

El Dorado Hills Area Planning Advisory Committee



APAC 2019 Board

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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: December 12, 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

District 1 now has a Nextdoor.com Agency account which overlays all the neighborhoods in El Dorado Hills. Typically, individual Nextdoor user accounts can only see their own neighborhood, and nearby neighborhoods, but not an entire city or area. Informational only - trying not to be political. Planning to link to the CIP, because residents are always wondering about timelines on road projects. Also planning to link to the Pavement Condition Index - if the PCI is 30 and below, it is at a failure point. Many residents haven't seen road repairs in their subdivisions for over 20 years, and the reason is because as an example, your neighborhood PCI is 43, while other subdivisions are much worse. And that leads to the deferred maintenance of roads, and how the County sets TIM fees. The County is getting ready to update the TIM fee structure.

The Board of Supervisors has identified two new leadership roles. Replacement of retiring Director of Health and Human Services, and a new Registrar of Voters. Many people in the county want an elected Registrar of Voters. The current Registrar of Voters Bill Schultz is retiring - he handled the duties of Registrar of Voters as an add-on task to his duties as the elected El Dorado County Recorder Clerk. Elections are so technology driven, with so many state regulations, that the BOS wanted to have a Registrar of Voters that was solely focused on that one task.

State legislator contacted Supervisor Hidahl about working on another attempt at state law that would permit higher density housing near public transit facilities - this would eliminate some of the local land use planning authority from local governments like the County, to permit more multifamily housing like apartments near public transit facilities. Supervisor Hidahl thinks that this approach would work well in urban areas, but perhaps not well in more rural areas. But El Dorado Hills is in between urban and rural. The emphasis from the state and the County about working on affordable housing. Local agencies like the CSD are looking at ways to reduce fees to enable the creation of more affordable housing.

Sees more economic development coming for El Dorado Hills- there are several projects in the pipeline, and it will change the view of El Dorado Hills as an economic development area in the County and in the region. Sales tax revenue, and services that we don't have now.

EDH APAC Chair John Davey - can you explain to the audience the definition of affordable housing - many people think that affordable housing means low-income housing.

District 1 Supervisor John Hidahl - There are many labels and names and there are always new names that come out - "more affordable housing", "workforce housing", "low income housing", "very low income housing", etc. SACOG looks at what a moderate income resident could afford. It doesn't seem that El Dorado Hills will ever be able to do very low income, or low income housing. Moderate income will probably be the desired target - typically in the high \$300K to low \$400K range. If there is a way to eliminate or reduce some of the impact fees, that may be a path that would enable homes in the \$375K range. It also means more multifamily housing.

Public Comment - Does this mean that we'll be identifying where affordable housing will go?

District 1 Supervisor John Hidahl - The County does have a regional housing analysis that has identified where the County believes that some of the more affordable housing can go. That study is due to be updated. The State, by law, requires that the County identifies by location where very low, and low income housing can go - they don't require that it be built. But that can change because the State is very focused on the housing shortage.

Public Comment - so where are those locations?

District 1 Supervisor John Hidahl - There are several areas - Cameron Park has many apartment communities, as does Shingle Springs, and some in Diamond Springs. Doesn't know if any have been identified in El Dorado Hills. There may be some but Supervisor Hidahl isn't aware of them currently.

Public Comment: Charlet Burcin - The efforts by Assemblyman Kiley for multifamily housing near public transit will take some planning authority away from our county, so that Developers could come in and build major multifamily construction projects near public transportation without much input from the County.

District 1 Supervisor John Hidahl - There are a few limitations. For example the height of the structures will still be determined by local jurisdictions. But yes, it would remove a lot of local control. As an example, there have been plans that show eight story buildings - that may work well in a urban setting like Sacramento, but that will never work in El Dorado Hills - that isn't El Dorado Hills, and never will be. It does mean that local planning can control density to some degree. Some plans in urban areas show density up to 80 dwelling units per acre, but El Dorado County has a limit of 24 dwelling units per acre. So that would not work in El Dorado County. The current effort is to allow this sort of development within a half mile of public transit - which is a pretty big circle around the proposed public transit sites in Town Center.

