

# El Dorado Hills Area Planning Advisory Committee



## APAC 2018 Board

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## **AGENDA FOR MEETING: February 21, 2018, 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- On any matter not on the Agenda

**NO Public comment offered**

4. Guest Speakers- **None**

### **5. Supervisor Communications: Supervisor John Hidahl**

Supervisor John Hidahl: Information on White Rock Rd issues-

Folsom Ranch model home permits 60-90 days

First residence end of 2018

South of 50 First Elementary School 2020

Empire Ranch Fire Station completion July 2018. El Dorado Hills Fire Department has primary responsibility, but closest responder(s) will handle calls. Sometimes that will be EDH Fire Dept, sometimes it will be Folsom Fire Department

Major Traffic improvements for Empire Ranch Rd - All signals will be monitored by new intelligent traffic system. End of 2018.

Public Comment- Joel: Where will the new Folsom FD station be located?

Supervisor John Hidahl: South of 50.

Tim White: Two new fire stations in Folsom?

Supervisor John Hidahl: 2018 Fire Station will be on Empire Ranch RD in Folsom (north of 50). Another new station for Folsom Fire Department will come later, South of 50.

Public Comment-Lenny: Will El Dorado Hills Fire Department, or El Dorado County, charge Folsom for Medical response coverage?

Supervisor John Hidahl - doesn't think so. EDH FD and Folsom FD have a very good mutual aid relationship, and believes that it is best that the Agencies don't start charging each other back and forth, risking injury to the relationship.

### **6. APAC Matters and Projects**

**a) Cleanup Amendments to the APAC Guidelines with respect to posting of Agendas and the start of term for APAC officers.**

**Proposed changes to EDH APAC Guideline 1.2**

1.2 Agendas of APAC general meetings shall be posted on the EDH APAC website, EDH APAC Social Media outlets, as well as at the meeting site, and submitted to the EDH APAC email list in a minimum of three public places in El Dorado Hills (preferable at public bulletin boards at the EDH Community Services District Pavilion, and the main and Lake Forest Fire Stations) at least 72 hours preceding an APAC general meeting. Agenda copies may also be mailed, faxed or sent via e-mail to public newspapers [i.e. Village Life, Mountain Democrat, Folsom/EDH Telegraph, and the Sacramento Bee (Community Neighbors Section)] for their consideration of publication.

**Proposed changes to EDH APAC Guideline 2.1.1.0**

**2.1.1.0 General Guidelines**

- The beginnings of terms for APAC officers will be in January November.

Tim White - APAC vote on amending guidelines with the proposed changes will be at the March 14, 2018 APAC meeting.

**b) UPDATE- Preliminary subcommittee report on the Vintage Grace Worship Center design.**

Subcommittee Presentation by Charlet Burcin -

Charlet Burcin, Kim Shultz, and Wayne Haug

People thought it looked too industrial, asked to add elements like Stone to soften and match other EDH architecture.

Pastor has more info on suggested changes coming back from their architect next week.

Parking improvements - no date for Phase two.

Storage building asked to move to a less visible location on parcel - costs to move are too much.

Landscaping to hide the storage building, and other aspects of the main Worship building.

Other Organization might use it - for events?

Board of Elders govern the usage, not just the Pastor.

Limited EIR is required since original Environmental documents are from the late 1970s.

Public Comment: Will they landscape entire lot?

Some Landscaping, yes - but full amount unknown

Public Comment Wayne H - EDH CSD DRC wants some changes.

County has provided no further feedback.

Wayne H - suggested they pursue a MND -

Tim White: - original Church building documents for traffic were believed sufficient. County now suggests a limited EIR, but only for a traffic/parking issues.

c) **UPDATE- EDH 52.** Proposed 290,000 square foot commercial center to be built on Silva Valley Parkway between Tong Road and Oak Meadows Elementary School. El Dorado County Planning Services will be scheduling a public Scoping Meeting to be held within 45 days or so.

