



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP plan

1 message

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County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Wed, Jun 8, 2022 at 2:41 PM

FYI

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

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

From: **Linda Johansen** <lindajohansen@comcast.net>  
Date: Wed, Jun 8, 2022 at 1:58 PM  
Subject: CEDHSP plan  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Board of Supervisors:

We are opposed to **any more** development taking place in the El Dorado Hills area. There are 3 simple reasons: (1) Water (2) Electricity (3) Roads.

As it stands right now, we don't have enough water for the area ( already we are being cautioned that there will be water rationing this summer),we don't have enough electricity to provide for the current homes much less the new homes that are built, being built and unoccupied (as we are being warned about the electrical grid not being able to produce the amount we need this summer – blackouts, brownouts). The road situation is terrible with ever increasing traffic and no solutions in sight. What are you all thinking? Please do not approve the CEDHSP plan that has been brought forth and vote NO.

Larry and Linda Johansen

4032 Harlington Circle

El Dorado Hills, CA



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## Fwd: CEDHSP plan

1 message

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The BOSONE <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Wed, Jun 8, 2022 at 4:29 PM

### *Cindy Munt*

Assistant to Supervisor John Hidaht, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
[CLICK HERE](#) to follow Supervisor Hidaht on Facebook  
[CLICK HERE](#) to visit Supervisor Hidaht's web page  
[CLICK HERE](#) to visit Supervisor Hidaht on Nextdoor

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

From: **Linda Johansen** <lindajohansen@comcast.net>  
Date: Wed, Jun 8, 2022 at 1:58 PM  
Subject: CEDHSP plan  
To: <bosone@edcgov.us>, <bostwo@edcgov.us>, <bosthree@edcgov.us>, <bosfour@edcgov.us>, <bosfive@edcgov.us>, <edc.cob@edcgov.us>

Dear Board of Supervisors:

We are opposed to **any more** development taking place in the El Dorado Hills area. There are 3 simple reasons: (1) Water (2) Electricity (3) Roads.

As it stands right now, we don't have enough water for the area ( already we are being cautioned that there will be water rationing this summer),we don't have enough electricity to provide for the current homes much less the new homes that are built, being built and unoccupied (as we are being warned about the electrical grid not being able to produce the amount we need this summer – blackouts, brownouts). The road situation is terrible with ever increasing traffic and no solutions in sight. What are you all thinking? Please do not approve the CEDHSP plan that has been brought forth and vote NO.

Larry and Linda Johansen  
4032 Harlington Circle  
El Dorado Hills, CA



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>  
2 PAGES

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## Fwd: OPEN SPACE EDH RESPONSE

1 message

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The BOSONE <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Wed, Jun 8, 2022 at 4:59 PM

### *Cindy Munt*

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
[CLICK HERE](#) to follow Supervisor Hidahl on Facebook  
[CLICK HERE](#) to visit Supervisor Hidahl's web page  
[CLICK HERE](#) to visit Supervisor Hidahl on Nextdoor

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

From: **Carmen Torres** <carmenmona@sbcglobal.net>  
Date: Wed, Jun 8, 2022 at 4:51 PM  
Subject: OPEN SPACE EDH RESPONSE  
To: bosone@edcgov.us <bosone@edcgov.us>

I wish to voice my objection to the General Plan Amendment . The General Plan was created to avoid the kind of uncontrolled development that the CEDHSP proposes. I have many reasons but I will focus on two concerns.

The proposed housing density of CEDHSP is completely contrary to current designation of this open space (golf course) zoned for recreational development. Several years ago 91% of our community voters voted against changing this designation. We built our homes here with the knowledge that the General Plan intends for this land to be for recreational use. This 341 acres is not appropriate for the large scale high density housing. It is the antithesis of the rural nature of El Dorado Hills and will change the character of our community forever with little to no benefit to our community.

My deepest concern is the lack of realistic traffic planning. The traffic analysis in FEIR does not meet CEQA EIR requirements. The existing traffic study is flawed. When you count the number of added dwellings multiplied by a conservative two cars, the number of cars on the road during the morning and afternoon commute times plus the increased traffic during morning and afternoon school pick up times, 15% increase is deeply flawed. I do not know how the 15% was calculated, but obviously common sense did not enter the equation.. Hundreds of more cars added to El Dorado Hills Blvd. is unacceptable.

It is imperative an independent traffic analysis be done based on pre or post covid traffic patterns that reflects actual traffic patterns.

It is critical that you and other members of the Board CAREFULLY read and study the APAC report in its entirety as the representatives of

our community. Please do not approve the changes without seriously considering each aspect of the change to the General Plan. The General Plan was created in an environment that did not include the smell of immediate dollars.

Sincerely,  
Carmen Torres, Home Owner  
1506 Sutter Creek Drive  
El Dorado Hills, Ca 95762



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## Parker Specific Plan.

1 message

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**Peter Voy** <edhhondo@gmail.com>  
To: planning@edcgov.us

Wed, Jun 8, 2022 at 7:47 PM

Please vote down Parker fund raiser. It will turn EDH into tragically overbuilt and overpopulated area. There are so many ways the Parker responses lack consideration, truth and reality. Thank you. Peter Voy. EDH currently happy resident.



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

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Karen Coomes <the24bobs@gmail.com>

Thu, Jun 9, 2022 at 7:37 AM

To: bosfive@edcgov.us, bosfour@edcgov.us, bosone@edcgov.us, bosthree@edcgov.us, bostwo@edcgov.us,  
planning@edcgov.us

June 7, 2022

In it's current state, this project will grind traffic to a stop, increase accidents and fatalities, degrade air quality, increase noise, and undermine any hope of a safe wildfire evacuation.

Fulfill your responsibility to protect the hard-working citizens of El Dorado County and their families.

