

El Dorado Hills Area Planning Advisory Committee



APAC 2018 Board

Timothy White, Chair tjwhitejd@gmail.com
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
John Davey, Vice Chair jdavey@daveygroup.net
Kathy Prevost, Secretary hpkp@aol.com

1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING [REVISED]: November 14, 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
Cannabis ballot measures all passed, by large margins - County has to work on the processes and get it implemented in the next year.
County will limit the number of permits - ballot measures have provisions for BOS setting limits.

Public Comment: Brooke Washburn - Yolo County is under way.

Supervisor John Hidahl- looking at 10 other counties to evaluate. Calaveras was NOT well done. A lot of fine-tuning. Need proper level of controls - but public wants it, as evidenced by the ballot measures passing.

PG&E power outages - Paradise, Chico. Butte County Fire might be a PG&E cause. A lot of impact, How does a community recover? Population is very difficult. Vegetation Management. EDH FD has a vacant lot enforcement code - 100 foot setback from lot lines. Cameron Park has tried to enforce on improved residential properties, not just vacant lots. Collaborative effort with the County, Cal Fire, Local Fire Districts = enforcement, fines, minimize risk. Lower levels of risk. If PG&E has ability to shut off power, grids are tied together, are to manage specific area, to localize. County has to Work with PG&E, OES (Sheriff) We need to have a say, some control over the preventative power outages. Recent preventative power outage had a high impact to businesses and residents (economic and health impacts). High Residential and economic impacts, another reason for a business not to locate here.

Measure J did not pass - sales tax dollars from tourism. With no new Tax dollars, or an increase in the tax dollars collected, the County will eventually have to cut back on services. Costs increase 5-6% a year. Property Tax is only 2% increase per year. Possible the County will become a diminishing resource to residents. Health & Human services is highest increasing demand. State funding grants go away after a few years, leaving programs unfunded. Looking towards economic development- the County needs more businesses for jobs, and increase sales tax revenue - but it has to be the Right type of jobs, businesses, more affordable housing. Local agencies can consider Waiving fees for multifamily? Homelessness is increasing. Mobile home Parks are being purchased by investors, raise rents, seniors have to leave. Economic growth means business growth - not residential growth via new high end housing.

Public Comment: Charlet Burcin - Cannabis - what sort of revenue, and when?

Supervisor John Hidahl \$5-\$50 mill depending on fines, fees, and taxes. State is grabbing big share with very

high excise taxes. Haven't determined those levels yet. It may *help* economic challenges, but won't solve economic problems. Treat it like an AG product. Standards, Ag Commission needs to be involved - pesticides, water supplies, etc. Rural uses will remain Well water, so groundwater may diminish.

Public Comment: Charlet Burcin - Agriculture uses gets special rates. Will cannabis grows?

Supervisor John Hidahl - Don't know how EID will treat it - probably treat like Agriculture. EID does have surplus water - EID is selling it for revenue recovery. But it could go away quickly because cannabis grows could start in bulk all at once. EDC Water is looking for Additional water rights. Will either have to adjust General Plan to consider less water due to cannabis grows, or accommodate for more water (secure more water rights). Also, cannabis is a cash crop - need to defend it - crime risk increases.

5. Guest Speakers: **Tiffany Schmid, El Dorado County Director of Planning, and Anne Novotny, El Dorado County Deputy Director of Planning**, providing an update on the County's community planning effort for commercial/multi-family design standards for Community Regions

EDC Director of Planning Tiffany Schmid - 4yrs at El Dorado County - 2 in planning department- 2 with the CAO Office working on Economic development - State of California, Environmental compliance 10 yrs. More involvement going forward from the Planning Department. Dialog with public. A better job engaging the public.

Supervisor John Hidahl - Oak management - resident concerns about oak removal. Preservation is important. When the report data for the first year comes back, the BOS can look at modifications.

Public Comment: Joel Wiley - Where are the planning documents? Things move on the county website.

EDC Director of Planning Tiffany Schmid Links should not change. Trakit New software coming that should improve availability.

Public Comment: Charlet Burcin - Roger mentioned that he knew CEQA, and was the county's default expert. Will he be used as a consult?

EDC Director of Planning Tiffany Schmid - Roger will not be a consultant. Many Planning staff are changed. Rely on other outside consultants. Internal expertise.

Supervisor John Hidahl County Counsel is very involved with CEQA matters as well.

EDC Deputy Director of Planning Anne Novotny - Tiffany is local / I am not local - from the midwest. Her husband was an original resident in EDH. Father in law worked for CSD. Son graduated from Pondo. With the County 12 yrs - 5 yrs in long range planning. Project manager for General Plan, Biological resource element-Oak resource ordinance. Update coming back to the board reviewing the first year's data from the ordinance. Six projects have fallen under the new oak ordinance. The largest was in EDH, incurring in lieu fees. There are exemptions that are legal. Update to the board of supervisors this coming year.

Last fiscal year - allocated \$250,000 funding for Community Planning in Community Regions. Local firm Noble planning group is working on the project as a consultant. Developing commercial & multi family design standards in community regions.

