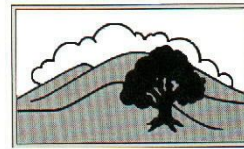


El Dorado Hills Area Planning Advisory Committee



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: May 9, 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

Public Comment:

Wayne Haug: EID Divestiture of El Dorado Hills assets and service area an agenda item for the May 14, 2018 meeting agenda?

4. Guest Speakers: **xxx**
5. Supervisor Communications: Supervisor John Hidahl
- **Supervisor Hidahl not in attendance/**
6. APAC Projects

a) Report on Vintage Grace Church Design Changes and Nomination and Election of Charlet Burcin to APAC Voting Membership.

Tim White - project summary /history

Charlet Burcin: Met Jan 22 2018 with Vintage Grace.
23K sq ft building, 600 people per service, 300 feet from EDH BLVD
Subcommittee expressed concerns with:
Aesthetics
Traffic
Parking

Many residents felt that the project as proposed was too industrial. Requests were made to see if Vintage Grace team could "Soften" the look
Met again in April - Vintage Grace has adopted some community suggestions.

Parking still some concerns, and El Dorado County Long Range Planning requires onsite transportation review.

No EIR is required

Prepping for a Mitigated Negative Declaration

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com
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The Pastor reports that they had five easter services this year serving 1200 parishioners. No problems with traffic or parking. Believe parking is adequate. Landing is included in plans. Plan for a Late Fall start - might be delayed.

Subcommittee recommends support.

John Raslear - No signage to indicate it is a place of Worship.

Charlet - no signs in the plans, just the name Vintage Grace on the building.

John Raslear - Does it fit the area?

Tim White - They have been very accommodating to public input

John Raslear - height?

Wayne Haug - Won't be able to see it from the back from his home.

Charlet - Keeping the old building for classrooms,

John Raslear - anything from Neighbors?

Wayne Haug - Neighbors prefer this to the previously planned building. New grass area

John Raslear- Parking in back?

Public Comment: Is it a Christian Church?

Tim White - Yes - set up as a mission church. Moving trainees to new areas after spending some time serving at Vintage Grace. They don't want to be a large church.

Tim White - more info from County Planning Dept as the project progresses

Lenny P - This is in his neighborhood. The church was described to Lenny as a Whale was buying the church. Talk to the members. New design looked like an IKEA. Now looks like Starbucks. Does Church know that they have to go to County, APAC isn't the decision maker. Urges a No vote. Thanks the committee for their work.

Tim White - Explains process of becoming a voting member of EDH APAC. By virtue of her work on the Vintage Grace Subcommittee, Charlet Burcin is qualified to become a voting member.

Motion Made to make Charlet Burcin a voting member of EDH APAC.

Motion Seconded:

Tim White: Aye

John Raslear: Aye

John Davey: Aye

Charlet Burcin becomes EDH APAC voting member.

On the matter of Vintage Grace Subcommittee recommendation:

John Raslear: Motion not to approve -

No Second

Motion Fails

John Davey - Motion made to Accept subcommittee recommendation conditioned on no height variance, and on traffic study and parking study results.

Motion seconded - Charlet Burcin

Tim White Aye

John Raslear Nay

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John Davey Aye
Charlet Burcin Aye

Motion Carries 3-1 to accept Vintage Grace Subcommittee Recommendation: **Conditionally Support**

b) Updates and Status Reports on the following Projects in the El Dorado Hills –

- Serrano Village J, Lot H, Serrano village

Appealed to the BOS - CC&R and HOA issues

Public Comment: Crystal: Other concerns - oak trees. Eliminates natural trails that residents have used for many years.

Tim White - Oak Ordinance. 20 year old project, Doesn't have to meet the current oak ordinance.

