

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: September 12, 2018, 7:00 PM

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

1. Call to Order

Tim White - A brief history of APAC, addresses the need for more participation

2. Adoption of Meeting Agenda

3. Public Comment NONE

4. Supervisor Communications: Supervisor John Hidahl

In 1 ½ years on board, longest meeting ever for Supervisor Hidahl on Tuesday - 8AM - 9:30PM. Heard appeals on 6 broadband towers by AT&T, previously approved by Planning Commission - Federally funded connectivity program. Planning Commission had approved 7 broadband towers, and 6 of these came to BOS on appeal. Impacts on Property values, health risks, etc. FCC regulations states cities counties have to ignore health issues. County Land use is the only area county can deal with these projects. Supervisor Hidahl believes our county ordinances are outdated, insufficient to address these tower processes. It is a difficult process to go through.

Charlet Burcin - Could Fire stations, retail areas be locations for these towers?

Supervisor John Hidahl - Fire stations were too remote in these 6 projects. Very, very rural areas.

Supervisor Hidahl and Commissioner Jon Vegna completed a Drive around with EDC DOT Director Rafael Martinez in El Dorado Hills on Monday. Seeking improvements around schools. But, Schools have to be partners. Looking for HOAs to participate, to help obtain grants. 2X2 meeting with EDC Dept of Education. School Safety, traffic. Bus ridership - \$4million in county funding (fed/state dollars). Bus ridership is only 30% -

The Board of Supervisors will hear an appeal of the Planning Commission approval of the Saratoga Retail/Chick-Fil-A project on October 9, 2018.

Jon Vegna Planning Commissioners voted 5-0 to approve. More mature Landscaping, other conditions added for approval. Habit Burger dropped. Reciprocal parking agreement with Walgreens. A better project.

Seniors legal program, now called Older Adults Legal. Cindy Mundt has brochures for one stop guide for seniors. Fire emergency medical services recognize the aging community, and new needs.

211 Health & Human service number is close to being announced.

Senior Ombudsman program - need to recruit new staff and train. More and more senior communities, and facilities coming on line.

John Raslear 270 new beds coming on line, volunteers need to be trained - there's no budget money, and a lot of training required.

Supervisor John Hidahl - Training funding will be in the health & human services budget.

Monthly meeting with Debbie Manning from EDH Chamber of Commerce. Working as partners to generate businesses coming to EDC and EDH. Also 2X2 meetings with CSD, and other agencies. Also meets 1 on 1 with CSD GM Kevin Loewen.

5. Guest Speakers: Tentatively Scheduled – Kurt Biddle, El Dorado Hills Business Park Association Manager. ~~Mr. Buddle will discussing the new plans for the Business Park and the efforts that are being made to attract new business to the Business Park.~~ **Unable to Attend - rescheduled for October 2018 APAC Meeting**

6. APAC Projects

a) El Dorado Disposal Recycling Center. CUP18-0006 – conditional use permit for a construction debris and green waste sorting facility located on 97 acres at the end of Wetsel/Oviatt Roads, 1.4 miles from Latrobe Blvd. Use would be for 2-3 years while the existing recycling center in Placerville is being rebuilt.

Tim White - Will Folsom construction projects be able to use the facility for Folsom Ranch?

Ron Cassity - Concerned about the Stormwater runoff mitigations.

Public Comment - Route to HWY 50 or south to HWY16?

Charlet Burcin - Will this go to the Planning Commission for approval?

Tim White - No. Conditional Use Permit - only one signature to approve.

Public Comment - Talk with District 1 Solid waste rep?

Public Comment- Traffic impact on Latrobe?

Jon Vegna - APAC should ask Supervisor John Hidahl should contact Planning.

John Raslear - Keep in mind amount of trucks

b) Vintage Grace- on the Planning Commission for approval on September 13, 2018.

Charlet Burcin -reviewed project with applicant. Took suggestions . Budget considerations limited the degrees of changes.

