

**El Dorado Hills Area
Planning Advisory Committee
APAC 2019 Board**



John Davey, Chair jdavey@daveygroup.net
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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: February 13, 2019, 7:00 PM

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

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment

NONE

4. Supervisor Communications: Supervisor John Hidahl

District 1 Supervisor John Hidahl: El Dorado County is looking to establish an ordinance that follows CalFire's 4291 which requires property owners to maintain a 30 foot clearance/safe space in regards to fire safety. The County is looking to expand on that program to reduce fuel loads. Potential fines might be part of the ordinance. EDH Fire Department has had a similar ordinance for many years.

Canabis Ad Hoc Committee - based on the approval of five cannabis measures on the El Dorado County ballot in 2018, the Board of Supervisors Cannabis Ad Hoc Committee is looking at the specifics of implementing regulations on indoor and outdoor cannabis grows, as well as medicinal marijuana. Manufacture. Testing Labs, Nursery Stock. As an example, it is very important to have local labs, so that manufactures aren't transporting cannabis back and forth to labs in Sacramento, which invites criminal activity. Ad Hoc committee work probably will not be done before August or September of this year, which would mean implementation in 2020. Has heard from organizations in Sacramento about the desire to establish "cannabis parks" where things like nursery stock, labs for testing, and manufacturing facilities, are all located adjacent to each other.

Board of Supervisors has made a decision to recruit and select a person for the position of Director of Medical Health. In the past, other County Employees have filled in to take on those duties, but did not possess sufficient qualifications, such as a degree in psychology. There has been a huge increase in demand county-wide for health services, and mental health services.

Public Comment: Lenny Patane- Would like to mention that it is nice to have District Four Supervisor Lori Parlin in attendance at tonight's meeting, and would like to see District Two Supervisor Shiva Frentzen attend some APAC meetings as well. Also wanted to advise that the Spanos Company apartment project in Rancho Cordova was sold as soon as it was completed to a new owner - they are stating that they do not have to adhere to any previous agreements or rules established between the city of Rancho Cordova and the Spanos Company. The Spanos Company indicated to APAC and to County Planners that they intended not to sell the El Dorado Hills Apartments in Town Center if the project was approved, but they have been selling most of their other apartment projects once they are completed. Is the County concerned that Spanos Company will not live

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up to their agreements with El Dorado County?

District 1 Supervisor John Hidahl - Mansour Company owns the Town Center and has a Design Review Committee that has authority over uses in Town Center. The County's only role with the Town Center Apartments is that they meet all of the zoning, building specification, and conditions of approval before the project is completed. The County does not involve itself in who owns the property, just that it meets codes/ordinances and conditions of approval for the project. It might be advisable to ask the Mansour Company if it has any concerns with a potential change in ownership after the project is completed. The Department of Transportation provided a recent update: The County was expecting about \$5 million in SB1 Gas Tax/Vehicle Fee funding, but the state has advised us that the actual amount will be closer to \$3 million. So we've lost about 40%. An analysis of our DOT reserve funds indicates that we will be expending that much more quickly than was planned. By 2021-22 we're going to have a challenge even maintaining current roads, let alone be able to make road improvements. The County DOT has looked at our PCI (Pavement Condition Index), which we have long believed was computed to be 64 (100 is perfect, below 50 is poor) but we learned that part of that computation was including roads from new developments, which are brand new roads. When the computation is done excluding brand new development roads, the new number is 51. So the reality is our roads are in much worse shape than we thought. We are as low as some other similar counties, but we are at mid range now, and much more serious than we previously thought. That means that we need to look for alternate measures to get other funds for maintenance. EDH Blvd overlay was to use SB1 funds. We need to determine the top priorities now, because of the reduction in funding, and find out where project like that are at in terms of priority for available funding.

Public Comment: Is that a slurry seal on EDH Blvd?

District 1 Supervisor John Hidahl - It is not a slurry seal, but an overlay, that we expect to get 5-10 years of use out of. This is a \$5 million project. In comparison, 1 mile of Class 1 bike lane is \$1 million.

