El Dorado Hills Area Planning Advisory Committee

Wednesday May 9, 2018
7:00PM
El Dorado Hills Community Services District
Norm Rowett Pavilion

1. Call To Order

2018 Chair: Tim White

2018 Vice Chair: John Raslear

2018 Secretary Kathy Prevost

2018 2nd Vice Chair John Davey

2. Adoption of Meeting Agenda

3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

4. Guest Speaker

N/A

5. Supervisor Communications

District 1 Supervisor
John Hidahl

6. APAC Matters & Projects

Item a.)

Report: Vintage Grace Church Design Changes
Nomination & Election of Charlet Burcin to APAC Voting Membership

Item a.) Report: Vintage Grace Church Design Changes

Original Design

Item a.) Report: Vintage Grace Church Design Changes

Item a.) Report: Vintage Grace Church Design Changes

Oiginal Design

Item a.) Report: Vintage Grace Church Design Changes

Item a.) Report: Vintage Grace Church Design Changes

1. Changed color Palette replacing blue with muted gray
2. Added parapets accented with awnings to the windows
3. Using less wood material and more cement fiberboard and stucco
4. Eliminated metal trim and accents
5. Enlarged the width of the window above main entrance
6. Could not add stone due to expense, but overall softened the look to match more closely with styling cues from buildings in the general area.

Item a-1) Nomination for APAC Voting Membership

Charlet Burcin:

Qualifies for her participation in the proposed Vintage Grace new Worship Center project APAC subcommittee

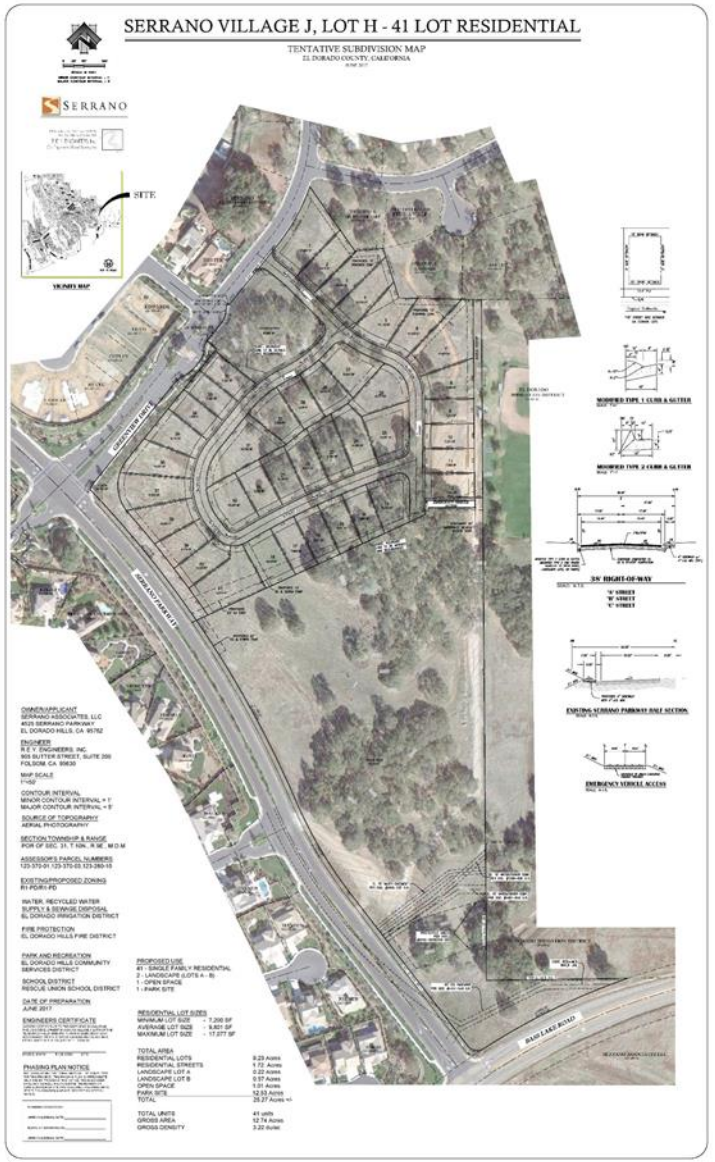
Item b.)

Updates and Status Reports on the following Projects in El Dorado Hills –

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Serrano Village J Lot H

Approved 5-0 at the El Dorado County Planning Commission Hearing April 26.