For Community Plans, Shingle Springs is the first community region to begin - will serve as a prototype. Building Community Advisory Team (CAT). Looking for input from Community. Has identified EDH APAC, EDH Business Park Association, EDH Chamber of Commerce, the EDH CSD, and some prominent Developers in the EDH area.

Public Comment EDH CSD Director Allan Priest - Shingle Springs will be first - EDH would happen when?

EDC Director of Planning Tiffany Schmid- Consultants hired for scope of work. 2 year process. Wants to give Community Homework: Photo library of architectural features/styles. 6-9 months initiating other communities. Contract is just under \$250K - uses most of the allocated funding from 2017/18.

Public Comment: EDH CSD Director Allan Priest - guidelines are up to PC and BOS, or will there be local control?

Answer - Not an Area Plan like Meyers - Community Region focused. Land Use Planning is still with the County.

Supervisor John Hidahl - This can Streamline standards process.

Public Comment: Charlet Burcin - for the CAT - who will this be balanced?

EDC Deputy Director of Planning Anne Novotny One or two reps from each group, but it will be up to EDH team to decide.

APAC Chair Tim White - citing Vintage Grace as example - design standards in place would limit the scope of plans. Designs standards would be very helpful.

Tauni Fessler, Director of Parks and Planning, El Dorado Hills Community Services District. Ms. Fessler will discuss the CSD's initial concept and preliminary ideas for the expanded Bass Lake Park Project. The CSD is actively seeking public input and comments on this very important project for the El Dorado Hills Community.

APAC Chair Tim White - CSD is looking for input.

EDH CSD Parks & Planning Director Tauni Fessler - thanks for coming - CSD is excited about the opportunity. The CSD has closed on RUSD property. EID Prop should close in Spring 2019. County Prop concepts are moving forward. 240 acres. Want to get the word out, and ask for input from community.

Village J Lot H Park land dedication from Parker Development (12+ acres) will be part of the overall project

High level look to start - conceptual designs only at this point based on EDH CSD Parks master plan, and community input so far. Do not want to impact the lake. Nature elements. Education, and allow residents to enjoy nature. Would like to engage local schools. Interpretive signage to provide self paced learning. Learning Center for the county, nonprofits, and schools. All-ability playground element is important to the district. Trails. Disc Golf. Sports fields. It is big task - funding would be past the scope of park funding fees. Looking for Community Partners locals, non profit, participation.

Supervisor John Hidahl - use of the lake?

EDH CSD Parks & Planning Director Tauni Fessler - lake would stay low programming. Fishing organised from doc - very passive, Walking bridge access across the outside edges of the lake.

Public Comment: Joel Wiley - The part south of the lake - the Bass Lake Overflow - what will it be used for?
EDH CSD Parks & Planning Director Tauni Fessler - Nothing at this time - it is a wetlands.

District 1 Planning Commissioner Jon Vegna- Promontory park is very busy. Why low impact use for the east side of Bass Lake when there is a significant demand for ball fields?

EDH CSD Parks & Planning Director Tauni Fessler - keep natural on one side, playfields on the other side, keep the playfields grouped together.

District 1 Planning Commissioner Jon Vegna - Past park commissioners have asked for a regional park. Is asbestos the reason to keep low impact on the eastern side?

EDH CSD Parks & Planning Director Tauni Fessler - Perhaps to some degree, but not totally.

Supervisor John Hidahl - Lights???

EDH CSD Parks & Planning Director Tauni Fessler Ball fields lit - parks are sunrise to sunset - District has dimmable lights that can be triggered by motion when needed. Lights might turn off around 9-10P.

Supervisor John Hidahl Parking lot lights?

EDH CSD Parks & Planning Director Tauni Fessler - Yes, same as the EDH Community Park

Supervisor John Hidahl - Gated after hours?

EDH CSD Parks & Planning Director Tauni Fessler - No. The Community Park is not gated. It would be similar.

APAC Chair Tim White - Does CSD have Grant writers, that could help obtain funding?

EDH CSD Parks & Planning Director Tauni Fessler - The CSD has access to groups looking for grants, staff looks for grants as well.

EDH CSD Director Allan Priest - EDH Foundation - looks for grants. EDH Community Foundation. Will be looking at Bass Lake itself as a priority. This will be a 10 - 15 year plan/process.

APAC Chair Tim White - Soccer Golf?

EDH CSD Parks & Planning Director Tauni Fessler - Just played it - it is fun. Looking for public feedback.

Roland Gaal - Placer Nature Center lost their lease - looking for a new home. Open to working with groups like this? Is unique and available.

EDH CSD Parks & Planning Director Tauni Fessler - Excellent setting for it

Public Comment - Canoes Water boards Kayaks allowed on the lake?

EDH CSD Parks & Planning Director Tauni Fessler Can't answer that yet.