Vice Chair John Raslear - How will this lack of funds impact the Southeast Connector, extending White Rock Rd to 4 lanes from the county line? Will this delay things?

District 1 Supervisor John Hidahl - I don't think so because that is from a different funding source. The 4 lanes and improvements from the county line to EDH Blvd are from the Southeast Connector JPA. The JPA has just applied for a \$25 million grant. If that grant comes through, then the project should start very quickly, because it is shovel ready. The segment from Latrobe, east to the Silva Valley HWY 50 interchange are County dollars.

5. Guest Speaker: **None**

6. APAC Projects

a) CUP19-0001 Conditional Use Permit for colocation on existing El Dorado Hills Fire Station 85 fire tower of telecommunications facility including six (6) panel antennas, nine (9) remote radio units (RRUS), and three (3) Raycap surge protectors. Equipment will be housed in a 12' X 12' fiber-reinforced plastic enclosure to match the fire tower roof. Ground equipment will be located in a 12' X 11' 2" lease area.

Chair John Davey -Because this project impacts the El Dorado Hills Fire Department, Vice Chair Tim White will step out of the room for this conversation - Tim serves as an elected director on the El Dorado Hills County Water (Fire) Board of Directors.

Vice Chair Tim White - Just so there is no potential conflict of interest, I'll step outside where it is cold and rainy, so please go quickly!

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Chair John Davey - The project will add a 12 X 12 foot addition to the top of the tower. And a 12 X 11 foot ground level space for the ground equipment. This will be constructed where the Fire station's current dumpster area is, so the applicanyt will build a new dumpster enclosure, and also add an area for storing sand. Three sites were considered for the project - 1) Rldgeview Park, but the CSD determined that they couldn't include a cell tower at the park site. 2) Saint Stephen's Church on Olson Ln, but there is a CC&R preventing antennas. 3) and the EDH Station 85 on Wilson Way, which met requirements. There is also a provision for another colocation spot below the proposed Verizon spot, but it would also have to go through the approvals process. The Count doesn't have much land use planning input - primarily setbacks - because Cell Towers are the purview of the Federal Government and the FCC.

Public Comment - How high is that?

Chair John Davey - 12 feet.

Public Comment - what kind of antennas are in that?

Chair John Davey - Cell phone, and radios, some for Emergency Services - First Responders and the Fire Dept relies on a lot of data in their emergency response efforts.

b) S18-0012 EDH-Folsom Self Storage. 6,000 square foot commercial buildings (actual use To be determined) 139,000 square foot self-storage building 2,000 square foot manage/office building Parking lot (quantity undetermined) is proposed. Location: The 9.4 acre project site is located at the southwestern comer area of Green Valley Road, Shadowfax Ln, and Sophia Parkway in El Dorado Hills.

Chair John Davey - 12 storage buildings, along with an office building and manager's residence of 2000 sq ft. The project is proposed to share access to Sophia Pkwy through a connection between parking lots with the proposed adjacent Sophia Pkwy Commercial project. The project has an un-named wetlands that runs through the property, and the development is proposed to be constructed around the wetlands, with the potential for some infill of the wetlands. Of the 15-20 trees on the property, only one oak exists, and is proposed to be saved. One driveway to Green Valley Rd, and the shared driveway to Sophia Pwky. Traffic Study link hasn't worked on the County's e-TRAKiT website for the project, but just started working late this afternoon. The Traffic Study/analysis seems to include both EDH-Folsom Self Storage and the adjacent Sophia Pkwy Commercial projects. We will need to study the Traffic details more.

Vice Chair Tim White - This is on the County line. The very first thing that visitors coming into El Dorado County, and El Dorado Hills, from the Folsom, and from the west will see. Is a self storage unit the best use of the property? There is another self storage facility nearby, but it mainly isn't visible from Green Valley Rd. If the project is built, it has a lack of greenery from the outside, and it looks like a prison wall - we had similar concerns with the last self storage project will talked about at our December and January meetings. Another question is whether they will be allowed to have outside storage of boats, RVs, etc. - the other storage unit nearby does allow outside storage, and it looks very bad. The third item of concern is the traffic. I don't see any benefit for access on Shadowfax Lane.

