

El Dorado Hills Area Planning Advisory Committee



APAC 2018 Board

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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: June 13, 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:- **NONE**

4. **Guest Speaker: Roger Trout**, the County of El Dorado Community Development Services Director of Planning and Building Department. Mr. Trout will be speaking about how the planning process works in our County. After his presentation there will a question and answer period.

Roger Trout - the process of planning is complicated -Roger has worked in El Dorado County Planning 28 years (1990). It took 2 years for him to understand the planning process. And he is still learning.

General Plan and zoning ordinance look alike, but are very different. 13 land use designations, 40 zoning ordinances.

General plan is general - zoning ordinances are specific.

Specific Plans like are general plans but are specific to an area of the county.

County adopts its own plans - There are many plans. Subdivision Act, etc.

Process - Applications come in, are given a preliminary review by county planners, then are shared with all appropriate county agencies, local districts, and volunteer groups like APAC.

General Plan authority comes from the police powers of the CA Constitution.

There are 7 mandatory elements of the general plans in the California Constitution - El Dorado County has 10 General Plan Elements.

The County wants to plan appropriately for our region and conditions - As an example - the county prefers to move high impact projects/development out of fire danger areas.

Between 1970 and 1980 El Dorado County population doubled.

Area Plans were adopted in 1970-1980s

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com
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Cameron Park couldn't be built today the way it was in the 1960s. Example: Can't put homes next to the airport.

Zoning is not the same as General Plan - zoning specifies things like setbacks, height restrictions, etc... these are not in the General Plan. The General Plan guides discretionary development.

Zoning ordinance has 8 chapters.

13 land use designations

Example - In July the housing element will begin preparing an update for 2021.

El Dorado County added Economic Development element in 1996.

The General Plan is a balance of competing interests.

Planning talks to applicants. Reviews project. 30 days to review application for completeness. If not complete, applicant starts again. Once complete, application moves forward.

Comments get gathered by the county assigned project planner, and the planner decides what sort of documentation, Conditions of approval, CEQA documents, etc... might be required. The project then goes to Planning supervisor, and finally to Roger Trout. 6 month time frame is typical. But the process can also take 1, 2, 3 or more years. Currently there is 1 project that is 12 years old.

Project status web page is available for the public to review documents- New permit tracker is now online.

Board of Supervisors adopted new process for public notice - 1 mile ½ mile, 1000 feet - depends on project. MT Dem, also posts signs.

Planning Commission - Holds public hearing. Make changes to the project or accepts as presented. One last chance to appeal to Board of Supervisors for developers and public.

Questions and Answers -

Tim White TAC meetings? Public not invited? Why is that

Roger TAC Meetings used to be 3 County Staffers, that process stopped in the 70s. But TAC meetings are now more of staff meeting with developers/applicants to review what is needed to meet ordinances, the General Plan, Specific Plans, etc.. Sometimes outside agencies attend(EDH FD). Too many attendees might limit developer candor. But additional public meetings can be possible. Current notice is old, has not been updated. Dept will always work with anyone interested.

Tim - this is usually the first notice.

Roger Trout - There usually is no info available. Later there are numerous data. TAC meeting is just to start the process. Project changes based on feedback. It is an imperfect process.

Charlet Brucin - How is the dept structured? Is everyone trained the same? How are projects assigned to Planners?

Roger Trout- Project is assigned based on staff skill and availability. Constantly training. Roger is the CEQA expert. Significantly understaffed last year - new staff has been added recently. Projects get reassigned based on workload. 2 principals planners - one of those, Mel Pabalinas, has been promoted to principal planner. Board of Supervisors is adding a deputy director of planning. Hire might be imminent.

Steve Ferry - Board of Supervisors passed TGPA-ZOU - why did we do that? Can you explain the mitigation fee act?

Roger Trout - We amended 20 - 30 policies. The Zoning Ordinance, we rewrote the entire document. The old Zoning Ordinance was not very effective. The 2004 General Plan is similar to the 1996 General Plan. The 1996 General Plan was litigated. Revised General Plan was approved by voters in 2004. In 2007 the economy stalled, no one was interested in updating the plan. In 2012 the county was ready to adopt new Zoning ordinances - Board of Supervisors wanted a pause - they were not happy with the General Plan. The County decided to fix both the General Plan and the Zoning Ordinances at once. Numerous volunteers, time, and dollars. Was litigated again, was resolved recently in the County's favor.

Public Comment Kim Shultz. - How does the Planning Commission keep approving housing without new schools being built? They are at max capacity.

Roger Trout - From Roger's perspective, schools are notified, but don't provide much feedback. Carson Creek was supposed to be 2400 workforce housing units for the El Dorado Hills Business Park- but it was in the Latrobe school district - they had no capacity for new students. The plan changed to a more senior oriented development. School district is at the state level - planning in El Dorado County is County level. State law has changed about how schools are funded. State has control. Districts establish their own mitigation fees.