EDH APAC Vice Chair John Raslear - would we have some control over this housing, if we have control over where the transit hubs are built?

District 1 Supervisor John Hidahl - Yes, the County would still control where transit hubs are built. This is a new version of a bill from last year that didn't get out of committee. So they are reaching out to the local governments to see what degree of local control will work. My personal view is that is that this could work in urban areas, but not rural areas like El Dorado Hills, or El Dorado County.

Public Comment - the public has no say?

District 1 Supervisor John Hidahl - You can influence the legislators, and the Governor.

Public Comment - Parker Development is still looking at higher density from the Apartments on El Dorado Hills Blvd all the way down into the old Golf Course. How do we address rooftops vs jobs?

District 1 Supervisor John Hidahl - General Plan has a requirement for a jobs to housing ratio - that number has been missed woefully by our County Planning for the last 20 years. But our housing element also requires

varied housing. We have a lot of senior housing being built, and while there is nothing wrong with that, it doesn't meet the needs identified in our General Plan. El Dorado Hills gets a lot of focus because we have a lot of available inventory in our Business Park, and Town Center is filling up, so there is an effort to expand into Town Center West with mixed use projects - Town Center West is zoned for light commercial, so they are looking to change that to get more mixed use projects. There are a lot of new things coming and being proposed that has the potential to really change the complexion of what El Dorado Hills can be. The bottom line for the County is that if we don't create an economic engine, every year the County will have to determine ways on how we can reduce services, because without economic growth, there is no way to maintain the service levels the County provides currently.

Public Comment - What happened to the Enterprise Zones for the Business Park?

District 1 Supervisor John Hidahl - They are still around, but we need to develop a regional plan to market the Business Park. The County has been trying for 20 years, but there may be more opportunities

Public Comment Steve Ferry - There are a few common terms we use: Affordable housing, and More-Affordable housing, those are terms that are used to sell things. There are three Federal designations: Very Low Income Housing which is up to \$28K, Low Income Housing which is \$28K- \$55K, and Moderate Income Housing which is up to \$105K. Our Section 8 housing is not for sale, it is only rental housing, and in El Dorado Hills it is White Rock Village.

5. Guest Speaker: **Michelle Smira Brattmiller, President of MMS Strategies**, providing information regarding Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills, a proposed residential subdivision on 114.03 acres of 42 single-family residential lots.

Michelle Smira - Consulted on Vineyards project for about 5 years. Will present some of the history. This is the 4th time at APAC.

Craig Sandberg - Has worked on the project for a year. Client is a lender that ended up taking the project back from the original developer for Diamante Estates, a 19 unit project. Was ill conceived. Didn't respect wetlands, or oak woodland. Several home sites would need bridges over the creek on the property to access home sites. And the dense oak woodlands at the northern end of the project would require many trees to be removed. There is an old historic school house on the property that is falling down, that the current project would like to preserve.

New plan is for 42 lots on 1 acre parcels, which is still not high density. Looking to take advantage of some General Plan preferences to encourage clustering, preserving more open space, preserve more habitat areas. So on the 114 acre site, it will have 65 acres of open space. Looking to incorporate grape vines /vineyard. It would be owned by and managed by the HOA. No proposal for a winery, for events, or production, just growing grapes. Concerns have been raised about chemicals, etc. There is a developed science on how to grow grapes in proximity to residences. A similar project is in place in Granite Bay in the Clos du Lac project.

Many people have asked for a public trail system, which was not included in the Diamante Estates project. We have added it into this proposal.

