

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: August 8, 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**

4. Supervisor Communications: Supervisor John Hidahl
November Ballot - Change County Charter - Term Limits for Board of Supervisors change from two 4 year terms to three 4 year terms. Unlimited term was proposed by the charter review committee - but the Board of Supervisors choose 1 additional term.

Energy; A Community Choice Aggregation, or CCA - forming our own utility district, using PGE facilities to deliver electricity. Placer County has achieved a 9% reduction in cost. Consumers can choose to use 100% renewable (at a higher cost). CEDAC will make a recommendation to the Board of Supervisors in Sept. Might be EDH County Water Agency to manage. Concept is in its infancy. \$200-300K to start. ROI 2 years in Placer County, Business and residential impacts.

APAC Chair Tim White - APAC is advisory ONLY. APAC does not decide what projects get done. APAC members are all volunteer - please come and participate. Becoming a Voting member requires work on a project.

5. Guest Speaker: Alan Day, District 5 Director of the El Dorado Irrigation District. Mr. Day will be discussing the proposed separation of El Dorado Hills from EDI, and the effect that would have on planning and development in El Dorado Hills. This idea is in the conceptual stage at this time, so this is an appropriate time to learn about what is proposed and to ask questions.

Proposal by Director George Osborne in May 2018 -motion for EID staff to study feasibility of selling or transferring service area, or establishing cost zones. Original study was proposed to be completed by Oct 2018 - now will be folded into a cost of service study due in 2019. Part of regular prop 218 requirements. Passed 3-2 - broad and vague. Staff has nothing to present yet

Public Comment: - EHD is the highest cost area?
EID Director Alan Day Study will provide the answer

Public Comment: Where would we get our water from?
EID Director Alan Day not defined. Does not want more bureaucracy.

Public Comment: Largest Population - some are speculating that Director Osborne didn't want El Dorado Hills

as a voting block. Potential that after the census, and redistricting, that 3-4 directors could be from El Dorado Hills

EID Director Alan Day Does not know.

Public Comment: Why did we do this?

EID Director Alan Day why did this come to the board? EID rank and file are good people and do good work. Some people up the hill resent the influence of EDH.

Public Comment: A political stunt?

EID Director Alan Day Maybe. A lot of work for staff. Concerns: Revenue - 40% comes from EDH. Water sewer. EID share of local property taxes brings \$10 mil per year to the district.

Public Comment: How would EID proportion things? Is EDH highest cost?

EID Director Alan Day EDH Treatment Plant operates more efficiently. Came with a high cost high debt 40%

Public Comment: How much water does EDH take from Folsom.

EID Director Alan Day some from Folsom, some from Intertie from higher sources. Emergency Intertie between EID and City of Folsom - not in use, but exists. If we divest, EDH would have to negotiate.

Public Comment: How do other EID divisions benefit from a separation, or cost zones?

EID Director Alan Day good question. If 40% is uphill. 1/3 of a billion dollars in debt.

Public Comment: What Percentage of EDH CP Placerville Shingle Springs have water meters?

EID Director Alan Day All EID customers have meters.

Public Comment: Apple Hill - Are they on a meter?

EID Director Alan Day yes Ag rate, and different meter sizes.

Public Comment: Rumor - Folsom - Gets EID water?

EID Director Alan Day Folsom Ranch getting their water off of conserved water. What happens in another 3-4 year drought? No answers.

Public Comment: Paul Raveling - Folsom is almost out of water rights. Easiest to do manage a multiple areas a with single entity. Modularizing might work. EDH has EID directors in parts of divisions 5, 4, a little in 3. Trying to get representation in EDH with more EID board members. It is mixed factors - study makes sense to determine need, etc.

EID Director Alan Day City/more local control is better, but how El Dorado County and EID sort out debt, revenue, etc is unknown.

Public Comment: New water hook ups - Revenue will go where - to EID, or elsewhere?

EID Director Alan Day EID might ask for more than they contributed (current increased value). Recreating a new agency, with new staff, etc, would be difficult. Extra overhead is \$1-2 million a year. Sceptical.

Public Comment: We have a seat at the table. If separated from EID against our will, are we just a customer of EID, we have no input on rates, salaries, etc?

EID Director Alan Day unknown, but, yes, right now we have representation.

Public Comment: Do we have water rights to water in Folsom.

EID Director Alan Day EID is not that big, we're a tiny agency, not much influence with California Water Board, or the Federal Bureau of Reclamation. EID and El Dorado County have mixed water rights.

Public Comment: City of Folsom development - Concerns near impacting residents in Stonebriar.