Chair John Davey - There was another concern submitted to Supervisor Hidahl's office about the impact on Mormon Island Cemetery - The Initial Consultation Letter sent to local agencies did not include the El Dorado County Cemetery Commission, or the non-profit El Dorado County Pioneer Cemetery Committee - and Mormon Island Cemetery qualifies as a pioneer cemetery.

RAZ - Has any Environmental report addressed the wetlands? A few years ago there was a proposed bike path through the property but the State of California denied it.

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Vice Chair Tim White - Army Corps of Engineers would have to be consulted if any part of the wetlands were proposed to be filled in, as they qualify under law as "Waters of the United States". There is no permission yet. Public Comment: You said that this is on the County Line - is this an El Dorado Hills paying for this or is the County paying for this?

Chair John Davey - El Dorado Hills is just a community in the County, so it is a County project, but the applicant developer is paying for the project.

Public Comment - Does it have to be a storage project? Storage projects don't really need a primary location, along a major road, could it be something else?

Chair John Davey - It comes down to: someone owns it, and this is what they have proposed to develop.

Vice Chair John Raslear - the new gas station at the corner, AM PM at Sophia Pkwy- APAC had asked for a deceleration lane/ area along Green Valley Rd, but DOT decided it wasn't needed. So it really is up to the community to give DOT feedback about what is needed on Green Valley Rd. Another concern is that is an entrance directly across the street to a state park, which is a beautiful area, as well as one of the main entrances to El Dorado Hills.

Chair John Davey - There is a lot of Parking along Sophia Pkwy by visitors to the state park, because it is easier in and out, and also they don't have to pay a visitor fee.

Public Comment - What was approved for FRS Storage for aesthetics? What about the self storage proposed for EDH 52?

Chair John Davey - We'll get to the FRS project later in our meeting.

Vice Chair Tim White - I asked if there they would ever seek permission to allow outdoor storage for RV or boats - it was a condition of approval that they be denied outdoor storage. No business run from the project, an onsite manager to monitor the usage. There is no official proposal for the EDH 52 site except the 40,000 sq ft market on one side, and the 99 room hotel on the west side. There are proposals for 3 gas stations.

Public Comment - Visual and traffic impacts will be significant. Would like to soften the visual will more landscaping

Public Comment - Will they have to widen Shadowfax Lane? It is a sharp corner, and commercial vehicles coming in will be a problem. Part of Shadowfax lane is county maintained, the rest is maintained by residents. I would believe that if there is going to be a significant impact, then it might be appropriate for the county to maintain all of Shadowfax Lane.

Public Comment - A big concern for me is light pollution. Is this going to be a 24 hour facility?

Vice Chair Tim White - That would be a concern that should be addressed, and the community should be asking those questions too.

Public Comment - How many storage buildings?

Vice Chair Tim White - I believe that it is 12 buildings.

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Public Comment- Why all of the storage proposals lately?

Chair John Davey - Market demand. More houses means more people that need to store things. Storage proposals for FRS storage behind the Regal Cinemas, the Superior Self Storage retrofit at the old VPD building in Town Center West.

Public Comment - Joel Wiley: What does Storage Unit projects do for the community?

District 1 Supervisor John Hidahl - Storage businesses don't bring in as much in property taxes, or in sales taxes compared to other usages.

Public Comment - is this the only thing that can go in there? What if they wanted to do the vertical boat storage where boats get stacked up very high? Can landscaping effectively hide this?

Chair John Davey - the proposed project is consistent with the zoning in place. There are height limits in the county - 60 feet?

Vice Chair John Raslear - 58 feet.

Public Comment - I'm not opposed to commercial - but really this makes me sad. Right at the entrance to El Dorado Hills, we could really show visitors what we're all about. It's just another missed opportunity. Sure we have a lovely landscaped waterfall, but it's two miles further along Green Valley Rd at Francisco. This will just be a huge wall, next to an Arco gas station. It is unfortunate, that as a community we can't have a plan that says 'this is commercial' but we need some design guidelines.

