

El Dorado Hills Area

Planning Advisory Committee



APAC 2017 Board

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John Raslear, Vice Chair jjrazzpub@sbcglobal.net
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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: November 8, 2017, 7:00 PM

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

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment: - **None**
4. Guest Speakers: - **NONE**
5. Supervisor Communications: Supervisor John Hidahl

The Tuesday Nov 7 2017 Meeting Board of Supervisors reviewed Prop90 "Portable" property tax rate. Was originally implemented for a 5 year term, then extended for 5 more years. Significant loss of tax dollars to Fire districts, Schools, and other Special Districts - A portion of Property taxes are the majority of income for these special districts. No Sales tax dollars are dedicated for these agencies. Supervisor Hidahl made the determination that this is not a good arrangement, unfair to other residents who don't get the property tax rate, and have to support these special districts by a larger percentage than their neighbors - Additionally, Special Districts don't have a voice in the process. The Board of Supervisors' solution was to Extend Prop90 for 1 year, then end the program - this gives current enrollees 2 years to complete requirements to participate. The Board of Supervisors determined that a change had to be made. Over the last several years, there has been a five-fold increase in loss of property tax revenue. \$200K loss for Fire district alone.

Another Board of Supervisor topic on Tuesday was Marijuana Recreational use - and implementation. Supervisor Hidahl is concerned about youth exposure. Board of Supervisors is concerned about the impact on Pregnant women. There is a Significant impact, on par with cigarette smoke and alcohol use. Legalization doesn't mean there won't be any problems.

Public Comment: How does El Dorado County/ El Dorado Hills attract new businesses?
Supervisor John Hidahl New website working in association with the Greater Sacramento Area Economic Council (GSEC) a collective organization working with other governments and local agencies to promote the region to businesses.

Supervisor Hidahl asks: How do we take business interests concerns into the planning process?
Supervisor Hidahl believes that the county needs more Jobs, not more rooftops - developments that bring Jobs with houses are desirable as well. El Dorado County is aging. As an example, District 4 median age from 2000 has increased. District 1 has had a 6.1 year average age increase in median age since 2000.

Public Comment: How do we provide more housing and jobs for moderate income residents?
Supervisor Hidahl cites the example of the Re-envisioning process for EDH Bus Park. Conceptual only

to add more affordable housing. Looking for new ideas.

Public Comment: Prop90 - Does the Board of Supervisors' decision mean a change for current Prop90 enrollees?

Supervisor John Hidahl - No, Current enrollees are grandfathered in

Public Comment: A Publication has listed El Dorado Hills as the 6th best place for young families to live.

Supervisor John Hidahl - El Dorado Hills is a somewhat Affluent community, but that has it's own problems. Schools are very good, but we lack medium income housing, and jobs. El Dorado Hills and El Dorado County cannot continue to just be a bedroom community.

To draw younger residents and families, we need things like more Recreational facilities, and sports fields. The El Dorado Hills CSD is building Lot H park in conjunction with Serrano Associates - and is purchasing the EID Bass Lake property to expand park opportunities. The EDH CSD is also working with El Dorado County and Rescue Union School District to create a large recreational facility at Bass Lake.

Public Comment Ellison Rumsey: Do the Prop90 changes from the Board of Supervisors mean any changes to Prop60 (inner county property tax rate transfer)?

Supervisor John Hidahl - No. It also has a lesser impact on revenue than Prop90.

Public Comment: Prop90. What Percentage of people enroll in the program?

Supervisor John Hidahl 3% - 168 new homes in EDC. Was 50 a year, then 100, now 170.

Public Comment: Commenter moved here because they learned that El Dorado County was a Prop90 county - Wouldn't have moved here if there was no Prop90 advantage, because they perceived El Dorado County as too expensive.

Supervisor John Hidahl - was used in the recession to prop things up. Times and conditions have changed

Public Comment Tara McCann: Property taxes - Believes that the Board of Supervisors only wants more revenue. Too much emphasis on Property Taxes. Afraid residents will be taxed out of being able to afford their homes. She bought her property in 2006, at the highest price. She knew it was over priced. But she also knew that she could get it reassessed to a lower rate. Assessor's office thinks that they are doing us a favor by lowering assessments during the recession. If assessments and taxes continue to rise, people will leave the county.

Supervisor Hidahl - residents gained an advantage with the lowered assessments during the recession. Unfortunate that California law doesn't limit the restoration of assessed values to a stepped increase over several years. Normal Prop13 Property Tax increases are capped at 2% per year- but it does not apply to property reassessed to lower value during the recession.

6. APAC Projects

a) **GUEST: Anthony Scotch: Portico At Carson Crossing PA15-0003**

Anthony Scotch: Has been a Resident in El Dorado Hills since 1989/90.