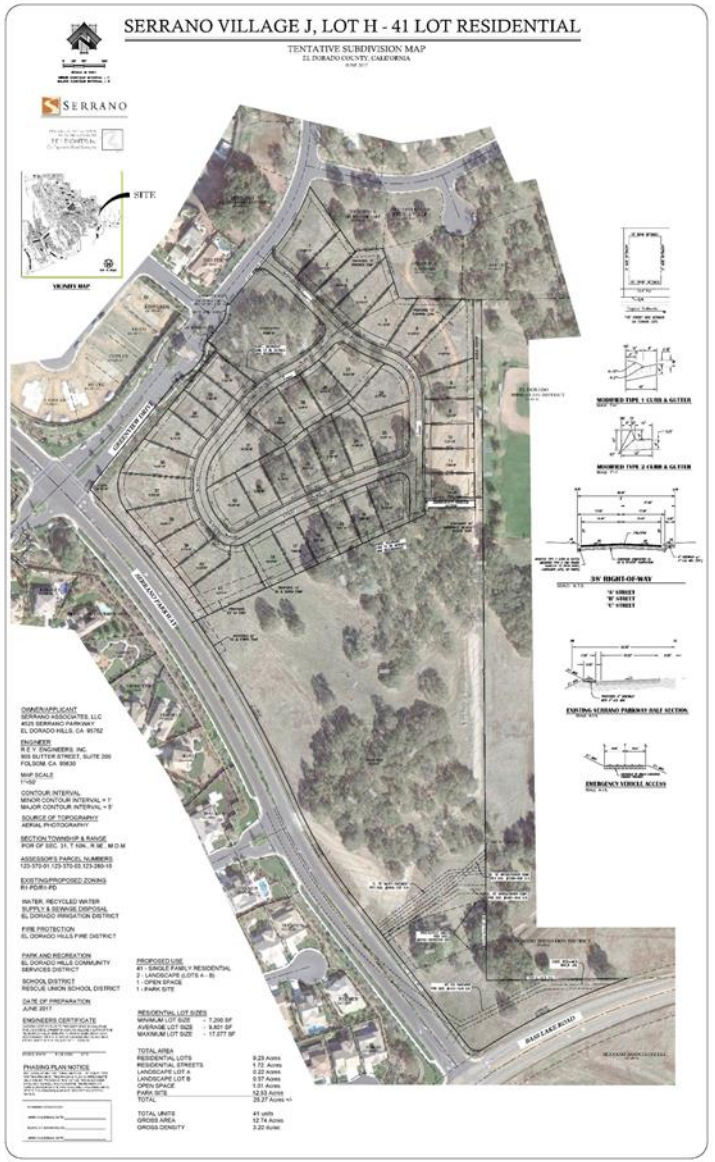


- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Serrano Village J Lot H

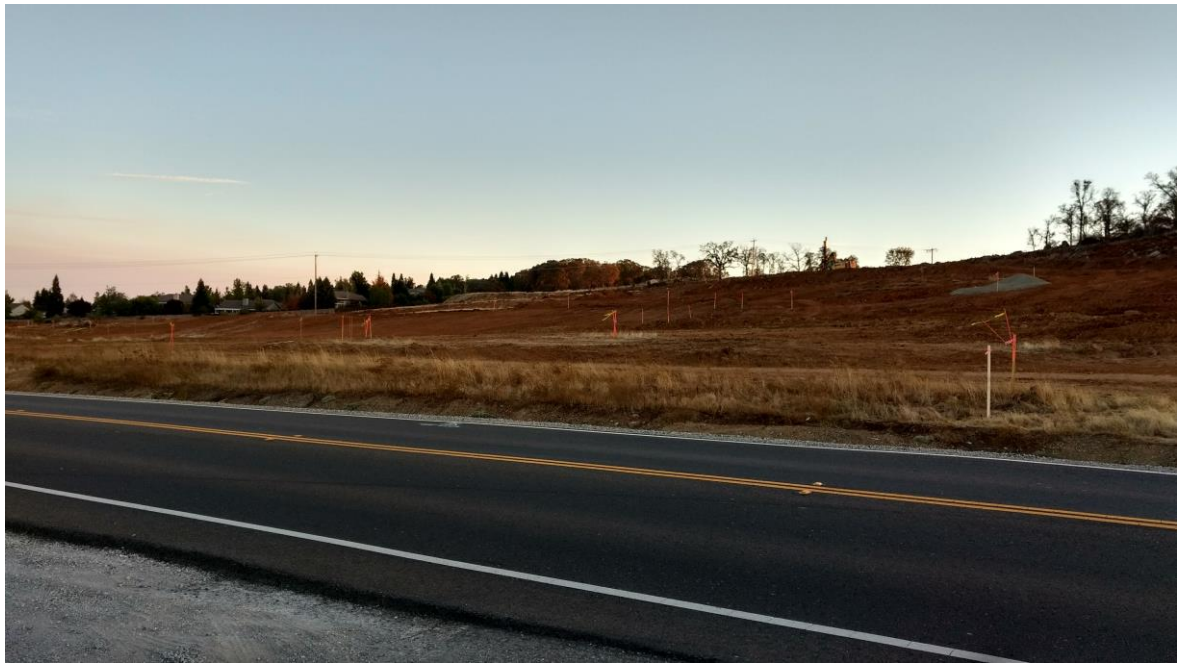
Approved 5-0 at the El Dorado County Planning Commission Hearing April 26.

Approval has been appealed to the Board of Supervisors –
Hearing to be held May 22, 2018 2:00PM



- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Serrano Village J5/J6 Residential and J5 Commercial Safeway/Sienna Ridge



