

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: March 13, 2019, 7:00 PM

Held at: SPECIAL LOCATION: Bridlewood Canyon HOA Clubhouse 3550 Devon Way, EDH CA 95762

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

Supervisor John Hidahl: Costco - The County conducted three stakeholder meetings with three groups - Public Agencies, EDH CSD, EDH Fire, Cameron Park Fire, etc. Local businesses and property owners, as well as the EDH Chamber of Commerce, and with resident groups, such as local Homeowners Associations, and groups in the immediate area, like the Bass Lake Action Committee. Based on the information from those meetings, the county has issued a fact sheet, and a map of the project site. The process now is that by April 2019, the Costco President will visit the site, visit El Dorado Hills, evaluate the community demographics, and some of the initial responses, and make a decision to either move forward, or not pursue the project. If residents want to get an idea of what the look of a new Costco Building could be, the new Costco in Elk Grove took in a lot of public feedback, and they took a great many extra steps to mitigate its impacts next to a residential area. They have committed, as a part of the environmental review process, to submit a full Environmental Impact report. Costco selected the site, because of the number of existing Costco members in the area, because Silva Valley Pkwy Interchange is LOS A - the only LOS A interchange in all of El Dorado County, and the project site is zoned Commercial Regional (big box commercial/retail)

Supervisor John Hidahl: The Planning Commission recently held a workshop regrading CEQA (California Environmental Quality Act) with details about what triggers environmental reviews, and what is required of the County as a lead agency on proposed projects. The state has changed some of the review requirements, for example, the County's General Plan stipulates that projects must not increase LOS (level of service) on roadways to Level F (LOS F) - but CEQA now looks at VMT (Vehicle Miles Traveled).

Public Comment: Dick Ross: Any numbers in terms of potential sales tax revenue for the Costco Project?

Supervisor John Hidahl - There is an idea, but Costco has not made projections, and will not guarantee a sales tax estimate. Until Costco is willing to make that estimate public, we can't offer a specific number. But it will be over a million dollars a year, which is very significant. The county looks at three revenue streams with a project like this: Property tax, for the improvements to the property, the sales taxes on goods sold, and Costco also has a fueling station, which will generate money via the state Gas taxes, some of which come back to the County. The other supervisors might look at those revenue details, but to me, I also want to see the community benefits. Costco has a long history of donating in their communities. Also, the Costco project will be presented in parallel with the rest of the EDH 52 development. Since it is zoned commercial already, really anything can go in there - the community should be evaluating if Costco brings a better benefit, than say other businesses,

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that might have issues like more traffic, longer hours, less community involvement, etc. We have to look at all the issues as we study the plan.

APAC Chair John Davey - A question about VMT as a CEQA metric and the General Plan's reliance on LOS - can they be in conflict on a project, say where the VMT indicate significant impacts, but the LOS indicates no significant impact, or potentially the opposite?

Supervisor John Hidahl - Yes. A lot of the challenges we will have with VMT is that they mean different impacts in highly populated areas, versus rural areas like El Dorado County, where they just might not apply as a valid metric. And that's not just El Dorado County, but all rural counties. We're hoping that the state considers our concerns, and comes back with additional guidance.

APAC Vice Chair John Raslear - Is Costco looking at other sites in El Dorado Hills, or the County? Are they fixed on that one site, or will they consider something in the Business Park, for example?

Supervisor John Hidahl - Costco told us that they looked at every site that could accommodate them in the County, and that this site is the best fit for them. They targeted 64,000 residences in El Dorado County, and of those, 40,000 are already Costco members. They don't need to build a market and create new members, because they already exist here - they are just taking the overflow off the Folsom store, which is already over impacted. Like WalMart they have very precise internal processes for selecting a site. They looked at the Business Park, and it was quickly rejected because of the traffic complications and impacts.

5. Guest Speaker: El Dorado Hills Community Services General Manager Kevin Loewen & Director of Parks & Planning Tauni Fessler: Proposed Bass Lake Park update & community outreach

EDH CSD GM Kevin Loewen - We've been a few times here at Bridlewood to get some feedback on the Proposed Bass Lake Park. As district residents, we are all stakeholders, but being in such close proximity to the Lake, you have a little more invested in issues and impacts in the area.

The West side of the lake is the more active side. Ball fields, and other activities - Sellwood Field is already a ball field in use for many years. On the North side and East side of the lake we go Passive and Very Passive, but we still need to provide access to the property. We do have some parking on that side, and in this updated conceptual design, we've moved the access to where the new intersection with Silver Springs Pkwy will connect to Bass Lake Rd. CSD has submitted a traffic study to the County DOT. A common concern for residents of Bridlewood Canyon, Woodridge, and The Hills Of El Dorado, is that even with a crosswalk at Silver Springs Pkwy, there is no pedestrian access to the park. The EDH CSD is very concerned about the issue.