Project splits Silva Valley Parkway - On the West side: 4 story hotel 99 room 2 gas stations. The East side has one gas station. Was originally residential, Changed to Regional Commercial in 2013. Wants non big box, so they are seeking a zoning change Community Commercial (smaller scope in terms of size, retailers, and services).

Requests for Bid out now - Notice of Preparation (NOP) for EIR - evaluating prospective companies to do the EIR. NOP 30 day notice. Scoping Meeting comes first.

Public Comment Erica - Is EDH52 owned by Parker Development?  
Supervisor John Hidahl - No. Owned by MJM and AKT.

Public Comment Erica - Concerned about sound walls, impact on the community.  
Supervisor John Hidahl - EIR has 17 elements - traffic, noise, services, etc. Significant impacts have to be mitigated. Currently DOT is concerned with proximity of the Silva Valley Pkwy driveway entrances to both the project's west and east sections to HWY 50 on/off ramps.

Public Comment - what would be the worst impact?  
Supervisor John Hidahl - Current zoning, Regional Commercial, is worst impact. This would consist of big box stores. Community Commercial has less impact.

Tim White: - Traffic is likely the important issue. No specific info from the plans yet.  
24 hour service business is an impact

Public Comment Ryan M - Huge project, as proposed. Has a big value to Owner, and developers. What is the value to the community? What is the process

Tim White: - Scoping meeting, EIR, Public review. County staff, developer, and EIR consultant have to respond to concerns.

Supervisor John Hidahl - get involved with APAC, or subcommittee.  
County selects EIR, not the developer.

Tim White: no idea on daily trips generated, or other specific details yet.

Public Comment- Ryan. What does the county look at to determine if there is a need for this development.

Tim White: - No ideas yet, Sales taxes, property taxes, revenue are the usual drivers. Planning Dept seems to side with project applicants/developers.

Public Comment- Ryan, Who approves the zoning?

Tim White: Planning Commission - will make recommendation to the Board of Supervisors.

Public Comment - thought original residential project (prior to 2013) was low income, and high density.

Public Comment - Why 3 gas stations  
Because that is what the applicant is seeking?

Public Comment- Is developer selling this now? Before the approvals?

Tim White - no way to know.

Public Comment - Lives within a few hundred feet - never got notification about the project.

Public Comment - Storage facility?

Yes

Public Comment - Wayne: Lives near the project. Does a hotel fits with Light Commercial ?

Supervisor John Hidahl: Zoning is approved

Tim White: Currently 3 hotels proposed in EDH - 99 room hotels. All below 100 rooms.

Public Comment- The Southeast Connector makes it the project even more valuable for the developer, but doesn't contribute much for existing residents,

Tim White - posted available details about the project to Nextdoor back in October. Wants input from neighbors and the community

Public Comment- Who says "No"? Who has control? Does the developer call the shots?

Supervisor John Hidahl - No, But the BOS decides. Projects do get denied - example, Dixon Ranch got denied. County decided that development doesn't occur in rural regions, but occurs in community regions like EDH. Believes that Incorporation, and local control is the solution.

Public Comment Wayne H - point out concerns - like neighbors did about Saratoga Retail DR08-0003. Locals need to be involved. Numbers are needed for input to have impact at the county level.

Supervisor John Hidahl: talk to Planning Commission.

Public Comment - Can we send in a petition?

Supervisor John Hidahl - Certainly - County has to accept it into the project records

Public Comment - what works in getting public opinion to be considered?

Public Comment Kim Shultz- Facts matter. that is what worked for Chik Fil A. Emotions don't matter.

Tim White: - Kim got 200 signatures in a very short time span. Very effective. County planners and decision makers don't care about emotions. CEQA only concerned about Environmental impacts. Would personally prefer to see the County make conditions on approved projects for things like local job hires, etc... to make projects provide more local benefits

Public Comment - EIR , do they look at other projects impact?