EID Director Alan Day Folsom Heights 500 homes - Why is that EID territory - 2 county agency flexibility with property taxes with the state. Will Folsom residents being served by EID in the small "bubble" get to vote? EID cannot collect property taxes in Sacramento County, or in the City of Folsom . EID will charge Folsom customers 1.5X normal rates to balance property tax loss.

Public Comment: Breaking off EDH - will they keep the Folsom section/bubble, or will that stay with EID?

EID Director Alan Day good question

Public Comment: Paul Raveling - EID gets to keep more tax dollars with 2 county status.

Public Comment: Decided by EID board, or by ballot?

EID Director Alan Day Ballot makes sense, but who would vote? The whole district? Just EDH? Board is political.

APAC Chair Tim White Laffco would have to have input.

EID Director Alan Day second part of the divestiture study is the idea of cost study is more likely. Right now one district. Regardless of Water source. Cost zones will result in Balkanization of the zones - No budget assigned to study

Public Comment:How did the whole idea come about? Did Director Osborne get a proposal? Do you for see EID might take this to the Ballot?

EID Director Alan Day I don't know. Believes it was Dir Osborne's idea. Director Osborne has made comments at board meetings, and in public that he is not happy with customers 'down the hill'.

I would hope that it would go to the ballot. If study favors Cost zones, that would be decided by the board.

APAC Vice Chair John Raslear - Is the Idea if we split EDH off, ag users can get a lower rate?

EID Director Alan Day I don't know? There already questions about how costs are assigned, If the goal is to pull money out of EDH, and saddle with EDH debt - it makes no sense.

APAC Vice Chair John Raslear - diesel pump for Folsom project Folsom Ranch.

Public Comment: Paul Raveling - Osborne was concerned that Directo Prada's efforts to separate ag users and rates from residential customers, would impact Ag customers negatively.

EID Director Alan Day we have a difference of opinions - my goal was to represent ALL ratepayers.

APAC Chair Tim White - if this would happen - EDH would control water and development. Current 44K population is estimated to potentially grow to 60K population. Can control of water slow down or speed up development?

EID Director Alan Day that really is up to the BOS. Was tough during drought - we have a lot of water rights - 60K ft - might use 25-28K thousand this year. Infrastructure where development is happening has plenty of capacity. State water board wants central control through the state government.

During the drought, EID's goal was enough to get through the next year without any other water. EID was able to do that. 10% reduction would have done that.. State wanted harsher restrictions - demanded 28% reduction. State wanted a 1/3 cut - but we didn't have to. State wants to restrict to 55 gallons a day per person. Later it would drop to 50 gallons per person per day. The State is currently pursuing on outdoor restrictions. Water rights were supposed to be untouchable - but the state can change the rules at any time.

Public Comment: Wayne -what is EDH /EID water rights out of Folsom Lake.

EID Director Alan Day The rights don't matter if the State rules on usage. We want to sell excess water, as it can help to lower rates for customers

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

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Public Comment: If this happens who controls hook ups for development?

EID Director Alan Day it would have to be decided. My concern is that it won't reduce costs. No one suggested it will. Will remain sceptical.

Public Comment: Wayne El Dorado Hills has rights to 65K acre feet - EID lost rights to 85K acre feet when EDH was annexed in 71.

EID Director Alan Day it is a use it or lose it game.

Public Comment: What is the sense of the other directors -

EID Director Alan Day Director Prada and I both voted no, the other 3 directors voted yes. Time will tell what the directors prefer. Decide next year sometime.

Public Comment: What do neighboring counties do, or is El Dorado County unique?

EID Director Alan Day CA water rights are unique in the nation. Most states control the water rights. City of Sacramento has many water rights. All districts are different.

Public Comment: Has Director Osborne asked what he wants out of this? A 10% rate increase? What does he want?

EID Director Alan Day unknown at this time.

APAC Chair Tim White we need to keep an eye on this

6. APAC Projects

a) Saratoga Retail. Proposed

Chick-Fil-A drive-thru

restaurant located next to Walgreens on Saratoga Way, accessed from El Dorado Hills Boulevard. Developer Peter Navarra and his team will present the changes to the project in response to comments received from the public at a recent meeting. Project documentation is available both on the APAC website listed below, and at the Planning Department website <https://edcgov.trakit.net/eTRAKIT/Search/project.aspx>. The Planning Department Staff Report on the Saratoga Retail Project will not be issued until August 9, 2018, after the APAC meeting – as a result, APAC will not be taking a position on the Project until the Staff Report is available for review. The Saratoga Retail project is scheduled to be heard at the Planning Commission on August 23, 2018.