Supervisor John Hidahl - El Dorado County has no control of schools - State of California controls schools. County can only be involved via encroachment. County can't reject project based on school capacity.

Public Comment - Are any parts of General Plan, Specific Plans, or Zoning Ordinances delayed because of things like water restrictions or availability in a certain year or time frame?

Roger Trout - EID has a few water moratoriums in the 90s. County passed an ordinance - every subdivision approved by El Dorado County planning process requires each lot to have a water meter. Meters assigned to a lot mean that the water agency has allocated the water required to that unit. So if there are no water meters available because of a water moratorium, then projects can't be built.

These are all special districts - EID, local CSDs, Fire Districts, etc - they all work well with El Dorado County now. 20 years ago, we didn't work as well together.

Tim White - EID Board Director Alan Day will be at APAC in July to discuss the proposed divestiture of the El Dorado Hills Service Area.

Supervisor John Hidahl - In 1961 developers created the El Dorado County Water district (fire and water) to provide water, sewer, and fire protection to the new El Dorado Hills development - So the El Dorado County Water District (EDH Fire Dept Board) has the authority to take over the EDH Service area from EID. EID annexed El Dorado Hills service area with the promise of lower rates and gravity feed water. That didn't actually happen. Truthfully, for any agency to do this will be difficult.

Public Comment Joel Wiley - Do you have control over the planning areas of the El Dorado County websites. Documents are missing for many projects (like the CEDHSP) or contain broken links

Roger Trout- We can talk offline. Let me know if you find missing documents or bad links so we can fix it.

John Raslear - is there a time limit after everything is approved for a project, for it to be completed? Is there a project expiration point?

Roger Trout- depends on the project. For instance, Tentative Maps are approved for a 3 year period when approved. Then they can get 6 more extension years. During the recession the state passed 4 laws to help keep projects entitled past the traditional expiration periods. As an example, the Silver Springs project has a Development Agreement that extends the timeline - Has been approved for many years.

Public Comment - when a project comes to the Board of Supervisors - what is the requirement for CEQA approval for old projects, or renewed projects?

Roger Trout - complicated. We look at case law - Big projects require an EIR. Big Subdivisions that have an impact such as road capacity can be mitigated by widening road - so an EIR might not be required. Significant impacts like wetland infill require EIR, but other issues can outweigh things like the loss of a wetlands. Negative Mitigated Declaration means that the development HAS to mitigate the impacts - An EIR can be passed by the Planning Commission or the Board of Supervisors without mitigation.

5. Supervisor Communications: Supervisor John Hidahl

County Fair Starts Thurs . Ends Sunday. Wheelbarrow race is on Sat this year. New event based on the Jeeps Jamboree on Sunday.

Board of Supervisors meeting Tues June 12 - annual budget review was scheduled for Monday June 18. Fund Balance is looked at. Last year fund balance went to pay down CalPERS.

BOS is placing a measure on Nov 2018 ballot: 2% TOT increase. Folsom is 12% El Dorado County will match that. Voters have to approve.

BOS placing a Provisional Measure regarding the potential voter ballot initiative that will cancel the SB1 - gas tax funding road repairs. El Dorado County will lose \$5million if SB1 is repealed. The provisional measure will ask voters to approve a ½ cent sales tax increase - to come into effect only if the SB1 taxes are removed by the November ballot initiative. State is responsible for road maint - if they don't fund, then the roads deteriorate. Supervisor Hidahl wants voters to have the choice. Last year Board of Supervisors put \$3million into Road Maintenance. If we have to reduce services due to the loss of the SB1 gas tax, or declining budgets, Supervisor Hidahl wants voters to tell Board of Supervisors what they expect of County services - increase taxes, reduce services, layoff employees, or a combination. Big funding challenges are ahead in the 2020/21/22 time frame.

Vacation Home Rentals - Board of Supervisors is changing ordinance for more code enforcement. In some subdivisions ½ homes are Vacation Home Rentals. Impacts Coloma Lotus area, as well as South Lake Tahoe. The County VHR ordinance will not be as punitive as the VHR ordinance implemented by the City of South Lake Tahoe.

Charlet Burcin- Budget - are we ok for 18/19 Budget?

Supervisor John Hidahl - it is balanced. But in 2020/21 the sheriff department new facility project payments will start at \$3million per year. That is why we want to ask residents what they want to support.

Tim White - will the ½ sales tax increase meet the loss of \$5 million Road maintenance funding from SB1?
Supervisor John Hidahl - yes. Has to go before the voters.

6. APAC Projects

a) EDH 52- Application for a Large Lot Tentative Parcel Map to split the 41.87acre property into 4 commercial parcels for phasing and financing purposes only. A Public Hearing will be held by the County of El Dorado Zoning Administrator on June 20, 2018 at 3:00pm in the Building C Hearing Room, 2850 Fairlane Court, Placerville. For more information go to the edhapac.org website, click on Documents, and then click on EDH-52.

