

**From:** Timothy White <[tjwhite510@aol.com](mailto:tjwhite510@aol.com)>  
**Date:** March 16, 2017 at 11:29:52 PM PDT  
**To:** [Noah.J.Fulmer@usace.army.mil](mailto:Noah.J.Fulmer@usace.army.mil)  
**Cc:** John Raslear <[jjrazzpub@sbcglobal.net](mailto:jjrazzpub@sbcglobal.net)>, [hpkp@aol.com](mailto:hpkp@aol.com), Ellison Rumsey <[aerumsey@sbcglobal.net](mailto:aerumsey@sbcglobal.net)>  
**Subject:** SPK-2009-00387 PN -Serrano Associates:Applicant

EL DORADO HILLS AREA PLANNING ADVISORY COMMITTEE ("APAC")

Dear Mr. Fuller.

Again, on behalf of APAC and the many other residents of El Dorado Hills who have expressed an interest in the above referenced Application, I would like to thank you for extending the comment period on the the Serrano Associates Application until March 17, 2017. The extension was very much appreciated.

As you are aware, APAC and many residents believe that the U.S. Corps of Engineers should deny the Application to fill appropriately 2.87 acres of waters of the United States, including wetlands, as premature. At this time there is only a DRAFT Environmental Impact Report dated November 2015 and a Partial Recirculated Draft EIR dated April 2016. The final EIR is being prepared by El Dorado County's Planning Division for its initial hearing before the El Dorado County Planning Commission, however there is no scheduled target date for that.

Until the EIR has gone through the lengthy County approval process, which is likely to take several hearings before both the Planning Commission and the Board of Supervisors, APAC requests that the Corps either deny the Application or suspend the processing of the Application. Approval of the Central El Dorado Hills Specific Plan (the subject of the DEIR) by either the Planning Commission or the Board of Supervisors should not be anticipated- it ultimately requires the Board of Supervisors to : 1. - approve an Amendment to the County's General Plan to allow the proposed project to go forward (meaning that the proposed project does not conform to the existing General Plan- amendments to a general plan require the applicant to meet a very high threshold, which by nature is hard to realize); 2. approve an Amendment to the existing El Dorado Hills Specific Plan; and 3. approve a major rezoning of some of the property involved from "open-space/ recreational" to residential and commercial.

In the "Additional Information" section of the Corps request for comments it is stated that "The applicant has not provided information concerning project alternatives." This is perplexing as there are several alternatives to the proposed project that are discussed in the DEIR, as well as others submitted to the Planning Department in the form of public comments. Applicant must have inadvertently forgotten that one of the alternatives that is evaluated at length in the DEIR is what is called the "REDUCED-WETLAND-IMPACT-ALTERNATIVE". You will find that alternative analyzed in pages 4-32 through 4-43 of the DEIR. Quoting from the DEIR, under the REDUCED WETLAND IMPACT ALTERNATIVE only a "total of 0.24 acre of wetland would be affected by this alternative, versus 2.9 acres of wetlands and other waters of the United States under the proposed project" A few other quotes from the pages of the DEIR discussing the REDUCED WETLAND IMPACT ALTERNATIVE: This alternative would reduce "impacts on sensitive biological resources, including riparian, waters of the United States, and oak woodland canopy compared to the proposed project". The alternative "would not altogether eliminate any impact, (but) it would SUBSTANTIALLY (capitalization added) reduce impacts on wetlands and on special-status species that occupy wetland habitat, but it would increase impacts on oak woodlands."

The section on the REDUCED WETLAND IMPACT ALTERNATIVE concludes with the following "Implementation of the Reduced-Wetland-Impact-Alternative would likely be economically feasible as the reduction in residential units is less than 10%."

Additional information that the Corps should consider includes the fact that many of the Biological Resource Survey Dates for birds, mammals, trees, shrubs and federally listed branchiopods (vernal pool fairy shrimp) and vernal pool tadpole shrimp were conducted in 2012-2013 (drought years) and should be updated to reflect the record rainfall received in the last 6 months. Requiring new and updated Biological Surveys, particularly with respect to federally protected species such as vernal pool fairy and tadpole shrimp, is absolutely essential before granting any permit to fill any wetlands on the proposed project site.

APAC requests that a public hearing be held by the Corps in consideration with the Application - a public hearing is warranted because the Application is premature for the reasons stated above, the Application clearly did not provide the Corps with complete information (the lack of any mention of the Reduced Wetland Impact Alternative in the Application should cause the Corps grave concern), and the Application and the proposed project has garnered sufficient public interest and concern. There may be additional information to be brought to the attention of the Corps - a public hearing and forum is an excellent way for that to happen given the relatively short time allowed for public comment.

Respectfully submitted.  
Timothy J. White  
APAC Chair  
March 16, 2017