APAC Chair Tim White - This has been revised several times - Peter Navarra and Craig Sandberg are here to present updates. Be respectful

Craig Sandberg - The project has been to APAC and the Planning Commission before. Planning Commission rejected last design. This is a design review - usage is allowed by right, due to previous approvals and current zoning. It turned into something that went out of control. Rather than appealing it Peter Navarra choose to redesign and satisfy the community and the Planning Commission. Significant changes, Important and costly.

Community and Planning Commissioners were concerned with traffic impact - Last study lacked a near term analysis. Planning Commission felt it was warranted, Peter Navarra commissioned a near term Analysis. Picked a 10 timeline for completion of road projects. Result was the same impacts in long term were found in near term. impacts are very minimal compared to all the other Sartoga projects. Chick-Fil-A creates problems is inaccurate. Traffic engineers did counts in morning, and at dinner hours
New Study revealed that Morning use with Chick-Fil-A was far lower than other projections. Dinner about the same. Will work with DOT . Same impact s from Town Center Apartment project, and Sartoga Estates project. A lot of effort to work with DOT. Will sync lights with Town Center Apartments and Sartoga Estates projects.

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Planning Commission asked for sidewalks. We agreed to add - significant cost.

Original proposal was for 2 drive thru. Peter Navarra eliminated the second drive thru and building. Drive thru speaker at building 2A was a possible impact, so we eliminated the second drive thru. In the development industry, Drive thrus are golden, so this was a significant concession.

Enhanced Landscaping - Agreed to more robust landscaping to screen from neighbors EDH BLVD and HWY50.

Walgreens has impressive landscaping because it is in El Dorado Hills. Property was originally owned by Serrano, and they retained rights to approve designs. Will carry the design theme through Phase 2. High Class project, community will be proud of.

Original proposal was not to include RV parking. Planning Commission partly denied last project based on this. New plan includes RV parking and loading dock.

A lot of concern about parking. Myth that parking will spill into neighborhoods. Reciprocal parking rights between phase 1 (Walgreens) and phase 2. Forty-two more parking spaces than required by ordinance. A big concession by removing the 2nd drive thru.

Public Comment: Brooke Washburn Crescent Ridge resident- Tried to digest a lot of recent info released Tuesday. There are missing elements of the MND. You state its 100% compliant. It is not. El Dorado County provisions 2, 6, and 8 are not compliant.

Provision 2 ingress and egress shall be prohibited if facing homes. The ingress and egress from this project ONLY faces homes.

Provision 6 - Drive thru stacking- Stacking on this project blocks parking spaces.

Provision 8 - Cumulative air impact - EDC is a

You maintain that any permitted use can be done - Use is permitted but it must also comply with CEQA - Curious why we don't do an EIR.

Craig Sandberg - sect 15183 of CEQA if you are compliant. EIR was done for the General Plan rezone update the site is consistent with that. This is a Design Review- the only thing to be considered is compliance in the zoning area. Site specific impacts, Traffic impact of the project are consistent with the General Plan EIR - air quality, traffic, etc. Any cumulative impacts are met in regards to the General Plan EIR.

Public Comment: Sensitive receptors - MND missed sensitive receptors at William Brooks Elementary School, the park, senior residential nearby, and the surgery center.

Craig Sandberg - We looked at it, we will look at it again.

Public Comment: Sue Taylor Under Measure E - LOS F not allowed. Saratoga Estates was supposed to mitigate impacts at Saratoga and EDH Blvd. There are three LOS F intersections in this traffic study- Saratoga at EDH Blvd is LOS F. County is not defending this law. Letting Developers go forward. Is the County waiting for someone to file a lawsuit?

Public Comment: Mirna Sparks. - owns a 2 story Townhouse near the project. The bedrooms are upstairs, and will look right out on the project. Residents don't want to hear the drive thru at night. Feels it is intrusive to live next to any drive thru. Retail is not a problem. 1 Drive thru is too many. It devalues my property value.

Public Comment: Karen - kids bus stop is near the project. The County Strategic plan vision states: Safe, healthy and vibrant communities respecting our natural resources and historical heritage. Northwest of El

Dorado Hills Blvd, there are no Fast food, it is residential. What about the noise from cars? Transient traffic will impact neighborhoods, but MND indicates No significant impact - Chick-Fil-A uses tech to evaluate traffic and is engaged in an ongoing effort to continuously increase traffic to their drive thru.

