



## **El Dorado Hills Area Planning Advisory Committee**

### **APAC 2017 Board**

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### **AGENDA FOR MEETING: September 13, 2017, 7:00 PM**

**Held at:** El Dorado Hills Community Services District-Pavilion, 1021 Harvard Way, EDH

1. Call to Order

Project update by APAC for 2017 projects to date

2. Adoption of Meeting Agenda

3. **Public Comment:**

Lori Parlin Shingle Springs - involved in development projects in the entire county  
2015 the county approved a General Plan update - higher density. Currently there is an  
environmental analysis lawsuit against the county concerning the General Plan update.  
Fundraiser being held at Camp Lotus to fund lawsuit. See details at [ruralcommunitiedunited.org](http://ruralcommunitiedunited.org)

4. Guest Speakers: **none**

5. Supervisor Communications: Supervisor John Hidahl

Final budget at Tuesday BOS meeting

Carryover dollars from 2017 was originally estimated to be \$5million - now closer to \$13 to \$15 million. Unfunded liability for CalPers may be one of the destination of some of the excess funds.

Other Projects - Central El Dorado Hills Specific Plan: Hearing that it might be back to Planning Commission in OCT or NOV. Some Proposed changes to the original plan.

6. APAC Projects

a. Updates on various El Dorado Hills proposed projects, including:

- **The El Dorado Hills Specific Plan**

Community had an advisory vote to leave EDH Golf Course as open space/recreational. In June 2016 the county/Parker Development had issued a recirculated DEIR. After receiving comment from effected agencies, including APAC, the county has been silent. There has been some information that the project will be going to the Planning Commission in OCT or NOV. They have to issue a final EIR. Rumor is that the applicant is intending a home reduction for the project from 1010 units to 700 units. No Apartments, only single family homes and other residential.

**Public Comment: Donna** There is a closed door meeting about CEDHSP Thurs. Closed Door.

Tim White - the documents are huge - difficult for volunteers to get through and understand. APAC needs more help.

**Public Comment: Charlotte** - Requires another GP amendment. Why doesn't the county deny these.

Tim White - Because there is a mechanism to allow for amendments. There is a process for developers to request changes.

**Public Comment: Charlotte** - is there a quota to General Plan Amendments?

Supervisor John Hidahl State law allows 4 amendments per yr. 2 so far this year.

**Public Comment: What about Measure E Advisory Vote?**

Tim White and Supervisor John Hidahl: Measure E was an Advisory vote only.

John Raslear - CSD asked if EDH residents would pay more in Taxes for EDH Golf Course property? The result was negative. The land is owned by the applicant. They are free to develop within existing guidelines, or to seek exceptions

**Public Comment: What about schools? Oakridge is impacted.**

Tim White: Schools have a chance to comment on proposed projects - they have insisted that they can handle the student increases.

**Public Comment: Development south of 50 had to accommodate for students (Blackstone).**

Supervisor John Hidahl - County has no involvement with Schools. School districts have to manage it. School only report on projects if they can

**Public Comment: Bobby Britton** - who will lead the process for vetting this, or any opposition?

Supervisor John Hidahl - Who has jurisdiction? The county is subservient to the state.

Last month Supervisor Veerkamp and Supervisor John Hidahl started a dialog about working with schools and DOT - the implementation of road impacts of schools have not been adequately addressed by the county, because the schools don't need approval from the county.

Tim White - Traffic is always a major issue in the majority of projects that come before APAC.

**Pavilions Memory Care** - Waiting for the County to finish oak tree ordinance. There were traffic issues, and the county has addressed some of them, but residents are still concerned about construction traffic impacts, and ongoing operational impacts from the project once completed. APAC worked with neighbors, there are still traffic issues to address.