Karen Coomes  
27 year resident  
(916) 790-0575



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

14 PAGES

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**Comment re: Planning Commission agenda 6-8-22, Item #3. Legistar #19-1670**

1 message

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**Sue Taylor** <sue-taylor@comcast.net>

Thu, Jun 9, 2022 at 7:39 AM

To: "Clerici, John" <john.clerici@edcgov.us>, "Nevis, Andy" <andy.nevis@edcgov.us>, "Payne, Kris" <kpayne@edcgov.us>, "Ross, Amanda" <aross@edcgov.us>, "Vegna, John" <jvegna@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>



6-9-22 Comments to the Planning Commission.pdf  
2390K

6-9-22

To the El Dorado County Planning Commission

Regarding the 6-9-22 Agenda, Item #3. Legistar #19-1670

This should be an easy decision by the Planning Commission. They should choose Alternative 1 – No Project:

“Alternative 1—No Project. This alternative assumes that the land uses within the project area would remain as currently entitled. No General Plan amendments or rezoning would be required.”

Then simply explain that you wish to honor the applicant Parker Development and his representatives by following their own statements over the years in which they recommend that we **do not undercut the carefully balanced El Dorado County's voter approved General Plan in order to deal effectively with growth and traffic congestion and protect our rural way of life.**

If the above is not enough, I will continue as to the reasoning and evidence as to why the Planning Commission must deny this overwhelming, and unreasonable for anyone to digest, request for project approval of the following entitlements:

The CEDHSP would develop a 336-acre project site consisting of 1,000 dwelling units, 11 acres of civic-limited commercial use (50,000 square feet of commercial use), 15 acres of Community Park, a 1 acre of neighborhood park, and 174 acres of open space. The proposed project includes an amendment to the existing El Dorado Hills Specific Plan (EDHSP) to transfer the density from Serrano Village D-1, Lots C and D to the Serrano Westside planning area, and to reduce the density and development of the Pedregal planning area as currently provided for in the County General Plan. Specifically, the entitlements that would be required to implement the CEDHSP include amendments to the EDHSP and County General Plan, adoption and implementation of the CEDHSP (including its Public Facility Financing Plan), and rezoning. These entitlements are requested under application SP12-0002. A separate application for a Development Agreement for the proposed project is filed under application DA14-0003. Applications have also been filed for a General Plan Amendment (A14-0003), a Rezone (Z14-0005), Planned Development (PD 14-0004), and a Large Lot Tentative Subdivision Map (TM14-1516).

**The following is the ballot question on the advisory vote put on the ballot by the El Dorado Hills CSD,**

*("Advisory Vote Only: Should the El Dorado County Board of Supervisors re-zone the approximately 100 acres of the former executive golf course in El Dorado Hills from its current land use designation as "open space recreation" to a designation that allows residential housing and commercial development on the property?")*

Parker's representatives stated this petition should not be supported because:

***"BUSINESS AND RECREATION LEADERS OPPOSE MEASURE E BECAUSE IT UNDERCUTS EL DORADO COUNTY'S VOTER APPROVED GENERAL PLAN – A***



**BLUEPRINT TO DEAL EFFECTIVELY WITH GROWTH AND TRAFFIC CONGESTION AND PROTECT OUR RURAL WAY OF LIFE.”**

and,

**“Changing the General Plan would hurt our local economy by pushing jobs and employers to leave our area. It would hurt El Dorado County’s ability to balance growth where it is best suited – thus creating more sprawl and less open space. And undercutting the General Plan will severely damage the county’s ability to protect our local water rights – driving up water rates for El Dorado Hills residents.”**

and,

**Let the General Plan work. MEASURE E ..., WILL ENCOURAGE MORE EFFORTS TO UPSET THE CAREFUL LAND USE BALANCE VOTERS HAVE ACHIEVED WITH THE COUNTY GENERAL PLAN.**

From the October 12, 2015 Village Life Article regarding the EDH CSD Measure E:

### **How will this vote affect the June 2016 race for District 1 Supervisor?**

**Current Supervisor Ron Mikulaco and supervisor hopeful John Hidahl were the only candidates at the event. Hidahl wore a Parks, Not Parker T-shirt, reiterating one of his campaign platform issues, the preservation of El Dorado Hills open space.**

**“I want the best utilization of community resources,” he said.**

**Hidahl, a longtime El Dorado Hills resident and community volunteer on various boards, led the push for cityhood in 2005. He explained when 40-acre Community Park was built in 1990 it was originally supposed to be 80 acres, but the plan was cut back as a concession to some who fought against building the park.**

**“It’s a great park but we’ve outgrown the 40 acres,” Hidahl said. “We need 60 to 100 more acres of open space. This will accommodate the 30,000 planned future residents.”**

**The vote came out that 91.04% of the El Dorado Hills voters voted NO, they did not want the executive golf course changed from “open space recreation” to a designation that allows residential housing and commercial development on the property!**

Given that this proposal does not comply with our 2004, voter approved carefully balanced General Plan, “A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief” nor does the project align with the majority of the

residents of El Dorado Hills or the Supervisor for El Dorado Hills, based on his campaign statements and involvement in Parks and not Parker, and given that El Dorado County's primary objective for the proposed project statement "is to create development patterns that make the most efficient and feasible use of existing infrastructure and public services while promoting a sense of community as envisioned by the County's General Plan" statement is a slap in the face to everyone that has worked on this General Plan over the last 2 decades, or has voted for the plan based on the promised, but yet to be implemented, protection policies embedded in the General Plan, it should be denied. I can clearly make this statement having watched so many community groups contribute and battle over this plan between 1996 and when it was adopted and voted on by the residents in 2004. I have also spent over 5 years writing policy and petitioning to the voters with the help of 100s of residents for additions/modifications to the Transportation Element which was approved by the voters in 2016 and modified by the courts in 2017. The staff objectives actually conflict with our General Plan and it's goals and objectives and it was not appropriate for the county to craft such objectives for the benefit of the developer. The staff should rather be relying on the goals and objectives within the General Plan. The County staff's responsibility is to protect the public from unscrupulous developers and to defend the County's voter approved General Plan and not make a mockery out of it. **This project must be denied given how contrary it is to the General Plan, even though it was grossly modified in 2015 with the efforts of this developer, the project still does not comply to the General Plan.**

Now let's jump to the other Measure E passed by the voters in 2016, then modified per the courts in 2017 mentioned in the previous paragraph, "Regarding traffic levels of service (LOS) requirements and traffic impact mitigation fees". **This Measure E was embedded into the General Plan as such cannot be amended unless by the vote of the residents of the County.** The requirements of Measure E and the other requirements of the transportation element even trump the California Environmental Quality Act (CEQA). Unfortunately, the County has consistently refused to apply the policies adopted by the voters or the other transportation policy requirements since Measure E was verified by the Superior Court and the Third Appellate Court.