A Disc Golf course is planned for the north side of the property.

The 1988 EDH Specific Plan called for lighted ball fields at Bass Lake - we will be lighting the ball fields. We have portable lights at Sellwood Field at Bass Lake now, and expect to start using them soon. The light technology now is significantly improved, with very little light bleed outside the property. Our lights will go out at 10PM at the latest. There are light requirements for the parking lots.

We will have a multi use walking trail system around the site. We'll also looking at a boardwalk style path around the south side, and this will also help with another component we're trying to mix in - outdoor education.

We envision a dog park - the district only has one dog park now. But we're probably going to have to limit dogs to that area, and keep them away from the lake - since we don't want to impact the waterfowl that are there

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now. We're looking for input as we plan the design concepts. We own the 200 acres around the Lake. The county owns 41 acres to the north, we're exploring a way to either have that transferred to the CSD, or another method for shared use - that is going through the county's processes right now. The EID property is in escrow. They are in the process of moving that operation down to the EID Water Treatment Plant on Latrobe. The last piece is the Serrano village Lot H - that is owed to the District and the community from Parker development, as part of the El Dorado Hills Specific Plan - we're waiting on that parkland dedication. It is the last parkland that is owed as part of the Serrano / El Dorado Hills Specific Plan. No real work is feasible for at least 18 months, if things move quickly. It will probably be built in phases - just the fields will be several millions of dollars. The El Dorado Hills Promise Foundation, a non-profit, will be taking the lead on trying to find sponsors, donors, etc.

Public Comment - Our Concern is what type of fencing will be placed between residences and the park?

EDH CSD GM Kevin Loewen - For the Serrano homes, it will probably remain wood fencing that they have now. For the Green Springs Ranch neighbors, we'll have to determine what we can do - there aren't a lot of fences in place now, but we want to make sure that we keep park visitors out of those properties, and we want to make sure that the final fencing is attractive for those neighbors.

Public Comment - is this the final plan?

EDH CSD GM Kevin Loewen - No, this is not concrete, we're asking for ideas and input.

Public Comment - Have there been any traffic studies done yet on the impact to Bass Lake Rd?

EDH CSD Parks & Planning Director Tauni Fessler - We recently submitted a traffic study to the County DOT, and we are awaiting a review of that from the County.

Public Comment - If the study shows impacts will Bass Lake be widened to four lanes before the park would be built?

EDH CSD GM Kevin Loewen - We don't know yet.

APAC Chair John Davey - Bass Lake Rd is on the County Capital Improvement Program (CIP) to be expanded to four lanes from HWY 50 north to Serrano Pkwy. There are some suggested timelines, and some potential funding identified - but from the Sienna Ridge Shopping Center around the lake, and north to Green Valley Rd, there are no plans for any improvement to Bass Lake Rd other than the southern connection of Silver Springs Pkwy.

Public Comment - We've heard that you've looked at including an all-abilities playground

EDH CSD GM Kevin Loewen - Yes, we just had a committee meeting about that, and we intend to address that for other parks, for improvements, even before the Bass Lake project would start.

Public Comment - I would encourage you to do that, as there are no parks that meet that requirement now.

EDH CSD GM Kevin Loewen - Exactly, and we need to meet those needs.

Public Comment - will the park lights stay on all night?

EDH CSD GM Kevin Loewen - The lights will dim after the park closes, and if they sense motion will increase their brightness - Legally for safety reasons we need to have that ability. The lights will be down lights - they will not shine up into the night sky, but they will provide enough illumination for safety purposes.

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Public Comment - Steve Ferry: With the new homes going in around Bass Lake, in five years we're going to have about 8000 homes. So this will become a park for the immediate community as well as the entire community. The Education building - will it be available after hours to accommodate other uses?

EDH CSD GM Kevin Loewen - So, build the education facility to handle multi-use? That's a good suggestion. We'll have to try to incorporate that.

Public Comment - Steve Ferry: Yes -for example, there is no community center inside Serrano. We have the Country Club, if you're a member - so about 465 golf members, and maybe another 1000 country club members, but that leaves 3500-4000 other Serrano residents without a community space.

Public Comment Larry Nelson (El Dorado County Fish & Game Commissioner at Large - So you have a sustainable water source for the lake and the park?