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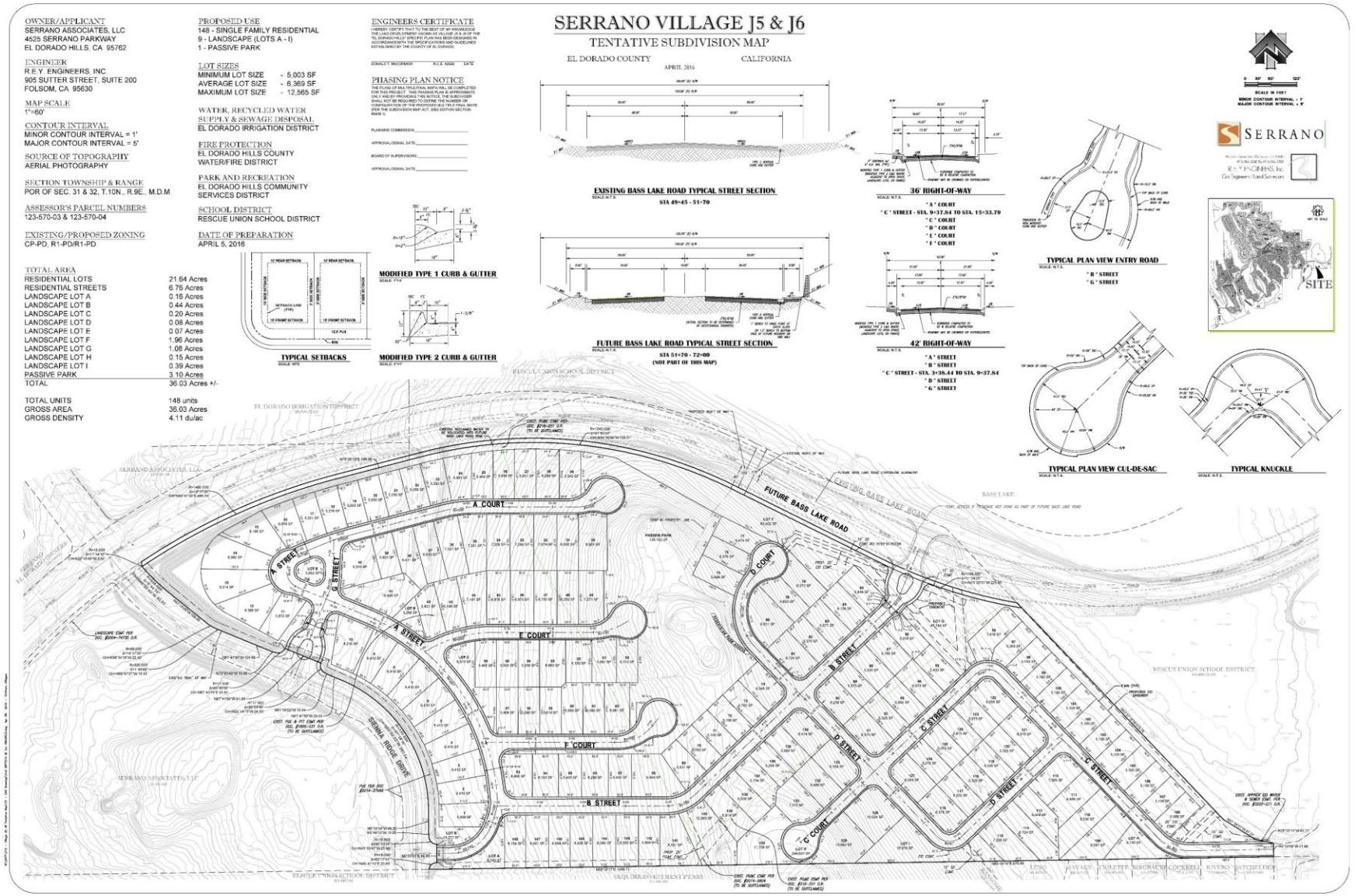
Serrano Village J5/J6 Residential



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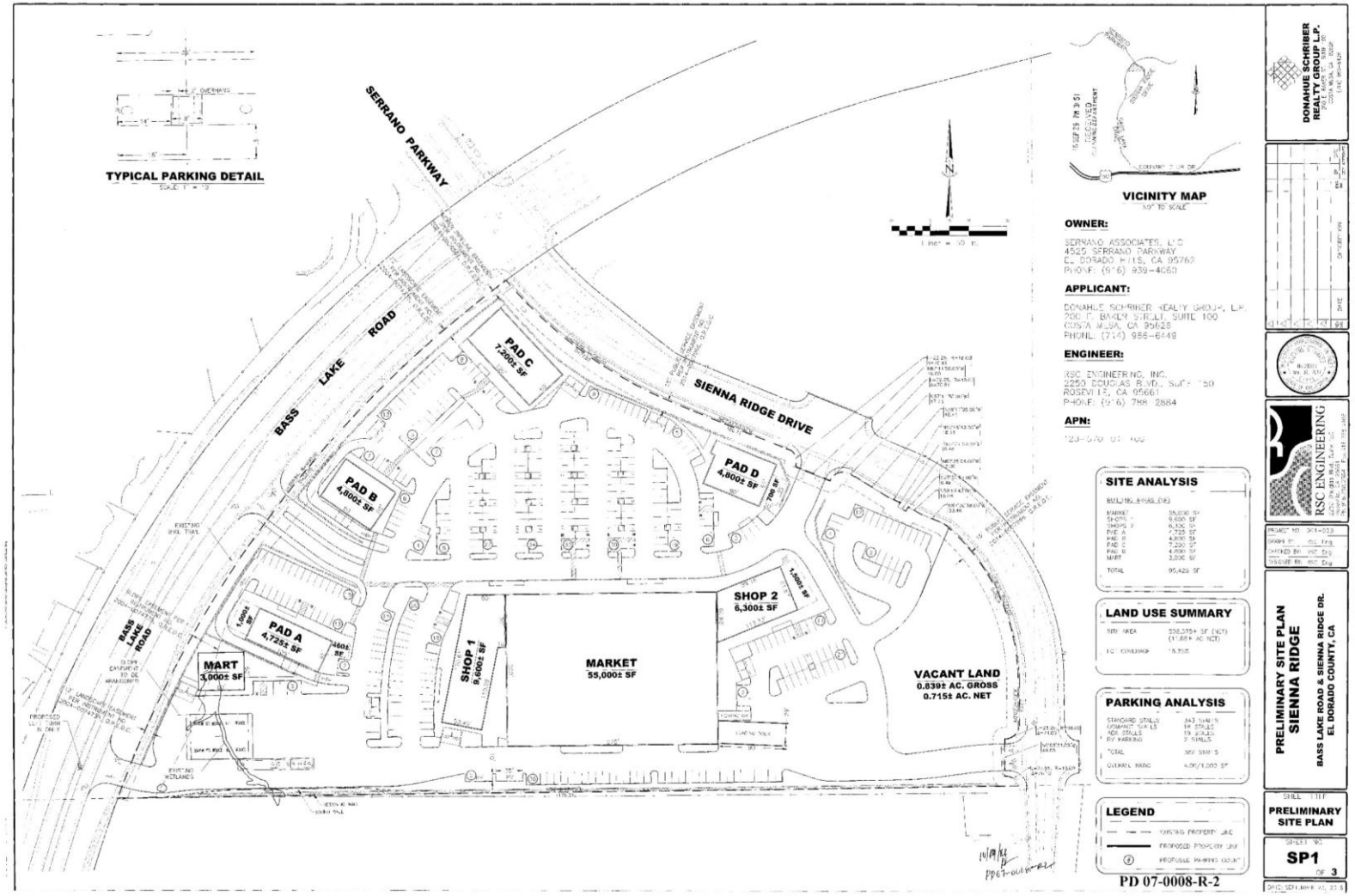
Serrano Village
J5 Commercial Safeway/Sienna Ridge