Supervisor John Hidahl - Yes. Traffic impact analysis looks at cumulative impacts, - cites John Adams academy as an example for the EDH Apts.

Public Comment Ryan - 2015 meetings on the overpass there was discussion about Russi Ranch Rd. Still hoping to connect Russi Ranch Rd to Silva Valley Pkwy..

Supervisor John Hidahl - hasn't seen it in current planning documents.

Public Comment - Kim - Think out of the box. Issues impacting Oak Meadow Elementary School might be out of the box "enough".

Tim White: - Important to get info first, and respond to facts with facts

Public Comment - How much does EIR cost? Hire attorney? Do our own EIR?

Very expensive - Money would be better spent hiring experts, engineers, consultants to respond to the DEIR after it is finished.

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

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Public Comment Joni - Nextdoor? Group effort.

Nextdoor is limited to a few surrounding neighborhoods - not all of El Dorado Hills.

d) **UPDATE- Vineyards at El Dorado Hills.** A Draft Environmental Impact Report is expected to be available for public review and comment within the next 30 days or so.

120 acre zoned 5-10 acre. Malcolm Dixon Rd. EIR Soon. Density bonus awarded by county, 41 home sites. More info next meeting Likely.

**7. TOWN CENTER APARTMENTS- Supervisor John Hidahl will have a PowerPoint presentation, followed by a general discussion and Q&A.**

Tim White: Controversial. APAC voted nonsupport.

Supervisor John Hidahl - Budget drives majority of county service. Property Tax is 92% of county income. Sales tax is the other 8%. Projected 4% increase for 2018-19.

We lose 10-15 Million to sales tax leakage.

PERS cost is an emergency. For ALL organizations. 7% increase per year.

What made a balanced budget possible for 2018, was a fund balance carried over from 2017 to 2018. As an example, the Sheriff Department returned \$3 million because they were unable to staff open positions.

PERS Study shows Normal Costs, and Catch up costs. EDC is significantly underfunded.

Supervisor Hidahl made a structurally balanced budget the focus of his campaign in 2016.

Sales Tax leakage is a problem.

Public Comment Ryan - Disagrees that most people spend money in Folsom. A lot of online shopping occurs.

Supervisor Hidahl - Amazon does return sales tax dollars. Only online retailer who does so.

Economic development - Believes it will help. The Right kind, in the right places.

Cut costs - Staff cost is 80% of expenses. Sheriff, DOT, etc, Services will be reduced.

BOS approved 3 5% wage increased 5 years ago.

Last option is a combination of increased taxes, increased sales tax, decrease in services/costs.

Public Comment Believes combination is a good option. No increase in industry. Cites success in Emeryville CA - focus on a specific industry, like Pharmaceuticals, etc... we need more people working here.

Supervisor John Hidahl - EDH Bus Park is R&D not industrial. Over 20+ yeas but not even 50% built out. Marketing and economic approach not successful. Industry like Logging is gone - state regulation killed it. Not a lot of industrial zoned in EDH, but in District 2 there is some.

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Public Comment - why not a Costco in EDH Bus Park?

Supervisor John Hidahl - Costco needs rooftops, EDH not big enough. Believes a TraderJoes, or Winco makes sense.

EDC has 9 county unions - most counties have 2-3. PERS near impossible to change. Has to change at state level. The State implemented a Split benefit system recently - lower benefits to new employees.

Supervisor John Hidahl - What is economic development: Community Benefits can happen if development is done right.

Flashvote - first survey asked about what was needed for economic development. In EDH, the results were:

- 1 Better schools
- 2 Recreation Options
- 3 Restaurant Options
- 4 Job Opportunities.

These are reasons for living here - not for economic development.

General Plan has a defined jobs to housing ratio.

Does EDC Eco Development mean we approve everything? No. The right projects.