District 1 Supervisor John Hidahl El Dorado County has a General Plan, and we have some Specific Plans for area development, but for the past 10-12 years, we've talked about Community Planning where there are design standards/guidelines in place that help developers and the public know what can be built in certain areas. For many years developers have asked the community "what would be a good use for this property" and after looking at economic studies it really comes down to what is the most profitable, or most marketable use for a property? Which why APAC has been important to the process. Projects get public input, they go to the Planning Commission, the Board of Supervisors, presentations get made, feedback is supplied. There have been some projects that have heard from the community, and APAC that did get changed - like the Wilson property at Francisco and Green Valley. They originally had looked at building a retail center, drive thru, etc, and we looked at that and said that wouldn't be a good fit. So they switched to a memory care facility, which has significantly lower traffic, visual, and noise impacts.

Public Comment - Are there other options? Could the Government buy it? It is right across from a state park.

District 1 Supervisor John Hidahl - Well a question for you: You live in the area, what would be a good use for the property?

Public Comment - Traffic is a problem, and people parking on Sophia Pkwy is a problem. Maybe fix two things with one project and develop some parking for the state park.

Public Comment - I travel that area many times, West of Shadowfax Lane is a wetlands. How does the project impact that?

Chair John Davey - That's a good question. That wetlands area is in Sacramento County, in the City of Folsom, so there are jurisdictional concerns.

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District 1 Supervisor John Hidahl - It's very strange, when you look at the county line, about 40% of the graves in Mormon Island Cemetery are in Sacramento County/City of Folsom. It is an unusual property line.

Public Comment: Property applicant Jatinder Mann - Love to answer questions. Has spent a lot of time on this with the Traffic Study contractor. Looking forward to holding workshops with the neighbors around the project and ask what they are looking for. Worked hard to keep the ranchette feel of the area, to be respectful of the setting. Working with the Commercial project (Sophia Pkwy Commercial) to address concerns, find convenience uses like restaurants for the area. Realises that there are many traffic concerns. They have reached out to the city of Folsom, as they expand Blue Ravine where it meets Green Valley Rd to add a left turn lane, to enhance the in and out problems into the the area. No Traffic will be added to Shadowfax Lane - the driveway onto Shadowfax Lane is only for emergency access. Having a project for community is their goal.

Chair John Davey - Once you have conducted additional outreach, and your plans are more finalized, we would love to have you come back to APAC for a more formal presentation, so we can provide the amount of time to you and the public that your project deserves. This was merely informational so that residents know that the project has been proposed.

c) PA17-0004 Carson Creek Specific Plan Amendment – Rezone. Specific Plan Amendment: 57 acres of Industrial (IND) and 33.3 acres of Research and Development (R&D) and 12.6 acres of Open Space (OS) to 84.1 acres Single Family High Density (SFHD) and 3.1 acres of Community Center (CC). An increase of Open Space (OS) area from 12.6 acres to 13.5 acres. 1.7 acres of Local Convenience Commercial (LC). Seeking a density bonus that will increase total allowable build out of the Carson Creek Specific Plan from the originally approved 1700 units to 2040 units - an increase of 340 bonus units, or 20%.

Chair John Davey - Mel Pabalinas Principal Planner for El Dorado County is here tonight.

County Principal Planner Mel Pabalinas - This is a pre-application, which is primarily informational, before a formal application is submitted to the County. This is used by the applicant to test the proposal before finalizing their application. This currently vacant land, and since it is a density increase it will go to the Board of Supervisors. Staff will provide an analysis, the Board of Supervisors will provide feedback, and the public will have the opportunity to comment. As a pre application it is more of a snapshot.

One correction - in the description its says density bonus, but there is no density bonus.

Chair John Davey - in the pre app it indicates a density bonus.

County Principal Planner Mel Pabalinas - it has morphed a little bit.

Vice Chair Tim White - in the PreApp they referred to the 1998 DEIR Traffic Study. So for clarification, why do their consultants refer to the Draft EIR, when a Final EIR with approvals from 19 years ago is available?