**Springs Equestrian Center.** -Biological Survey was expired - New survey was due to be completed in July 2017.

**Public Comment:** Biological study is done, but now needs updated archaeological study.

**John Adams Academy** - Now open in Town Center West in portables. Updating old manufacturing building for K-12. Traffic is a concern: 1500 students. Because the old building was previously approved, they didn't need to address new traffic concerns. APAC has asked John Adams Academy representatives to appear before APAC in the future.

**Public Comment:** Norb Witt - already 600 students. Up to 1600 at build out- Blue Shield employees have opened a dialog to having John Adams Academy providing a Day Care

**EDH Town Center Apartments** - The applicants appeared at the last APAC meeting- APAC voted not to deny 7-0. APAC and residents who spoke at the meeting didn't think it fits Town Center.

John Raslear - Developer was supposed to give workshop at PC - but did not. Only the DEIR consultant and their engineer presented to the Planning Commission.

Final EIR will come back and APAC will review.

**Lot H Village J** - Was supposed to be duplexes, now single family homes, as well as less dense. Park is back at Lot H - CSD is looking for input.

#### **Guest Norb Witt**

Resident for 20 years, former APAC Chair, current Town Center East & West Design Review (DRC) Chair. Former EDH CSD Board member.

EDH Town Center Apartments - Town Center East Design Review Committee (DRC). Applicant has made changes based on APAC subcommittee report, and Norb is offering these responses to the APAC subcommittee report:

Mansour Company will put in a light at Town Center Blvd and Post Street, but the County is not sure if they want it. County believes it is not needed right now. Traffic is not at Level F, Norb states it will never be at Level F.

Loss of Retail - Retail has changed there is no need. Retailers are now a service for Internet shoppers to look for a product, then purchase online

Town Center can't fill spaces with more retail. There is no demand.

More restaurants are coming.

Early Toast is expanding based on the Town Center Apartments coming.

John Adams Academy will allow for students to walk from the EDH Town Center Apartments to the school, which will lessen traffic impacts

Market for housing has changed. People don't want big houses, or the maintenance.

People want Projects like Town Center West - new assisted Assisted Living Facility.

In Town Center East Marriott/Aloft will be building a hotel next to Regal Theaters. 115 Rooms.

Town Center roads are private. Not subject to Count conditions.

The Lease Agreements for EDH Town Center Apartments will include a line item specifying that roads can close for events. No overnight parking on surrounding roads. No resident parking on Town Center Blvd.

Signs will be posted regarding the parking restrictions.

Guest Parking in garage will be open for public (Town Center shoppers) only on the ground floor of the garage - residents will park behind gates on floors 2 - 5.

Grass areas behind the project (to the North, along Mercedes Lane) will become overflow parking.

Lennar just spent \$19 million for 3 residential projects because EDH is where businesses and people want to be.

People want apartments not houses. People want small yards, small lots, no maintenance. Additional assisted living projects are in planning for Latrobe Rd, near the Business Park.

Tim White are your comments as TC East DRC Chair?

Norb: remarks are both as a private citizen, and as DRC Chair.

Tim White can we get the developer changes in writing?

**Public Comment: You addressed the future views - your observations are general and broad. Were you exaggerating?**

No - that's the way I talk. And this is what I see.

**Public Comment: Small apts - will there even be kids in studio apartments?**

Norb - No studio apts, one bedroom units and two bedroom units.

- **the Montano de El Dorado Phase II Master Plan** (an almost 17 acre, 80,000 square foot commercial/retail/office development, with a 63,000 square foot, 99-room hotel, and an amphitheater)

Tim White - project does require a DEIR. APAC made comments during Phase 1. APAC will respond after reviewing the DEIR when it is released for circulation.

- **Portico at Carson Crossing** (a slightly more than 4 acre, 40,000 square foot retail/office/medical development in 5 buildings, located on the west side of Carson Crossing Road at the southern intersection with White Rock Road)

John Raslear APAC Vice Chair - Located at White Rock and Carson Creek, this is a 5 year old project. APAC and neighbors made suggestions and provided feedback. Project has come back with changes. Will not be all medical buildings as previously believed. There will be a food service on site - a restaurant(?).

