

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: October 10, 2018, 7:00 PM

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

1. **Call to Order**

APAC Chair Tim White - intro history of APAC

2. **Adoption of Meeting Agenda**

3. **Public Comment**

Kim Shiltz - thanks for support for Saratoga Retail.

Blackstone - Disposal - Impact? Neighbors concerned about health. Issues with current waste treatment - Close to residential. Traffic on Latrobe Rd.

4. **Supervisor Communications: Supervisor John Hidahl**

HAPPY BIRTHDAY

District 1 Supervisor John Hidahl

How can APAC be more effective. New Dir of Planning & Building Tiffany Schmid worked n planning 4 years. CEQA skills. Leadership Skills. Beginning with Nov 2018 EDH APAC meeting- Deputy Dir of Planning and/or Tiffany will attend APAC meetings. Commitment to better include the public. Believes it is a major step forward.

Ballot Measures - Put on by BOS

Measure J: TOT tax - increase to 12% from current 10%- Folsom is 12%. Is more impact on tourism. 5% goes to Veteran Affairs.

Measure U increase terms of limit from two 4-year terms to three 4-year terms. Charter Committee recommended no term limits. BOS choose three 4-year terms. Advantages for leadership representation in other organizations. Helps Sups get oriented.

Cannabis Measures P N Q R S

Measure P - County tax/fee no impact on personal grows. Commercial grows only.
If P fails, NQRS will **not** go into effect.

EDC vote on recreational cannabis was 48%yes-52%no on statewide ballot. BOS wants input from voters.
District 1 Supervisor John Hidahl concern is access for recreational for kids - and from Fish & Game impact on wildlife.
Will be treated and controlled as an agricultural product.
Law enforcement is a big concern.

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

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EDC has a ban until Dec 2019 - so state can settle processes.

Five existing dispensaries are grandfathered in until ordinances are in place.
Indian Gaming are not controlled by local or state laws. No taxes, no control.
A very large ballot in November with local measures and state measures.

APAC ViceChair John Raslear- organized crime/gang concerns?

District 1 Supervisor John Hidahl yes. Cash only business. Remains illegal to the Federal government.. State trying to establish a state bank to address the banking concerns.

Public Comment: Maria White - how many hotel rooms in county?

District 1 Supervisor John Hidahl 1000 rooms near Lake Tahoe. Timeshares, cabins in Camino. Hotels in EDH TCE, Montano de El Dorado, TCW conference center & hotel, EDH52

Public Comment: - measure U - why did the grand jury want no term limits?

District 1 Supervisor John Hidahl - Not sure

Dick Ross was on the Charter review committee - GJ interviewed residents. Takes time to be effective. Other elected no term limits, Other Counties have no term limits. Charter Review had same discussions. Allow a more professional style of SUPS.

Public Comment: Ellison - cannabis - taxes supporting LE -

BOS - it is a General Tax BOS discretion. 50% to approve. Special purpose tax requires $\frac{2}{3}$ vote

Public Comment: Ellison Rumsy - Why does it require more LE \$\$\$ if it is legal?

District 1 Supervisor John Hidahl - enforcement is necessary to keep thing legal and regulated. Hired a consultant to address \$\$\$\$ from Cannabis. Limited access to large parcels - Drones can help with enforcement.

Public Comment: Ellison - Legal will have interest in reporting illegal - self policing?

District 1 Supervisor John Hidahl - It may - but there are risks to whistle blowers.

5. Guest Speakers: NONE

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 Material Recovery Facility on Throwita Way in Placerville is being rebuilt. Public Hearing November 8, 2018 at EDC Planning Commission.

Conditional Use Permit (CUP) because it is not zoned for this use

APAC ViceChair John Raslear - traffic is major concern.

Public Comment: -Blackstone has suffered enough.

APAC Chair Tim White - has been used for this before.

Public Comment: Latrobe Rd has many issues - no landscaping bad road.

Public Comment:- No alternatives pursued? Other facilities. Other options?

Public Comment:- do comments make a difference at the Planning Commission?

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APAC Chair Tim White Comments are important.

Public Comment: Kim Shultz - GP has triggers for traffic impacts. Raise the issues.

Public Comment: Lumber, and green waste. Will they be Treated with Chemicals?

Public Comment: Neil Form Bridlewood Canyon _ Who enforces the County General Plan?

District 1 Supervisor John Hidahl Planning Dept with county counsel. After CUP is approved, code enforcement. Depends on the categories.

Public Comment: Brooke Washburn -does it require a license to operate? License it usually tied to the land - not sure if it is transferable from Placerville site to EDH site.

Public Comment: Charlet Burcin- CUP prevents permanent facility?

No - can apply to rezone.

Public Comment: Did we invite EDD?

APAC Chair Tim White - No.

District 1 Supervisor John Hidahl - presentation at BOS

PC - good idea to invite?

District 1 Supervisor John Hidahl - timeline challenge.

APAC Chair Tim White need to ask for traffic details in writing. AQMD, etc.

Public Comment: Dick Ross _ DOT involved?

District 1 Supervisor John Hidahl DOT and Planning DOT works together.