EDH CSD GM Kevin Loewen - John Thomson just wrote a book about the history of Bass Lake -

APAC Chair John Davey - Yes, it's called *Bass Lake: A Gold Rush Artifact*

EDH CSD GM Kevin Loewen - so we understand that it is mainly local water feeding the lake, there may be a creek or a stream, but I don't know at the moment. I believe that there is infrastructure that could add water to the lake, but we need to include that as we complete our study.

Public Comment Larry Nelson - What will you be doing to address the fish in the Lake?

EDH CSD GM Kevin Loewen - we'll be talking with a biologist about that, but we believe that we would be stocking it for things like fishing derbies.

Public Comment Larry Nelson - We're currently helping the CSD with stocking the CSD Pond, and we've helped with the Cameron Park CSD as well. One of our Commission members was one of the people who originally stocked Bass Lake. We believe in the project, and would like to be involved.

6. APAC Projects

a) **S18-0012 EDH-Folsom Self Storage:** Project Applicant Jin Mann provides a status update on a proposed Self Storage project on 9.4 acres at Green Valley Rd between Shadowfax Lane and Sophia Pkwy.

Jin Mann
Matt Yzuel
Sean O'Neill

145,000 sq ft of storage buildings, 3000 sq ft of office and manager residence, on 9.4 acres. No access from Shadowfax Lane, but there will be emergency access on Shadowfax Lane. Main access will be from Green Valley Rd, and from a connected parking lot from Sophia Pkwy through the Sophia Pkwy Commercial project.

This won't look like a storage facility you would see driving by on the freeway. We took a lot of care to make sure that it would fit in with the community, taking design cues from gated communities in El Dorado Hills and Folsom, with a lot high quality landscape design.

Not just a split face wall - it will have design elements that pop out. We took styling cues from the ranchettes surrounding the property.

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We had studied the concept of filling in the wetlands, but we want to leave it in place and build around it.

Traffic study has been done. Working with the City of Folsom, and their Green Valley Rd widening project for this spring.

We are adding a continuous turn lane along the front of the project to Sophia Pkwy, so there will be room for acceleration for traffic getting back onto Green Valley. So instead of two east bound lanes on Green Valley in front of the project, the turn lane will function as a third lane, moving traffic destined for Sophia Pkwy out of the through-lanes.

APAC Vice Chair Tim White - What about a left turn out of Shadowfax Ln?

That rests with the City of Folsom, and we're only able to handle the roadway improvements in front of/adjoining our project. The City of Folsom is addressing the rest of the issues with Green Valley Rd there, with their 2019 road widening project.

Most of the concerns about the project were from neighbors on Shadowfax Ln, so we've been doing a lot of outreach with them, and we believe that we are addressing a lot of those concerns. They had questions about light. The project's lights will go out when business closes each day.

100% computer access control - so when you punch in your code to enter, it turns your alarm off. When you enter your code when you leave, the alarm is turned back on. There are cameras through-out the project. Lighting is kept very low. Also, we have very limited customer activity. People bring their items in to store, and then we really don't see them very often after that. A busy day is 12-15 people, and that is usually a Saturday. A weekday is usually 3 -4 people. SO very limited traffic impact from the project, as opposed to a retail project. Perhaps only 20 trips per day, significantly less than most other retail/commercial uses.

APAC Vice Chair Tim White - Any outdoor storage? Boats, RVs?

Interim basis we'd like to store boats and RVs in the center of the project, so they will not be visible from outside the project. We might build concrete pads, because customers will pay more to park on concrete vs. gravel. As we build out, we might build our later phase buildings on top of it.

CC&Rs in so many new communities prohibit storing jet skis, boats, and RVs at the home. So we're meeting a need of the community.

Many questions about why so many storage projects are coming online. The majority of these projects don't serve the north area of El Dorado Hills near Folsom Lake. The FRS project is next to Town Center East, and the Superior Self Storage conversion is in Town Center West. the next closest new project is the remodel of Superior Self Storage in Cameron Park. All of these are about 5 miles from our project. This isn't a corporately controlled project, the three of us are investing and doing this ourselves.

Public Comment Dick Ross - Will your Green Valley Rd entrance be accessible from both east and westbound traffic?

When the Green Valley widening project is complete, there will be no left turn allowed for the westbound project.

Public Comment Dick Ross - Won't you be able to see the RVs stored, as you come down Green Valley Rd from the east?

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The walls will be about 14-16 feet tall, plus the very taller buildings in the commercial project to the west side of us. These will block the view from the west.

APAC Vice Chair John Raslear - How tall will your walls be?

14-16 feet.

APAC Vice Chair John Raslear - Is that normal for a wall to be that tall on Green Valley Rd?