Sign at the site currently suggests that there may be an assisted living project on site.

The property along the front of the project is owned by Four Seasons and the Portico developers will have to buy it from Four Seasons.

A courtyard will be created by the entrance. Since the project will operate with traditional business hours, what happens at the courtyard at night and after hours? Neighbors would like to have security for after hours. John Raslear suggests that the builder speak before APAC to clarify.

No Traffic Light at Carson & White Rock Rd. APAC has asked for a traffic signal. County has to maintain it.

**Public Comment: There are supposed to be traffic lights on White Rock Rd -**

John Raslear - Those are in the future, who knows if they will be constructed before this project is completed?

Supervisor John Hidahl There are 7 lights expected on White Rock Rd in El Dorado County via the Southeast Corridor Connector/ JPA.

Tim White - John Raslear wrote the letter to the county for APAC. APAC has not yet had a response. Waiting to see if DEIR is required. Should know more in the next 60 Days

**Public Comment: Do they need the Four Season Land to proceed?**

John Raslear - no - but the Southeast Corridor Connector/JPA might buy it.

**Public Comment: These projects generate taxes? Is there someplace we can review the benefits for EDC/EDH? Is there coordination with city of Folsom?**

Tim White - City of Folsom is non responsive to APAC

Supervisor John Hidahl - TIM fees for traffic. Property Taxes will go to El Dorado County. Fiscal Impact Analysis reports are required for larger projects. Development Agreements are a factor to guarantee that funding will be enough to complete improvements.

Fees to build a single Family home in El Dorado Hills now generally run between \$80-\$100K

- **Saratoga Retail** (2 fast food restaurants on Saratoga, next to the Walgreens),  
Tim White - 2 developments on Saratoga. Fast food Restaurants & Retail (unidentified).  
Original plan was for two additional buildings after Walgreens: one was supposed to be a sit down dining restaurant - now three new buildings, with less overall square footage. Two buildings will be drive through/fast food: Habit Burger and Chik Fil A. Third building is required to be commercial-non food. Developer wants to use old traffic study from 2008-2009. APAC sent letter to County Planning - Asked for new traffic study. No RV parking from original COA due to sit down dining not needing to accommodate RVs, as well as an exception from the county because of the odd shape of the parcel because of HWY50 on-ramp improvements taking a corner of the parcel. With fast food & Drive Thru and high freeway visibility, this suggests that RVs will need parking.

**Public Comment: Dianna S 20 yr resident. Just saw the notification on Nextdoor. Concerned about Fast Food near residential.**

Tim White-Please send letters. It does help. Letters from residents can have more weight with the county than APAC letters.

**Public Comment: Dianna - a chance to change this? Other areas near HWY50 have less impact, like Silva Valley Pkwy or Bass Lake Rd- why is it at EDH Blvd?**

Public Comment: Bobby Britton Why Saratoga? Why not in TownCenter? EDH Business Park? How can we get an answer for local residents.

John Raslear - get concerns together, perhaps organize as a neighborhood group and include it with an APAC subcommittee

Public Comment: Dianna - we used to get notification on projects, but not on this project, or other recent projects like Saratoga Estates.

Tim White - check APAC Website for links.

Public Comment: Dianna - other areas

Supervisor John Hidahl - County identified that Drive thru doesn't meet the original approvals - county staff flagged this concern to take a closer look

Public Comment: Sandy Pfeiffer - does the county have a Sign ordinance?

Supervisor John Hidahl- yes.

Public Comment: Art from Park Village 40 year resident. What will it take to get BOS to be responsible to EDH community.

Tim White - Only one BOS from EDH. Votes are frequently 3-2.

Tim White Another Saratoga project - 7 acres near Arrowhead. EDH Surgical Center. 24k square feet same day surgical center - looked OK to APAC, but the Generator 10 ft from residential concerned APAC. APAC asked to move Generator to the front.