Property is at the corner of White Rock and Carson Crossing. Group of local investors purchased in 2006 from K. Hovnanian Homes [developer of Four Seasons]. Market crashed in 2007/08. K Hovnanian Homes held the note and saved the property. Investment group planners went to Four Seasons and talked to neighbors. Went to the County Planning Commission and finally the Board of Supervisors to review. Project design was approved. 10 years later there is a lot of activity in the area. Investors decided they needed to act now, or they may have to wait another 8 years for another building cycle. Applicants re-submitted the plan. Code changes are the only changes, for storm water run off changes. Buildings and layout are as they were approved. County changed parking requirements for medical buildings. With lessened parking

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com

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requirements the plan now includes 3 medical buildings and 1 retail building. No tenants signed up yet. Colliers International is contracted to market the project. Would like to sell the medical buildings, and keep ownership of retail building. It will be expensive to build because of soil movement from previous K. Hovnanian project.

Public Comment: What will you do with the dirt on site?

Anthony Scotch: Engineers have figured out how to keep the dirt on site.

Public Comment: When will you start

Anthony Scotch: Depends on financing and demand.

Public Comment: What will the White Rock Rd frontage look like?

Anthony Scotch: Some signage, and windows

Public Comment: What kind of retail?

Anthony Scotch: Whatever the county allows by the Planned Development agreement. Would prefer a cafe styled breakfast and lunch eatery.

Public Comment- Tara McCann: What is the funding sources for the infrastructure? Roads, onsite and offsite infrastructure?

Anthony Scotch: Everything is already build to the site.

Public Comment- Tara McCann: So there No county contribution for sidewalks, curbs?

Anthony Scotch: No. Designers looked at impacts on neighboring projects- Planned for when cars exit, lights shine onto the road, not into houses.

Public Comment- Tara McCann: There's NO county contributions?

Anthony Scotch: None

APAC Vice Chair John Raslear - will the property be equal to the level of Four Seasons?

Anthony Scotch: Floors will be about 3 feet above the road. No significant view change.

Architects wanted to be compatible with Four Seasons design standards. Trying to be a good community member

APAC Vice Chair John Raslear Open space for eating? Will it become a hangout at night ? will there be security at night?

Anthony Scotch: Can't make a commitment now, but will keep it in mind. We will secure the property. Doesn't think there will be a night time food business. Probably high end. Wants small restaraunt. Probably a breakfast and lunch type of business. Can't imagine an attraction that would draw teens. This is a multi million dollar investment - we want to maintain it.

Modeled this a bit after Lincoln and Sun City. Doctors don't usually expand after a certain point, so it is an advantage for them to purchase their offices and own them.

Public Comment: Any use for the perimeter of land along White Rock Rd up to Carson Crossing?

Anthony Scotch: No - When we purchased the property, we thought that we had purchased that section of the property in question - but the segment is owned by Four Seasons HOA. Didn't want to fight it. Having the HOA maintaining the property is a benefit for the Portico property.

Public Comment: Pedestrian traffic? Two driveways in and out - plans for sidewalks?

Anthony Scotch: Yes ADA requirements

Public Comment: Will there be a Traffic signal at White Rock Rd and Carson Crossing?

Anthony Scotch: LAFFCO is looking at White Rock Rd - There is a plan to put in the signal, but there is no timeline yet.

- b) **Review: Scoping meeting for Vineyards At El Dorado Hills PD 16 0001**
 Two hour meeting at the El Dorado Hills Fire Station on Wilson Way. A Full DEIR is underway now. 45 day comment period will follow at the end of the DEIR process. We could still be talking about this a year from now
- c) **UPDATE: EDH52 Commercial Z17-004, P17-0007, S17-0017, PD15-0001: commercial center consisting of a total of 290,000 square feet in the Silva Valley Parkway and Tong Road area.**
 About a year before the full DEIR is available to review. Very early in the process. Project Applicant has provided some sample drawings of buildings and roadway improvements. Is very dynamic, details of the types of retail can and will change as the project moves along
- d) **UPDATE: General Plan Biological Resources Policy Update, Oak Resources Management Plan, and Oak Resources Conservation Ordinance**
 APAC Chair Tim White: This will be implemented as a County Ordinance. Supervisor John Hidahl and District 2 Supervisor Fretzen wanted a 24 inch diameter standard, as a "heritage oak". 36 inch standard is what the other District Supervisors wanted, and that is what passed. The Board of Supervisors will review the data after one year to determine how many 36 inch oak trees have been removed.
- e) **UPDATE: Prima Drive Emergency Vehicle Access road extension from Folsom Ranch agreement**
 APAC Vice Chair John Raslear - Residents from EDH went to the Folsom City Council meeting - City agreed to keep it as Emergency Vehicle Access road (EVA). Not sure if it can be changed later. Suspects that it could be, and the developer could petition the Folsom City Council to permit it.
 Supervisor John Hidahl - depends on the Folsom City Council
Public Comment: Why did they change the plan from a connector road to an EVA road?
 APAC Vice Chair John Raslear - a lot of people asked about it. The major benefit was for mutual Fire Fire support. Making the road an EVA road means a 45 second or 1 minute delay
Public Comment: El Dorado Hills Fire Department provides service for the new Folsom Ranch project along the county line, into Folsom?
 Supervisor John Hidahl Yes - EDH Fire and EID for water. Unusual arrangement - when Folsom builds fire services in the area, they might become the first responders, but EDH Fire is the lead agency.
 APAC Chair Time White observes: John Raslear wouldn't stop calling Folsom City staff and Folsom Ranch Developers to get them to agree, so they gave in!
 APAC Vice Chair John Raslear - The persistence of the residents of Stonebrier are why Folsom changed their position. They are the real reason for the changes.
- f) **UPDATE: Upcoming Central El Dorado Hills Specific Plan SP-12-0002 Final EIR – 45 Day Comment Period**
 Over 1000 pages of documentation. From County Planner EIR should be ready at the end of the year, or January