This project is part of several other projects. A piece of the puzzle. With the 1 acre lots, it functions as a buffer from the denser Overlook/Wilson Estates project to the south, and the 5 acre lots on the other projects to the north. This project, along with the three other projects to the north, is part of an Area of Benefit for planned road improvements. Ten years ago the County wanted to have a connection from Green Valley Rd to Salmon Falls Rd for safety and circulation purposes. There are several contracts between the landowners. This project will connect Malcolm Dixon Cutoff Rd at Green Valley Rd for the Overlook/Wilson Estates development, to

Malcolm Dixon Rd to the north, and will extend into the other three projects.

The project is not looking for new entitlements or a rezone, but a new zoning designation for a Planned Development overlay. Is consistent with the General Plan, and the RE 5 zoning, in conjunction with Clustering to achieve the the Density Bonus. Clustering will maximize open space, and habitat preservation, which will also achieve reasonable densities, and economic return.

We made a commitment to complete an EIR so that there would be no mitigated negative declaration.

Michelle Smira Brattmiller - This is a large document, and we're working with the County to allow more time for EDH APAC to review and make comments. Anticipates reviewing the comments in the Spring and Summer prior to going into any hearings at the Planning Commission.

Some changes since they prepared the notice of DEIR

- Street widths widened from 22 to 26 feet, similar to approved surrounding projects
- Moved access to Malcolm Dixon Rd
- Restricted access to Malcolm Dixon Rd (left turn only). Comments suggested a raised median- ongoing discussion.
- Turn arounds added
- Trying to save the School House structure
- Pond will remain
- No public sewer
- Water will not come in from Alta Vista Court
- No public events at the old School House

Received comments that the density was an issue - going from 19 to 42. They are still evaluating.

Public Comment: A Planned Development overlay - is there a minimum number of lots required for a Planned Development? Could you lower it from 42 to perhaps 32 or 30?

Michelle Smira Brattmiller - Yes we could lower it.

Public Comment: Just heard about this today. It would be nice get notice and generate feedback. A lot of people use Malcolm Dixon Rd as a recreational use. Bicycles, walking. A lot of people using Silva Valley to Allegheny Rd. Concerned about people using Malcolm Dixon Rd as an alternative to Green Valley. Eventually will change the character of the neighborhood, all so that a developer can make money. I've read the noise study, but find it hard to believe that it won't be an impact.

Public Comment: Ellison Rumsy - Reasonable to commit to organic farming for the vineyard process?

Craig Sandberg - That is a reasonable suggestion. Consultant checked to see if that was a viable option. Consultant said it is possible. We will look into it further.

EDH APAC Vice Chair John Raslear - Four Seasons has a very small vineyard. Problems associated with it. For instance our contracted vendor left this year, and it was difficult to find a replacement. Just because you have a vineyard doesn't necessarily mean that you'll be able to make wine.

Public Comment: On the subject of vineyards, we live next to the project, and have become hobbyist winemakers - it is a 24/7 production. Traffic and staff you'll need for production will be an impact. You have a noise and traffic study, but as we learned with the Wilson Estates project, which also had traffic and noise mitigations, there is absolutely no enforcement. For 3 years during construction, we had issues in non business hours (early morning and night) with noise, with crime, with fire.

EDH APAC Vice Chair John Raslear - How big are the lots, and what are the setbacks?

Craig Sandberg - Smallest lots are 1 acre. There are some that are over 2 acres. We don't have the footprints for the homes yet. Setbacks will be 30 feet.

EDH APAC Vice Chair John Raslear - Why are you opting not to include Sewer service?

Craig Sandberg - A decision that was made in conjunction with the other 3 area projects - properties are outside the Community Region boundary, and sewer service is considered to be growth inducing.

Michelle Smira Brattmiller - Many residents considered the absence of sewer a positive aspect - would not incite additional growth.

Craig Sandberg - Geologic studies indicated that the septic would not have any impacts on Folsom Lake, or on New York Creek.

EDH CSD General Manager Kevin Loewen - Looking at the DEIR, are there any park provisions for the project?

