

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: July 11, 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 NONE

Due to equipment issues at the beginning of this meeting notes and presentation slides were delayed.

4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: EDH resident Steve Ferry will do a presentation on the long-proposed Iron Horse High School Project- which, if built, would alleviate the over crowding at Oak Ridge High School.

Steve Ferry:
International Swim facility

Lights are critical - there has to be a curfew

Financing? Sell Oak Ridge HS? One option

Mello Roos from Serrano - CFD1 governs their use for EDH Schools only, and for capacity increase ONLY - not for ongoing operations

CSD should be managing this.

General obligation bond? Another financing option

Marketing effort - Sell Oak Ridge High School for other uses? Private school, government facility? Etc....

Tourism could translate to revenue for fixing roads, etc.

Tournament play, and repeated visitors for tournament play. Better to have it at the south end of EDH to mitigate traffic impacts.

Cityhood has to come first -

Net neutrality - Have to pay the county - Probably \$25 million over 20 years.

Public Comment: Joel Wiley - what is the budget? Where is the water?

Supervisor Hidahl - Dedication of public agencies - school districts, CSD, county, non profits... can this happen? Become a charter city.

John Raslear - academic part is missing from this plan.

Public Comment: Kim Schultz - we need another High School - we don't need to close ORHS. Cities have nice parks - golden gate, land park, central park.

Steve Ferry - It will be very park like, not necessarily just a sports complex.

Tim White - can this be split up? Is HS the Tail and sports the dog? Can it be done as projects?

Steve Ferry - you could build part of the High School to get it started .

DR Ron Caruth EDUHS Superintendant - Grew up in EDC.

Vision has to be together - everyone has to work together. It is complex work

Finance? ORHS is an amazing school - Growth and development impacts - CA State will contribute ½ the cost of a new school, but there are triggers that need to be met.

CA has lowest birth rates since the great depression. - since 2008. Is still low. We see less students coming in from feeder systems.

More housing units, but how many children come with that? Higher end housing and retirees mean fewer school age children / students

Student enrollment state-wide will continue to shrink for 5 more years.

We shouldn't wait to plan.

EDUHSD Will be a partner. A new High School will come, but will take time.

Tim White - you have to think big. it takes an idea. We have to think and plan for the future.

Why aren't we a city? Residents are asking. APAC is not going to take the lead on incorporation. APAC is for Planning Advisory

We can open a quick Q&A about Incorporation, since so many attendees are curious - but this is only informational discussion

Supervisor Hidahl - can the EDH CSD speak about the Iron Horse High School - ?

Alan Priest - CSD President. CSD has looked at this for some time. 2014-16 master plan considered parts of this - Included joint use agreement for EDUHSD property in EDH. Master Plan Appendix E has list of parks and projects. \$140 million worth of parks - bonds, taxes, usage fees.

Supervisor Hidahl - timeline for fields?

Alan Priest - 5-10 years perhaps.

Public Comment: - Shouldn't we Research Usage fees?

Alan Priest- yes we rent our fields.

EDH CSD GM Kevin Loewen: All field use is subsidized by the EDH CSD - usage fees don't cover all of the actual costs.

Labor cost for Minimum Wage for CSD staff this year is up \$50K. \$100 K for each of the next 4 years.

Costs \$11 million per year just run our programs.

CSD tries to partner with many agencies. Youth and adults.

Park impact fees \$20 mill - they are committed to park projects, but it is not enough.

Bass Lake concept could encompass 230 acres (Lot H Serrano/ EID property/ RUSD property/ County property).

Carson Creek park will come first.

Bass Lake is a high priority.

EDH CSD Director Wayne Lowrey - Introduces Tauni F - Park Planning. Ellison Rumsey -

At one point we hoped our Central Park would be at the old EDH Executive Golf Course.

Performing Arts center would be more like Union Mine - not like Harris Center. (Too close)

Personal opinion - 200 acres is more than a school needs but would be a could joint use project. 130 acres sounds like a lot, but fields and pools use up a lot of the space.

The cost to bring in infrastructure is enormous.

Tim White - Central El Dorado Hills Specific Plan CEDHSP - recirculated DEIR had final public comments due into El Dorado County Planning Staff in August of **2016** - there has been no update since in almost two years. When the Final EIR is out, APAC will review and provide feedback.

Cityhood questions:

Wayne Lowrey - Financial Analysis ?

Tim White - No. Steve Ferry checked - estimates about \$30K to start the study.

Steve Ferry - Should be residents funding the cityhood effort- not developers. No major development approved in El Dorado Hills since the 1990s

Public Comment: How long does it take get the process going and voted on?

Tim White: LAFFCO has to approve. Will it be neutral to EDH residents? No increase in fees or taxes?

Public Comment: What is advantage to LAFFCO to approve?

Tim White - LAFFCO has to look at all the info to see if it works for the residents in EDH, and for El Dorado County

Supervisor Hidahl - Was part of the 2005 incorporation effort - at the end of last incorporation effort the team looked as what it would take to start again. The highest cost is CEQA docs. Full EIR is required by LAFCO. Fiscal analysis \$80K in 2005. Revenue Neutrality - negotiation is required. Proponents cannot commit anything before incorporation is complete. 3 year cycle to the ballot - 2 years would be accelerated timeline but unlikely to be achieved. LAFFCO has to be paid to do the study.

6. APAC Projects

a) Updates on other proposed commercial and residential projects in the El Dorado Hills area, including Saratoga Retail (Chick-Fil-A Drive Through).

Tim White - new project details are being evaluated by County Staff.

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

Mailing address: c/o El Dorado Hills Community Council

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b) Next APAC Meeting is Wednesday, August 8, 2018. Agenda items will include a presentation by Alan Day, the Division 5 (representing most of EDH) director of the El Dorado Irrigation District, and a presentation and question and answer session on the proposed Chick-Fil-A drive through restaurant.

7. Adjournment.

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