Most commercial buildings are 24 feet tall.

APAC Vice Chair John Raslear - When they get that tall, they get pretty ugly

Landscaping will fill in also as it matures.

We've taken great care to make it attractive.

APAC Vice Chair John Raslear - Why are you doing a project like this next to a beautiful state park? It is also the gateway into our county. It doesn't seem appropriate to me.

Traffic is a major component of this - the storage uses will bring significantly less traffic than almost any other commercial/retail project. Any other use will probably bring traffic onto Shadowfax Ln. Also that is how the property is zoned today.

APAC Vice Chair John Raslear - The Gas station on the corner of Sophia Parkway eliminated about 200 feet of parking. People park a mile down Sophia Pwky near the residential areas to get into the state park now.

The City of Folsom will be adding more parking for the state park to the west of this area.

b) TM14-1520 Saratoga Estates

Minor Revision to the approved Saratoga Estates Tentative Subdivision Map to add a phasing plan

APAC Chair John Davey - The Planning Department requested we add this to our agenda.

APAC Vice Chair Tim White - Saratoga Estates is about 300 homes along Saratoga Way, which is being extended to connect to Iron Point Rd in Folsom, adjacent to HWY50 . Because of the current weather conditions the completion date of the road connection has been pushed back to June or July?

Supervisor John Hidahl - I received an update today - that date will now be in September.

APAC Vice Chair Tim White - It was supposed to be done last year, but hopefully it will be completed sometime this year. What the current matter is regarding is the phasing plan, which was not established in the original approvals. A project of this size cannot be completed all at once, and home sales are based on market demand. The County Planning Dept and the builder were looking at implementing a phasing plan, but as it turns out, the Development Agreement from 2016 between the County and the developer allows them to modify minor changes like a phasing plan only with the approval of the County Planning Director - no public hearings are required, unless they will be significantly changing things like the number of lots, or increasing the density. All the streets should be in place, just the timing of the lots and homes.

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El Dorado County Principal Planner Mel Pabalinas - Yes this is really about the timing of the different lots being built, in response to things like market demand, and project financing. This is a way to schedule the build out. All of the project approval conditions still apply. If there any questions, you can certainly ask the Planning Department.

Public Comment - So what is the phasing plan?

El Dorado County Principal Planner Mel Pabalinas - it is sequential according to this map. But it does allow for changes - for example, if the owner, Elliott Homes, chooses to sell some lots to a builder to construct part of the project, they can alter the phasing to include more or fewer homes.

Public Comment - We live on the east side of the project. We're getting a lot of dust, trucks parked on Saratoga, private vehicles, and now we are seeing trash dumping. To stretch this out further is not very good for us.

Public Comment - so will this last five years? Longer?

El Dorado County Principal Planner Mel Pabalinas - It is a 20 year development agreement, but it is only 317 homes, so while they have 20 years, they will likely complete it in a fraction of that time. As to your questions about violations of the standards and conditions of the project, they need to adhere to those. DOT monitors the conditions there - but we want to hear from residents if there are problems.

Supervisor John Hidahl - you can also contact my office and we can check into it.

Public Comment - Joel Wiley: The time frame for Saratoga Way is now September. Is there a time frame for Wilson Way?

El Dorado County Principal Planner Mel Pabalinas - not off the top of my head.

Supervisor John Hidahl - We expect it to coincide with Saratoga, so about the same time.

Public Comment - What is the egress point for the lots on the west side of Wilson?

APAC Chair John Davey - I wanted to ask this as well - for the lots on the west side there are two access points -one at the north end of the project on Wilson, and a second on the south end on Saratoga Way - but the maps I have seen have that marked as NO LEFT TURN - right turns only, is that correct?

El Dorado County Principal Planner Mel Pabalinas - The EDH Fire Dept always makes sure that there are two access points in and out.

Public Comment - Dick Ross: Will there be any road connections from the east side of development into Folsom?

El Dorado County Principal Planner Mel Pabalinas - No, there's only open space on the hillside there.

Public Comment - Dick Ross: With no other access points in an evacuation, that's going to be very dangerous.

Public Comment - are there any traffic signals?

APAC Chair John Davey - I believe that there is a signal at the Wilson and Saratoga intersection.

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Public Comment - But not to the east, at Finders' Way?

Applicant representative Craig Sandberg - Our project is not conditioned to address anything on Finders Way. There are traffic warrants as we move through the project that we will eventually have to put a signal at Willson and Saratoga.

Public Comment - Dick Ross: So can you make a left turn out from the entrance on Saratoga?

