

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: January 9, 2019, 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

Public Comment Tara McCann: Was an APAC member. Is concerned about allowing the public to have access to project information, and allowing adequate time for public feedback. Is very concerned that the County has a pattern of presenting “controversial” projects that have features such as rezoning, or other critical infrastructure issues at the holiday time. It is difficult during the holidays (Thanksgiving through New Year Day) for both residents and County Staff to respond to projects. With technology that is available today, there’s no reason not to use it.

Public Comment Steve Ferry: Primary contact for the cityhood/incorporation effort underway in El Dorado Hills. Supporters have a new website with information about the effort - edhcityhood.org. They are currently focused on fundraising. The first goal is \$50,000 to complete a fiscal analysis study, to determine if cityhood is fiscally viable. The group is not taking any money from developers - period. They will accept donations from custom home builders. The next meeting for their group is Wednesday January 23 at 6:30PM at the El Dorado Hills Fire Department Station 85 on Wilson Way. The Commander from the CHP Office in Placerville, to discuss the policing differences incorporation may present.

4. Supervisor Communications: Supervisor John Hidahl
Supervisor Hidahl had a conflicting schedule this evening, and is unable to attend. We look forward to hearing from Supervisor Hidahl at our February 13, 2019 EDH APAC meeting

5. Guest Speaker: **None**

6. APAC Projects

a) Subcommittee Report: Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills DEIR, a proposed residential subdivision on 114.03 acres of 42 single-family residential lots.

The open comment period to submit comments, questions and concerns has been extended from
The questions, comments and concerns regarding the DEIR that our subcommittee members have found are:

Q1: Left turn lane at Malcolm Dixon Cutoff Rd/Chartaw Rd, restricting southbound left turn to eastbound Green Valley Rd forcing eastbound traffic from Vineyards, Overlook, Alto, and La Canada projects to the Malcolm Dixon Rd - Green Valley Rd intersection - an already poorly designed intersection, on a curve, with two

additional private driveways (OxTail Way and Old Green Valley Rd), and West Green Springs Rd adjacent - shouldn't some Improvement to Malcolm Dixon at Green Valley Rd be considered? Could TIM fees in conjunction with other Malcolm Dixon area projects (Zone of Benefit) be combined to add turn pockets, or realign West Green Springs with Malcolm Dixon to create a safer alignment, and improve both internal and area circulation?

Q2: From the Traffic Study data, eliminating the Southbound left turn from Malcolm Dixon Cutoff/Chartraw Road onto eastbound Green Valley Rd, and forcing that traffic further east to the Malcolm Dixon Rd / Green Valley Rd intersection will only result in a 1% or 0% Project trip generation at that intersection? Does that seem plausible? 1% of the 474 new daily trips - 4.7 drivers - will need to use Malcolm Dixon Rd at Green Valley Rd to head east on Green Valley Rd? The traffic study seems to presume that residents of the project will only shop or commute in areas of El Dorado Hills and Folsom to the west, but residents are also in proximity to abundant jobs, retail, commercial, private schools, and service businesses in the Bass Lake area of El Dorado Hills, Cameron Park, Rescue, Shingle Springs, and Placerville.

Q3: What about the existing residents at the Overlook/Wilson Estates project? Since the current ability will be removed from those existing Overlook/Wilson Estates residents to head south on the existing Malcolm Dixon Cutoff Rd and continue east on Green Valley Rd via a left turn, are their existing daily trips part of the Traffic Study's calculation of the project's cumulative daily trip generation?

Q4: Are there any improvements slated for Malcolm Dixon Rd itself in the project area, other than the northern extension of Malcolm Dixon Cutoff Rd/Chartraw Road? No other improvements seem to be detailed other than circulation changes/ turn limitations onto Malcolm Dixon Rd at the proposed southwestern access point from the project property.

Q5: Will the proposed Vineyard space be zoned for agriculture use? What happens to this land if the Vineyard either does not come to fruition, or the operation is later abandoned?

Q6: Aren't the details of a potential Vineyard operation subject to review under the DEIR -why are there no details or potential impacts of a Vineyard operation on traffic, environment, noise, pesticides, etc?

Q7: Are there provisions limiting this potential agriculture operation from later potentially involving cannabis cultivation?

Q8: What impacts will the cultivation and maintenance of the proposed vineyard have on soils and ground water due to the use of pesticides and fertilizers? If the vineyard operation were to opt for an "organic" certification of the vineyard products, what impact would the project's homesites' landscaping use of pesticides and fertilizers have on the vineyard's organic certification?

Q10: Is the Water required for Vineyard operation considered part of the 44 EDU determined to be needed by the study? If the Vineyard operation is undefined in the DEIR how can the vineyard operation water needs be known?

Q11: Is **Alternative B** considered a viable option by the applicant or County Planning staff?

Q12: What happens if the Property Owner becomes unable to maintain the oak mitigation program, or becomes insolvent, etc? What happens to the maintenance of the new plantings- pruning, thinning, watering if the Property Owner is unable to maintain the program? What is the success rate per tree planted? What is the success rate per acorn planted? Who monitors and enforces this mitigation? Is it real ongoing monitoring, or self-reporting?

