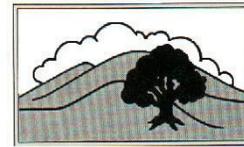


El Dorado Hills Area Planning Advisory Committee



APAC 2018 Board

Timothy White, Chair tjwhitejd@gmail.com
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
John Davey, Vice Chair jdavey@daveygroup.net
Kathy Prevost, Secretary hpkp@aol.com
1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: March 14, 2018, 7:00 PM

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

1. Call to Order

Tim White - EDHAPAC Website - keeping EDH projects in one location, with links to the county project files.

Heard from the county planner on the EDH52 project - NOP & Scoping meeting not scheduled yet. DOT had problems with ingress/egress - maybe a few more months as they re-engineer.

2. Adoption of Meeting Agenda

3. Public Comment- On any matter not on the Agenda

Dean Getz - Serrano homeowner. Would like to raise awareness that parts of the process might be overlooked regarding the proposed Central El Dorado Hills Specific Plan. HOAs, such as the Serrano Owners Association (SOA) have powers like CC&R enforcement & review, and Design Review Committees. Permits require HOA stamp of approval. In Serrano that process has been weak. Controlled by Builder/Declarant. Normal fees, reviews, etc have not been followed through. CC&Rs have many specific restraints. Issues are controlled by the HOA once a property is annexed into the association. The Serrano El Dorado & El Dorado County Development Agreement had a 20 year term and expired in 2009. The proposed CEDHSP seeks to "transfer" 135 member lots on "asbestos ridge" plus 140 acres from the EDHSP to the new CEDHSP. Requires SOA approval, before the County can approve the project. Impacts to SOA members: fewer member lots can lead to increasing SOA fees/assessments.

Serrano CC&Rs are Public record. EDH APAC might consider posting Serrano CC&Rs on APAC website. HOA should be part of the process. Recorder/clerk office can supply Serrano HOA CC&R

4. Guest Speakers- **Louis Mansour of the Mansour Company, updating us on Town Center West, and the TCW Apartments**

Town Center East and Town Center West - Misconception that it is all commercial. It is not. Market Conditions have changed from original plans in 1994/95. Originally was going to be a regional mall. Then in the 1990s plans changed to be a power center - big box. Final vision: made it feel like an old town, walkable, a lot of entertainment draw. A lot of doubt at the time that it would work. Entertainment focused. Apartment project was going to be retail. Market changed. Talked with many prospective hotel groups - full service 120 room projects. Wouldn't work. Explored limited service hotels. Limited service hotels didn't want to be on Main Street. They want to be in a parking lot. 120 room Aloft by Marriott, already approved via the PD, expect to be breaking ground this year. Just needs building permits.

In Town Center West they have broken ground on Oakmont: 120 room assisted living and memory care facility. Big demand for assisted living currently. Assisted living facilities are licensed by the state. Independent living facilities don't have the same state regulatory requirements. Currently looking as smaller buildings, and flex space to build out. Met with a medical group to do 6000 sf medical office. Also evaluating Warehouse buildings of 20,000 sf. Not much warehouse space is available over 15,000 sf in EDH. 2 parcels In Town Center West approved for 65 foot tall buildings. Approved for 250 hotel rooms and conference centers. These have been approved since 1995 PD. Just now getting interest in these facilities. As long as they adhere to the planned development, projects are approved by permit only. No public hearings. The East side was not cheap, high quality. They are very proud of the project. New concept in the General Plan centers on mixed use. Normally in urban settings, but this is a new approach in EDC. There is no real Urban center. Working with the county - a few sites for a transfer facility - like a park and ride. Aimed for people who work in EDH and take transit to jobs. The Transit authority, Southeast Connector Corridor JPA likes the concept.

Public Comment - Building on Town Center Drive (old manufacturing building)

Louis Mansour - we don't own that. John Adams Academy is there, but is now looking for a new site due to traffic issues

Public Comment - new park and rides?

Louis Mansour - New facility will handle 500 cars.

