

El Dorado Hills Area
Planning Advisory Committee
APAC 2017 Board

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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: August 9, 2017, 7:00 PM

Held at: **LOCATION for this MEETING: Community Room- El Dorado Hills Fire Department, 1050 Wilson Boulevard, EDH, CA. 95762**

1. Call to Order

Tim White - Welcome. A brief history of APAC -

2. Adoption of Meeting Agenda

3. Public Comment - Full slate to cover: No Public Comment

4. Guest Speakers: None

5. Supervisor Communications: Supervisor John Hidahl (10 Minutes)

BOS1 John Hidahl: EDH Community Council next meeting Monday August 14 at the CSD Pavilion in EDH- Schools presentation by El Dorado County Schools Superintendent Ed Manansala. Committee reports from the Community Council Leadership Team.

6. APAC Projects

a) 12+ ACRE PARK at the corner of Serrano Parkway and Bass Lake Road. Kirk Bone and Andrea Howard of Parker Development Company will preview the preliminary plans and drawings for this Park, which will connect to the existing Bass Lake Park and Sellwood Field. The Park will be owned and operated by the EDHCSD. This is the development of Lot H, in Village J. (25 Minutes)

Guest Presentation by Kirk Bone and Andrea Howard

41 single family 7K Sqft to 17K sqft

Obligation to provide 28 1/2 acres of park - Lot H is the last 12 1/2 acres. \$3 million in Mello Roos. Will work with the CSD on design of the park. Parker seeks to build homes on 41 adjacent lots.

Public Comment: Does all of EDH pay the Mello Roos fees?

Kirk Bone - Only Serrano residents.

Original EDHSP was to develop a K-8 school with the Lot H Park. Rescue USD was not ready to proceed.

QUESTION: Tim White - Timelines on 41 homes?

Kirk Bone - Not certain, but typically it takes 18 months for residential projects at the County.
Kirk Bone asks for some comments about the park timeline and design concepts from CSD General Manager Kevin Loewen

CSD GM Kevin Loewen - Number of factors. Lot H has geographic challenges. EID property purchase of 14 acres is pending. 160 acres from Rescue is something CSD would like to discuss. 40 acre County property is in play. Entrance at Penniman Dr/Greenview Dr Serrano Pkwy intersection. Active uses near Sellwood Field. Outdoor education building is one idea. Passive on the east side. Timing is several years. 6 months escrow min for EID property. EID might move their operations from Bass Lake to their Wastewater treatment plant in EDH. Would lease back Bass Lake space until they are ready to move. Please follow the process at the parks meetings.

b) EDH FIRE DEPARTMENT TRAINING CENTER – Mike Lilienthal, EDHFD Deputy Chief – Operations, will present the preliminary plans and drawings for the proposed EDH Fire Department Training Center, to be built on a 5 acre site in the EDH Business Park, adjacent to Station 87. (30 Minutes)

Approved several years ago - final plans going before the EDH Fire Board

Deputy Chief Lilienthal

INTRODUCES Special Guest - Lt Stover New commander at the Placerville CHP HQ. Used to live in EDC, but now resides in Folsom.

Facility is 20 acres next to Station 87. Four 5 acre parcels.

Project timeline 15-20 years

Original discussions started around 2003

Special Use permit was issued 2009 - expires in 2018

Recession put plans on hold.

Changed to a EDH training facility - not a regional center

Cost Control

Original cost was \$20-25 million. For the same design today, the cost would be \$27 Million

Scaled back to focus on EDH Firefighter training.

Working on the official numbers right now to finalize costs

Concrete costs are higher now due to Oroville Dam demand. Equipment requires 6 inch thickness minimum. Changed design from all concrete to road network to save costs due to less concrete usage.

Limit grading to match natural EDH Terrain

Off road driving course constructed from dirt removed - will stay on site. This will save on building costs.

Storm water Retention in ponds on site.

Hydrants aren't in all areas. When assigned to fires in remote areas with no hydrants, EDH Fire uses water stored on site (like ponds). The retention ponds will help EDH Fire crews train for these events.

Training on regular water handling will recycle water to retention ponds

5 acres will remain untouched - other future uses or development will be possible.

Steel Tower instead of concrete structure.

Easier to build than concrete - more affordable

Usually the most expensive feature is the cost of concrete

Concrete tower about \$5 million

Steel tower about \$2 million

Steel will last longer due to fire effect on concrete and cracking

Brick veneer to match area design

Community Enhancements

Back up emergency Operations Center, instead of in Placerville

Storage building designed for possible Apparatus repair in the future.