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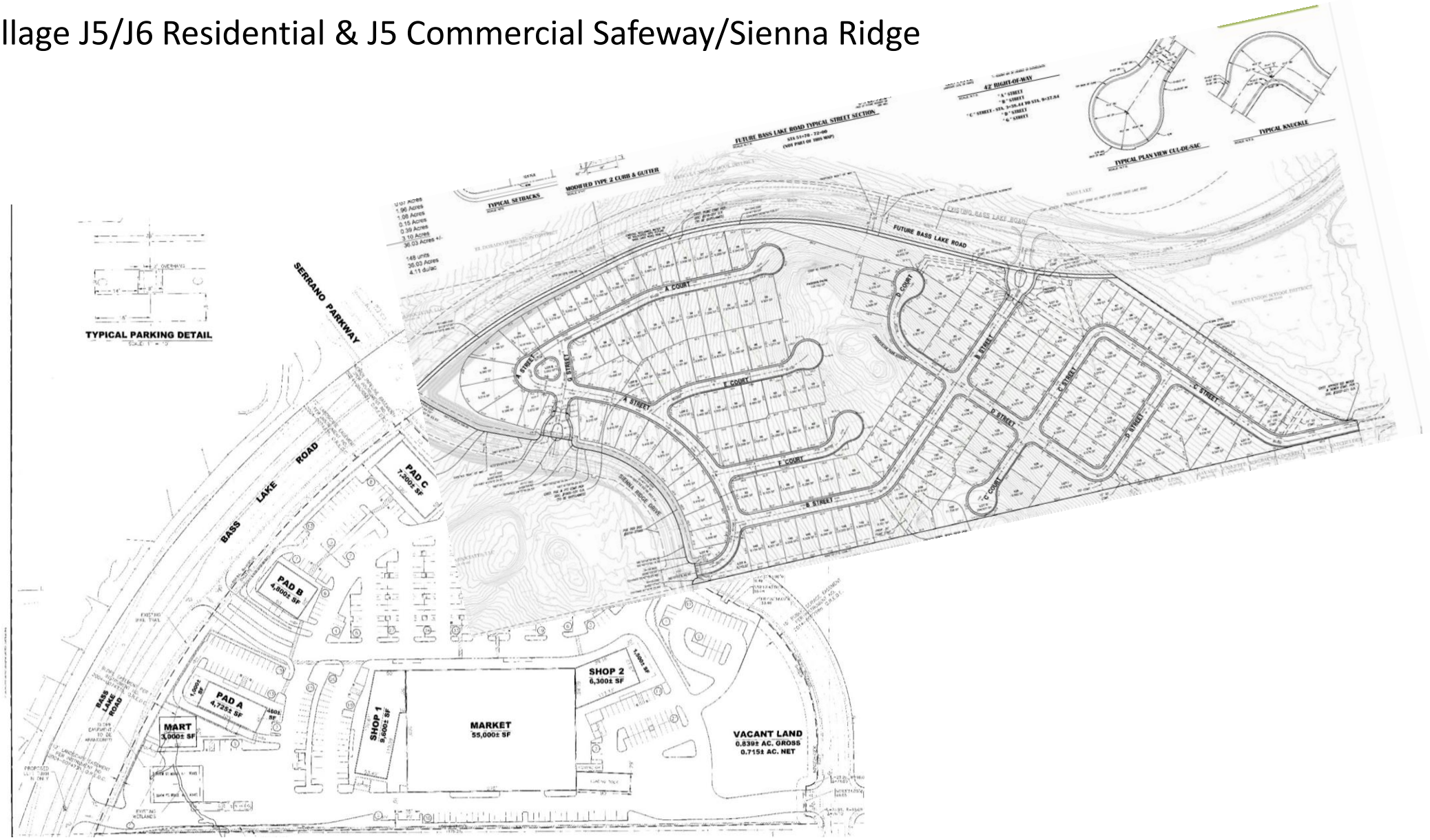
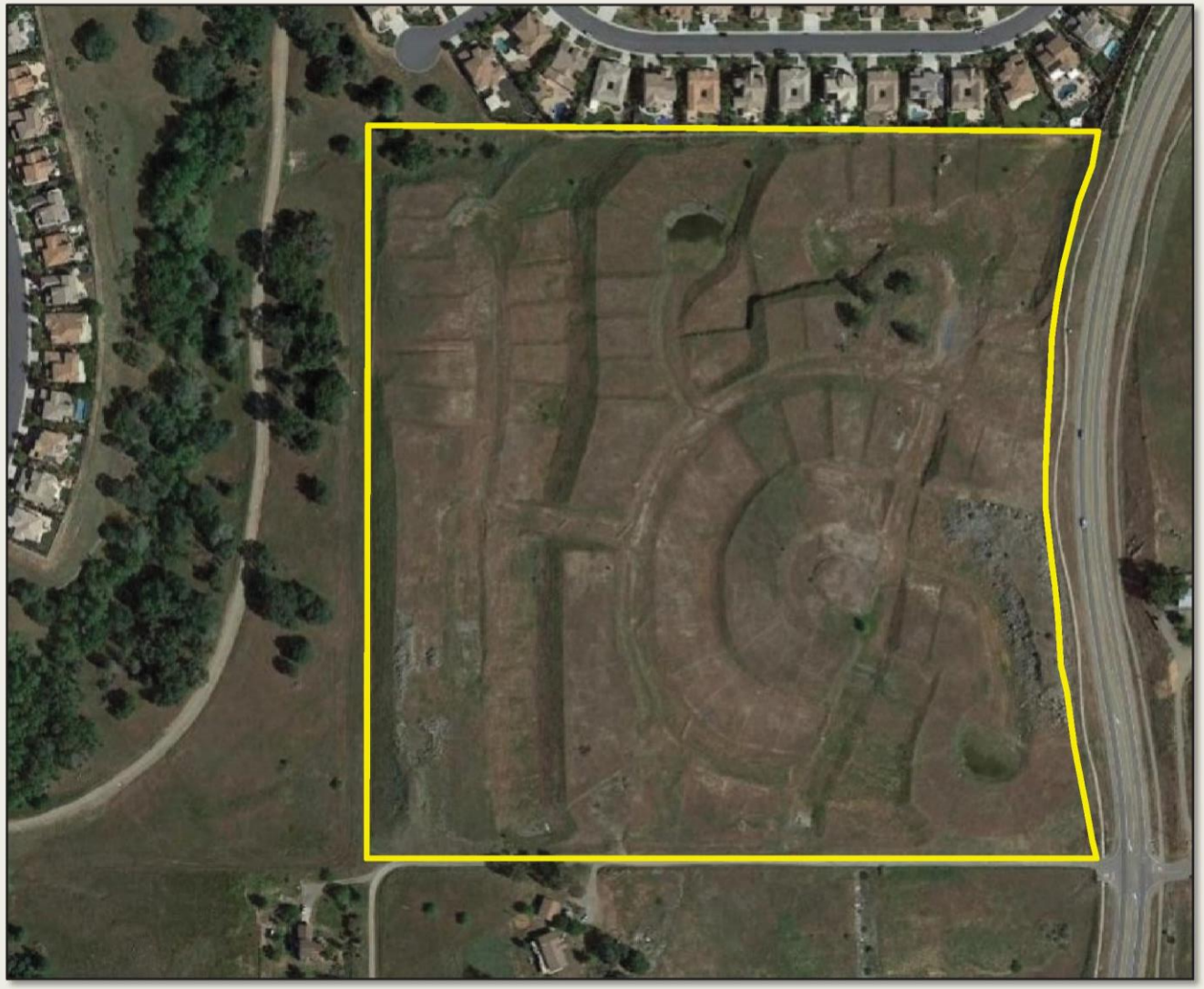


- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Hawk View Residential



Hawk View – 114 Lots

- Site has approved improvement plans
- Partially graded
- Likely first project to be built

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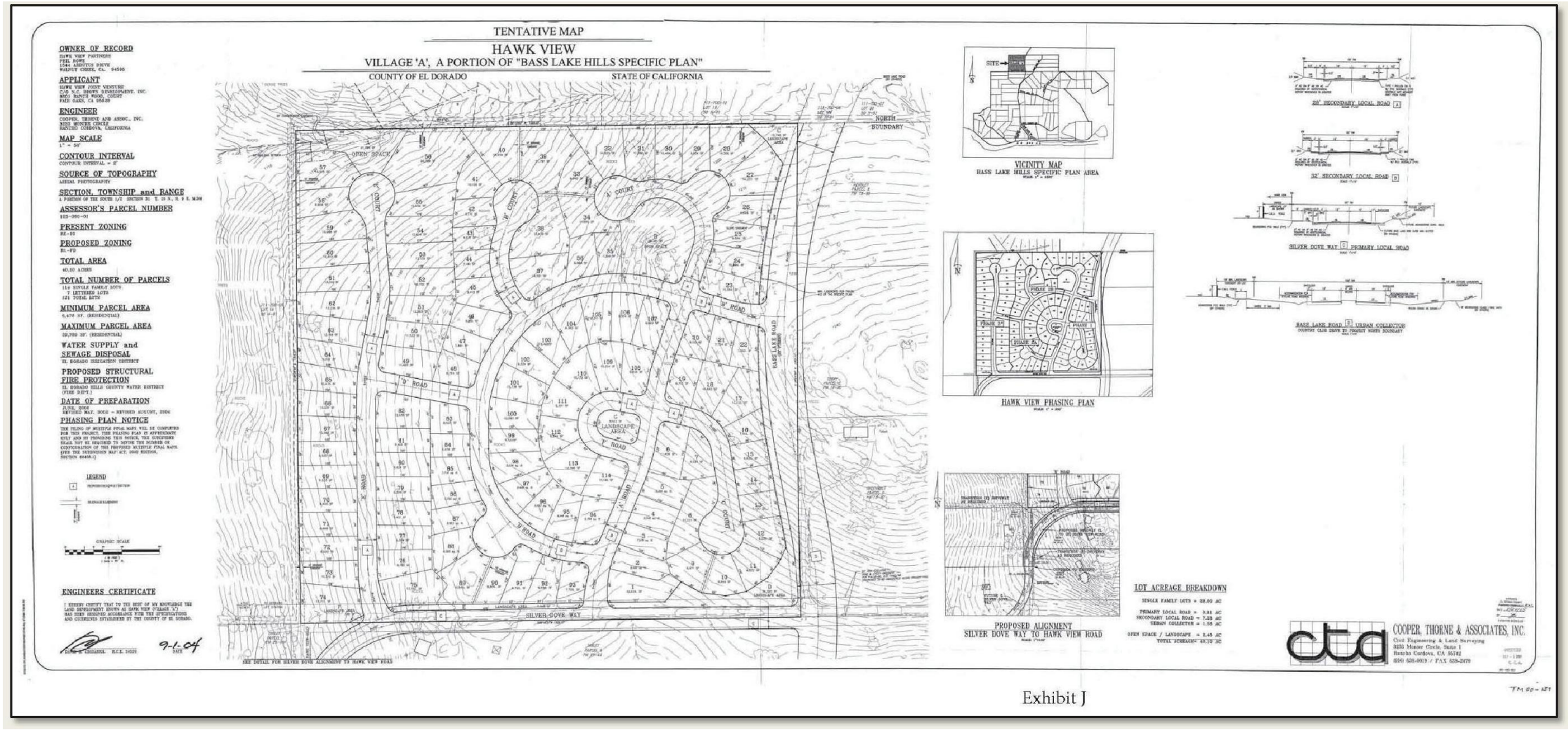
Hawk View Residential