Tim White - Additional hotels at EDH52, and Montano de El Dorado Phase II are currently proposed.

Louis Mansour - Our projects are already approved.

Tim White - is there a need for another 500 rooms?

Louis Mansour - Market driven. There seems to be a demand. People come up to EDH from Folsom, prefer EDH. County will consider the merits of more rooms past the 250 approved for Town Center. There are a lack of hotel rooms in the county - Wine Tasting, etc have a need for more rooms. Weddings can't book more events because there is no place to stay. More in Placerville, Amador County, etc are needed. Market will drive it.

Public Comment - Joeger Cutoff Rd never connected to Town Center East - Is that an possibility? To ease the traffic impacts on White Rock west of Vine, and Town Center Blvd at Latrobe Rd/EDH Blvd?

Louis Mansour - Don't know the answer to that. AN interesting idea,

Public Comment - current state of the EDH Apartments? Timing?

Louis Mansour - Has been approved. Don't know about the timing. Town Center East DRC has to approve the plans. Working with Spanos team. Spanos meeting internally in April. A few years perhaps?

Public Comment Joel - Where does the Town Center shopper go?

Louis Mansour - Original Plans for Town Center East had a wedding chapel. Overlooked the lake. By Sourdough Co.

Public Comment- Any room for a trader Joe?

Louis Mansour Would love to - EDH Doesn't fit their model.

Public Comment - Tenant for the old Chili's Space?

Louis Mansour - No. Too many issues to restore problems in the building. Currently making repairs to the building.

Public Comment - suggest Fuddruckers for the location

Louis Mansour - Sounds good! They have been pushing two restaurants in the space to split the 6000 sf that Chillis used.

Public Comment Any status on the old CVS/Longs space, or Bistro 33?

Louis Mansour - CVS Lease is still in place, but they are looking to find a new tenant - Mansour Co. doesn't own the Town Center Marketplace property any longer. The Longs Drugs building didn't fit the CVS Model - No drive thru at the Town Center Marketplace Longs building, so when CVS & Longs

merged, they went with the CVS building at White Rock & Latrobe Road.

Bistro33 - Doesn't want to get in to the details about Bistro33. Sometimes it is just time for a change. However Town Center has signed a deal with a group from LA for the Bistro33 space. Announcements next week. It will not be a Bar. Bar space will be reduced 50%. Will be Family focused.

Public Comment - Any discussion about options for Teens/kids in Town Center? Bowling alley at CVS/Longs?

Louis Mansour there have been suggestions but they don't get very far. A lot of those projects are subsidised by cities, so they don't/won't work in EDH/EDC. Tried to do a bowling alley in the Reunion space. Doesn't pencil out. Also evaluated a mini golf course, but it doesn't fit. The Valley View Plan was supposed to have facilities for teens, kids, etc. That is still under development. Willing to hear community ideas.

John Raslear - Are the Assisted Living project plans on the county website?

Louis Mansour - Don't know. Would be willing to send the plans to APAC. Should be similar to the facility on Creekside in Folsom.

Public Comment- No Hearing required?

Louis Correct

5. Supervisor Communications: Supervisor John Hidahl

Last month provided a view on the need for projects in EDC & EDH because of growing expenses to the county. CAL PERS rates are skyrocketing for next 7-8 years. How will we pay for the services. Economic Development, prop tax, sales tax with the RIGHT mix of projects. Find ways to increase funding. BOS looked at the Transient Occupancy Tax (TOT) at Last BOS meeting to increase From current 10% to 12%. Does Not typically impact county residents, mostly travelers. 2% increase, generates \$700K per year. Third part is reducing costs - less staff, reducing services. However the state keeps adding services, mandating that the county has to provide them. Have to find ways to pay for those mandates.

New legislation - new Senate bill SB 827 - override local zoning for taller buildings, higher density, density bonuses centered around transit centers. Affordable housing is the goal. High density structures will be coming to these areas. Doesn't want to lose local control to the state. The concept is that transit sites don't impact open space because the transit already exists there.