Basically in "Attachment 5(2) CEDHSPRFEIR 04-28-22" traffic is mention 1,383 times. In that document Peter Eakland, T.E. writes an extensive report on the traffic conditions. Throughout there are conditions of LOS F in different locations prior to and due to this project. He has attached the comment from Caltrans written to the county in 2013 regarding LOS F from the County Line to the El Dorado Hills Blvd. After all the development accumulating since this time does that change to acceptable levels? From Caltrans:

The LOS on US 50 for the segment between the Sacramento/El Dorado County Line and Cameron Park Drive is currently operating at LOS B. However, the portion of the segment from the County Line to the El Dorado Hills Blvd. interchange operates at LOS F during the peak hour.

This project heavily relies on alternative transportation methods to meet project objectives (which again dismisses the General Plan objectives. Walking, biking and taking the bus is unrealistic given the County's terrain, distances between services and residents, distances between where buses stop and people live and work, the county's haphazard development patterns, and traffic speeds along major and minor corridors. El Dorado Hills is not conducive to the alternative transportation methods that are proposed to meet project objectives.

With 1000s of pages to go through it is impossible for anyone to manage these documents and come to any conclusion as to the matter of complying with required traffic circulation requirements. At one place I found this mitigation:

*"The Proposed Project is subject to Measures Y and E and will demonstrate compliance through payment of traffic impact fees or constructing roadway improvements concurrent with development. This will be verified by the County at the tentative map and building permit stages."*

Can this be more vague? What is certain is that this project does trigger LOS F which makes this project subject to meeting certain requirements of road capacity standards and if the project cannot meet those standards, it must be denied.

This is from "ATTACHMENT 10":

EL DORADO HILLS AREA PLANNING ADVISORY COMMITTEE (JANUARY 6, 2020)

RESPONSE TO COMMENTS

These comments and responses are associated with the comments involving the original Draft EIR and original Final EIR.

**EDHAPAC Subcommittee Finding** On its face, this seems improbable - existing conditions result in significant queuing and stacking in left turn lanes on both northbound and southbound El Dorado Hills Blvd during peak AM and PM hours. With the imminent opening of the Saratoga Way connection to Iron Point Road in Folsom, and the build out of the Saratoga Estates residential development project, it seems inconceivable that the CEDHSP project would result in less than significant impacts at the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection. This finding flies in the face of reason, and of current conditions as observed by El Dorado Hills residents.

Staff Response:

The commenter is concerned about the impact of the opening of the Saratoga Way Extension (CIP #71324) project to traffic and the impact of traffic from the planned Saratoga Estates residential development project on traffic operations at the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection. The following outlines the General Plan Policy that guides the preparation of transportation impact analysis in El Dorado County, summarize the findings of the analysis of the project under existing baseline conditions, and summarizes the findings of the near-term conditions analysis that address traffic operations with the opening of the Saratoga Way Extension (CIP #71324) project to traffic and the impact of traffic from the planned Saratoga Estates residential development project. Policy TC-Xd and Policy TC-Xe of the El Dorado County General Plan Transportation and Circulation Element, July 2004 (Amended September 2018), inserted below, defines LOS for County-maintained roadways (Policy TC-Xd) and the term "worsen" for the purpose of determining project-related impacts (Policy TC-Xe).

#### Policy TC-Xd

Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes.

#### Policy TC-Xe

For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project:

- A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or
- B. The addition of 100 or more daily trips, or
- C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Consistent with Policy TC-Xd, level of service is defined by the County in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that

manual. Based on the methodologies delineated in the Highway Capacity Manual, level of service for signalized and all-way stop controlled intersections are based on the average control delay for the entire intersection. Consequently, intersection impact analysis for signal and all-way stop control intersections are based on average control delay for the entire intersection and not individual lane groups or movements. Vehicle queueing, on its own, may not indicate unacceptable operations or a significant impact. As documented in the revised traffic analysis, the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection operates acceptably at LOS B during the AM peak hour and LOS C during the PM peak hour. The addition of the proposed project would increase delay at the intersection and result in LOS D during the AM peak hour and LOS C during the PM peak hour. However, the intersection would continue to operate acceptably (i.e. LOS E or better) during both peak hours. The revised analysis also includes a near-term analysis scenario to address Voter Initiative Measure E. The near-term scenario represents conditions 10 years beyond the existing baseline (i.e., 2027), including land use growth and capacity-enhancing roadway projects from the County's 2016 Capital Improvement Program. Specifically, the near-term analysis includes Phase 1 of the Saratoga Way Policy TC-Xd Policy TC-Xe Level of Service (LOS) for County-maintained roads and state highways within the unincorporated areas of the county shall not be worse than LOS E in the Community Regions or LOS D in the Rural Centers and Rural Regions except as specified in Table TC-2. The volume to capacity ratio of the roadway segments listed in Table TC-2 shall not exceed the ratio specified in that table. Level of Service will be as defined in the latest edition of the Highway Capacity Manual (Transportation Research Board, National Research Council) and calculated using the methodologies contained in that manual. Analysis periods shall be based on the professional judgment of the Department of Transportation which shall consider periods including, but not limited to, Weekday Average Daily Traffic (ADT), AM Peak Hour, and PM Peak hour traffic volumes. For the purposes of this Transportation and Circulation Element, "worsen" is defined as any of the following number of project trips using a road facility at the time of issuance of a use and occupancy permit for the development project: A. A 2 percent increase in traffic during the a.m. peak hour, p.m. peak hour, or daily, or B. The addition of 100 or more daily trips, or C. The addition of 10 or more trips during the a.m. peak hour or the p.m. peak hour.

Extension (CIP #71324) and development in the proposed Saratoga Estates project that are referenced in the comment.