APAC Chair John Davey - the project documents I saw from 2016 said "right turn only"

c) *Notification - No Review* TM01-1381R TM-E18-0002 Serrano Village M2 and M3 Time Extension

Tentative Subdivision Map Time Extension for six 1-year time extensions to the approved Serrano Village M2 and M3 Tentative Subdivision Map (TM01-1381) resulting in a new expiration date of February 9, 2025. Located on the south and east side of Western Sierra Way, approximately 400 feet east of the intersection with Biltmore Court

APAC Chair John Davey - This is just a notification to advise the public that these projects are going to the Planning Commission - this project has a hearing at the Planning Commission tomorrow, so APAC doesn't really have the time to weigh in on these projects, and since they have previously been approved, there really isn't a compelling reason for APAC to invest any more of our very limited volunteer time in reviewing the project before the Planning Commission hearing. These are two villages - Village M2 and M3 from the 1988 EDH Specific Plan that have been approved, and the applicant is seeking a time extension on their tentative maps - in this case, seeking six 1-year extensions.

d) *Notification - No Review* PD-R18-0003 Sienna Ridge Revision PD07-0008R

Planned Development Revision PD-R18-0003/Sienna Ridge Sign Program Revision submitted by DONAHUE SCHRIBER REALTY GROUP to revise the Sign Program for the approved Serrano Village J5 ("Sienna Ridge") Commercial Planned Development Permit (PD07-0008).

APAC Chair John Davey - The Sienna Ridge Sign package review for the Sienna Ridge Commercial Center, anchored by Safeway. They are seeking to add a fourth sign, which would be a digital sign for the Safeway fuel station, and that sign would be along Bass Lake Rd - it would be the first sign travelers will see when approaching the project from the south. This will also be at a hearing at the Planning Commission tomorrow.

e) *Notification - No Review* CUP19-0002 EDH CSD Digital Monument Sign

Conditional Use Permit Revision CUP19-0002/EDH CSD Digital Monument Sign submitted by EL DORADO HILLS COMMUNITY SERVICES DISTRICT to revise the El Dorado Hills Community Services District Conditional Use Permit S87-0054 for the installation and operation of a digital monument sign. Located at the intersection of El Dorado Hills Boulevard and Harvard Way, east of El Dorado Hills Boulevard and north of Harvard Way.

This will also be reviewed at a hearing at the Planning Commission tomorrow. This was originally a variance for the existing CSD sign, but now it is a Conditional Use Permit. There have been some public comments submitted regarding scrolling messages, or how frequently the messages move or change.

APAC Vice Chair Tim White - The Planning staff have made some very quick and thorough responses to a public comment that was 16 pages long, that cited issues with public safety, traffic distractions, and other issues.

El Dorado County Principal Planner Mel Pabalinas - There is an update - there were some issues that the

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County Counsel brought up, so we are going to work with the EDH CSD to issue a continuance, and bring the project back to the Planning Commission a little later. So if anyone was going to show up for this project at the hearing tomorrow at 8:30AM, we expect to continue it to a later Planning Commission date.

Public Comment Dick Ross - Are there crosswalks there? Can that sign be a distraction?

APAC Chair John Davey - there are crosswalks there. An several people have submitted comments suggesting that the sign could be a distraction.

Supervisor John Hidahl - The County has a sign ordinance that the Planning Dept has to adhere to, and that the Planning Commission considers, that addresses many of these issues. It is a very big document, something like 35 pages.

District 1 Planning Commissioner Jon Vegna: If they were in compliance with the sign standards, this would just be a building permit, but it doesn't comply, and they are asking for variances. so they need to seek the Conditional Use Permit.

f.) Minor Status Updates: El Dorado Hills area projects

- Silver Springs Residential Project new ownership, Subdivision Improvement Agreement & Final Map
This is a very old project that has been granted 6 Subdivision Improvement Agreement (SIA) amendments every year since 2009, each time it required a hearing at the Board of Supervisors. For the 7th SIA amendment, the County created an new resolution that allowed these extension requests to be approved as a ministerial function of the Planning Department. For the 8th SIA Amendment, since the project has new owners, they were granted a three year amendment - but the final date on the county documents only shows 2020.
- City of Folsom Green Valley Road Widening Project (E. Natoma to Sophia Pkwy)

APAC Chair John Davey - Widening Green Valley Rd to four lanes with class 2 bike lanes, from E Natoma in Folsom, to the El Dorado County line / Sophia Pkwy in El Dorado Hills

Scheduled to take 160 working days.

Contractor, Northern Pacific Corporation

Scheduled to begin work on April 15, pending weather.