Public Comment: Dick Ross - Truck Traffic can be a significant impact

APAC ViceChair John Raslear - APAC gives public the info - public needs to act and support. It falls back to the community. We're novices. APAC is directed to talk to planning or PC Commissioner.

b) **UPDATE Quantum Care Place CUP18-0005** – At Intersection of Carson Crossing and White Rock Rd approved by the Planning Commission.

DOT Dir ride along with District 1 Supervisor John Hidahl - offered suggestions for improvements

District 1 Supervisor John Hidahl _ SEC JPA conflict with right of way. Appeal will be file

APAC ViceChair John Raslear - Four Seasons owns small parcel - offered to Quantum. County and JPA need it for Easement.

Medical office - not sure if it is open to public, or just Quantum residents

Looking for skilled nursing - need license

Wants to do training for staff - draw from community colleges, local trade schools, etc...

c) **UPDATE Saratoga Retail DR-R18-0001 – Appeal Status update.** Two appeals regarding the Design Review for Saratoga Retail Phase II were considered in public hearing at the Board of Supervisors on Tuesday October 9, 2018.

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Appeal denied 4-1

Brooke Washburn, Rebecca Eno and Kim Shultz who worked on the the Appeal are in attendance tonight.

Public Comment: Brooke Washburn- a lot of issues presented. Residents pursuing avenues of legal recourse.

Public Comment: Rebecca Eno - thanks Supervisor Hidahl - Thought they presented a good case. Was difficult to lose. Feels that Money & Tax revenue won out at the Board of Supervisors

Public Comment: - Thanks Supervisor Hidahl. Feels good to know our rep is listening to residents.

APAC Chair Tim White - APAC members voted to make Brooke Washburn and Kim Shultz as voting members based on their contributions to Saratoga Retail Phase II project studies.

Kim Shultz - have to bring up all issues.

Public Comment: Why did the BOS vote the way they did.

Brooke - County seemed to think denial would stunt economic - County decided to

District 1 Supervisor John Hidahl went from no drive thru to 2, denied, then back to 1. Zoned Commercial. Questionable interpretation of ordinances.

Unfortunate County allows it to go to lawsuits, instead of adhering to good processes.

Development agreements are changing with more county staff input

d) **Montano de El Dorado Phase II Z15-0002 – Recirculated Notice of Preparation of Draft Environmental Impact Report.** There have been many changes to the Project since the first NOP was circulated in July 2017. Initial public comments are due by October 31, 2018 and should be sent to Aaron Mount, Senior Planner, EDC Planning and Building Department, at aaron.mount@edcgov.us.

First DEIR NOP. This is a second . Public Comment due in by Oct 31. When the DEIR is released a 30 - 45 day comment period will follow.

Amphitheater moved. Movie nights would be the longest evening events.
Says nothing about private events. Wedding events? Are these part of the SUP?

Public Comment: Does the DEIR Consider garbage trucks?

Kim Shultz - Santa Cruz Mountain amphitheater opened without review process. Had to shut it down, violated noise levels/ordinances.

APAC ViceChair John Raslear - Relish Burger has Special Use Permit SUP for music at night outdoors. 7:30-8:30PM limit. Music can be heard in Four Seasons.

e) **K&K Pet Hospital CUP18-0010** to be built in the EDH Business Park.

CUP - needed for zoning.

Existing Building - tenant improvements

f) **Highlights of CSD's** General Manager, Kevin Loewen, **presentation to the EDC Parks and Recreation Commission on the planned parks along Bass Lake Road and Serrano Parkway.**

EDH CSD Director of Parks & Planning Tauni Fessler - Closing on EID in Spring/Summer of 2019 - EDH CSD made an offer on RUSD Bass Lake property.

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Public Comment: What will you do with the lake? Will it be developed?

EDH CSD Director of Parks & Planning Tauni Fessler - Bass Lake will be a primary feature of the property/facility. Educational programming opportunities.

g) **Continued 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 proposed commercial and residential developments?

Looks at local impact plus all of EDH -

APAC ViceChair John Raslear - ways to reach out to communities - hard to get people involved in neighborhoods . Doesn't have to be projects in their community,. Blackstone, Four Seasons, Bridlewood Canyon / Oak Knoll Clubhouse. HOA have to allow meetings. Churches?

Public Comment: - Blackstone is not that far from EDHCSD . People in Community in Blackstone are new.

Public Comment: suggestion Dial in Bridge phone number
Development stories for Village Life -

Public Comment: Dick Ross - Pursue intermediary entity - 7 voting members can't get to 31K residents- Get HOAs to be part of a sub group. Find more advocates and agents.

APAC ViceChair John Raslear - are you suggesting we tell HOAs that they are members of APAC - would you send representatives to APAC meetings?

Public Comment: Dick Ross -- yes. heard you tell residents to send emails/letters.

Public Comment: Kim Shultz - presence at EDH Market. A table to greet visitors?

Public Comment: Joel Wiley- Include HOAs, what about Neighborhood watches?

In Closing:

APAC Chair Tim White - 2 new projects - Major impacts in EDH - CEDHSP. - Marble Valley SP 3300 homes - Can they be stopped? Probably not. The Question is: what sort of mitigation can be achieved to make these projects the best for EDH residents and the developers?

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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