Supervisor John Hidahl - Residents had some concerns, wanted down sized project

Charlet Burcin - New Worship center will be 300 ft from EDH BLVD - Parking is on street now, sue to the slope, and older parishioners can't navigate the current slope safely from the parking lot below. The new worship center will be lower, allowing older parishioners to access the building safely from the parking lot

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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Public Comment: Wayne H - I am probably the most impacted, right next to my home. I am looking forward to getting it done. Project comes with improvements. Parking is an issue, but it seems to be mitigated with new plans. Public letter submitted to the Planning Commission - concerns about the right turn from Lasen Lane onto southbound EDH BLVD. Sight lines are a concern. Current Landscaping blocks the view

Jon Vegna - we used to try to find ways to mitigate these conditions. Signs are an option, but drivers don't respond.

Chick - Fil A might impact Lasen. Saratoga Rd extension will impact EDH BLVD.

Jon Vegna - It would be prudent for EDC DOT director to address Saratoga traffic impacts at the October Saratoga Retail/ Chick Fil A appeal at the BOS.

Tim White - applicants were very willing to address residents' concerns. Budget limitations prevented any more changes.

c) Lake Forest Park Cell Tower approved by Planning Commission on August 23, 2018.

Tim White - Concerns regarding radio and high energy impacts on residents, but FCC rules prevent Health Concerns from being a reason to deny, or to seek improvements.

NOT ON AGENDA

Serrano J7 - reduction from 72 to 65 residential lots.

Tac Meeting scheduled for September 24, 2018

Jon Vegna TAC meetings may be changing.

Tim White - Would like to see changes to time to review for public.

Jon Vegna - Planning staff controls up to PC, but once at the hearing, PC takes control.

NOT ON AGENDA

Central El Dorado Hills Specific Plan - 1000+ homes on old golf course - stopped in Aug 2016. Should be back early 2019. We will need people to help look at it when it comes back. Traffic/construction traffic, etc... a major impact.

Village of Marble Valley Specific Plan 3000+ new homes. On the horizon - soon.

Projects aren't bad or good, but public should be involved.

d) Discussion Topic – How can APAC be more effective? How does APAC better convey to the Planning Commissioners and the Board of Supervisors the concerns of EDH residents on the proposed commercial and residential developments?

How can we represent residents better?

Jon Vegna - suggestion. Road shows. Use Serrano visitor center, other locations.

Charlet Burcin -likes roadshow idea. We give Planning Commission feedback - how do we get feedback on the final votes from the Planning Commission?

Jon Vegna - Meeting Minutes, Audio Recordings of meetings. He is always willing to talk to all residents.

John Raslear - Jon Vegna is correct I was very upset with the results. After speaking at length with Commissioner Vegna, I realized we approach projects differently. We have a community interest. we're not experts. Input from Developer, and residents. Planning Commission has to follow rules, guidelines and laws.

Jon Vegna - we have to be objective and look at merits. How it follows laws and goals.

John Raslear - Planning Commission thinks we're amateurs. Believes that Planning Commission has to acknowledge that there is value in APAC work.

Supervisor John Hidahl - Planning Commission makes a decision, there is no finding other than the staff finding, or conditions of approval. They do make findings for denials.

Jon Vegna Need to explain why a project is denied - to protect liability of the County.

Supervisor John Hidahl - COA are in the minutes.

Tim White - who maintains monitors COA?

Jon Vegna - Developer impliments, County verifies.

Supervisor John Hidahl - BOS may vote differently from Planning Commission.

Jon Vegna - if El Dorado Hills has a uniform DRC, it would be easier to go on record for requesting changes/improvements

Tim White how do we get in line for Community Planning?

Supervisor John Hidahl - What goes into the community plan? Roadmap on County Website.

Public Comment - Richard Ross Good governance - Silo - rules parameters. Not interested in other silos rules and concerns. May be the nature of government. Suggest that extending to AREA **Community** Advisory might provide for a larger look.

Supervisor John Hidahl - Supervisors are trying to change cultures - break down silos.

John Raslear - these suggestions are implemented in the future, How can we be more relevant to the Planning Commission now, in the near term?

Supervisor John Hidahl - Jon Vegna and I are here at these meetings

Debbie Manning - how many of El Dorado Hills' 45,000 people know APAC exists? How many think APAC represents them? Chamber is 550 members strong - gives us relevance. How can APAC become relevant?

Public Comment: Richard Ross - We're voters. There is power in that

Public Comment: Mo Johnson - relevance - marketing, networking, outreach. Live stream meetings? Doesn't have to be expensive.

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.

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