Public Comment: Bobby Britton - Why there? why not in EDH Business Park?

Tim White- was originally planned as commercial / retail with 700 parking spaces. Current project is a significant downsizing. Will operate at reduced hours compared to traditional retail.

Public Comment: Bobby Britton - When Saratoga connects to Iron Point Rd, there will be other issues. It will pull Folsom commuters into EDH. Graffiti is already on Folsom wall along HWY. This is too much, too fast.

Tim White the other 2 parcels have no plan yet.

Dianna - does the BOS ask about police, ETC?

Tim White - Sheriff, and other agencies all provide input - if a project requires more public agency resources than currently exist, then it has to pay it's way.

- and numerous developments on or near Bass Lake Road.

**Due to time constraints** - Bass Lake Rd developments will be scheduled to be addressed at the October APAC meeting.

b) **Generations at Green Valley**- Aidan Barry, Senior Vice President of The True Life Companies, will present a conceptual overview of the proposed 439 residential units to be built on the 280 acre Dixon Ranch site. A general plan amendment and zoning changes are being requested. Proposed mitigations from increased traffic will be addressed.

Aidan Barry - True Life Company controls the property. Appreciates the invitation. Brian Allen - Engineer, is also in attendance

Fundamental to this process - audience will not agree with everything Aidan say tonight. Over 30 yrs in the industry. Never had a project denied until Dixon Ranch. Projects have had changes, but never denied. In March 2017 his group started what they called New Beginnings. Was at a Highland View meeting and attendees were surprised that the project was back.

Heard and understands concerns about:

Green Valley Rd traffic

Buffering to R10 areas

Too Dense

A result of learning these lessons -

On OCT 24 at Board of Supervisors, in adherence with the county J6 policy - preliminary review of the project's concepts.

Here at APAC to get feedback

This is a complete reset.

A brand new application

A new DEIR

No reliance on anything done in the previous process.

Will take 2 years to process approvals - at the earliest

**Public comment** - Audience is confused about location

One Concept from the previous Dixon Ranch that was well received - universal design : Aging in place.

New Name Generations at Green Valley

A buffer zone along Green Springs Ranch Lots will be single residences on large lots, compatible with Green Springs Ranch properties. Single Story buildings. Buffer the interior of the project. Three acre lots on the northern project edge, to buffer R5 and R10 properties.

Age restricted units increased to 200 units. Working with County to understand affordability - will commit to 10% of 200 units as affordable. "Moderate Level" county standard.

Balance of project - a variety or market types. We learned that the sweet spot in EDH is 15K square foot lot.

Green Valley Rd. - we learned about impacts. It is an old road with private driveways, and few improvements. Already has existing conditions such as line of sight. CEQA asks for digitalization to project impacts, but no mitigation on existing conditions (conditions that exist without the project). Traffic Study to measure impacts. Green Valley Rd Corridor study to be used for some data. True Life wants to participate in Green Valley Rd Corridor planning and improvements. CEQA doesn't address existing conditions. Development Agreement will allow

for developer to participate. Application will mitigate based on the higher standards of the old project's 600 lot level mitigation list, not the new 439 lot plan.

Financial Impact Analysis (FIA) is key to the planning -

We didn't communicate with County Auditor - his concerns about the FIA made True Life lose control of BOS hearing. Will work with County Auditor - wants total transparency.

Asking the County to commit to the money generated by the project to improve only Green Valley Rd - including existing conditions. It is not a normal process, but True Life wants to participate transparently. Wants to \*fix Green Valley Rd\*

The notoriety of the old project will allow more input to the developer. People have more interest due to the previous project, and it's perceived shortcomings

Brian Allen- Four lanes on Green Valley Rd to extend from Safeway at Francisco, to Silva Valley. Traffic signalization at Appian Way, Deer Valley Rd. Two way left turn at Loch way.

Aidan Barry - Brian has addressed only the previous CEQA requirements.