The first project will be to set k-rail on Green Valley Road, pushing traffic to the north, to facilitate construction of the significant drainage improvements along the south side of the roadway. Original bid estimates were over \$2.8 million.

Public Comment - Will this be a 5 day per week project?

APAC Chair John Davey - I don't know - We looked at the City of Folsom's planning documents, but we couldn't find the specifics if this was a 7 day, 6 day, or 5 day per week construction project.

- Proposed EDH Costco Stakeholder Meeting status update

APAC Chair John Davey - The County, the property owner, and Costco conducted some Stakeholder meetings in El Dorado Hills last week - there were three primary stakeholder groups:

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Local agencies like the County, DOT, EDH CSD, EDH Fire, Cameron Park Fire, the CSD, etc
Local Businesses, nearby land owners, and the EDH Chamber of Commerce
Local area resident groups, like Serrano Owners Association, Bridlewood Canyon HOA, other HOAs
and groups like the Bass Lake Action Committee

The site selected is at the Silva Valley Pkwy interchange at HWY50. The warehouse store will be on the east side of Silva Valley Pkwy, while the Costco Fuel Station will be on the west side. This keeps the operation with the most noise away from the closest homes. We'll have to wait for the traffic study to see what impact that will have on circulation.

Costco has also proposed having the loading areas in the front of the warehouse, to minimize noise. The Warehouse will be set towards the back of the property, with a buffer area between the warehouse and nearby homes, where there will be no activity - again, to minimize noise.

Costco has also said that they will need the Country Club extension completed behind their property, and have begun discussions with Serrano Associates to see if they can work together to get Country Club Dr completed from Silva Valley Pkwy, behind their project site, and up to the gate for the future Serrano Village A14 gate at Russi Ranch Rd.. Extending Country Club Dr west from Bass Lake Rd (where the new signalized Country Club Dr intersection is scheduled to be completed in the next two years) down along Tong Rd, and connecting to near the future Serrano Village A14 Gate at Russi Ranch Rd is a separate project, but if Costco proceeds, it might spur the extension of Country Club Dr west from Bass Lake Rd to Silva Valley Pkwy.

Public Comment - is the area around the Country Club Dr extension from Bass Lake zoned commercial?

APAC Chair John Davey- right now it is all zoned RE-10, and RE-5

Supervisor John Hidahl - Rural residential.

APAC Chair John Davey- so going through the County's Fact sheet:

The decision to build in El Dorado Hills is not final - they need to make the final internal determination, probably by the end of April.

Excluding the current Folsom Costco members as part of the equation, Costco has identified 65,000 residences in their El Dorado Hills/ County target area - and of those 65,000 residence, they already have 40,000 members. So they aren't looking to add new members, they are looking to lessen the impact of the over-crowded Folsom store. - but they also would probably be good with new members.

If they do proceed, they expect 18-24 months to work through the approvals process, the EIR, and get the project entitlements. Then it would take 1 year to finish construction. The soonest a store could open its doors would be 2022.

They want to be next to a highway. No other intersection in El Dorado County has the current capacity for the project. Silva Valley Pkwy is LOS A right now. Bass Lake Rd, Cambridge Rd, Cameron Park Drive, El Dorado Hills Blvd/Latrobe Rd, Ponderosa Rd, Missouri Flat Rd, all of these interchanges lack the capacity and infrastructure for the project - as an example, the Cameron Park Dr HWY50 interchange project is projected to cost \$70 million and take ten years to complete- IF the county can find the money. Costco is willing to make road improvements and mitigations for how their project may

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impact traffic, but they probably aren't interested in re-building a highway interchange for \$20-\$70 million dollars, and waiting 5-10 years to get it completed.

Also part of their consideration is that El Dorado Hills has 40,000 residents, Cameron Park has almost 15,000, Shingle Springs has almost 5,000, Rescue has several thousand, and Folsom Ranch south of HWY50 is building 10,000 new homes in the next 20-25 years, which would add another 30,000 residents - and as part of the Capital Southeast Connector expressway, White Rock Rd will be expanded to four lanes from the El Dorado County line directly to the Silva Valley Pkwy Interchange, which will allow south of HWY50 Folsom residents direct access to the EDH Costco site, without having to travel north over the freeway on East Bidwell.

They expect to employ about 200-250 people. Half full time, half part time. They try to hire locally, and will try to allow transfers from other stores for employees that live near the proposed EDH store. Starting wage is \$15 an hour.

APAC Vice Chair Tim White - The part time employees get full medical benefits. Costco is also very receptive to a custom work schedule, for parents in the workforce that might only want a 5 hour day, or for college students.