LOS was a big issue for EDH Apt. Measure Y does not permit LOS F. Green Valley Rd is the only road segment in EDH that is currently LOS F

Bass Lake Rd at Country Club. might be at LOS F

2014 White Rock Rd was level F until Silva Valley Pkwy was finished, went to LOS D.

Green Valley Rd will go to LOS C/D when Folsom finishes Blue Ravine to four lanes to EDC line.

Supervisor Hidahl believes that when any EDC road goes to LOS F Planners need to define a solution.

Public Comment: Silva Valley Pkwy - What is the LOS near Oak Meadow School.

Not LOS F

Southeast Corridor Connector project: 4 lane improvement. Might be able to use Fed dollars instead of County CIP dollars on White Rock Rd.

Density was an issue. BOS approved previous 250 unit Apartment project in Town Center East to 55 Dwelling Units per Acre . Is currently part of the GP. Asked the Developer to withdraw the 250 unit project, if the 214 unit project would be approved.

Agriculture, Business, and Community group suggested that defining the entire Town Center East project as mixed use would result in the EDH Apartments project ending up with less than 2 Dwelling Units per Acre.

With the new Gas Tax/Vehicle fees, Traffic/Road dollars from the state have only recently returned to

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1990s funding levels.

23% of property tax makes it back to EDC Government.

Public Comment - Long trend of State mandating services, and removing funding. How do we eliminate the trend?

It is up to the legislature -

Supervisor Hidahl - El Dorado County belongs to the California Association of Counties - EDC is in the Rural segment. El Dorado County also is a member of RCRC.

From the state of California - Money goes to population areas and where the votes.  
State of Jefferson is an option. Supervisor John Hidahl does not subscribe.

Public Comment Lenny - General Plan states the multifamily residential/Apartments are limited to 24 Dwelling Units per Acre

Public Comment- Sue Taylor - Lawsuit was to remove the GP Amendment that implemented 55 Dwelling Units per acre.  
Supervisor John Hidahl if there was a court order, he wants to get it changed in the General Plan.

Public Comment - how many apartments are affordable in the project.  
Supervisor John Hidahl none - Marketed for Luxury. Seniors and Young Millennials.

Public Comment - Children? what amenities are provided for children?  
BOS - ½ acre open space. Town Center Will take ownership of property. EDH CSD not interested.  
Public Comment - Town Center DRC - Spanos will own the apartment property forever.  
Supervisor John Hidahl doesn't think it will degrade, Spanos is successful at their other Apartment properties

Public Comment Joel - how does this support economic development?  
Feedback said that this project is one thing that most businesses looks at as a draw for future businesses locating here.

Public Comment Joel - Jobs will be in EDC, or in Folsom?  
Supervisor John Hidahl - In EDC.

Public Comment: Debbie Blue Shield has employees that commute in. This project makes Blue Shield happy.

Public Comment - Wayne - disappointed. Dog and pony show. Statistics could be used to either support or contradict the project.  
Central El Dorado Hills Specific Plan - Don't let Parker develop it.  
Supervisor John Hidahl - Spoke to Folsom government representatives and business people - they felt the Apartment was good move - probably should have happened 5 years ago.

Public Comment Wayne - Economic development would rapidly come if the county allowed medicinal and recreational Marijuana businesses.

Public Comment - EDH is unique - Flash survey results show that people wants to live here.  
EDH52 takes away from the reasons for living in EDH.

Tim White: New storage project proposed between White Rock Rd and Rossmore Lane in EDH. More info is coming soon.

Tim White: Monday March 5 - El Dorado Hills Community Council .- Come to these meetings.

Supervisor John Hidahl - BOS Supervisor Websites have been approved. Should be live within 30-60 days. Cindy Munt will help manage the District 1 website.

8. Adjournment.

**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://edhac.org>

\*Facebook: <https://www.facebook.com/EDHAPAC>

\*Twitter: <https://twitter.com/EDHAPAC>