County Principal Planner Mel Pabalinas - Well they are referring to the whole process Draft and Final, with comments and errata. I don't know how they pulled in Draft EIR - but the entire packet is what is referred to, the entire CEQA document. They will have to go through the same process - either an addendum to the EIR, or a more robust EIR, because they are making significant changes to the approved document, increasing residential in favor of the approved Industrial and R&D components of the original Specific Plan.

Vice Chair Tim White - I would like to point out that we have seen these things before in El Dorado Hills. For example the Business Park was approved in the 80s for R&D uses, and recently over 200 acres have that

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area have been de-annexed and sold to a residential developer to try to get a residential rezone for some additional housing. We are seeing that plans from 25 years ago aren't panning out as originally envisioned. Even the industrial and R&D uses for this project predicted 4500 full time employees in this project area. So a project like this can result in big changes - the original traffic estimates from 1998 was for 38,000 daily trips, and with this proposal, it drops to closer to 18,000 daily trips. Which has to be better for Latrobe Rd.

Public Comment - The plan is to change this from Industrial to residential?

Chair John Davey Yes.

Public Comment - What type of housing is intended for this?

Chair John Davey - Age restricted. Senior housing

Public Comment - And that would allow them to qualify for a density bonus?

Chair John Davey - that is how it is described in the pre-app.

Vice Chair John Raslear - Mel, a question: They were approved to build another assisted living facility for Heritage on the corner, what happened that?

County Principal Planner Mel Pabalinas - they applied for a Building permit, it may be in the process of approvals. But they have a conditional use permit for that.

Chair John Davey - I'd like to take a moment to thank Mel for coming down tonight. Mel of course works for the County, and after a full day on the job, he was willing to come down and attend our meeting. The ability to have these discussions, and get answers first hand is very valuable.

d) PD08-0004, TM08-1464 – SERRANO VILLAGE A14 : A request for a resubmittal and reactivation with a revised tentative map and development plan proposal consisting of 51 detached single family residential lots. The original proposal was for a total of 54 attached single-family residential lots. Consists of 38.5 acres, and is located on the southside of Russi Ranch Drive, south of the intersection with Village Green Drive

Vice Chair Tim White - Just to update everyone, the projects that we're discussing tonight are just new projects that have come in at the county and we received notification on, and we just wanted to let residents of El Dorado Hills know that they are in the process of approvals. Typically when projects are ready for an in depth discussion, we invite the developers and project applicants to discuss them. We didn't intend to disrespect anyone by not inviting them.

Kirk Bone - We have been to many APAC meetings in the past, and will continue to provide updates. This project is a very small approved development in the El Dorado Hills Specific Plan that we're making some minor changes to. We going from 54 attached homes, down to 51 detached homes south of Russi Ranch Rd.

Chair John Davey - Is this change due to market conditions/demand?

Kirk Bone Yes.

Public Comment: Where is this in relation to the future custom homes in that area?

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Andrea Howard - That would be Village C2, those will be very large homes, and we were just working on time extensions for that project. But there is currently no builder identified for that project, so it will be a way off.

Public Comment - Does Parker have an interest in EDH 52 Commercial project?

Kirk Bone - No, we have no interests in the EDH 52 project.

Public Comment - Is that the alignment of Country Club Dr?

Kirk Bone - that is pretty close. It can move around a bit, as adjustments are made. But this is pretty close. Since we don't own that land we don't have the details.

Public Comment George S - Will there be a gate there?

Kirk Bone - Yes, there will be a gate where we extend Russi Ranch Rd, But it will not be built on Country Club Dr, but on Russi Ranch Rd near where it connects to Country Club Dr.

Public Comment - When was that alignment decided?

Kirk Bone Probably five years ago? Our primary interest was in seeing that the Connection was made to Silva Valley Pkwy. Since we don't own the land, that was our real concern. We participated in the discussions, but it was not our decision.

Public Comment - Is there any possibility of doing something with the extension going past Oak Meadow Elementary, and having an area for dropping off or picking up for the school?

Kirk Bone - I think that extension will help that situation. But you would have to talk with the school district about that.

Public Comment - Can you give us a timeline for the project?