Craig Sandberg - No.

EDH CSD General Manager Kevin Loewen - What is envisioned that these residents will do for park and recreation services?

Craig Sandberg - They will probably use your parks Kevin.

EDH CSD General Manager Kevin Loewen - Perhaps we can have a conversation off line - about annexing the project into the EDH CSD. It seems like a natural fit.

Michelle Smira Brattmiller - We had those conversations 18 months ago.

Public Comment Steve Ferry - 1 acre lots is a bit unusual. In Serrano we typically have ¼ acre lots. I'm not advocating for more lots/homes, but it seems sort of a waste to have larger lots when you could build more homes.

Craig Sandberg - One of the restrictions is that we can't put septic systems on anything smaller than 1 acre lots.

Public Comment Steve Ferry - would you consider annexing into EID for sewer.

Craig Sandberg - The County has made it abundantly clear that they didn't want Sewer extended beyond Malcolm Dixon Rd (the Community Region boundary line).

Public Comment: Steve Ferry - Could you do table grapes instead of wine grapes?

Craig Sandberg - Our consultant insists that they can grow wine grapes and sell them. There should be a discussion in the DEIR about impacts from the vineyard operation, based on information from our consultants and industry people. There won't be a 24/7 operation.

Michelle Smira Brattmiller - This is something we can take a look at

Public Comment: Steve Ferry - This project will generate about \$30K per lot. What is the County going to do with over a million dollars generated from the project?

District 1 Supervisor John Hidahl - It is all based on the priorities established in the CIP. There is no guarantees that fund raised in a specific area will be spent on the area.

Public Comment: The Fence they built for the Wilson Estates/Overlook project is very upsetting. They did not adhere to conditions of the project, and did not respect the architectural design standards of the area. With grapes growing, turkeys, deer, many other animals will all be trying to get at the grapes as a food source. How are you proposing to limit the impact of the wildlife? My second question is that your project describes a focus on water conservation - grapes will take a lot of water. Where does that come from - wells?

Craig Sandberg - No, it will be from a agricultural water meter from EID. Our Consultants have advised that we can grow grapes on very little water. So we believe that we can do this on a small meter. If this required a 5 inch meter, we wouldn't be looking at this, because it would be too expensive. The project owner thought that this could be a cool feature. But if the neighbors don't want it, and we can't but a decent looking fence up, perhaps we scratch the idea.

Public Comment - Gated community. But it has public trails?

Craig Sandberg - We have public trails in many other Gated community projects, like Saratoga Estates. The gates mainly restrict vehicle access.

Public Comment - Where will the public park cars, to access the trails?

Craig Sandberg - We discussed considering a trail head that would provide for public parking.

Public Comment: We already have a problem with kids going to the SchoolHouse to use drugs, to drink, to hang out. Parking would make it worse. It is very dark, the road is narrow, there are no street lights. To get an El Dorado County Sheriff to respond takes at least 15 minutes. This will make it worse. We had very bad experiences with the construction of Wilson Estates/Overlook - we probably called the Sheriff office 20 - 30 times. 1 acre parcels is an odd size. Our experience with Wilson Estates is that everything that was promised initially and approved, was changed later, and with no enforcement for the changes or impacts. The original Diamante Estates project had 5 acre lots, consistent with other properties in the area, and because they remained 5 acres, and had only 19 lots, it was the only project out of the 4 that wasn't challenged.

Public Comment: The vineyard concept seems convoluted in regards to a residential project. It doesn't seem like you're confident in the concept. We just want to maintain the culture of the community. We don't want community parks, etc. This will draw a lot of activity that we don't want.

Public Comment: Paul Sayegh- I live on Arroyo Vista, and have been dealing with this project for years. I'm concerned about the Public Comments and when they are due - if I had a nickel for every EIR that was released during the holidays, I would be a rich man. People are busy, so the DEIR skates through without public comments. Would you be willing to extend the comment period?