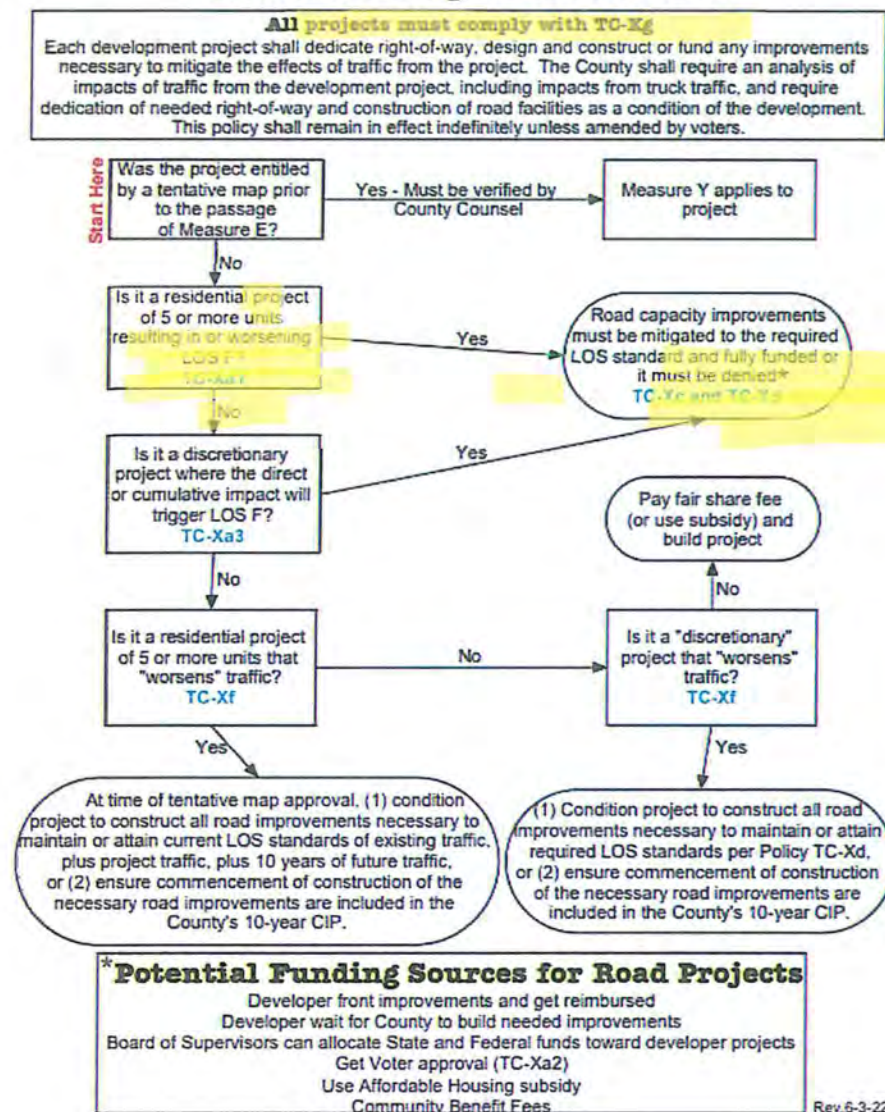
**Between the existing baseline and near-term conditions, AM and PM peak hour traffic volumes through the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection are forecast to increase by an average of about 32 percent, with about 85 percent of that increase occurring to/from Saratoga Way (i.e., due to the Saratoga Way Extension project and due to planned growth in the Saratoga Estates development). As a result, the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection will operate unacceptably at LOS F during**

**the AM peak hour without the project. The project will worsen unacceptable LOS F conditions**, since it will add more than 10 trips to the intersection during the AM and PM peak hours, which is an impact based on the definition of worsen provide in General Plan Policy TC- Xe. **The addition of a separate southbound right-turn lane would mitigate the impact and result in acceptable LOS E operation during the AM peak hour.**

How on earth can a single right hand turn mitigate existing and new project traffic?

With this conclusion one must go to the matrix which explains the requirements after Measure E went through the Court System:

### Measure E Compliance Flow Chart



County staff involved in these reports seem to be avoiding calling out traffic capacity significant impacts and instead are focusing on calling walking, bicycling, and lack of 5 park and ride parking spaces as significant impacts. Perhaps since those latter issues can actually be mitigated with not much cost?

**Findings for Impact TRA-1:** The County finds that Mitigation Measures TRA-1a, and TRA-1b will reduce to a less-than-significant level the impacts related to the conflict with a County General Plan goal pertaining to pedestrian facilities, and the exceedance of capacity of park-and-ride facilities. Mitigation Measure TRA-1a will be incorporated into the project by inclusion in the Central El Dorado Hills Specific Plan Appendix D, while TRA-1b will be incorporated into the Specific Plan as a policy. The County therefore finds that changes or alterations have been required in, or incorporated into the project that substantially lessen or avoid this impact's significant effects on the environment.

**Explanation/Facts Supporting Finding for Impact TRA-1:** With the implementation of Senate Bill (SB) 743, effective July 1, 2020, local agencies such as El Dorado County (the County) may no longer rely on vehicular delay or capacity-based analyses for a CEQA impact determination. Instead, agencies must analyze transportation impacts using VMT, a measure of the total distance traveled by vehicles for trips beginning or ending in the County on a typical weekday. The original Draft EIR was released prior to July 1, 2020, and this section includes vehicular delay and capacity-based analyses consistent with the policy provisions of the General Plan Transportation and Circulation Element. While no longer subject to CEQA, the vehicular delay and capacity-based analyses have been retained in Section 3.14 of the RFEIR. Mitigation Measures to reduce LOS impacts identified in the DEIR have been revised to "transportation improvements." Implementation of these transportation improvements would address the consistency of the project with the General Plan Transportation and Circulation Element.