Q13: What are the consequences for the Developer, HOA, or other entity, for not meeting the Fuel Hazard reductions zone requirements? Who monitors these requirements for compliance? Who has the controlling enforcement powers? EDH Fire Dept, or El Dorado County?

Q14: What are the consequences for the Developer, HOA, or other entity, for not meeting the Open Space Guidelines / Fuel Hazard requirements? Who monitors these requirements for compliance? Who has the controlling enforcement powers? EDH Fire Dept, or El Dorado County?

Q15: What is the merit of utilizing Septic systems for the project when the Wilson Estates/Overlook residential project has EID provided sewer facilities directly across Malcolm Dixon Rd from the proposed Vineyards residential project? - doesn't clustering the homes (to realize more open space, and to save on utility infrastructure costs) present an opportunity to provide EID sewer services to the project? Is it because the project lies just outside - literally across the street from - the El Dorado Hill Community Region boundary?

Q16: According to Table 1, if the average rainfall on the project site is under 25 inches, then the minimum parcel size would be 1.5 acres and 50% greater than that proposed. We could not find average rainfall statistics for El Dorado Hills. Folsom statistics ranged from 24.07 to 24.48 inches which is just under the 25" limit. Placerville rainfall averages are clearly above 25 inches. The location and elevation are closer to Folsom than Placerville, but what is the appropriate reporting station to use remains unclear.

Q17: If the site has an average rainfall of less than 25 inches, minimum lot size would be 1.5 acres - **does** the site exceed the 25 inches per year standard?

Q18: Should not that testing be done prior to the project approval, and be completed as part of the final Environmental Impact Report?

Public Comment Planning Commissioner Jon Vegna - Other projects presented in the same time frame as Diamante Estates (Alto, La Canada, Wilson Estates/Overlook - 2006-2009) there were many concerns about traffic and traffic impacts on Malcolm Dixon Rd - which is very rural, with substandard curves, etc. The Malcolm Dixon Cutoff Rd was a solution to two problems: getting traffic off of Malcolm Dixon Rd, and the substandard reverse S curve on Malcolm Dixon Rd. The intent was to "T" the intersection of Malcolm Dixon Rd and the Malcolm Dixon Cutoff Rd to improve access off of Malcolm Dixon to Green Valley and to eliminate the substandard reverse S curve.

APAC Chair John Davey - there will be more questions, this is just what the subcommittee was able to develop over the holidays. Residents should submit those questions and concerns regarding the DEIR to the Counter Planner Evan Mattes, and cc Clerk of the Planning Commission Charlene Tim. The Applicants are willing to come back to APAC to further discuss the project, perhaps in April 2019.

Public Comment Steve Ferry - Concerned about the septic system - millions of dollars were spent to provide sewer to Overlook/Wilson Estates, and it on the same road - Malcolm Dixon. To have a new community come in and not hook up to it is irresponsible.

Public Comment Tara McCann - For the septic system, are they going to re-perc?

APAC Chair John Davey - If I recall correctly, they are not. There will be on site septic tanks for solids, and leach fields for the liquid.

b.) Update: PD18-0001 FRS Storage self-storage facility consisting of one 3,324 square foot two-story office building with a manager apartment and one 120,000 square foot three-story storage building on property identified by Assessor's Parcel Number 121-280-21, consisting of 5.55 acres, in El Dorado Hills. El Dorado County Planning Staff recommending a Mitigated Negative Declaration to the Planning Commission on January 10, 2019

EDH APAC Chair John Davey- The original application packet from the spring of 2018 consisted of two 2-story buildings with an office and manager apartment building all totaling just over 99,000 sq ft. The revised project, submitted during the December holidays is now for one 3-story building, and the office and manager apartment building of approximately 120,000 sqft. The site has two PG&E easements that run through the property.

Applicant Mark Bradbury Original 2-story design, resulted in a 40 foot retaining wall. Project was redesigned, to eliminate intermediate drive isle, added third story with internal elevators. Traffic study Wanted to add vibrancy and be a good asset to the community. More design and landscape elements so the building isn't so monolithic along Rossmore Lane. Using the same landscape architect as Caliber Collision across Rossmore Lane, for consistency.

EDH APAC Chair John Davey - the building height is 40 feet? Which is lower than most multi story buildings in Town Center East.

Mark Bradbury - Approximately 40 feet. Have allocated about 36 parkings spaces. Extensive landscape plan for Rossmore Lane.

Public Comment Steve Ferry - Wasn't happy with the building for Caliber Collision at first - they have great views into the valley, and believes that a restaurant would have been a good use for the site. But they did mimic the farm-house style of Town Center and District Church on Rossmore. Are these designs what you intend?

Mark Bradbury - we met with District Church, and they suggested moving back from Rossmore Lane, and we followed that suggesting. Colors in terms of earth tones are following cues from District Church and EDH Town Center.

EDH APAC Vice Chair Tim White - Any other parking planned?

Mark Bradbury - no, not at this time.

