

Call to Order

Tim White announces that there are a few items not on the agenda that we will briefly cover.

1 – Saratoga Estates

Property owner (Renasci Homes) sold property to Elliot Homes. They have committed to make Saratoga Way, earlier approved as a two lane road (1 lane each west and south) into a full four lane divided road. Chick Fil A intends to open a location west of Walgreens on Saratoga Way.

2 – Town Center West

Mansour Company discusses a pre-application to rezone high density residential to the western/buffer area of Town Center West in EDH.

3 – El Dorado County has completed work on the final EIR on the revised **Oak Management/Mitigation/Conservation** ordinance. It goes to the Planning Commission on March 23 – EDH APAC has requested that a delay of 4 – 6 weeks for the public to review, as it is a large document.

4 – Guests

Tim is still trying to get a representative from EDC Planning Department / Development Services to be a guest for EDH APAC to educate residents on the planning process. Since they typically have meetings the day following APAC meetings, it is difficult to schedule. Tim wants to ask a representative from the EDH Fire Dept to appear as an EDH APAC guest to discuss how EDH Fire intersects the planning process (street widths, etc).

Supervisor Communications

BOS 1 John Hidahl

Town Center West

Mansour pre-application for Town Center rezone presentation was informative. Addresses that many market conditions have change since the Development Proposal / Specific Plan around Town Center was issued in 1988. More online shopping, so less demand for retail. Also less demand for incubation, industrial, manufacturing space, so the property has remained undeveloped. Mansour would like to build residential 10 - 12 units per lot (zero lot line). They have committed to NO apartments. Not a general plan or a specific plan amendment (in the presentation video before the BOS, Mansour suggested all that the county had to do was just “add” the word “residential” to the development plan documentation). In Public comment at the BOS presentation, a resident informed the board that traffic a peak time between White Rock Rd on Latrobe and Serrano Pkwy on EDH Blvd was service level F. BOS Hidahl asked why hadn't County Staff identified this for the Board? Service Level F is a non-starter for BOS Hidahl.

Several neighbors of the Town Center West area voiced concerns, and were generally negative about the project.

Southeast Connector

BOS Hidahl shared that a JPA workshop on the SouthEast Connector would be held in Rancho Cordova on March 24th.

Following that workshop, BOS Hidahl wants to schedule a town hall meeting in EDH with members of the JPA so that EDH residents can hear info first hand and provide feedback. A location large enough to accommodate a town hall is needed. Not sure if the CSD is big enough to host. BOS Hidahl is considering asking Four Seasons, but feels that attendance would be low because it is in a gated area. A local church might be another option

Dixon Ranch

Reasons for denial approved at the BOS 3 to 2. The developer is looking at options to modify or scale down the project, since they have invested hundreds of thousands of dollars to date. Because it was a major rezone, and a major General Plan Amendment, BOS Hidahl feels it should be a much longer and more thorough process

Bass Lake North

The Bass Lake North project from Norm Brown was not required to participate in the Country Club Dr re-alignment, or the park and ride, or the HWY 50 on/off ramp improvements, or bike lane construction (Bass Lake Hills Specific Plan) but has agreed to participate with the Bell Woods, Bell Ranch, and HawkView projects on these items. Bass Lake North will commit to Class 1 bike lanes, the 100 car park and ride lot, the highway access improvements and to the Country Club Rd realignment.

EDH Community Council

EDH community Council will hold it's first meeting on March 13 2017 at the CSD at 7PM. As such, this March 8th meeting will be the last joint APAC/ Community Council Meeting.

BOS Hidahl is still looking to find leads on the Community Council for Good Governance, and for Healthy Community. He prefers to find retirees with networking connections at the county level, but are no longer County employees so that there is no conflict of interest.

5 – Update on APAC Projects

Vineyards

APAC has recommended a new EIR due to the substantial changes in the project (20 homes to 42 homes, roads and utilities re-configured)

Pavilions

Developer held special meeting with residents. Developer agreed to move the dumpster area from the south side of the project (near residential) to the north side.

Construction disturbance mitigation – all grading and earth moving equipment will be

placed on the site and stay there until the grading is completed. Equipment will not come in and out.

Residents measured Cambria – which the county DOT and the Developer state to be 36 feet wide: residents measured 29 feet.

Residents are concerned about construction vehicles turning into Cambria, going through the gates, and using neighborhood roads to turn around because Cambria is too narrow for a U turn.

Residents asked APAC to submit the following in a letter to the developer, and EDC agencies involved in the project planning - A motion was made, and passed to send this letter:

1. Change the Francisco drive INGRESS only to be changed to ingress AND egress. If the County denies, they are required to explain why not in their response
2. Left Exit from Cambria during construction only
3. Sidewalk / path completed to Green Valley Rd
4. A striped crosswalk across Cambria
5. Construction to enter from Francisco ONLY
6. No Parking on Cambria during construction

Dixon Ranch

County BOS voted on Reasons for Denial 3-2. Developer is looking at options.

Serrano Associates – Permit Application to Army Corp of Engineers to fill in 2.8 acres of wetlands with fill material at Old Executive Golf Course.

Tim White was curious as to the order of process. Why would Serrano Associates make this request prior to any project approval from the El Dorado County, for specific projects, General Plan Amendments, or the Central El Dorado Hills Specific Plan. Tim was able to obtain contact information for the lead at the Army Corps of Engineers, and after receiving a two week delay until March 17, APAC has not heard back. Tim has requested a copy of Serrano Associates' application to the Army Corps of Engineers, but has had no reply. Also, cannot locate a copy online. Looking at the DEIR for the Central El Dorado Hills Specific Plan, it states the Serrano Associates had applied for a permit in November 2015, but did not actually apply until 2017. Further, EDH APAC had submitted comments to the EDC Planning Department in August 2016 in regards to Serrano Associates' proposal, but the comments have remained at the EDC Planning Dept untouched with no response.

Tim shared that Serrano Associates' plan for the project included a new road from between La Borgata and Raley's Shopping Center (off of Park Drive (east) that would travel roughly from northwest to southeast towards Highway 50, and connect to Silva Valley Parkway, to be used as a secondary route to Serrano Parkway.

Public comment asked what could be done by individual citizens to get more information on the Serrano Associates permit application – Tim White shared the contact information for the lead at the Army Corps of Engineers and suggested the public should express their concerns, ask for more information, and ask for an additional delay before the permit is

processed.

Contact info:

Comments can be made to Noah Fulmer, Regulatory Division, U.S. Army Corps of Engineers, Sacramento District, 1325 J Street, Sacramento, Ca 95814. Email : Noah.J.Fulmer@usace.army.mil.

In both instances reference Serrano Associates SPK-2009-00387

6 - Closing

EDH APAC needs more voting members. More community involvement to research projects and proposals.