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Traffic and Circulation	Significant	Mitigation Measure TRA-1a: Extend sidewalk from Wilson Boulevard to Pedregal planning area Mitigation Measure TRA-1b: Provide alternative park-and-ride facilities Transportation Improvement TRA-1a: Improve the Latrobe Road/Town Center Boulevard intersection Transportation Improvement TRA-1b: Improve the Silva Valley Parkway/Appian Road intersection Transportation Improvement TRA-1c: Improve the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection	Less than significant
Impact TRA-1: Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit	Significant	Mitigation Measure TRA-1a: Extend sidewalk from Wilson Boulevard to Pedregal planning area Mitigation Measure TRA-1b: Provide alternative park-and-ride facilities Transportation Improvement TRA-1a: Improve the Latrobe Road/Town Center Boulevard intersection Transportation Improvement TRA-1b: Improve the Silva Valley Parkway/Appian Road intersection Transportation Improvement TRA-1c: Improve the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection	Less than significant

I agree with John Hidahl's recommendation when the Measure E committee was working on this matrix to implement Measure E, ".....it should be stated that the determination of the LOS level on any roadway or highway resulting from direct and cumulative project impacts shall be verified by an independent licensed traffic engineer if contested by any member of the public in opposition to the project traffic analysis."

Instead of continuing to torture the residents of El Dorado Hills the Planning Commission needs to deny this project given how poorly this project has been presented. It is so convoluted, conflicting and written by a staff that has neglected to reference the goals and objectives of the General Plan and rather created objectives that cater to this developer, that it is ripe for an easily contested challenge. It fails the objectives of the Traffic and Circulation Plan which is a critical basis for the entire 2004 General Plan, which is titled "A Plan for Managed Growth and Open Roads; A Plan for Quality Neighborhoods and Traffic Relief."

Once the project has reached a level of creating LOS F the County must deny if the levels cannot be brought to the requirements of the Traffic LOS standards. The County has failed to clearly show the true impacts of this project and thus have failed to address realistic mitigation.

**GOAL TC-X: To coordinate planning and implementation of roadway improvements with new development to maintain adequate levels of service on County roads.**

Policy TC-Xa Except as otherwise provided, the following TC-Xa policies shall remain in effect indefinitely, unless amended by voters:

1. Traffic from residential development projects of five or more units or parcels of land shall not result in, or worsen, Level of Service F (gridlock, stop-and-go) traffic congestion during weekday, peak-hour periods on any highway, road, interchange or intersection in the unincorporated areas of the county.
2. The County shall not add any additional segments of U.S. Highway 50, or any other highways and roads, to the County's list of roads from the original Table TC-2 of the 2004 General Plan that are allowed to operate at Level of Service F without first getting the voters' approval.
3. Developer paid traffic impact fees combined with any other available funds shall fully pay for building all necessary road capacity improvements to fully offset and mitigate all direct and cumulative traffic impacts from new development during peak hours upon any highways, arterial roads and their intersections during weekday, peak-hour periods in unincorporated areas of the county. This policy shall remain in effect until December 31, 2018.
4. *intentionally blank* (Resolution XXXX, October 24, 2017)
5. The County shall not create an Infrastructure Financing District unless allowed by a 2/3<sup>rd</sup>s majority vote of the people within that district.
6. *intentionally blank* (Resolution XXXX, October 24, 2017)
7. Before giving approval of any kind to a residential development project of five or more units or parcels of land, the County shall make a finding that the project complies with the policies above. If this finding cannot be made, then the County shall not approve the project in order to protect the public's health and safety as provided by state law to assure that safe and adequate roads and highways are in place as such development occurs.]



Again I would go with Parker's representatives that when the traffic Measure E was being voted on stated:

Measure E overturns the carefully crafted and voter approved El Dorado County General Plan that along with Measure Y controls growth, limits traffic, protects open space and preserves our rural quality of life.

I would give them their wish and not alter the "carefully crafted and voter approved El Dorado County General Plan".

A few other tidbits I have gathered over the years:

From the El Dorado Hills Specific Plan:

#### **4.2 Golf Course and Country Club**

The Specific Plan, in general, is centered around two potential golf courses and related country club facilities. The golf courses are located in low-lying areas and on intermittent drainage courses where the topography and natural features will accommodate such uses. The area containing each golf course is designated by the Specific Plan as "natural open space" and will remain in open space use until the courses are actually developed. The golf courses provide 370 acres of open space and will be the major recreational and land use attractions within the Plan Area.

Integration of residential development with the open space and recreational amenities provided by the golf courses, under provisions of the County's Planned Development Ordinance, enables greater flexibility in site planning and maximizes effective utilization of open space and preservation of natural areas. The precise location, layout, and boundaries of the golf courses in relation to open space and residential areas may vary upon final design. Although retained as open space prior to development, adjustments to the courses as presently shown will be necessary to accommodate natural features such as trees, rock outcroppings, and topographic changes identified during final design.

The courses are intended to incorporate the natural topography and drainage swales into the site design. Removal of existing trees will be limited, while additional trees will be of a variety indigenous to the area as required by the Design Guidelines.

To ensure that the boundaries of the courses blend visually with adjacent residential areas, fencing will be prohibited except where required for safety or security purposes. Where fencing is required, an open design shall be utilized, subject to site plan review.

The landscaping and water amenities of the golf courses in conjunction with the elimination of grazing, will create beneficial conditions for riparian and other natural habitat where it does not now exist. The policies of this Specific Plan will encourage this habitat production and ensure its preservation and protection.

*El Dorado Hills Specific Plan  
Summary of Comments and Recommendations 4-25-88*

TOPIC/ISSUE	REFERENCE	SUMMARY OF ALTERNATIVES	STAFF RECOMMENDATION
7 A. GOLF COURSE: What uses are permitted in a golf course is not developed?	4/25/88 Staff Report, page	N/A	The Plan requires they be retained in open space if not developed for golf course use.
8 A. VILLAGE A: The proposed density conflicts with an adjacent Ag. Preserve.	4/25/88 Staff Report, page	<ol style="list-style-type: none"> <li>1. No change to the Plan.</li> <li>2. Designate portion tangent to the Ag. Preserve as open space.</li> <li>3. Designate portion tangent to the Ag. Preserve for a 4 acre minimum and review when the interchange and access road location are determined.</li> </ol>	Alternative 3.
9 A. SERVICE AVAILABILITY AND DEVELOPMENT PHASING: Assure adequate services are available prior to development.	4/25/88 Staff Report, page	N/A	Revise Policy 1.4.1 f as suggested in the Staff Report.
10 A. MISCELLANEOUS PLAN TEXT CLARIFICATIONS	4/25/88 Staff Report, page	N/A	Approve the proposed changes as included in Exhibit 1 of staff report.
11 A. REQUIRED MITIGATION MEASURES: Incorporate as Plan requirements.	4/25/88 Staff Report, page	N/A	Direct staff to prepare a list of EIR mitigation measures with recommendations.