EHD APAC Vice Chair Time White - in terms of the Landscape plans, they seem to focus on Rossmore Lane, but nothing is detailed for the back of the building? To break it up? Perhaps some trees?

Mark Bradbury - the PG&E easement is problematic. There are vertical restrictions due to the powerlines, and a 15 foot clearance area alongside the easement as well where you cannot go vertical.

EDH APAC Chair John Davey - Is your project subject to, or a part of the Town Center East Design Review Committee, or is it separate?

Mark Bradbury - we are separate, so we're not part of that.

Public Comment Steve Ferry - Town Center opted for heritage olive trees. That would bring a big impression / some pop.

EDH APAC Vice Chair Tim White - the landscape plan shows red maples, crape myrtles, flowering pear, interior live oaks, and evergreen elms.

Mark Bradbury - we're open to using other materials to tie it all in.

Public Comment - the ground level units, do they have utilities/electricity? They can't be used as shops?

Mark Bradbury - No. We manage our properties, so if there are any concerns residents can contact us. We have monitoring that shows us who and when a customer enters and leaves the facility. Every unit is individually monitored for opening and closing with time stamps. We just found out that APAC was out the loop on this, which is why we prepared these packets tonight and came to address any questions.

c.) Notice: Title 130 Zoning Ordinance Major Amendment Public Workshop scheduled for January 24, 2019 at the El Dorado County Planning Commission. The project consists of modifications to existing land uses, additional or expanded land uses including agricultural related land uses, improvements to planning permit processing including general review procedures, modifications to public noticing, and several parcel specific rezones. The purpose of this Public Workshop is to discuss the anticipated changes to the Zoning Ordinance and solicit comments and feedback from the community.

EDH APAC Chair John Davey - there are no specific parcels in El Dorado Hills on this Zoning Ordinance major amendment, but a few items that will impact El Dorado Hills. Drive thru facilities, professional and medical offices, as well as self storage, and mobile services are areas that might have impact in El Dorado Hills, as well as items recommended to be removed, primarily Residential uses in open space land use designation.

EDH APAC Vice Chair Tim White - one of the more important things on this is improvements to the public noticing process. Having been involved with APAC for more than three years, I've noticed that there have been times when the County hasn't been completely transparent about how the processes work, and adequate time for public review. As Tara mentioned earlier major projects seem to have their public review period during the holidays from Thanksgiving through the New Year, which make it difficult to get residents involved. With the new leadership at the Planning Department, I think that they are very open to hearing concerns. We've have members of the Planning Department at several of our last few meetings. So if you can get up to Placerville to listen to the meeting and workshop I think it would be a benefit. The County has been looking for much more input to the process.

Public Comment Lindsey Alagozian Senior Planner El Dorado County Development Services Planning and Building Department - My contact info is on the flyer, and we're looking for more comment feedback into this process.

d.) Held over from our December 2018 meeting: Update: Bass Lake area residential and commercial projects currently in construction, including the Safeway anchored Sienna Ridge Shopping Center.

Serrano Village J Lot H – 41 lot single family residential. Rough grading – erosion control with straw. Resume in Spring 2019

Serrano J5 Sienna Ridge Commercial– Donohue Schribner – project had a small delay while Safeway Parent Company Albertson's was engaged in a merger with Rite Aid (land ownership structure) – merger was canceled, project started back up. Safeway has targeted Holidays/Thanksgiving 2019 for opening. Tenant mix similar to Green Valley Rd & Francisco Safeway center.

Serrano J6 - 119 lot single family residential. Cal Atlantic Homes/Lennar and Woodside homes. Permits being pulled to begin model homes for Lennar project. Expect road paving to resume in 2019

Serrano J7 – Project back to planning Commission to reduce lots from 71 homes to 65. No builder yet.

HawkView – 114 lot single family residential. Infrastructure in place, site work is ongoing. Scheduled to start construction of Models in December 2018

Bell Woods – 54 lot single family residential. Infrastructure work to resume in spring 2019. Possibly have models started in fall 2019

Bell Ranch – 113 lot single family residential. Infrastructure work to resume in spring 2019. Possibly have models started in fall 2019

Country Club Realignment – still finishing up right of way acquisitions for roadway and utility. Possible start in Spring 2019

EDH APAC Chair John Davey - Two additional items for the Board of Supervisors January 15, 2019 Agenda that just released this evening. First, regarding the appeal that was filed against the Planning Commission approved Quantum Care Place on White Rock Rd by the Capital Southeast Connector JPA - the appeal is being withdrawn, as the JPS, the project applicants, and the County seemed to have come to an understanding about the impacts of the project on the Capital Southeast Connector alignment on White Rock Rd. The second item is the extension of Silver Springs Pkwy - County DOT is asking for 100 feet of easement to complete the southern extension of Silver Springs Pkwy to Bass Lake RD - but County DOT is asking to reserve 1.12 acres of the County owned property on the north and east side of Bass Lake Rd for a DOT Maintenance yard - this would be directly across from the entrance of Bridlewood Canyon, and the future Serran Village J7 entrance on the lake property.

The next EDH APAC meeting is February 13, 2019 7PM at the EDH CSD Pavilion.

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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