Classroom training

Pushed to back of property

Concrete wall to shield from public view along Golden Foothill Pkwy

Outside class offering for other agencies up to 400 - 500 students a year for 5 day long classes

Revenue for hotels and restaurants

Financial

Public Comment - Folsom or Rancho Cordova have facilities?

Not in Folsom or Rancho Cordova - there is a Sac Metro facility at Mather Field but it more for specialized natural disaster training, and they are still trying to obtain funding.

Roseville and Cosumnes have facilities.

Public Comment: Does EDH Fire have the money?

Mike Lilienthal: Some money will come from EDH FIRE Development fees. Have to be spent on this specific project

Public Comment: Landscape around block walls?

Mike Lilienthal Designers are working on a landscape plan

Public Comment: Vacant Lot at Carson Crossing - Very ugly not maintained

Mike Lilienthal - Not owned by EDH Fire

John Raslear: Could the facility be uses Cooling Center in emergency?

Mike Lilienthal - it makes sense and should be discussed. Currently the EDH Library is identified as the emergency cooling center. Mike also thinks station 85 could be a cooling center.

John Raslear - current senior population is expanding. What about heat emergencies at assisted living locations?

Mike Lilienthal - Assisted living facilities would transfer out of EDH to other assisted living facilities

Public Comment: Why not a larger facility to generate revenue

Mike Lilienthal - Even the smaller facility will generate some revenue.

Public Comment: How could this expand?

Mike Lilienthal - With Sac Metro building at Mather for technical training, there probably won't be a demand for a larger facility in EDH. But extra 10 acres adds flexibility.

Public Comment: What is the staffing plan?

Mike Lilienthal - They are looking at plans - no initial staffing at first. Current Chiefs have the flexibility to manage.

Tim White - Current Firefighters go to Roseville, requires EDH FD to backfill/overtime to cover staff training.

Mike Lilienthal - Training time out of area is on overtime. SO this could limit the amount of overtime

Public Comment: Is there a figure for annual costs of the training facility?

Mike Lilienthal - Working on the plan and gather details from other agencies with training facilities.

Public Comment: EDH Structures are wood framed - is steel building training a detriment?

Mike Lilienthal - special designs allow training for wood and Class A fire fighting training in the steel tower

Public Comment: How much training is needed for EDH FD?

Mike Lilienthal - 60 firefighters on average, including admin, and classroom.

Public Comment: Target date for completion?

Mike Lilienthal - no, but wants to start next year. Special Use permit expires by then.

c) EL DORADO HILLS (TOWN CENTER) APARTMENT PROJECT- The Draft Environmental Impact Report is available at <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=20754>
Representatives from The Spanos Corporation will discuss their plans for a 214 unit, 4 story apartment building complex to be built on a 4.565 acre vacant lot currently zoned for Commercial Use. This project requires an EDC General Plan Amendment (to increase allowed residential density from 24 to 47 units per acre), a zoning amendment (from commercial to residential) and amendments to the El Dorado Hills Specific Plan. Traffic issues will be discussed. A subcommittee of APAC has read the Draft EIR and will present its analysis and findings. (55 Minutes)

Guest Presentation by Jeff Morgan, Spanos Division Manager from Spanos
Karen Garrett Development Manager Spanos
John Binder Kephart Architects
Chris Schultze
Dave Robertson Traffic Studies

250 unit project was approved, then appealed in court.
Now 214 units - planned as Luxury Apartments
Significantly smaller in scale - A 15% reduction in density.
Building footprint reduction - substantial
1/2 acre parcel of open space will remain with the new plan. Might deed it to community or to Town Center
Internal discussion if they wanted to continue to pursue the project - they do.

Architectural changes - Old world look.

John Binder
2 parking spaces per apartment - all parking is internal to the site
100 2 bedroom units
Target Demo: Easier lifestyle. People who like to rent. Move down buyer, Young professionals in neighborhood, or commute to Sacramento. When at home, will walk to local Town Center shops.
Living in Town Center is the draw to attract renters.
3 court yards - 1 with pool and spa, 2 are more passive. Fitness area. Gathering lounge. Work Share space for telecommuters.
Parking - 5 level garage. park on the level you live on.
4 stories in two building - elevators in each corner.
Trash disposal. - 2 zones / trash chutes. Both on Vine.