APAC Chair John Davey - Deliveries are controlled - set times. Drivers drop off a full trailer, and pick up an empty trailer to take away. All the deliveries will be from the front of the project.

APAC Vice Chair Tim White - Most of the deliveries actually go through the front door, where the customers walk in.

Public Comment - When they say buffer zone, will they allow parking in back, like in the Folsom store?

APAC Vice Chair Tim White - No, the only feature around the back is a fire lane big enough for fire department vehicles. There will be no loading or unloading. There was some thought about landscaping the back to block a view of the structure from the homes behind it.

Public Comment - Will there be some elevation changes? Will the houses be looking directly at a wall?

APAC Vice Chair Tim White - The houses right next to the project, from their ground level, will probably see the top 8 feet of the wall. From second story homes, and homes higher up the hill, you would be looking over the roof, and have less disruption of the existing view towards the highway.

APAC Chair John Davey - Lights in the parking lot will turn off 1 hour after the store closes. Lights should be LED and only face downward, to keep the sky dark in the evening.

Traffic Study will not just focus around the interchange, but north on Silva Valley, east of the project, west to El Dorado Hills Blvd and Latrobe Rd, and south to White Rock Rd. Traffic study will be a component of the DEIR.

Traffic impacts to schools is another issue. And while the project is very close to one elementary school, keep in mind that there are a total of four schools on Silva Valley Pkwy, and impacts there will need to be considered also. They open the store on 10AM weekdays, which is after the school day starts. Most of their traffic is in the late afternoons, evenings, and on weekends, as well as an increase around the holidays.

Public comment - If Costco turns this down, there could still be other development there?

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APAC Chair John Davey - As Supervisor Hidhal mentioned, there was a proposal in 2017 for a total of 350,000 sq ft of commercial/retail space, with three gas stations, drive through businesses, a hotel, a grocery store, and a self storage project.

Since it is right at a highway off ramp, that is where gas stations typically get approved. If Costco decides to proceed, they property owners have talked about only having two gas stations - Costco's gas station for their members, and another station to serve non-members, and highway travelers. Public Comment - Well my point is that they could build something like WalMart. I would prefer Costco to a WalMart.

APAC Chair John Davey - any compatible use is possible. But as an example, many people did not want to see the Target built in Town Center, but it has been very successful.

APAC Vice Chair Tim White - That site is zoned Commercial - Something will go there. Because of the CR zoning (Commercial Regional /big box) it will not have to be re-zoned. Highest and best use for the property as zoned is something like Costco. People may not like it, but it is zoned for it. The people who would be most affected will be the people living behind it, the school, and people trying to get in and out on Entrada Drive. That will have to be something to be considered in the Traffic Study, as the intersection onto Silva Valley Pkwy is very fast, and it is difficult to see. But Costco on this site - it's hard to say it can't be done. But it is very easy for people to say it shouldn't be done. They are going to do a full EIR if they choose to proceed, and APAC will not be making any formal comments until we see that document. It will probably be at least 500 pages - we'll read it, examine it, ask a lot of questions, and everyone else should do the same thing as soon as it is available. Read it, and ask questions, and submit comments - because that is part of the process. It doesn't matter what you read or say on Nextdoor.com, or social media, what matters is being involved in the process and contributing your questions and comments.

Supervisor John Hidahl - to answer your question, it could be any big box store, it could be a Home Depot. It could be Lowes. It could be any of those types of large businesses, so the question is what would you rather have there? They have the right to develop the property for the way it is zoned.

Public Comment - was part of it zoned residential?

Supervisor John Hidahl - You're right. Originally it was zoned residential, and it made no sense to have residential that close to a freeway, or alongside an off ramp or an on ramp.

APAC Chair John Davey - At our meeting last month, Mel pointed out that the General Plan and the Specific Plan had designated the property as commercial, but the residential zoning was incompatible, so when the property owners sought the zoning change, it brought it back into compliance with the General Plan.

Public Comment - Dick Ross - Could this development accelerate the development of White Rock Rd?

Supervisor John Hidahl - The Capital Southeast Connector JPA is funding the widening of White Rock Rd all the way to Latrobe Rd. The County is responsible for funding the widening from Latrobe Rd to the Silva Valley interchange at HWY50.

Public Comment - Dick Ross: So to the position of stimulating traffic from South Folsom to the project site, it would be in our best interest to make that arterial segment very available, more quickly.

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Supervisor John Hidahl - Yes.

Public Comment - Dick Ross - So is the property there zoned commercial?

APAC Chair John Davey - behind Town Center and the movie theater?