APAC will need volunteers to help review

1009 homes on the old Golf Course property all the way up to the Fire Station at Wilson Way
The local CSD Measure E vote was advisory only. It passed overwhelmingly, but it is not binding on the county, or the property owners

The owners have the right to ask to amend the General Plan

People voted on the advisory ballot measure, but unless people vote with their pocket books to buy the land, owners can proceed.

This project Will have a significant impact roads/traffic, air and noise quality, and services
APAC will need help to respond to the Final EIR in the 30-45 day comment period.

g) UPDATE: Carson Creek Unit 2A, Phase 1 Subdivision Approved at BOS

Approved on consent calendar by the Board of Supervisors - was essentially already approved, only required a final review and approval.

Public Comment: - is this an Age restricted development?

Believe that it is.

APAC Vice Chair John Raslear - there was a dust issue with other projects in this area during grading. El Dorado County Air Quality Management District (**AQMD**) has warned the builders that they are in violation of dust mitigation standards.

Public Comment: Tara McCann- Serrano Village M violated everything in terms of dust control and groundwater control.

APAC Vice Chair John Raslear AQMD - Lennar has been cited for using rice straw. They continue to use it

Supervisor John Hidahl: AQMD needs help monitoring. Warnings have been given. Supervisor John Hidahl wants to issue fines, but the BOS is reluctant.

Public Comment: Tara McCann - Village M construction was putting untreated water into creeks. County is aware, but isn't willing to do anything in terms of enforcement or penalties. This occurred about two years ago.

h) Amended Cooperative Agreement A-1 to Cooperative Agreement 12-53501 with the EDH CSD: New York Creek East Project Phase2 CIP 72308

County agreed to help build the New York Creek path bridge years ago. The defined Agreement time period was expiring . Has been extended by vote of the Board of Supervisors.

i) UPDATE: BOS issues Peremptory Writ of Mandate regarding Measure E

County had to amend the General Plan to include the Measure elements that were approved by voters, and to remove elements found unconstitutional by the courts. Original intent was that Developers had to build all traffic improvements before projects could start. The judge found it unconstitutional.

Public Comment: Tara McCann - The judge's order was unreasonable.

j) UPDATE: Generations at Green Valley: Pre-application Public Hearing at BOS: BOS Feedback

Conceptual overview for the BOS. Was well attended. A lot of negative concerns. Board of Supervisors has concerns . No decisions yet. Was a chance for the project applicant to offer a preliminary review for the Board of Supervisors, and for the Board to provide some initial feedback

Will require General Plan changes

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APAC Chair Time White: Only four General Plan amendments are allowed per year. In my opinion, Amendments should be rare, if project applicant seeks a benefit to solely for themselves, they should also offer a benefit to the county, and to area residents. It can't be a one-way benefit.

k) **Clarksville Professional Business Park P07-0030-E: Six 1 year Time Extensions on a Tentative Parcel Map submitted 9/19/2017**

Seeking six 1 yr time extensions

Property came back to the original owners - paid \$2million in back taxes.

APAC Secretary Kathy Prevost has a late notification of a TAC meeting for El Dorado PV solar. November 20, 2017 at 1pm.

7. Adjournment

EDH APAC December Meeting: Unless a project comes online, no meeting in December. If a meeting is necessary, it is Tentatively scheduled for Dec 13, 2017 at the EDH CSD Pavilion.

2018 APAC meetings will be at the CSD on the second Wednesday of each month.

APAC executive committee election in at the first APAC meeting of 2018, on Wednesday January 10, 2018.

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

- **Website:** <https://edhapac.org>
- **Facebook:** <https://www.facebook.com/EDHAPAC>
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