Architectural - empty lot has been there a long time. Designed to pick up the character of the area. Not a flat facade. Porches and decks to engage the street. Some units have patios at the street level. 3 different styles of Architecture. Materials the same, but color elements are different in specific areas around the project. Meant to fit in with the existing styles.

Public Comment - how many guest parking spaces?

John Binder - 1 parking spot for a guest for every 4 apartments. Also some street level parking

Public Comment - overflow parking in Town Center is a concern.

Jeff Morgan- Many years of doing this - but 54 guest spots is very good coverage, very substantial. No problems with parking at other projects.

Chris Schultze- 425 parking spots more than 1 space per bedroom. Meets County code for parking spots for multi-family.

Karen Garrett- we have a very professional property management team - lives on site.

Public Comment : In Sacramento, have you built 4 story apt buildings?

Jeff - we haven't

Public Comment - Feels the project is a better fit for downtown Sacramento.

John Binder - Spanos has built 4 stories in many locations nationwide. Premium floor is the top floor. draws higher rents.

Public Comment - Denser higher, more compact than anything else in the area. In Sacto people can go anywhere because there are more options for mixed used in that area.

John Davey -have target rents been finalized

Jeff - Not yet. Will be competitive.

Public Comment : Wayne Haug - Does not fit with the Town Center Area

Public Comment : 22 Motorcycles? Noise Levels can get to 110 - 120 decibels. All the traffic does not fit the Town Center.

Jeff Morgan - Will research the data. Space in the garage corners making use of available space. Electric charging, ride share, things evolving. The space was there, so designers took advantage to make it usable.

The Community design standard for a garage over 100 spaces- 5% must be for Motorcycles.

Public Comment : Jeff - just moved here June 22 2017. From the bay area. Livermore - residents would leave to dine and shop. Livermore has a similar apt center - is thriving. Benefits outweigh the negatives. Is a business owner, wants to see this succeed

Public Comment : Lenny - loves EDH lived here 15 years. Spoke to board about Dixon Ranch. These are neighborhoods, we are tired of having to justify our opposition to developer projects. No more General Plan Amendments

Public Comment: Joe Bursin lived here 6 years. Project is a bad fit. Too many amendments - tipping point.

Public Comment: Has lived here for 40 years. Bad fit for EDH - will destroy TCE. 400 residents will have friends. Will be too crowded.

Public Comment: John Davey - Jeff, can you explain the DIER process -
Tim White- County drives process, selects DEIR Consultant. The Developer does not pick the consultant

Public Comment: Has been here 25 years - lives in Park Village, enjoys the quiet. White Rock Village is a good example of Apartment design for the area - 160 low income units - spread over a much larger space.

Tim White - This is an Urban infill project. Tim wanted to find a way to see that this is a good infill projects. Looked for Benefits - The property owner got a deal on the property because they purchased it out of foreclosure, and will benefit with a sizable profit. Spanos Corporation builds great projects, and they will benefit by making a profit on the project (as they should). What does EDH or EDC see as a benefit? Tim believes there isn't a benefit for EDH or the County. All the sacrifice is shouldered by the community and the county. Tim will vote for non-support of the project. Because all of benefits reward the proponents, and not the community.

Public Comment: Nation wide search for property - this is ideal for urban infill, but that isn't EDH. It fits Sacramento. Four stories is required to make the project economically successful, but this does not fit Town Center in EDH.

Public Comment: Scott - Will this be a long term ownership?
Jeff - Family business. Staff doesn't know the long term plans.

Short summary of the EDH APAC Subcommittee report on El Dorado Hills Apartments DEIR, presented by Subcommittee Chair John Davey

Subcommittee Summary Finding:

The APAC El Dorado Hills Apartments at Town Center Subcommittee members (EDH APT Subcommittee) believe the project's DEIR proposed mitigations are inadequate specifically in regards to the Traffic, Land Use, and Aesthetics components. As with the previous Project from 2014, the EDH APT Subcommittee believes this would result in significant short and long term problems for the Town Center retail and hotel components, as well as the immediate surrounding residential and commercial areas. As a result, **the EDH APT Subcommittee recommends nonsupport of the project as proposed.**

Final Subcommittee Report - See:

https://edhapac.org/wp-content/uploads/2017/08/EDH_Apartments-_TCE_Subcommittee_report_FINAL.pdf

Public Comment: Scott - Moved here in 1988 has seen excess suburbanization. 1.25% is the maximum ad valorem property tax rate. It can go up 2% a year. When inflation rates returns, county residents won't be able to afford to live here. Excessive residential development taxation cannot keep up with inflation. County needs sales tax income, not property taxes. And does not need urbanization

Public Comment: 1/2 acre not Being developed - Wouldn't the density be higher if the 1/2 acre goes unused for this project, and gets used for another project?