Kirk Bone - You mean for construction? Not really. We really are just looking to get this approved by the county. Then we would have to find a buyer, a builder. Right now there is no timeline.

e.) Minor Status Updates: El Dorado Hills projects

- PD18-0001 FRS Storage self-storage facility on Rossmore Ln

Chair John Davey - Approved at the Planning Commission - Jan 10 2019. Many discussions about minimizing the bulky look to the building with Landscape elements, or paint elements. PG&E easement near the building makes it difficult. Planning Commissioner Jon Vegna noted at the Jan 24, 2019 Planning Commission meeting that these discussions were not part of the Condition of Approval, and so minutes were amended to direct County planners and the applicants to the concepts of the discussion of landscaping and other elements to eliminate the bulky nature of the building.

County Principal Planner Mel Pabalinas - Just an update: within 10 days of the approval of the Planning Commission, the Property owner appealed the decision of the Planning Commission - So an appeal has been filed. It is mainly a disagreement between the applicant and the current owner of the property.

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It hasn't gone forward to the Board of Supervisors yet. Essentially it is a private disagreement.

- CUP18-0005 Quantum Care Place

Vice Chair John Raslear - Assisted Living, Memory Care, and perhaps a skilled nursing component. On Site training for their staff, and perhaps other area facilities. And a clinic or doctors' office.

Chair John Davey Appeal of the Board of Supervisors approval filed by the Capital Southeast Corridor Connector JPA, because they felt that the project impacted a small parcel adjacent to both the QUantum Care Place project and White Rock Rd, that they are going to have dedicated to their project from the Four Seasons HOA. The JPA has dropped the appeal, and the parties have come to an agreement.

- Silver Springs Pkwy Southern Extension Easement

Board of Supervisors approved a County DOT request for a 100 foot easement and a temporary Construction Easement from County owned property on the north and east sides of Bass Lake.

- El Dorado County Department of Transportation Request for Maintenance Yard at Bass Lake

Chair John Davey - The County Department of Transportation also asked about reserving 1.12 acres of County owned land at Bass Lake for a Western Slope Maintenance Yard - primarily for materials storage, with additional maintenance storage uses.

Credit is due to the DOT because they were looking to use land that the County already owns, and not force the County to assume any additional costs for obtaining property for a maintenance yard. Many area residents were concerned and felt that this was an odd request, and an incompatible use, since the yard would be directly across Bass Lake Rd from the entrance to the Bridlewood Canyon village, which already has a severe traffic impact trying to exit onto Bass Lake Rd, as well as the future Serrano Village J7 site which is next to this on a very sharp sub-standard curve on Bass Lake Rd. The Board of Supervisors denied the request, and decided to look for joint use space at several sites in conjunction with El Dorado Hills Fire Department, or the El Dorado Hills Community Services District.

- Proposed El Dorado Hills Costco at P17-0004 EDH52

Chair John Davey - This is a proposed project that was mentioned in a news article in the El Dorado Hills Village Life. But there is no official proposal on file, just a letter of intent between the property owner and Costco. This would be at the EDH 52 commercial site at Silva Valley Pkwy, Tong Rd, and HWY 50. There is a stakeholder meeting hosted by the County in March between Costco, the County, and area representatives. There is no real news to report - we just wanted residents to know that APAC is aware of the concept, but until there is an official project submitted to the County, or until Costco chooses to publically provide more information, there is nothing to discuss.

Public Comment - Joel Wiley: When is the Stakeholder meeting?

Chair John Davey - March 7th

District 1 Supervisor John Hidahl - My Calendar shows March 6 & 7 so there might be more than 1 session.

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Public Comment - The last time I was here at APAC to talk about EDH 52 we were talking about how the applicant wanted to change the zoning from Big Box Commercial to more general commercial - so are the other areas going to get rezoned?

Vice Chair Tim White - Costco wouldn't need a rezone, but the other side of the project would still need rezoning in the other areas.

Public Comment - Is the proposed self storage at EDH 52 compatible with the Big Box Commercial?

Vice Chair Tim White - No it is not.

District 1 Supervisor John Hidahl - I would assume with a Costco there, they wouldn't do the self storage.

Public Comment - There have been talks about a hotel there? We have kids attending school at Oak Meadow Elementary - As a community, are we concerned with a hotel guest population in close proximity to the school?