Public Comment - Brad Johnson. County and Serrano Associates maintain that the 1989 EDHSP - EIR covers mitigation. No real mitigation in the EIR, only advises to "avoid where feasible". Avoid construction impacts. 90% oak tree removal. County change it to 190+ trees removed out of nearly 500. Naturally Occurring Asbestos (NOA) issue raised. No more environmental review required because of the 1989 EOR. NOA findings were after EIR was issued. County maintains it is not new information. But if it is new info it needs to be studied. Just wants responsible analysis

Public Comment: Ken Cook - Is a land planning professional They will probably be able to stand on the old EIR.

Public Comment: Lenny P - loves oak trees. CSD will keep some trees as they attempt to put the Lot H, EID, and RUSD parcels into a major recreation area.

- J5/J6 residential and J5 Commercial (Safeway) at Sienna Ridge

John Davey -Grading work has resumed

Runoff enforcement action for November Stormwater runoff incident. Enforcement required corrections, no fines.

Tim White - Tim and Kathy Prevost met with Parker prior to BOS approval of the project- runoff measures were promised, to be maintained by the Serrano Owners Association

- Sewer Work at Hawk View (Bass Lake Hills Specific Plan Area)

John Davey - Underground and Sewer work has begun. Likely to be the first development in the BLHSP. Still no word on the status of the Country Club Dr re-alignment, or other BLHSP Bass Lake Rd improvements/mitigations

- Silver Springs Parkway- eminent domain proceedings commenced on 3 parcels

Eminent Domain actions approved at the BOS - County Planners believe that work may begin in 2019-2020

- EDH CSD acquiring EID property at Bass Lake in October 2018

EID property is in escrow, expected to close in October 2018, and will be used in conjunction with the Village J Lot H Park property (12+ acres)

Public Comment: Larry - Fish and County Game Commissioner-Commission will support the project.

John Raslear - How will they pay for it?

- EDH CSD offer to purchase surplus RUSD Bass Lake Property

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John Davey - EDH CSD has issued a Letter of Intent to purchase the property surplussed by the Rescue Union School District. The EDH CSD is the only public agency that issued a LOI. RUSD is completing a state required safety study of the Dam at Bass Lake, and updating state required evacuation plans, as well as making a valuation study of the property. A second public announcement regarding the sale of the Property will be issued, and a waiting period of 60-180 days will follow

- Ongoing Construction for the Pavillions Memory Care Facility & EDH Ambulatory Surgery Center

Tim White - Land was clear-cut within a few days of approval. Grading completed, concrete work underway.

- EDH 52

Tim White - County DOT looked at the initial documents and has significant concerns about the traffic, and the entrances to the project site(s)

Charlet Burcin- Why 3 gas stations?

Tim White - don't know.

Public Comment: District 1 Planning Commissioner Jon Vegna - Thanks County Director of DOT Rafael Martinez for looking more closely at the traffic aspects and recognizing the initial design issues of the project.

Public Comment: Cathy Devito - Silva Valley interchange ? Any other access to the project?

Jon Vegna - Clarksville Crossing (old Silva Valley Pkwy) will be the main access.

- Springs Equestrian Project

John Davey - Talked to County Planner, expects the project to come back to the Planning Commission "soon".

The property has been listed for sale for \$4.9 million. Real Estate Listings for the property detail the work being done for entitlements for the Horse Training/exhibition project, as well as potential for dividing the property for residential/luxury homes, and a potential vineyard.

- Proposed Village Oak Senior Care Facility at Serrano and Silva Valley Parkways*

New project- No info yet.

Time White - Parker Development has a 2 acre site for Office building in this area.

Same name for a project at Saint Andrews Drive owned by Dr. Benjamin Foulk, who is in attendance at the meeting.

***CORRECTION -**

The correct site of the Village Oak Senior Care Facility is at Saint Andrews Dr and El Dorado Hills BLVD. This is a project by the property owner Dr. Benjamin Foulk - 1011 St Andrews Dr. There was confusion between this project and the Parker Development Office project at Serrano Pkwy & Silva Valley Pkwy as presented at a recent EDH FD Meeting regarding upcoming development projects.

No documents available yet on the County Projects Website for either project.

