, Serrano Associates LLC. This follows two previous requests (both granted): a first continuance from February 13, 2020 until March 26, 2020 “[i]n order to complete the analysis and response to public comments received on the project”¹ (as well as an unneeded traffic analysis²), and a second continuance from March 26, 2020 until April 23, 2020 “in the interest of protecting health and because the applicant desires to attend the meeting in-person”³. This latest (third) request asserts: “in light of the ongoing COVID-19 health crisis... staff is recommending the Planning Commission continue the item... [t]hrough the County is currently utilizing remote access technology as an alternative means of public meeting participation, it is not a substitute for the in-person public input”⁴.

To be clear, as someone with a doctorate in bioorganic chemistry, I have a deep appreciation for the need of social distancing to suppress the spread of COVID-19. The county’s department of Health and Human Services, as with the El Dorado County Sheriff, should be commended for measures taken to prevent a severe community outbreak as seen in other parts of our nation. However, this latest CEDHSP continuance request at the behest of the Applicant’s representative, Kirk Bone, is confounding.

Mr Bone’s letter to the county on April 7, 2020⁵ states “it is critical that a full and open hearing process be conducted and where all interested persons are allowed to attend... to provide your Commission and interested audience members with the best possible evidence... It is equally important that a full and complete record of proceedings is kept, in anticipation of potential litigation... we do not believe that videoconferencing or teleconferencing these proceedings will ensure that a comprehensive and accurate record is maintained, nor allow for public participation.”

First, it’s worth reminding the Commission that this project has been pending since 2012—more than seven years. Project evidence was presented numerous times to stakeholders, including at least three recent Planning Commission meetings⁶. Any new “possible evidence” suggested by Mr. Bone belongs in the county file, available for public review/input, and should *not* be introduced for the first time at a Planning Commission meeting, whether virtually or in person.

¹ Staff Memo (January 22, 2020)

² The Vehicle Miles Travelled (VMT) traffic study has yet to be published, as *required*, in the application file. After more than three months, neither the Applicant nor county staff has provided an explanation

³ Staff Memo (March 20, 2020)

⁴ Staff Memo (April 15, 2020)

⁵ <https://eldorado.legistar.com/View.ashx?M=F&ID=8248206&GUID=DFB0A64C-B6C2-48A8-8FA4-856ED2992E9A>

⁶ Meeting on 11/09/19, 02/10/20, 03/10/20, 03/23/20

Further, the notion that a comprehensive and accurate record cannot be "*maintained*" electronically through videoconferencing or teleconferencing is simply baffling. Countless legal proceedings, depositions, corporate meetings and the like have been accurately recorded and maintained for decades through dictation and video technology. The remote videoconferencing currently in use by our county literally records every piece of testimony and demonstrative evidence presented.

Finally, as the Applicant's representative, Mr. Bone is surely aware that public testimony for this project has ended. The scheduled hearing will not include additional public input, so any continuance on the basis of "*public participation*" or "*in-person public input*" is completely unfounded. Even so, the county is currently using technology that permits full but remote public participation, similar to other counties statewide⁷.

It's clear that the Applicant is actively delaying this project. Perhaps it's to wane public outrage; or to keep the upper hand in land negotiations with the El Dorado Hills CSD; or to better position itself for litigation; or to postpone the final vote until a more favorable board of supervisors is seated. Whatever the reason, it needs to end. The county works for its residents, not Serrano Associates. Real people—your constituents—are impacted by this decision and deserve resolution. I urge you do what you know is in the public's best interest: avoid any further delays on the CEDHSP project.

Respectfully submitted,

Eric Fechter

El Dorado Hills

**Fwd: CEDHSP from El Dorado Hills Townhouses Association**

1 message

Planning Department <planning@edcgov.us>
To: Julie Saylor <julie.saylor@edcgov.us>

Wed, Apr 22, 2020 at 2:07 PM

----- Forwarded message -----

From: **Brandy Dollins** <bMLEA74@yahoo.com>
Date: Wed, Apr 22, 2020 at 12:07 PM
Subject: CEDHSP from El Dorado Hills Townhouses Association
To: planning@edcgov.us <planning@edcgov.us>
Cc: edc.cob@edcgov.us <edc.cob@edcgov.us>, Brandy Dollins <bMLEA74@yahoo.com>

April 22, 2020

El Dorado County Planning Commission:

RE: Central El Dorado Hills Specific Plan (CEDHSP) project

Our primary objection to the CEDHSP project is the traffic circulation plan. It must be emphasized that "Park Drive" on the east side of El Dorado Hills Boulevard is actually a driveway into the Raley's shopping center. The traffic circulation figures (see Transportation Impact Analysis, Figure 1) are extremely misleading in that Park Drive is shown as a partial roadway and labeled as a "Existing 4 Lane Collector Street (Undivided)." The project actually proposes a roadway connection via current shopping center driveway.

The current location of the Saratoga Way/El Dorado Hills Boulevard intersection on the west side of El Dorado Hills Boulevard was formerly called Park Drive. Since the extension of Park Drive was abandoned with the realignment of Saratoga Way, many shopping center buildings were allowed to be built without the consideration (i.e. traffic study) of the Park Drive extension.

One of the proposed mitigations for the unacceptable LOS F on the proposed El Dorado Hills Boulevard/Park Drive/Saratoga Way (intersection 13) is unacceptable to our Association, as well as Park Village residence in general. The proposed Mitigation 7 requires local traffic to be routed through or neighborhood (via Mammouth Way) just to access El Dorado Hills Boulevard via Saratoga Way, as follows:

"Restrict access at the Saratoga Way/Mammouth Way intersection to right-in/right-out"

The Park Drive Extension to El Dorado Hills Boulevard was not included in the traffic studies of previous projects (US Highway 50 Interchange, Saratoga Estates, Saratoga Way Extension Project, etc). However, it has been clear that the residents object to the significant impacts (noise, air quality, safety, etc.) from increased traffic.

Our Association is in full agreement with the El Dorado Hills Area Planning Advisory Committee CEDHSP subcommittee report (dated January 6, 2020); and wish to incorporate by reference the comments in the APAC report

On behalf of the El Dorado Hills Townhouses Association, please uphold the current zoning and deny the CEDHSP project.

Brandy Dollins, President
BMLEA74@yahoo.com