**Public Comment: Norb W - all the TIM fees for Green Valley Rd?**

Aidan Barry No, TIM Fees need to go to specific impacts - True Life wants the Project Development agreement dollars to improve Green Valley Rd. Need the County to commit via a contract with a Development Agreement

**Public Comment: Debbie - EDC is an aging community? What about work force housing? Children can't come back after college- can't afford to live in EDH.**

Aidan Barry - wants to mitigate impacts to the area. Feedback from old project was it was too dense - too much market variety - that means that there probably will not be a work force market segment addressed in this project.

**Public Comment: Tara McCann- A lot of infrastructure deficiencies APAC, Green Valley Alliance worked to study Green Valley Rd. She is a 30 yr transportation engineer. Utilities on project are very expensive. Existing residents will pay for the full mitigation, not the project. The county will not commit the dollars from the project - they will disappear. Gate access for emergency only? (yes)**

**County doesn't own Green Valley R right of way, eminent domain.**

**Right in right out only at access points. Sight distance will require massive grading. High level of infrastructure needs that the project will not fund. What is the Civil engineering costs on just the entrance?**

Aidan Barry - this is a brand new application, only a concept for now- the scope of work will reveal the full costs by working with EDC Auditor. Aidan believes that the questions he's hearing tonight might be a bit early in this process. I don't know the answers to all the questions yet, but through the process will find the answers.

Public Comment: Tara McCann- What guarantee that you won't sell this. 20 years project was suddenly purchased by Elliot homes and everything changed.

Aidan Barry -We acquire land, and gain the entitlements, then sell the entitlements to home builders. If Home builders want changes, they would have to go through the entire process with the county again.

Public Comment: Home builder at Saratoga Estates told neighbors that they will do what they want to do.

Aidan Barry - we are asking for a General Plan amendment - that puts 100% of responsibility with the county and with residents.

Aidan Barry - wants to have transparency and believes that they have learned from the past project, and this is brand new.

Public Comment: Does the BOS make a decision at the first hearing? - if the finding is no, is the project Dead?

Supervisor John Hidahl - Developer decides to proceed or not to proceed based on feedback from board, then goes through normal process.

Public Comment: How long will the project take?

Aidan Barry -2 yrs for entitlement. 8 yrs for project.

Public Comment: At what point is your involvement in project done?

Aidan Barry -We would be involved through the infrastructure - 2 years plus another 4 is likely.

Public Comment: Please be transparent through the process.

Public Comment: If Equestrian Center gets built is there any coordination?

Missed answer.

Tim White - Springs Equestrian did not require signalization. County said that project did not warrant signal at Deer Valley.

Public Comment: Zoned for 4 residences?

Aidan Barry - Community Region - has a land use designation of Low Density until a project is proposed . It can be changed with a specific project proposed.

Public Comment: You have said you want to earmark funds, but the county doesn't have to commit

Aidan Barry - Dev Agreement - County doesn't want to commit to line items for Green Valley R A. We want our project DA dollars to go to specific line items.

Aidan Barry - this is just a concept. Wants to get everything finalized in a DA that everyone adheres to. This is just our intent. We won't know until things are finalized via DA. This is new ground.

Public Comment: Thank you for coming. How can residents communicate with True Life?

Aidan Barry - I will give you my business cards and my personal contact info.

Tim White - New beginnings - I spoke at the BOS meeting We were pretty negative - I noted that the person who negotiated the agreement should be fired. IT was horrible. This is a new project, we will remember the old project but will look at this as a new project. I would like the county to commit to to the traffic mitigation and the dollars proposed by True Life.

The old project attempted to mitigate with services such as buses and shuttles. We should ask for mitigation at the beginning of the process, instead of when the project ends.

Please come help us - get involved. All the projects impact all of the residents of EDH.

7. Adjournment.

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

Questions regarding this agenda should be addressed to Timothy White at [tjwhitejd@gmail.com](mailto:tjwhitejd@gmail.com)

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