Public Comment: Wes Washburn - Insular research looks at fast food. Ranks - Chick-Fil-A as highest customer rating. Has longest drive thru wait time. 90.3 cars per hour in drive thru. Lunch time drive thru volume is 120 cars. 4 minute wait in off hours. 24 min wait per cars in lunch hour. This is a high visibility location. The only Fast Food visible from HWY50 between Folsom and South Lake Tahoe. Esthetics are personal , a clear connection between an increase in crime and a decrease in property values, with Fast food. If you like it put next to your house.

Public Comment: Joel Wiley Governor Village- Traffic study does address Saratoga connection to Iron Point. Diagram submitted to the county shows 90 degree RV spaces. Does not believe that the spacing is correct.

Craig Sandberg - we will look at it again

Public Comment: Wes Washburn - This site is not feasible or no interest in using this site. Several Folsom restaurants expressed interest but have been told that Chick-Fil-A lease is locked in. There is no opportunity for the space

Public Comment: Wasn't Saratoga Way supposed to be 4 lanes.?

APAC Vice Chair John Raslear - APAC reccom 4 lanes. Builder said 4 lanes
District 1 Supervisor John Hidahl 4 lanes to wilson, 2 lanes from wilson to EDH

Public Comment: Trucks with trailers/boats will be a big impact turning across Saratoga Way

Public Comment: Kim S - none of the projects show impact on residential street - Wants a full EIR

Public Comment: Is there zoning and permission to build drive thru in this process?

Craig Sandberg - only design review.

Public Comment: My concern is noise and traffic. The rest is smoke and mirrors - not the quality of the project, Understand that developers lives here. If the owner made a bad business decision, that is on him, not the community. The real problem is the drive thru.

Public Comment: APAC denied last time. Impact is the same this time, even with less square footage.

Public Comment: Raymond- EDC loves trucks . Many trucks are diesel - they make a lot of noise. Study is averaging noise from cars/sacto/san diego, etc. Trucks are very noise. Many trucks are raised. Short walls for sound protection. Is pro-growth, but keep in mind the neighborhoods that this is impacting. Build responsibly.

Public Comment:David Meehan - lives across from the project - Your traffic study - did it consider busiest time of day?

Craig Sandberg - No . El Dorado County requires morning and afternoon peaks as the key metrics in Traffic studies. Typically lunch hour is not considered for any use. Businesses in El Dorado Hills will welcome the increase - they feel that there is inadequate lunch-time traffic for businesses

Public Comment: We in the neighborhood don't want the high volume as the gateway in EDH.

Public Comment: Chris Payne - formerly of EDC DOT. Blame me in the 1990s Saratoga was realigned. previously Saratoga crossed EDH Blvd into Raleys. We knew intersection had to be improved. I didn't understand at that time how important community was to the process. Had guidelines to follow, Tried to do a MND. Couldn't get anywhere. Community said that they wanted EIR for the interchange. It was realigned. We knew that there would be noise issues. Walls are there to mitigate impacts/ noise. Did my best to make sure that the wall was correct. Townhouses in the area along the wall, are two story. Bring the wall up to second floor, put in sound reducing windows. The width of Saratoga is for 4 lanes. We looked at if we needed it or not. At DOT in the 90s it was determined that it was not needed. Right of way was purchased for 4 lanes. If they have the zoning, and consistency with General Plan, then they can build this project. It is a shame that it came to this.

Public Comment: Wes Washburn.- consistent with community values. Issue with Drive thru. Most heavily traveled drive thru in the nation. Oak Ridge High School invited Chick-Fil-A as a food vendor on campus. Petition was started - students were opposed. Students didn't want Chick-Fil-A fil in their school/community. People are passionate

Public Comment: Would like everyone to think of a Fast Food across the street from residential: McDonalds in EDH is not next to residential. Chick-Fil-A in Folsom is not next to residential. None of the fast food businesses in Cameron Park are next to residential - Why is it okay to do that here?

Public Comment: Brooke Washburn - Project is not approved yet. County has issued MND. Hearing at Planning Commission - it can be denied. It can also be appealed to BOS

Public Comment: Lenny You need to do this APAC vote in Public. Is there any way to postpone at the Planning Commission -

Tim White: We tried - was not accepted.

Charlet Burcin- Will APAC member votes be published? So residents will know the results?

APAC Chair Tim White Yes.

APAC Chair Tim White APAC typically offers an opinion of: Support, Non Support, or Conditional Support. A lot of docs submitted to APAC from residents. We just got the county docs, Voting members will vote by next week via email. APAC will distribute to neighbors, through the APAC website, to applicants, to the Planning Commission, and the BOS. Public Comments need to be submitted to the Planning Commission and to County staff

7. 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://edhapac.org>

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