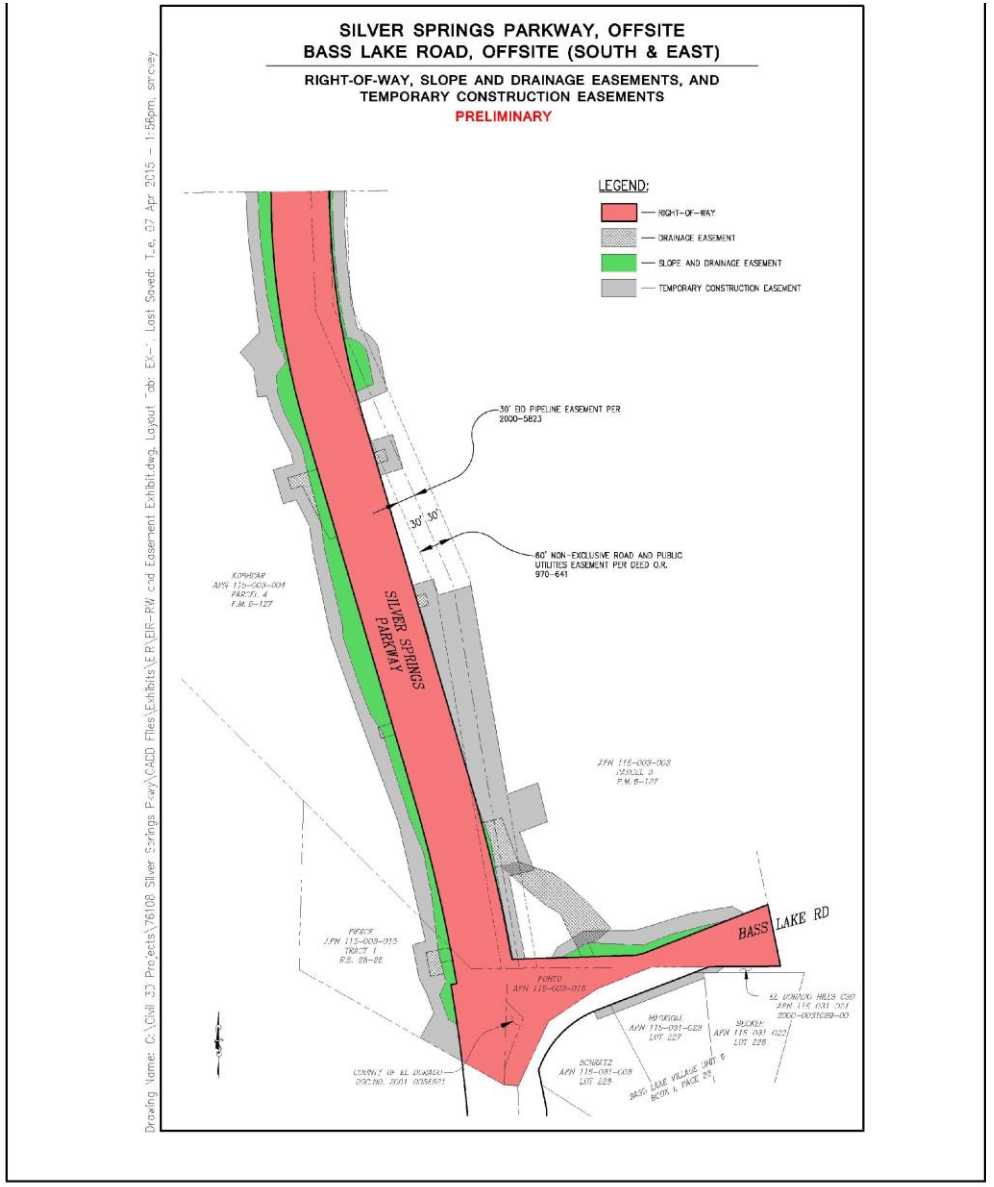
- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Silver Springs Parkway