New conceptual plan for a Mem care facility. Advised the developer to talk to APAC. 3 acre site off of Sophia Pkwy. New concept. It may or not be approved for the area.

A lot of senior facilities are coming, and there is a need.

Homelessness is rising in EDC - Nomadic shelters (Faith Based) that are utilized in cooler months, typically Nov - Mar, for winter/ wet conditions. Homeless numbers are increasing dramatically - locally increased by 55% in the last year. EDH is more moderate climate than higher up the hill. BOS AdHoc committee met today with City of Placerville, and County Staff. Proposed a staff employee - shared with City of Placerville 20%, City of South Lake Tahoe 20%, Marshall Hos 20%, and Barton Hosp 20% County 5%. State will match some funding. El Dorado Opportunity Knocks website (<https://www.edokcoc.org/>), \$200K in funding. Don't want to support the lifestyle, want to move them up and out to a healthy lifestyle. Hospitals have tremendous costs, so they are interested in participating

New ordinance in EDC - Human Rights Commission. Intent was to look at hate mongering, etc, look at it as the social aspect and how to help. Two supervisors assigned to support ad hoc committee. Supervisors get to appoint a public representative from their district to the commission/committee. Looking for a candidate. If interested contact BOS 1 office.

Public Comment Charlet - Legislation mentioned (SB 827)- Any limits?

District 1 Supervisor John Hidahl - Transit areas are eligible for overriding all local zoning for large high density apartments. State Legislature is very active in pursuing. Housing is a problem statewide.

Public Comment Steve Ferry - Can the state build a park and ride project, and then come back and build the housing via the SB 827 Bill?

District 1 Supervisor John Hidahl - it could happen, but it is not written that way now.

Public Comment- Currently part of state law about reducing road trips, etc, and building centered on Transit areas

District 1 Supervisor John Hidahl - State is changing definitions: VMT Vehicle Miles Traveled Tax is a potential new state model. There will probably be a monthly bill from the state within 5-10 years for the number of miles traveled. Tracking is easier, with more tools and technology abundant now.

John Raslear -EDC and EDH is welcoming more Seniors and facilities, but no services for seniors. If we invite more senior projects, county must address Needs of the new population.

District 1 Supervisor John Hidahl - Agreed. Need to determine where the needs are, huge demands across the county, EDH has much more available services than other parts of the county - The County will look to add resources in areas currently underserved.

District 4 is very close in senior population to EDH - No lunch programs, or services in those areas. The main question is: Where do we spend the limited resources that are available?.

6. APAC Matters and Projects

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

Vote to amend APAC Guidelines as proposed:

White - Aye

Raslear - Aye

Ellison - Aye

Davey - Aye

Ayes 4

No - 0

EDH APAC Guidelines passes.

b) UPDATE- Serrano Village J Lot H – Planning Commission Hearing scheduled for April 12, 2018 at 8:00AM.

Kirk Bone: Addressed Village J Lot H At the Aug 2017 EDH APAC meeting. Same project, no changes, it is just moving through the County Process/

J5 residential - 145 resident lots Sold to builders.

J5 Commercial (Safeway) - Sold to Donahue Schriber

Huge rain recently was a problem. Rules about state and county erosion controls are stringent. Waiting to dry out. More grading in April - perhaps 30-60 days. Safeway still has some design items to be

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

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reviewed at the county.

Public Comment - The Village J Lot H Park Is last required park for the Serrano development?
Kirk Bone - Yes - last 12.5 acre park space that were obligated. Approximately \$3.5 million dollars available for the Village J Lot H Park

Tim White - Since we have mentioned the CSD, we note the CSD General Manager Kevin Loewen is in attendance with several members of his CSD Team - We'd like to thank the CSD for the providing the space and the amenities for our EDH APAC meetings.

c) PA18-0001 First Rate Storage Rossmore Lane area – Pre Application for Self Storage Facility on 5.5 acres off Rossmore Lane, east of Town Center.