Michelle Smira Brattmiller - We thought that this was going to be released in the early fall. We told the County that we are willing to allow more time, but the County indicates that there has to be a defined period for comments. Part of CEQA.

Public Comment: Paul Sayegh- You mentioned that the EIR was voluntary. I know that is not true, because I personally sued the County when they were doing these multiple Planned Developments without EIRs, giving density bonuses, because it is a violation of the law. The County signed a resolution 021-2011, so you are

required by law to do an EIR, this isn't voluntary.

Michelle Smira Brattmiller - Early on we were told we didn't have to do an EIR. But we understand that it is required now.

Public Comment: Paul Sayegh- Circulation Plan - agreed to 10 years ago, because the County and the neighborhood had so much friction because the County was piecemealing these projects individually, and not requiring EIRs, despite changing the density of the projects. All 5 projects were on the table at the same time, so the County knew that there were going to be cumulative impacts, but chose to treat the impacts individually which is a violation of the law. So these projects were approved before the resolution, and skirted by. I have a signed agreement with the Diamante project that to increase the project to 20 or 21 lots (from the 19 approved) that no lot will be less than 5 acres. So they get the project approved, they sell the project, and now you're back asking for 42 lots instead of 19. The only way the road agreement got done, was that we all knew the ultimate build-out, which was 19 lots, not 42. If we knew that there were going to be 42 lots, we never would have agreed to the road agreement. 42 lots increases the traffic impacts. We have a signed agreement that was changed to alter the density after the fact, and it is not right to do that to us. You're setting aside 65 acres for open space in a gated community, but none of the neighbors, who bear and suffer the impacts from the project, will get to enjoy this. We just get the negative impacts from traffic, etc. I've brought this up with the Board of Supervisors that it is unfair to approve a Planned Development, and then change the 5 acre zoning to 1 acre, give the developer and new residents all of the entitlements, generate extra traffic, light, and noise impacts for existing neighbors. But the Board of Supervisors seems to ignore us. The Diamante project at 19 five acre lots was unopposed - the other projects were all brutal court fights. We settled because it was going to be 19 homes, not 42. We opposed the septic systems. The agreements with La Canada included regular septic inspections. The Diamante project in 2009 said that it was an extraordinary burden to run a sewer line. It isn't anymore, because there is a sewer line 50 feet away in Overlook. I worked in water and sewer for 24 years, so I know a little about water and sewer. Doing septic just increases the profit for the developer. With 1 acre parcels vs 5 acre parcels even with more homes, there would be significantly less piping. It makes no sense. The County determined in 2009 that the soil would perc for septic. However, the Youngdal Engineering study in 2015 suggested that 20% of the lots' septic fields could fail. There will be an impact to the EDH CSD, but your EIR states that there will be no impact on parks. My biggest complaint is the cumulative impact of all of these projects. We knew the total build out, Diamante agreed to keep it to 5 acre parcels.

EDH APAC Chair John Davey - Public Comments responding to the DIER are due to the County by January 7, 2019. Don't send your comments to APAC, you need to submit them to the County - the lead County Planner on the project is Evan Mattes. The County has agreed to allow EDH APAC to submit our comments on the DIER following our January 9, 2019 EDH APAC meeting.

6. APAC Projects

a) Update: El Dorado County Line Multi-Modal Transit Center Study – review of the options presented at the second El Dorado County Line Multi-Modal Transit Center Study open house held on November 27, including suggested potential sites in EDH for the facility.