Right of way acquisition

At BOS April 24, 2018

3 Parcels Subject to Eminent Domain

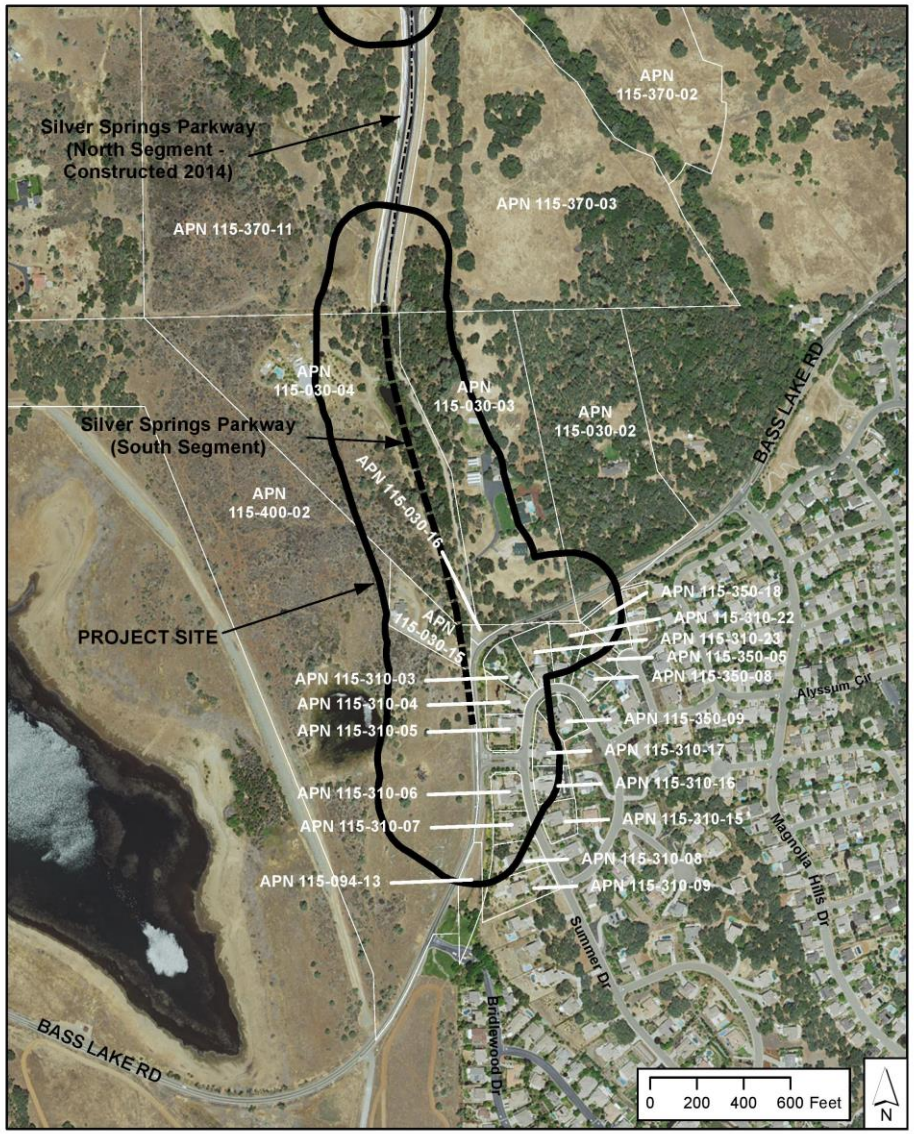


SOURCE: TLA 2015

Figure 2-4. Temporary and Permanent Rights-of-Way Requirements

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Silver Springs Parkway



SOURCE: Benchmark Resources 2015
BASE MAP: ESRI 2015; El Dorado County 2015

Figure 2-3. Project Area Properties and Assessor's Parcel Numbers

Silver Springs Parkway to Bass Lake Road (South Segment)
El Dorado County, California

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Silver Springs Parkway

Figure 3.2-2(a): View from Existing Bass Lake Road Facing North Toward Proposed Intersection with Silver Springs Parkway

Figure 3.2-2(c): View from Just West of Existing Bass Lake Road Facing East Toward Proposed Intersection with Silver Springs Parkway

Figure 3.2-2(b): View from Existing Bass Lake Road Facing Southwest Toward Proposed Intersection with Silver Springs Parkway

Figure 3.2-2(d): View from Silver Springs Parkway North Segment Facing South

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

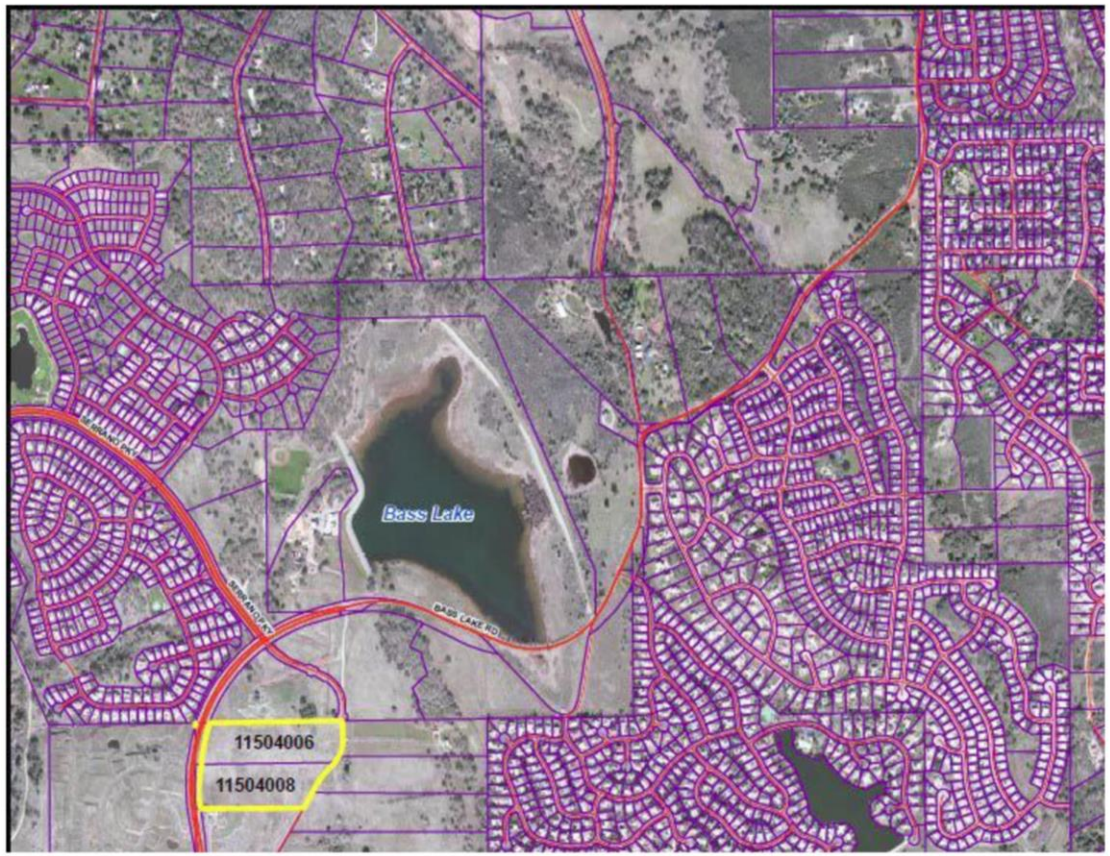
EDH CSD
Expects Escrow to close on EID Bass Lake Property in October 2018.