EL DORADO COUNTY PLANNING COMMISSION  
 CONTINUED CONSIDERATION OF THE EL DORADO HILLS SPECIFIC PLAN  
 DECEMBER 23, 1987

Specific Plan		SUMMARY OF ISSUES AND RECOMMENDATIONS (As recommended by the Planning Commission)	
TOPIC/ISSUE	REFERENCE	SUMMARY OF ALTERNATIVES	STAFF RECOMMENDATION
5. Building type and school site in Village D.	12/3/87 Staff Report, Page 6.	1. Revise the proposed building type. 2. Designate an alternative school site. 3. No change.	Alternative 3.
6. Open Space and Recreation Opportunities.	12/3/87 Staff Report, Page 6.	1. Require additional neighborhood parks. 2. Encourage public use of golf courses. 3. Require open space easements. 4. Make no changes.	Alternatives 2 and 3.
7. Matz Property (and portion of Village V, north of Hwy 50).	12/3/87 Staff Report, Page 7. 11/11/87 Staff Report, Page 10.	1. Recommend that the Board adopt Commercial Office General Plan and Zoning designation & include textual description. 2. Same as #1 above, but defer zoning until after interchange is constructed. 3. Delete portions of property under an Ag Preserve Contract from the Plan. 4. Make no change.	Alternatives 1 and 3 (suggested text addition is included as Attachment 1).

Regarding natural habitat, I would argue that the intent of the golf courses was to serve as riparian habitat and for drainage. Therefore the Staff also missed their mark in regards to Land Use Conflicts:

<p><b>Impact LU-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect</b></p>	<p><b>significant</b></p> <p><b>Less than significant</b></p>
<p><b>Impact LU-3: Conflict with any applicable habitat conservation plan or natural community conservation plan</b></p>	<p><b>No impact</b></p>

I would respectfully request that that Planning Commission deny this project based on not conforming to the General Plan, The Transportation and Circulation Element

of the General Plan, the El Dorado Hills Specific Plan, the Zoning Ordinance, and CEQA.

I appreciate the opportunity to comment,

Sincerely,

s/Sue Taylor

And s/Sue Taylor representing Save Our County



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## I oppose the CEDHSP. Please do not approve it.

1 message

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Andrea G <itsfallingtogether@gmail.com>  
To: Andrea G <itsfallingtogether@gmail.com>  
Bcc: planning@edcgov.us

Thu, Jun 9, 2022 at 8:01 AM

I strongly agree with the El Dorado Hills Area Planning Advisory Committee's NON-SUPPORT recommendation for the CEDHSP for a multitude of reasons outlined in their detailed findings report. CEDHSP is a discretionary project that is not feasible or consistent with the current zoning of the affected 341 acre areas. The proposed addition of 1000 housing units including 530 apartments is a high-density, high-intensity land use completely out of character with the El Dorado Hills community and inappropriate for property currently designated as open space and zoned for recreational facilities. I do not want to give up the oak trees and peaceful open space to have it replaced by high-density housing that will increase traffic congestion and lead to worsening air quality. El Dorado Hills also has inadequate water resources to supply the 1000 new housing units in this proposal as we are already weathering another consecutive drought year. The property proposed for this additional housing development also contains numerous seeps and springs that will cause serious damage to the proposed structures. Any benefits to the CEDHSP are far outweighed by the costs to the community. For this reason, CEDHSP has been consistently opposed by over 90% of the community in El Dorado Hills, and we continue to strongly oppose it now.

EDH APAC members have spent hundreds of hours reviewing CEDHSP documents and studies and have published their findings in a 68-page CEDHSP Subcommittee Findings Report which can be reviewed at: <https://edhapac.org/wp-content/uploads/2022/06/2-EDH-APAC-Findings-CEDHAP-June-2-2022.pdf>  
I agree with the findings of the EDH APAC and urge you to deny approval of the CEDHSP.

Thank you,

Andrea Gilliatt  
3482 Patterson Way, El Dorado Hills, CA 95762  
916-595-7717



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

2 PAGES

## Fwd: Taxpayer objection to Amendment to General Plan proposed by CEDHSP

1 message

County of El Dorado Clerk of the Board <edc.cob@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, Jun 9, 2022 at 8:14 AM

FYI

Office of the Clerk of the Board  
El Dorado County  
330 Fair Lane, Placerville, CA 95667  
530-621-5390

CONFIDENTIALITY NOTICE: This electronic communication with its contents may contain confidential and/or privileged information. It is solely for the use of the intended recipient(s), except as otherwise permitted. Unauthorized interception, review, use, or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, or authorized to receive for the intended recipient, please contact the sender and destroy all copies of the communication. Thank you for your consideration.

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

From: **Carmen Torres** <carmenmona@sbcglobal.net>  
Date: Wed, Jun 8, 2022 at 4:56 PM  
Subject: Taxpayer objection to Amendment to General Plan proposed by CEDHSP  
To: edc.cob@edcgov.us <edc.cob@edcgov.us>

I wish to voice my objection to the General Plan Amendment . The General Plan was created to avoid the kind of irresponsible development that the CEDHSP proposes. I have many reasons but I will focus on two concerns.

The proposed housing density of CEDHSP is completely contrary to current designation of this open space (golf course) zoned for recreational development. Several years ago 91% of our community voters voted against changing this designation. We built our homes here with the knowledge that the General Plan intends for this land to be for recreational use. This 341 acres is not appropriate for the large scale high density housing. It is the antithesis of the rural nature of El Dorado Hills and will change the character of our community forever with little to no benefit to our community.

