

**El Dorado Hills Area
Planning Advisory Committee**



APAC 2017 Board

Timothy White, Chair tjwhitejd@gmail.com
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
Kathy Prevost, Secretary hpkp@aol.com
1021 Harvard Way, El Dorado Hills, CA 95762

MINUTES FOR MEETING: July 12, 2017, 7:00 PM

Held at: NEW LOCATION for this Meeting: BRIDLEWOOD CANYON CLUBHOUSE, 3570 DEVON WAY, EDH – **Please RSVP to this email for the gate code and directions.**

1. Call to Order

Tim White - Thanks to Ron Casity & Bridlewood HOA for hosting.
August 2017 Meeting at EDH FC on Wilson Way - Topics include EDH FD Training
Town Center Apt project, Lot H CSD Park/ Parker Village J
Description of APAC and history.
APAC needs new members to participate
House Keeping - APAC Email (edhapac@gmail.com), Facebook page
(<https://facebook.com/EDHAPAC/>) set up. Website is pending.

2. Adoption of Meeting Agenda

3. Public Comment: **NONE**

4. Guest Speakers: **NONE**

5. Supervisor Communications: Supervisor John Hidahl

BOS1 John Hidahl:

Calls to BOS 1 office about property tax reassessments - they are rising, after owners were granted a lower assessment during the recession. Letters are still going out. No graduation - it is a full increase.

Communication about Chik Fil-A: Neighbors concerned about traffic/drive-through. APAC reviewed several years ago. Traffic concerns were discussed. BOS1 Office looking at Condition of approval. Cannot add on further conditions to a project that had previously been granted approval.

Overlook Subdivision- Not complying with development agreement. Fencing is the latest concern. BOS1 Office is looking at the issues

EDH Town Center Apt - Appeal from Judge perhaps in August/September or as late as October/November for disputed lawsuit -parallel path.

Public Comment: Kathy Prevost EDC Website. Planners don't have email addresses included.

BOS1 John Hidahl: County decided to update website - Google search more functional than EDC search - but now links are broken at Google Search results. Internally it works for the county Intranet. But not the public internet.

BOS1 John Hidahl: suggests emailing the clerk of the board for links/planner email addresses.

Public Comment: Lori Parlin - email EDC PIO Carla Hass

Public Comment: Sue Taylor - cannot contact EDC commissions. No EDC employee has responded to email requests.

Public Comment: Where is the EDH T/C APT appeal being held?

BOS1 John Hidahl: unknown - previously was at the Superior Court in Cameron Park on Meder Rd

6. APAC Projects

a) EL DORADO HILLS AMBULATORY SURGERY CENTER - Update on APAC action taken. Draft project documentation available at <http://edcapps.edcgov.us//Planning/ProjectInquiryDisplay.asp?ProjectID=21203>

APAC recommends approval - EDH Needs the service
Conditions Backup Generator - located 10 feet from neighbors. Project consult recommends best placement near HWY50 on Saratoga. Letter sent to County Planning. Last Biological report was 2006 (dated) APAC prefers that the developers follow recommendation of consultant biologists to limit construction to mitigate bird issues

Brian Hunt - Owner. Owns Folsom Surgery Center. Folsom is impacted. Wants to stay away from hospitals. Desires to make the project unique. Patient load 4 -8 per day. 23 hr stays. Agreement with Hotel to assist patients.

He has built 5 centers over 30 years.

Hospitals are places for healthy people to avoid - especially surgery patients.

Joint Replacements – will be Robot assisted.

Surgeons from Granite Bay, EDH, Elk Grove.

Looking to establish relationship with **REDACTED**, but remain independent from hospitals.

Tim White – Can you move the backup generator away from the homes behind the project?

Brian Hunt - He doesn't care.

RPC Construction - Generator Testing once per month - 10 minutes.

Architectural designs concerns.

Brian H - Suregeries done by 3PM

Public Comment: Ron – EDH Fire Department placed Generator too near the building- fume issues inside.

RPC - can't place the generator on the surgery side of building (vibration).

Public Comment: John Davey - Can the generator enclosure be placed below grade?

RPC - No

Brain H - Surgeries stops if power fails and the generator starts.

Tim White - thank you for coming to APAC early with the project.

Public Comment: How much diesel for the generator?

RPC - belly tank stays with Generator.

b) EL DORADO HILLS (TOWN CENTER) APARTMENT PROJECT- Update on APAC actions taken. Draft Environmental Impact Report available at <http://edcapps.edcgov.us//Planning/ProjectInquiryDisplay.asp?ProjectID=20754>

Quick update - Dual path - project approved for 250 unit 2014/2015. Law Suit ruled it invalid- County BOS did not follow CEQA rules, or standards. Developer appealing. If over-turned they can build as originally approved at 250 units.

Revised project - 214 units. 2 building 4 stories/ 5 story garage.

Developers seeking 4 actions -

GP amendment from 24 dwelling units per acre to 47 units.