Public Comment - there are two privately owned properties south of HWY 50 west of White Rock that are zoned R&D

Public Comment - Dick Ross - It would seem that this project would make those properties more attractive and more valuable.

Supervisor John Hidahl - Originally, White Rock Rd from the County Line to Latrobe Rd was proposed for six lanes, but the County DOT determined that it wasn't needed. So there is a lot of history to these projects. But one thing that I believe will help traffic in the area is the Intelligent Traffic System we're looking to put in place - several projects have stepped up to help provide some funding (Town Center Apartments, and other projects are on board). Being able to find traffic bottlenecks and respond to them by changing signals, should help. Costco has heard about this, and are open to hearing more about it. So there is an opportunity to improve this.

Public Comment - Where can we see this initial report, the fact sheet.

APAC Chair John Davey - APAC will have a blog post about it on our website tomorrow morning. It is also on Supervisor Hidahl's webpage, on his Facebook page, and on his Nextdoor account.

Supervisor John Hidahl - I also would like to mention that Planning Commissioner Jon Vegna and I are already looking to see what improvements might be incorporated to address the traffic at Oak Meadow Elementary school. There are a lot of traffic concerns right there, and really only one way in and out. We've reached out to the Superintendent of Buckeye Schools to see if we can work together with DOT as part of this planning process to identify an easement, an encroachment, whatever is necessary, to add a second access point to the school site, possibly on the Country Club Dr. extension. Schools and school districts are really a function of the state, and the County doesn't have much input except to say we're going to give you an encroachment, or not. That's why we ended up with four schools on Silva Valley Pkwy - it was decided between the developer and the school districts. The one benefit of this situation is the the Country Club Dr connection to Silva Valley Pkwy will be a signalized intersection, which will finally provide a safe access point around the school. It will also be a benefit for evacuation purposes in an emergency - the more ways out the better.

APAC Chair John Davey - Tim, did we miss anything that was discussed in the Wednesday Stakeholder session?

APAC Vice Chair Tim White - No, the same questions were asked at that session as well.

Supervisor John Hidahl - I will mention that a representative of the Serrano HOA was at the stakeholder meeting, and we have a lot of concern about the impacts to the Serrano homes nearby, and I am sure that they have a way to share this information with Serrano residents.

APAC Chair John Davey - Are there any more questions?

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APAC Vice Chair Tim White- Supervisor Hidahl - can we ask a favor. We all know that Bass Lake Rd is a disaster. Is it possible to ask DOT and Planning to go back and make a list to see where things were promised with developers, and see where things were supposed to happen to improve the road? I don't think any of us have a full picture of what developers have been conditioned to do on Bass Lake Rd, so that we can get a sense of what could happen to improve the road, since the history of these projects go back to the 1980s.

Supervisor John Hidahl - We can sit down and talk with Rafael Martinez, and go through the history of these things. But Improvements aren't planned until development happens, and there just isn't anything planned for north of Sienna Ridge Rd, and honestly, there isn't much on on the near term horizon to address these challenges, and they exist today.

APAC Vice Chair Tim White - even if we had a list of who is expected to do something and when they are expecting to do it, would be a start.

Supervisor John Hidahl - we do have agreements to the South with these four projects, the stop sign at Country Club is ridiculous, and that is going to be realigned, the eastbound off ramp will be changed, so many of the issues south of Sienna Ridge Rd will be corrected, as projects progress through development. The County's position in the past has always been "we'll wait for these developments to come along to make these improvements" and sometimes those are with reimbursements, sometimes without.

APAC Chair John Davey - Two things to finish up. First, we're all volunteers. The County doesn't provide any funding to us, so we do this all ourselves. Fom finding meeting spaces - thank you Ron Cassity! - to the website, and printing agendas. If you signed our sign in sheet and included your email address, and I can read it, we'll add you to our email list, and you will get one email from us a month, and that will include our meeting agenda. Sometimes for more urgent information, you might get another email, but it doesn't happen often. If you don't get that email from us, you can go to our edhapac.org website and sign up for our email list there. It's unfortunate, but people tend to get motivated to be involved when they're upset about a project, and that's not a productive way to study projects, but it does get people involved. So if there is something that you're interested in, or maybe you know a neighbor who is interested, sign up for the email list - even if it's just reading some planning documents, and helping out with our review, we can tutor you, and you can contribute - we need as much help as we can get.

We'll be back at the EDH CSD Pavilion on April 10th at 7pm. Thank you all for coming out.

7. Adjournment: The Next EDH APAC meeting is April 10, 2019 7PM **At the El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, EDH, CA 95762**

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