- EDH Business Park De-Annexation

Vote to de-annex received 70% approval from owners in Business Park Association

John Raslear - Why are we taking away business zoned land if we want more business?

Tim White - Business Park Association believes that this can help revitalize the EDH Business Park

Charlet - Don Ashton spoke about a marketing plan for EDC? Where is that at?

Tim White - EDC cannot give tax breaks, or other incentives, there is no money in the budget. EDC can only offer quality of life/location advantages.

Public Comment: EDH Business Park rents are too expensive. Cheaper in Folsom and Rancho Cordova

- EDH Town Center Apartments.

New lawsuit for 2nd project. Old project still in litigation.

Public Comment: _ Folsom Luxury apartments will be ready in Aug. - should demonstrate potential demand for luxury apartments.

Charlet - Those Folsom people in the new luxury apartments could potentially work in EDH Business Park

Not on Agenda - Saratoga to Iron Point connection -

Tim White - Original project approval was for two lanes of Saratoga to connect to Iron Point Rd at the Sacramento County Line - right of way exists for four lanes, but County DOT doesn't want to have to fund maintenance for four lanes until they are needed. Elliott homes wants four lanes, with bike lanes, center median. At the BOS May 15 meeting Agenda item will discuss approvals for the project and adding four lanes. Elliott homes want to move fast on the matter.

Jon Vegna - Additional 2 lanes only from Foslom to the new Wilson Way intersection on Saratoga where it will reduce to two lanes through to El Dorado Hills BLVD- Will not be four lanes all the way through to EDH BLVD.

John Raslear- Builder was willing to add four lanes all the way to EDH BLVD, but DOT only wanted 2 lanes.

- PD18-0001 First Rate Storage – Rossmore Lane (Town Center East)

Self storage project behind Town Center East between Rossmore Lane and White Rock Rd. - Behind Regal Cinemas

- PA 18 0003 Sophia Parkway Commercial PreApplication 4 buildings 16K SqFt, 112 parking spaces

1 Building with potential drive thru

1 building for Smog shop. (Property co-owner owns 5 Smog King locations, including 2 in El Dorado Hills - this would likely replace the location across the street on Green Valley Rd next to the Purple Place Restaurant.

c) Discussion about the proposed new EDH Transit Hub

Public Comment: Transit hubs. What about transit "housing"?

John Raslear Buses are in Placerville. Space to garage and fuel in EDH would make service more efficient. The issue is that El Dorado Hills streets aren't built for buses - not much accomodation, insufficient turnouts, etc.

Tim White - Decision by Fall

Public or private? Maybe a mix

Jon Vegna - multiple Agencies represented including El Dorado Transit, El Dorado County Transportation Commission

John Davey- Local School district transportation departments are also involved for input

c) Discussion about the proposed the newly revised and adopted El Dorado County Design

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Guidelines, and the Historic Design Guidelines (what? ...never heard about this? ...neither had APAC until 5 days before these were approved by the Board of Supervisors!).

This was actually an updating of images and text in the current approved documents, as they were originally drafted and approved in the 1980s, and are unreadable online. New photos, and typefaces were used to make electronic versions of the Guidelines, so that the public could access them on the county websites.

Not on Agenda - City of Folsom widening Blue Ravine Rd to Green Valley Rd at the County Line to Four lanes. Survey work underway. Trees removed. Expect significant traffic issues while the project is being constructed.

Not on Agenda - Cameron Ranch. Residential

Not in EDH, but traffic could be impacted in EDH along Green Valley Rd. Located at the corner of Green Valley Rd and Cameron Park Dr/Starbuck Lane behind the Rite Aid store. Originally approved for multi-story apartment buildings, request to change the project to single family attached housing, reducing density to roughly 41 units.

Not on Agenda - John Raslear: Anthony Scotch - 5 buildings (cafe, medical office) proposed at Carson Crossing and White Rock Rd (Portico project)- sold for Assisted living facilities. Buyer was Qualacom - Suggested to Mr. Scotch that he and the new owners be invited guests at APAC in June 2018.

7. Adjournment.

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