Dan Bolster El Dorado County Transportation Commission: Received a \$110,000 grant to perform the Traffic Center Study. Had a stakeholder meeting in the spring of 2018 - APAC was a member. Workshops were held with the public in April and November. The 150 space park and ride lot in Town Center East is over subscribed. Looking to the future, the need is for a minimum of a 350 space. Development is continuing in the area, the Capital Southeast Connector Project along White Rock Rd. There is an opportunity to work with other transportation providers. And it makes sense to look at providing other amenities than just a park and ride. Public workshops helped to identify what the public would like to see. Started with 15 potential sites, and have narrowed it down to 6. Some sites were too far from HWY50. Sites 2 & 3 near Town Center West, along White

Rock Rd were recommended. Sites 5 & 6, further east along White Rock Rd at HWY50, and North of HWY50 at Silva Valley Pkwy are secondary sites. The last two sites don't make sense - Site 1, the current site, cannot be built out, and Site 4 at the temporary El Dorado Transit lot in Town Center East near the Regal Theater and Mercedes of El Dorado Hills has too many turns to get to HWY 50. Sites 2 & 3 are large enough to accommodate bus loading, storage, and potential electric bus charging. They are large enough to accommodate future need and growth. There is also adequate space to provide a future parking garage. Sites 2 & 3 also have better pedestrian and bicycle connectivity.

There will be a second Stakeholder meeting, possibly in March. The consultants will be looking at what amenities will work at Sites 2 & 3 - things like bike share, vanpool, security cameras, schedule reader board with real time on-time and delay information. Perhaps a coffee shop. Does a security guard need to be on-site? Electric Vehicle Charging stations - how many will be needed? Public restrooms. Indoor, and outdoor seating requirements. Bike Lockers. How much funding will be needed, etc. Hope to have the study completed in April, and bring it to the El Dorado Transportation Commission Board in June.

District 1 Supervisor John Hidahl - Any consideration for Parking structure solar generation?

Dan Bolster - Yes, studying concepts and working with partners such as El Dorado Transit.

EDH APAC Chair John Davey - Most of this seems to be focused on western bound commuters. Is there any consideration for commuters heading east, to destinations like Placerville?

Dan Bolster - Yes. We're also updating short and long range usage plans. Also looking at reverse commuters - people coming from the West to our area. Working with County Planning to define needs in 5 years and longer, 10-20 years.

EDH APAC Vice Chair John Raslear - Site 2 will be close to many homes. It will be difficult to convince those homeowners to accept a transit facility. Site 3 looks better - is that part of the Business Park?

Dan Bolster - I don't know for sure.

EDH APAC Vice Chair John Raslear - I had conversations with the developer at Site 3 along Latrobe, and they plan to build out a lot of commercial/retail, with shops and restaurants. With fewer home near site 3, there will be less resistance. Also, El Dorado Hills doesn't have enough room on roads for cutouts for bus stops. One more concern is access for Seniors - with all the Senior residential development, you would have to get very close to their homes for them to use public transit - how do you do that in a gated community, I don't know.

Dan Bolster - It is a concern. It doesn't make sense to build a transit hub where the potential users cannot access it.

Public Comment: If a commuter is not going to use a bus, will you be charging for parking?

Dan Bolster - El Dorado Transit will own the Park and Ride portion of the hub - they currently do not charge for parking. It is a public parking lot.

b.) Update: Bass Lake area residential and commercial projects currently in construction, including the Safeway anchored Siena Ridge Shopping Center. **RESCHEDULED for JANUARY 2019**

c.) APAC 2019: Selection of the first EDH APAC "Road Show" sites- Taking APAC meetings into EDH Neighborhoods.

An offer from the Bridlewood Canyon HOA to meet at the HOA Clubhouse in March 13, 2019.

d.) APAC News -

EDH APAC was selected as 2018 Volunteers of the Year for District 1 by the El Dorado County Board of Supervisors. It was very humbling it be included with the other Volunteers honored at the Board of Supervisors meeting. It is due to the many years of volunteer efforts by so many people like Ellison Rumsy, John Raslear, John Hidahl, Norm Rowett, Jeff Haberman, Kathy Prevost, and so many more. In the past two years under the leadership of Tim White, APAC participation has been reinvigorated, and the success of APAC is due to not only the Committee officers, but to the many residents who make time to attend and contribute. Thanks to you all.

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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