EDH Specific Plan amendment- to allow multi-family residential in Town Center East

Rezone request - from commercial to multi unit residential

Town Center East plan is commercial - requires an Architecture exception.

3 areas of major concern

Traffic - 411 parking spaces.

Does this make sense for infill residential? To ignore existing density regulations, and doubling of density

Rezoning

LOS determinations are markedly different in current DEIR from previous project.

Questions about how this was determined/measured.

John Raslear: Cal Trans and EDC DOT have differing standards for LOS.

Public Comment: Charlotte - Weekend Traffic - could be worse. She has observed more traffic congestion in Town Center during weekends.

Tim White: Farmers Market likely to move.

Developer Volunteered to place a signal at Town Center and Post – When Traffic Warrants merit signals. Private roads in Town Center aren't included in Measure E Triggers.

Developer Spanos has asked for August appearance at APAC meeting

APAC is seeking a 30 day extension.

Public Comment: 214 apartments - how many 1 br? How many 2 br?

Tim White 114 studio or 1 br - 100 2 br apartment

Rental rates \$1700 - \$2800

John Raslear - This is why APAC needs help - to study these projects

c) EAST RIDGE VILLAGE PROJECT- Planning Commission Hearing on July 13, 2017 on Developer request for 6 one-year extensions to the approved tentative subdivision map. County Planning has determined that no updates are needed to the EIR's that were completed in 1998 - almost 20 years ago

APAC missed the notification. Would like a delay to study.
County Planners responded negatively.
County is okay with a 19 year old EIR

East Ridge Reps - Mike McDougal

East Ridge is the final phase of Valley View. September 2014 came to APAC for Tentative Map. Project is protected by Development Agreement. Parcels are used to finance. BOS formed a Mello Roos district. Bonds are imminent. Bond sale process is 1 year. Project will be High end products. \$850K - \$1million homes. Some Lots are \$500K to \$1million. Current Map expires 2018. APAC was invited to TAC.

Tim White - is APAC invited to TAC meetings? County Planning Dept told APAC that they were not included.

BOS1 asked to have Planning Commissioner included, but the county declined.
Planning Commissioner Jon Vegna -working with Roger Trout to have planning commissioner included at TAC meetings.

Mike McDougal - Believes APAC comments should be included before TAC meetings.

Extension request is a simple yes or no. Cannot revisit any conditions established in previous approval.

Kathy P - Planning Dept. has to have finding that there are no changes?

John Raslear - Can we see the map?

Mike McDougal - Project is on the ridge extending a mile back, from Blackstone and to Valley View parkway.

3 Emergency access roads.

Public Comment: Ellison - no changes to plan. What about changes in conditions.

Mike McDougal - Traffic studies have to comply to Measure Y from 1998. They realigned roads and added capacity as part of the traffic mitigation years before the

project. No current triggers for Measure Y. \$25million already spent to improve roads.

John Raslear - how could you forecast 19 years into the future for traffic?

Mike McDougal - No changes. Developers looked at potential traffic models. They built additional roads to take traffic off major arteries

EIR - looks at condition, considers other approved projects and then includes their own impacts. Traffic, biological studies and more.

BOS1 John Hidahl- Traffic studies show all the planned impacts.

Mike McDougal - Master Plan communities build in mitigation measures when designed.

John Raslear - where is all the information.

BOS1 John Hidahl- info should be in the EIR.

Mike McDougal - in 30 years has never seen APAC delve into traffic studies. etc.

BOS1 John Hidahl- can APAC request someone from EDC Planning to present the process to APAC.

John Raslear - APAC now has access to electronic docs, and that helps APAC look in more detail.

Mike McDougal - EIRs look at worst case scenario, but the impacts are frequently significantly less than detailed in EIRs.

Silva Valley Interchange was supposed to be a Serrano project. Valley View developers funded/built the project.

They also built Sophia Pkwy. Minor changes made (EDH off ramps) lessened impacts on EDH Blvd.

Silva Valley was supposed to be the entrance to Serrano. Serrano Specific Plan was supposed to include Silva Valley in their Mello Roos with 400 unit trigger met near Elementary School. This was left out. So Blackstone developers were conditioned to build it.

Public Comment: Wayne - Mitigation has not always been enforced.

Tim W - APAC has asked who enforces mitigation - not defined.

Public Comment: Sue Taylor - Houses on the ridge?

Mike McDougal - Yes- 1 acre custom homes. 12K sq ft envelope (building/driveways, etc).

Open space between Blackstone and East Ridge

Replacing 100% of trees removed.

Motion made to send letter to EDC Planning - APAC does not object to project proceeding at Planning Commission hearing.

Motion Passed: 5-0. In favor- White, Raslear, Rumsey, Prevost and Davey.

7. Adjournment.

Next meeting – August 9, 2017 at EDH Fire Department Hdqtrs on Wilson Way.