Chair John Davey - School planning is really more at the school district level and that is under the umbrella of the State of California. The County has very little planning authority with schools. A similar situation exists at the proposed Springs Equestrian project, which would have a capacity for 400 horse stalls, and weekend events with 90 plus overnight camp sites, and it is right against Pleasant Grove Middle School. Is that a compatible use? Perhaps not, but the EDH 52 property is zoned for the proposed use of Costco, and a hotel use would be something to make sure that the County decision makers understand that residents are concerned about - we have to participate in the process, they need to hear us.

Public Comment - with four schools on Silva Valley Pkwy, and all the notifications about emergencies and suspicious activities around our schools, is that going to be a concern of the decision makers, or will it be more about money, and tax revenue?

Public Comment - It seems that we're asking for more population, and more visitors to our areas for shopping, but we're handing off the concerns about crime, homelessness, and these other things to local governments, and local law enforcement.

District 1 Supervisor John Hidahl - Of course, we don't have a local police department, so the Sheriff Department is responsible for property crime for residents, and businesses, while the Highway Patrol is responsible for our traffic enforcement. So all of these things need to be considered.

But the property is zoned commercial, and has been so for many years. So the questions we should ask are, if this isn't approved, if it is an incompatible use, what would be compatible there? Earlier we spoke about Cannabis Parks - and I would hope that there wouldn't be one proposed for an area like this, but in the state of California, if I recall, the only requirement is that it would have to be 600 feet away from a school. The County isn't going to allow something like that if I have anything to say about it. But when we look at these things, we have to consider, if this doesn't happen, say if Costco backs out, who is the next organization that will want to develop something there? We need to ask if a hotel, and three gas stations, and a lot of smaller retail businesses a better use there? Right now, we don't know.

Public Comment - I live right next to where self storage was proposed for EDH 52. If it goes back to that plan, what protections are there for things like Outdoor RV and Boat Storage right up against our

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homes? Do you take that into consideration, or is revenue the primary driver?

District 1 Supervisor John Hidahl - No Revenue is not the primary driver. You have to keep in mind the history of how El Dorado County has planned - We have things like R&D parks right up next to age-restricted communities. There is a fence in between them. The R&D park has a commercial operation that has a helicopter. The County has a history of not planning for buffer areas or set backs. So we end up with situations like this where the uses next to each other are not compatible. But that is what is in the General Plan, and that is in the zoning. So people have these property rights granted by that general plan zoning and land use. They can change it by public input, but basically they have these entitlements because of the way the General Plan was processed. The Board of Supervisors and the Planning Commission will always listen to that input, but those property owners already have those land use rights.

Public Comment - is it possible that it could be rezoned to something more residential, maybe become part of Serrano.

District 1 Supervisor John Hidahl - That property was originally zone residential, and they asked for the change in zoning.

Vice Chair Tim White - It was Residential, single family R1, but they asked for a rezone in 2008, and it was approved in 2012. Now, how much of that was due to the fact that the county was going to put a new freeway interchange through the property, I don't know.

County Principal Planner Mel Pabalinas - The History is that the General Plan had that area as Commercial, but the zoning was residential. So it was inconsistent. So the rule of thumb is that you have to make the zoning consistent with the General Plan.

Public Comment - will the causeway have any impact on the size of the proposed projects?

District 1 Supervisor John Hidahl - We're talking about the Capital Southeast Corridor Connector. It won't come north of Highway 50.

Public Comment - Part of Serrano projects we live in are the sound walls. Kirk Bone had mentioned that because of the topography, that the tops of the Village A14 walls would be even with the ground level of EDH 52. We're concerned that the Costco will be level with Serrano homes.

Vice Chair Tim White - There's about a 35-40 foot grade change between the residential areas and the Commercial area. So with grading, the roof the Costco or commercial buildings will be below the homes. So the homes would look over the top of the commercial, and not directly at the walls.

Public Comment - Has Costco submitted plans formally?

District 1 Supervisor John Hidahl - No. There has only been a letter of intent. Until we have the stakeholder meeting in March, or Costco submits a plan, we don't know what might be proposed.