Public Comment: Ron Cassity - We're concerned with traffic. Entrances to J6, J7, Bridlewood Canyon and Woodridge villages, as well as the new intersection with Silver Springs Pkwy & Bass Lake Rd, are very close to the park's proposed eastern 100 car parking lot entrance & exit. Traffic is a concern. When will Bass Lake RD changes occur, to provide additional safety and circulation improvements?

EDH CSD Parks & Planning Director Tauni Fessler We will be engaging El Dorado County DOT - Reaching out to local groups like the Bass Lake Action Committee, Bridlewood Canyon HOA, Serrano.

APAC Chair Tim White Project of this size will require DEIR. Allow Public input and questions.

Public Comment: Brooke Washburn - educational - is a community Garden something to be considered?

EDH CSD Parks & Planning Director Tauni Fessler - it is an element that could be incorporated.

Public Comment - when does a committee meet to start, or the process begin?

EDH CSD Parks & Planning Director Tauni Fessler - next couple of months.

6. APAC Projects

a) **El Dorado Disposal Recycling Center. CUP18-0006.** Discuss results of Planning Commission Hearing on November 8, 2018, and discuss comments sent to APAC by Blackstone residents.

APAC Chair Tim White- Mentioned at a few APAC meetings to update residents - Received many Comments from Blackstone on the APAC website contact form. These were forwarded to the Planning Commission, and residents were notified that their future public comments should be sent to the Planning Commission.

Public Comment: El Dorado Disposal - We will manage the project to be environmentally responsible - safe as possible. Will pave the site. Agreed with Planning Commissioners' concerns and Conditions of Approval.

b.) **Vineyards At El Dorado Hills PD16-0001/Z16-0002/TM16-1528 – Draft Environmental Impact Report Released.** Public Comments due by Jan 7, 2019. A residential subdivision on 114.03 acres of 42 single-family residential lots on a total of 42.23 acres. The remaining 71.8 acres would include one 6.22-acre roadway lot and five open space lots totaling 65.58 acres. Includes utilities and transportation improvements. Requesting a density bonus, and a rezone to add a Planned Development (-PD) overlay zone to the underlying RE-5 zoning.

Was previously approved Diamante Estates 19 homes in 2009.

Seeking a Rezone to achieve density bonus.

Increase Road width on Malcolm Dixon Rd near project - added cul de sacs to cluster homes (for infrastructure ease, and to achieve the density bonus.

Public Comment: Joel Wiley In the DEIR the project Narrative goes to page 475

Public Comment: District 1 Planning Commissioner Jon Vegna - realignment of Malcolm Dixon Rd other traffic and circulation improvements to connect to Green Valley Rd.

b.) **Update: EDC Transportation Commission- County Multi-Modal Transit Center Study Open House.** (EDCTC) is studying the feasibility of building a new transit facility in El Dorado Hills. EDCTC is hosting a second community open house to provide an opportunity for the public to provide input on potential site evaluations on Tues Nov 27 4:30P-6:30P Silva Valley Elementary School Multi-Purpose Room 3001 Golden Eagle Lane EDH.

What does this involve? Not enough parking at Town Center East Park and Ride. New facility in either Town Center West, or the EDH Business Park would add capacity, accommodate electric busses, add transit & consumer oriented features like a cafe. EDCTC is seeking additional public input at the next open house.

c) APAC 2019: Discussion of APAC meetings in EDH neighborhoods such as Blackstone, Bass Lake and Four Seasons/Heritage: planned efforts for more and better community outreach, recruitment of new voting members, recording APAC meetings and posting to the APAC website and listing voting members names and

email addresses on the APAC website.

d) Nomination (and election?) of APAC's 2019 Officers.

APAC Chair Tim White - Since we typically skip a December APAC meeting, and I will be traveling I suggest that we conduct our election for APAC Officers tonight. Since I have been elected to serve on the El Dorado Hills Fire Board, I will not be a candidate for APAC Chair in 2019. And since the APAC Chair represents APAC on the El Dorado Hills Community Council, which meets prior to the first APAC Meeting in January 2019, it makes sense to conduct the election tonight so that APAC is represented at the EDH CC meetings. I am nominating Current APAC Vice Chair John Davey to be APAC Chair in 2019, current APAC Vice Chair John Raslear to serve as Vice Chair in 2019, and Brooke Washburn to serve as APAC Secretary in 2019. Are there any other public suggestions for 2019 officers?

APAC Vice Chair John Davey - I nominate Tim White to serve as APAC Vice Chair in 2019 - while Tim will be serving as a Director on the El Dorado Hills Fire Board, his experience and dedication will still be needed as an APAC officer.

APAC Chair Tim White - Calls for a vote for the following 2019 EDH APAC officers:

Chair

John Davey

Vice Chair

John Raslear

Vice Chair

Tim White

Secretary

Brooke Washburn.

2019 Officers elected by a 5-0 vote.

The next EDH APAC meeting will be December 12, 2018 7:00PM at the EDH CSD Norm Rowett Pavilion 1021 Harvard Way, EDH, CA 95762

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>

Facebook: <https://www.facebook.com/EDHAPAC>

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