My deepest concern is the lack of realistic traffic planning. The traffic analysis in FEIR does not meet CEQA EIR requirements. The existing traffic study is flawed. When you count the number of added dwellings multiplied by a conservative two cars, the number of cars on the road during the morning and afternoon commute times plus the increased traffic during morning and afternoon school pick up times, 15% increase is deeply flawed. I do not know how the 15% was calculated, but obviously common sense did not enter the equation.. Hundreds of more cars added to El Dorado Hills Blvd. is unacceptable.

It is imperative an independent traffic analysis be done based on pre or post covid traffic patterns that reflects actual traffic patterns.

It is critical that you and other members of the Board CAREFULLY read and study the APAC report in its entirety as the representatives of our community. Please do not approve the changes without seriously considering each aspect of the change to the General Plan. The General Plan was created in an environment that did not include the smell of immediate dollars.

Sincerely,  
Carmen Torres, Home Owner  
1506 Sutter Creek Drive  
El Dorado Hills, Ca 95762



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## CEDHSP

1 message

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**Gary** <gcace1@gmail.com>  
To: planning@edcgov.us

Thu, Jun 9, 2022 at 8:42 AM

Just a short note to inform you me and all my neighbors are 100% OPPOSED to rezoning the public use golf course and surrounding areas from recreational to residential. Please contact me if you have any questions. Thanks,

*Gary*

Gary Cathey  
7015 Gullane Way,  
El Dorado Hills, CA 95762



Thursday 8:30 am <sup>HAND DELIVERED AT</sup> <sup>PC 06/09/2022</sup> <sup>HEARING</sup>  
Placerville

Open Space EDH Inc <admin@parksnotparker.org> Unsubscribe  
To: taipanedh@yahoo.com  
Sun, Jun 5 at 3:40 PM

## READ APAC REPORT, SEND YOUR EMAILS, ATTEND THE MEETING

The final Planning Commission meeting will be this week on Thursday, June 9th, 8:30am at the County building in Placerville. Details below.

The EDH APAC (Area Planning Advisory Committee) has reviewed an enormous number of pages of CEDHSP documents. These **hardworking volunteers** have spent 100s of hours reviewing documents and have published their findings and a **non-support** recommendation to the Planning Commissioners.

Please make time to review the APAC findings and make notes on 1 or 2 or 3 items that concern you most. Then send your email to the planning commission with your points of non-support. Email addresses are provided below. This Thursday's PC meeting is slated to be the final decision on CEDHSP (including the Old Golf Course ReZone.)

[APAC's Executive Summary and EDH APAC Finding of Non-Support](#) ← link & sublinks to 68 pg. report

1. Discretionary Project
2. Zoning Consistent is Preferable
3. Inadequacy of Staff Report
4. General Plan Consistency
5. Development Agreement
6. Removal of Village D1 Lots C&D from EDHSP
7. Legality with respect to conversion of the former executive golf course
8. Defective EIR
9. Defective CEQA findings with regards to zoning consistent alternative
10. Concerns about traffic impacts
11. Negative Fiscal Impacts
12. Wetlands, Springs, Seeps
13. CEQA Biological Concerns
14. Annual Review
15. RHNA and Housing Stock
16. Concerns re Continuing use of the same consultants for technical studies
17. Other Resource issues
18. Quality of FEIR

<https://edhapac.org/el-dorado-hills-apac-subcommittee-submits-finding-of-non-support-for-cedhsp/> to read introduction for the report.

The Parker Dev Co/Serrano Associates uploaded 2 new documents after the APAC finalized their findings and non-recommendation. There is a quick synopsis of the flaws in these 2 new documents at the bottom of this email.

**CALL TO ACTION: Your Help is Needed**

Send your emails to the Planning Commission. Let them know why they should not approve CEDHSP. Please provide your points on the flaws in CEDHSP and why they should vote NO.

**Planning Commission email addresses:**

[jvegna@edcgov.us](mailto:jvegna@edcgov.us), [kpayne@edcgov.us](mailto:kpayne@edcgov.us), [john.clerici@edcgov.us](mailto:john.clerici@edcgov.us), [andy.nevis@edcgov.us](mailto:andy.nevis@edcgov.us), [daniel.harkin@edcgov.us](mailto:daniel.harkin@edcgov.us), [planning@edcgov.us](mailto:planning@edcgov.us)

**Board of Supervisors email addresses:**

[bosone@edcgov.us](mailto:bosone@edcgov.us), [bostwo@edcgov.us](mailto:bostwo@edcgov.us), [bosthree@edcgov.us](mailto:bosthree@edcgov.us), [bosfour@edcgov.us](mailto:bosfour@edcgov.us), [bosfive@edcgov.us](mailto:bosfive@edcgov.us), [edc.cob@edcgov.us](mailto:edc.cob@edcgov.us)

Remember, *we only have a couple days left* to submit written public comments. Deadline for sending emails is latest Wednesday, June 8th before 2 pm to ensure your comment gets processed and uploaded.

**UPCOMING MEETINGS:**

Next **APAC Meeting** - June 8th 6:30 pm - CEDHSP project update - Meeting details click [here](#)

**Planning Commission Hearing on CEDHSP**

Thursday, June 9th 8:30 am Building C Hearing Room, 2850 Fairlane Ct., Placerville, CA

Zoom: <https://edcgov-us.zoom.us/j/81044980110>

Call in: 530-621-7603 or 530-621-7610. The Meeting ID is 810 4498 0110.