Tim White - Parcel Split - Proposed to split into 4 lots for phasing and funding. This is not the rezoning from Big Box to residential commercial. That is a separate project.

b) Portico at Carson Crossing. The developer of the proposed senior living facility will present his latest plans for the project located at the southwest side of White Rock Road at the intersection with Carson Crossing.

Anthony Scotch - introducing Architect and Quantum Care Place

In 2011 they had a project approved for 43K sq ft Commercial/office space. In 2016 they sought to change this and were approved for senior care facility based on a conditional use permit. El Dorado County has issued a letter of approval. Thanks John Raslear for inviting he and his project team to APAC. Looking for input from the public. Looks forward to coming back to APAC as project moves forward. Most partners are from EDH - very interested in a good project for the community.

Brian Williams- Project Architect

Excited to work on this project - Has lived in EDH for 19 years. Feels that this is more than a project, has a heart to it. Project has purpose.

4.11 acres at White Rock Rd and Carson Crossing. 2 buildings: 1 large building for memory care, and a smaller medical office building. 60K sqft 1 story. Large scale, but wants to bring a human element to the design. Designed to support the mission. They moved the buildings closer to White Rock Rd to get it away from existing residential areas, and to provide space to neighbors.

CEO Dr Sheldon Duruisseau- Resident in EDH for 14 years. Loves the area. Wanted to move to EDH 30 years ago.

Owned 3 assisted living facilities in Sacto - Was a Sacto City Planning Commissioner for 8 years. After retirement His oldest son had a spinal cord stroke - left him paralyzed from the waist down. Wants to build a place to serve his son, and others that require assistance. By 2020 there will be a need for 150 beds for memory care. This plan has 77 units, 94 beds. Planning Dept suggested that they plan for 106 beds. There will be a growing need for the service in EDH in the next 5 years.

Formed the company 4 years ago. Continuing care. All the studies indicate a growing need by 2030. 1200 beds will be needed in the region.

Working on a smaller 55 bed project in Citrus Heights.

Has a strong assisted Living facility team. 60 years of experience.

They will be adding more than the standard assisted living facility - around the clock nursing on site as an example. Training and educational center as part of the project to help retain and improve care givers' skills. Plans to work with local community college to add to the program. The aim is to provide top service, and top

care.

Medical care in addition to traditional personal care of assisted living facilities. Respite and hospice care as well. They are passionate for the elderly, and providing dignity via aging in place.

John Raslear - licensed as Skilled Nursing or Assisted Living?

Dr. Duruisseau - Assisted Living - but will exceed the licensing standards. State will allow restricted conditional permission for more services if you have property staffing.

Public Comment Stephanie Haley - Fabulous idea. Softens the look of the area. Current concerns are the traffic, including the construction traffic. Other providers are working similar services - like Oakmont project -

Anthony Scotch - widening will happen on the north side of White Rock Rd. Will be very attentive to dust control and noise while construction is underway. When finished, it shouldn't be a major impact. Entrance will be on Carson Crossing.

Public Comment - Number of employees?

Dr. Duruisseau- 150 to 180 employees over three shifts. Talked to planners and added additional parking to accommodate.

Anthony Scotch -Traffic impact will be less than previously approved commercial project. There will be interruption during the project, but when grading is completed the amount of large vehicle traffic will diminish.

Supervisor John Hidahl: Federal infrastructure grant for the Southeast Connector Corridor project- Sacramento/Folsom side of White Rock Rd will be a priority. El Dorado County side will be funded via the same grant. White Rock Rd widening to four lanes in the 2017/18 CIP, but it is listed without a funding source. Listed in the CIP as finished in 2029/30, but that is unacceptable. State money is in place. Waiting on Federal funding to come in.

c) Updates on other residential and commercial developments in El Dorado Hills.

P18-0005 White Rock Village - East corner of White Rock Rd and Valley View Parkway.

APAC received notification today (June 13, 2018) of an Application for the project, and a TAC meeting scheduled for July 2, 2018.

Project was addressed in the 2014 revision to the 1994 Valley View Specific Plan SP94-0001-R - Removed Village Center commercial component. This is a Parcel Map request to create 4 parcels from the 136.73 acre APN 118-130-39. Currently zoned Open Space and Estate Residential. Proposed for 3 open space lots (0.426 acres, 3.315 acres, and 84.904 acres) and 1 Estate Residential - Large Lot at 48.082 acres.

The next EDH APAC meeting is scheduled for Wednesday July 11, 2018, 7:00PM at the EDH CSD Norm Rowett Pavilion.

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>

Twitter: <https://www.twitter.com/EDHAPAC>

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