Public Comment - Is there a newer drawing of the EDH 52 plan available?

Chair John Davey - These are the plans submitted in 2017. They are linked at the APAC website.

District 1 Supervisor John Hidahl - there are newer drawings, but they have not been submitted to the county.

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Public Comment - What is the timing on bringing Country Club down to Silva Valley Pkwy?

Chair John Davey - The CIP shows future dates for funding in the 2020+ range through 2029-2030.

District 1 Supervisor John Hidahl - I believe if the Costco project happens, the Country Club Dr extension priorities may change.

Public Comment - The Country Club Dr extension could start at Silva Valley instead?

District 1 Supervisor John Hidahl - The Bass Lake Rd extension is the priority because of the Bass Lake Hills Specific Plan residential projects, and the HWY 50 interchange improvements. That area does not have the capacity and circulation improvements of the Silva Valley Pkwy area, and queuing and stack problems extend out onto highway 50, so that is a major issue, and that is why it has priority. The Silva Valley Pkwy interchange would be the next priority, and if the Costco project happens, then they will need to address and mitigate the impacts to traffic.

Public Comment - The Stakeholder meeting, is the Serano HOA invited?

District 1 Supervisor John Hidahl - There's some confusion, but there seems to be several meetings that appear to be consolidated to a larger group meeting in March. There are different categories of stakeholders - our public agencies, like the EDH CSD, the EDH Fire Department, the Cameron Park Fire Department, the Office of Education. Also key businesses and property owners in the area, like Lennar, Parker Development, Moe Mohanna, Kevin Nagel from the Business Park. Also Community Organizations like APAC, Serrano HOA, the Bridlewood Canyon HOA, the Bass Lake Action Committee. The idea is that all of these groups should share the information so that it is not just coming from the county.

Vice Chair Tim White - This is very early days. So an application will have to be submitted. A project of this size will probably require a full environmental impact report. The County will hire a specialist to do that report. While that gets underway, the County will hold a scoping meeting and invite the public. There will be drawings and the county and developer will be there to answer questions. They will take written questions on comment cards. The Draft EIR will be ready, usually there are 45 days to submit public comments. It can be extended to 60 days. After this it goes to a Final EIR - then to the Planning Commission and the Board of Supervisors for approvals, or appeals. This is not a slow process. There are breaks and periods involved to make sure that there is community participation, and shame on us if we don't take advantage of that. What is said on social media, in places like Nextdoor, it doesn't matter - that isn't an official part of the process. If you are in favor, if you are against it, it doesn't matter, you just need to be involved via recorded public comments.

District 1 Supervisor John Hidahl - The earliest that they could open doors would be 2023, so this won't happen overnight.

Vice Chair John Raslear - If you feel that you are interested in this or other projects, leave your name and your phone number with us, so that when it comes time for APAC to review and study the projects, it falls to just a very small group of volunteers. And that is the way for you to get your voice heard.

Chair John Davey - All of our email addresses are listed on the agenda, you can go to the APAC website and get our contact email there, or sign up for our email list, so we can send you our meeting agendas, and other announcements. Follow us on Facebook, or Instagram, or Twitter.

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County Principal Planner Mel Pabalinas - I am the project manager on the project, so I have business cards here if you would like to contact me.

Public Comment - one other things. We have a Board of five supervisors, and only one from El Dorado Hills, and they make decisions on what revenue is generated.

Chair John Davey - District Four Supervisor Lori Parlin was here tonight, and she represents a small area of El Dorado Hills north of Green Valley Rd, and District Two Supervisor Shiva Frentzen represents a small area of El Dorado Hills to the south, near the Business Park, and Black Stone.

Public Comment - but they don't live here.

Chair John Davey - They don't live here - but they have people who VOTE for them that live here.

Chair John Davey- our March Meeting will be on March 13th at 7 PM at the Bridlewood Canyon HOA Clubhouse.

7. Adjournment: The Next EDH APAC meeting is March 13, 2019 7PM **At the Bridlewood Canyon Clubhouse 3550 Devon Way El Dorado Hills, CA 95762**

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