Quick synopsis of flaws in Parker's latest documents:

1. Local and Regional Land use Coordination: The fact that the county approved 6 specific plans from 1988 to 1999 has no relevance to CEDHSP. The 2004 General Plan specifically identified the golf course as Open Space zoned as recreational facilities because that is what the county and community wanted for that parcel. Quoting the General Plan wrt self-sustaining, compact development, etc., is simply moving the goalposts. If the General Plan intended that the golf course would be developed, the logical time to slate it for development was at the time the GP was passed. Parker Dev Co/Serrano Associates' Kirk Bone's references to AB 32, SB 375, SB 743 appear to be irrelevant.
2. Specific Plan Integration with General Plan Goals: If the GP and the community wanted the golf course developed as apartments and medium-high density housing, then that's what it would have said. The fact is that there are material inconsistencies between the GP and the CEDHSP (and between the GP and the 1988 El Dorado Hills Specific Plan). These have been detailed in the EDH APAC letter from both a general overview and a specific legal analysis. The fact that Kirk Bone repeats what the applicant has already said while ignoring the specific inconsistencies pointed out by APAC and other members of the community simply does not further the conversation nor does it make Parker's argument more convincing.
3. Comparison of Key Aspects of the Zoning Consistent Alternative and the CEDHSP: Again, the Developer is telling half truths. The fact is the FEIR has determined the zoning consistent use allows for 312 housing units (FEIR, Alternatives, pg 4-10). This is detailed in the APAC report in multiple locations. Planning Staff has waffled on this and focuses on the zoning-consistent buildout of 759 units. But zoning is only one constraint on development. The other key constraints in Pedregal are slope (much is > 30%), oak canopy protection, weeps/seeps, and cultural/historical resources. In addition, he says their by right development could also build out 250-300k sf of non-residential use. This is likely a zoning consistent build out...but there are other constraints.
  - ✓ the height limit is 35 feet on the golf course, which is a significant constraint,
  - ✓ Generally, the community would rather see a significant recreational facility built out rather than 330 apartments plus a bunch of medium/high density connected homes on the golf course.
  - ✓ Scare tactics like if a rezone is denied, Parker can build excessively big structures is just noise until we see a legitimate *feasible* development proposal that complies with zoning and approvals are granted.
  - ✓ Village D1 lots C&D can be built with 135 homes without the CEDHSP. However, with the Asbestos reports for that area, it will be near impossible or extremely expensive to build on if they are even able to sell those lots.
  - ✓ Pedregal can hold 33 homes (per the FEIR and subject to non-zoning constraints) and 144 apartment units. That's it under current zoning. Kirk Bone's claim of 654 units is not physically achievable.
4. Comparison of Environmental Impacts: Kirk Bone's letter says the environmental impacts are less than significant so the difference between the CEDHSP and the zoning consistent use cannot be more than significant. The same game as noted in #3 above: talking about zoning consistent max buildout without looking at non-zoning constraints.
5. County and El Dorado Hills Benefits: In reviewing the Development Agreement, there are very few benefits for El Dorado Hills. The benefits accrue primarily to the Developer. Given the negative impacts will center on El Dorado Hills, APAC found the tradeoff does not merit a GP amendment and zoning change. Further, the County is on the hook for the full cost of the Country Club Drive extension, which is necessary to serve the CEDHSP. The accounting is not clear.

6. Follow up from the April 28 Planning Commission Meeting

- Relationship of the Former golf course to the EDHSP--Originally two public golf courses were promised.
- EDH APAC questions the legitimacy of removing Village D1 Lots C&D from the EDHSP without performing any sort of consistency or negative impact analysis. We detailed this issue in the report
- Parker's renovation of the Raley's shopping center is irrelevant
- El Dorado Hills CSD Access to the Former Golf Course / Other Issues--As noted in the APAC report, the CSD has stated the negotiations with Parker were not "true" and were a "bait and switch."
- Under "District wide Parkland..." It is irrelevant what Parker is doing district wide. The issue at hand is the *Golf Course*. It is nice that we have exceeded the bare minimum requirements, but that is a very low bar to use wrt rezoning 99 acres of open space in order to build primarily apartments
- Marble Valley is significant. Yes, it adds park space, however, it is a separate issue that Parker/Bone is attempting to conflate with the golf course. Classic misdirection.

\*\*\*\*\*

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*Copyright (C) 2022 OpenSpaceEDH. All rights reserved.*  
You are receiving this email because you either opted in via our website or signed the petition to say NO to the Old Golf Course Rezone

Our mailing address is:  
OpenSpaceEDH  
\*\*\*\*\*  
El Dorado Hills, CA 95762



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

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## Mr. Bone's slides on what is allowed in RF-H is inaccurate

1 message

John Richard <us.jrichard@gmail.com>

Thu, Jun 9, 2022 at 10:46 AM

To: planning@edcgov.us, jvegna@edcgov.us, kpayne@edcgov.us, john.clerici@edcgov.us, andy.nevis@edcgov.us, daniel.harkin@edcgov.us

Among other issues I have with Mr. Bone's presentation before the Planning Commission on 6/9/22, I note that he included a slide that shows general merchandise and hotels, not in support of recreational activities, as allowed uses in RH-H.

This is another example of Mr. Bone intentionally misleading the Planning Commission. Unfortunately, because public comment came before Mr. Bone's presentation, I am not able to rebut his comments directly.

Specifically, Total Wine, as he showed, is *not* allowed in RF-H because it is not in support of recreational activities. General merchandise and retail is allowed when part of, or in support of, a recreational facility (for example, shopping at a ski resort).

Further, he showed a standalone hotel without specifying it must be in support of a recreational facility. Such hotels are *not allowed in RF-H*. Mr. Bone knows this and agreed at the May 2021 APAC meeting.

I question a number of his other assertions, but will need time to research his references in order to ensure my comments to the Planning Commission are accurate and well supported.

Thank you,

John Richard



PC 06/09/2022  
#3

Planning Department <planning@edcgov.us>

**Fwd: I oppose the CEDHSP. Please do not approve it.**

1 message

The BOSONE <bosone@edcgov.us>  
To: Planning Department <planning@edcgov.us>

Thu, Jun 9, 2022 at 11:56 AM

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
CLICK HERE to follow Supervisor Hidahl on Facebook  
CLICK HERE to visit Supervisor Hidahl's web page  
CLICK HERE to visit Supervisor Hidahl on Nextdoor

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

From: **Andrea G** <itsfallingtogether@gmail.com>  
Date: Thu, Jun 9, 2022 at 8:01 AM  
Subject: I oppose the CEDHSP. Please do not approve it.  
To: Andrea G <itsfallingtogether@gmail.com>

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I agree with the findings of the EDH APAC and urge you to deny approval of the CEDHSP.

Thank you,

Andrea Gilliatt  
3482 Patterson Way, El Dorado Hills, CA 95762  
916-595-7717