Chris Schultze - Not a separate parcel - still considered part of the acreage

Jeff We don't know what will happen with the 1/2 acre.

Public Comment: Have you looked at the numbers if the project were to be approved for 24 dwelling units per acres

Jeff Morgan - It won't work

Public Comment: Joel - lived here since 1985. Has heard \$1700 - \$2800 -per month for lease rates. Would require \$5000 per month of income, or \$60,000 per year. Town Center employees can't afford that.

Jeff Morgan - that makes sense. People are telecommuting. Has been building for 25 years, thousands of units built. Telecommuters are an increasing need.

Public Comment: Joel - there aren't people working in town center that can live there

Jeff - there will be a few, but the demographic is wide spread. This is smart sensible growth.

Would you rather have a transient population on that parcel? It will take an income of over \$60K per year to afford EDH Apartment lease rates.

Public Comment: Sue Taylor - Is the County requesting that the project be defined as urban infill?

Kathy Prevost - The Urban infill designation is being sought to allow a lower environmental noise standard, Otherwise the project would exceed allowed residential environmental noise standards.

Public Comment: Sue Taylor - is concerned that this sets a precedent. The project allows the developers to create their own design standards. Violates numerous County policies. This is a legal process, County has to respond to concerns.

Public Comment: People recognize traffic impacts in Folsom and also in TCE with Mc Donalds and Wells Fargo. Doesn't think traffic is a significant issue. County growth is only 1.5% per year. Town Center is hurting, this project will help TCE. It is zoned for a hotel 140 -180 rooms, but traffic for a hotel is worse than this Apartment project. The Holiday Inn in Town Center is 100% occupied. We need to have an open mind, project should be viable. Would be 100% positive for TCE

Public Comment: Larry Brilliant - 3K people lived here 30 years ago, 40K now. The problem is changing the general plan. Larry is opposed to changing the General Plan. If the modification benefits all of EDH Larry would support it, but it sounds like it won't benefit anyone but the developer, and the property owners.

Public Comment: Wants to agree because it easier to agree. For 2 years they looked all over CA, but fell in love with EDH. Preferred it to high end places in Bay Area, and So Cal. Is sad because everyone seems to be so negative about it.

Public Comment: Richard Ross - Has EDH Fire department approved the plans for fire access? Deputy Chief Mike Lilienthal - the project is designed for access of fire equipment.

Public Comment: Wants to get rid of the notion that Town Center East is bankrupt and failing, and that this project will fill it up. This will not bring life into Town Center East.

A motion was made by APAC Vice Chair John Raslear to accept the APAC Subcommittee's recommendation of Non-Support of the project. The motion was seconded by Ellison Rumsey

MOTION: Move to accept the EDH APAC Subcommittee's recommendation of Non-Support of the El Dorado Hills Apartment Project as currently proposed:

VOTE: 7 affirmative - 0 negative

Motion for **Non-Support** passes.

Ayes

Ellison Rumsey
John Raslear
Kathy Prevost
Tim White
Lenny Patane
Larry Brilliant
John Davey

Nays

None

7. Adjournment.

NEXT MEETING – Wednesday, September 13, 2017 at the CSD. Topics may include:

- Montao de El Dorado Phase II Master Plan
- John Adams Academy - 12 acre. Building already exists. Traffic would be the APAC concern. 1500 students and staff 7AM - 9AM.

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

NOTE - APAC announces our new website at <http://edhapac.org>. This is a *volunteer* effort, with information on current APAC projects, and links to El Dorado County information on proposals and hearings. APAC volunteers will be working to gather archival APAC documents and data to place on the website. We are working to build this out, so be patient as we develop the site further.

Additionally, you can keep up with breaking EL Dorado Hills planning and development news on our APAC Facebook and Twitter pages. Facebook – <https://www.facebook.com/EDHAPAC/>.
Twitter- <https://twitter.com/EDHAPAC>