Tim White - Provides more description of the project. Presents some conceptual imagery of the project for attendees. County is looking at requirements - TAC Meeting was held February 28th/

d) El Dorado Hills Business Park Owners Association Proposal to De-Annex 207 Acres Owned by DST a the south end of the Business Park, for potential residential housing.

Tim White - The property in question is not in District 1 but impacts EDH -

District 1 Supervisor John Hidahl District location is not a restriction - the project is in El Dorado Hills, and EDH APAC addresses projects in EDH, and projects that impact EDH. Not limited to District 1 boundaries.

John Raslear - Heritage Development is adjacent to this land. Blackstone as well. A significant number of homes. A lot of impact on Latrobe Rd / El Dorado Hills Blvd, and White Rock Rd.

Public Comment- any example of mixed use that the project is aiming for?

Tim White - a general concept so that it allows flexibility to do multiple things.

District 1 Supervisor John Hidahl - Workforce housing is lacking in EDC/EDH. Trying to get housing close to workplaces

Mixed use can be either horizontal - across the street - or vertical with commercial and residential uses stacked in multiple floors

Public Comment - cutting off all the access to the Bus Park from the project?

District 1 Supervisor John Hidahl - Initial thoughts are that it might not work - for public safety and traffic concerns.

Public Comment Ellison - APAC has historically been against schools and churches in the business park - trying to keep tax revenues.

District 1 Supervisor John Hidahl Churches don't generate prop tax. APAC original view was to keep it R&D. Times have changed. There probably should have been an adjustment to the Business Park concept to meet the needs of the evolving market place.

John Raslear - Houses next to where people work is a repeated focus - DST is the only big employer in the business park. Are there jobs in the business park for these homes. Focus should be on jobs first, homes after.

Tim W - Business Park is trying to re-energize. Should we invite Business Park Association

Representatives to address APAC? Tim will reach out to see if there is any interest.

Public Comment Richard - Has the Fire District Board looked at access to their station, and how residential use will impact the need for additional Fire Services?

Tim W - Zoning request will generate a fire department input.

District 1 Supervisor John Hidahl 1st step in this process is de-annexation

2nd step - rezone - Public agencies will provide input. If approved, it will move forward.

Public Comment - in regards to companies needing housing. Can't get jobs without housing, or housing without jobs.

Public Comment Debbie Manning EDH Chamber of Commerce - Companies used to look for CEO and Exec housing - Now they look for employee housing

John Davey - Can't the housing in Folsom Ranch help with Workforce housing? It is only minutes away from the Business Park

Public Comment Debbie Manning EDH Chamber of Commerce - Folsom South of 50 has the wrong housing. Not Workforce.

Public Comment- Any kind of report about the new housing in Folsom? There is supposed to be commercial projects and a business park.

Tim White Folsom plan expects 9000 jobs.

District 1 Supervisor John Hidahl Commercial center is in the plan.

Public Comment - Boulder Colorado is an example: Google went in to Boulder, not because of housing, because of it is where people wanted to live. We haven't been able to draw employers.

District 1 Supervisor John Hidahl - small businesses have interest - 30 employees, max. Not big employers. We don't have the housing for entry level.

Tim White - EDC doesn't have the ability to offer incentives. Can't compete with metropolitan areas, or cities like Folsom, Roseville, Rancho Cordova, Elk Grove, Sacramento, ect.

District 1 Supervisor John Hidahl - if we are a senior living community, or continue as only a bedroom community, services will diminish. Aging population we attracted increases service demand, but don't provide the revenue to support the services.

Tim White - Recent news today: Update on Vintage Grace project - Charlet Burcin is leading the subcommittee - Architect provided feedback to the Church regarding styling changes community was interested in. Added significant costs to the project. Much too expensive. The County has determined an EIR is necessary as the proposed project moves forward.

7. Adjournment.

- The next EDH APAC Meeting will be April 11, 2018 7PM

At the EDH CSD Norm Rowett Pavilion 1021 Harvard Way El Dorado Hills, CA 95762

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

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