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

EDH CSD has submitted a Letter of Intent to acquire the Rescue Union School District 167 acre Bass Lake Property

60-180 waiting period
RUSD to determine current Valuation of the property

MAP OF BASS LAKE, PROPOSED BASS LAKE REGIONAL PARK AND SURROUNDING NEIGHORHOODS
Rescue Union School District property purchased for the new Bass Lake School is defined in yellow – September 2015



- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Pavilions Memory Care

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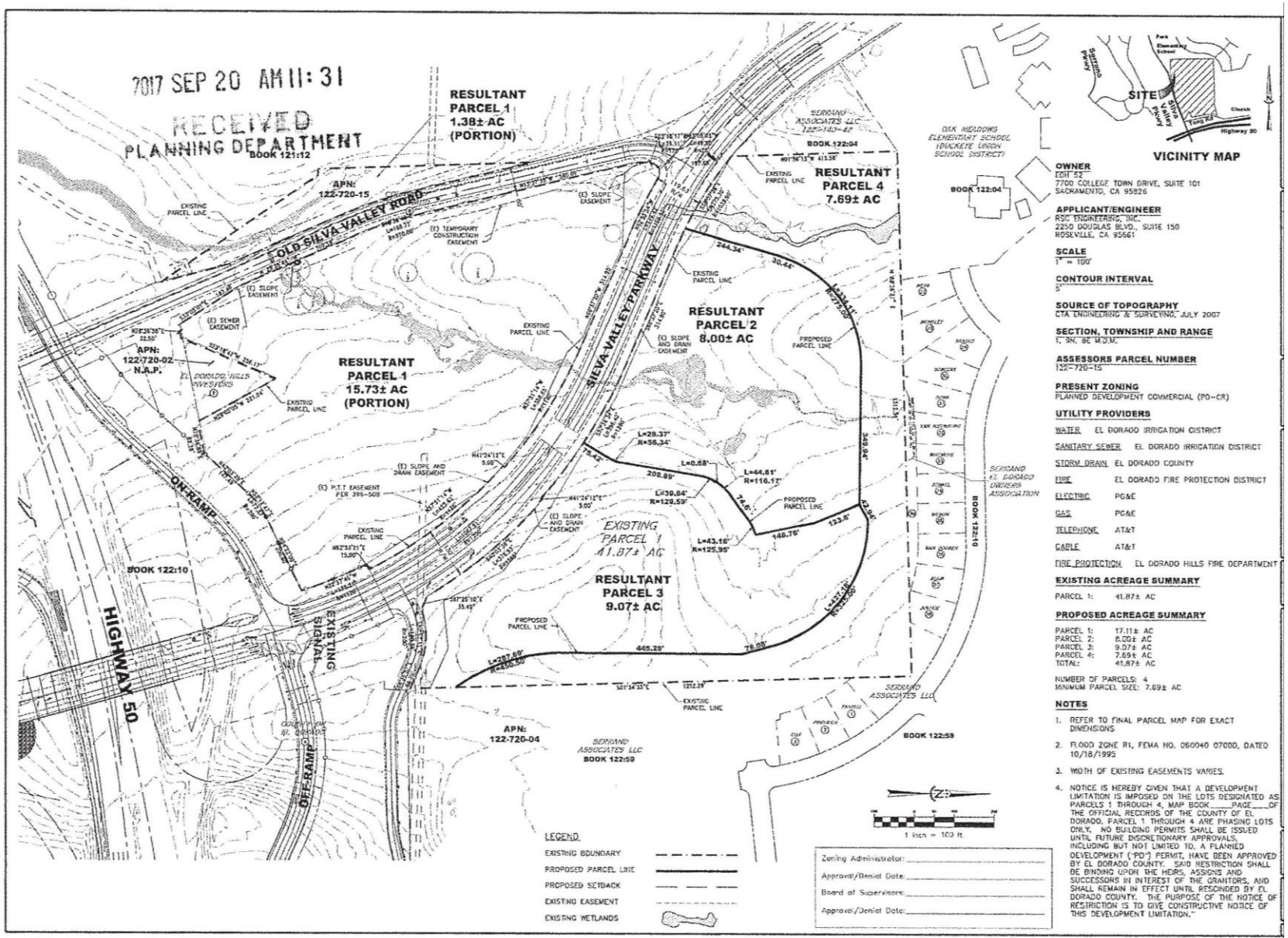
EDH52



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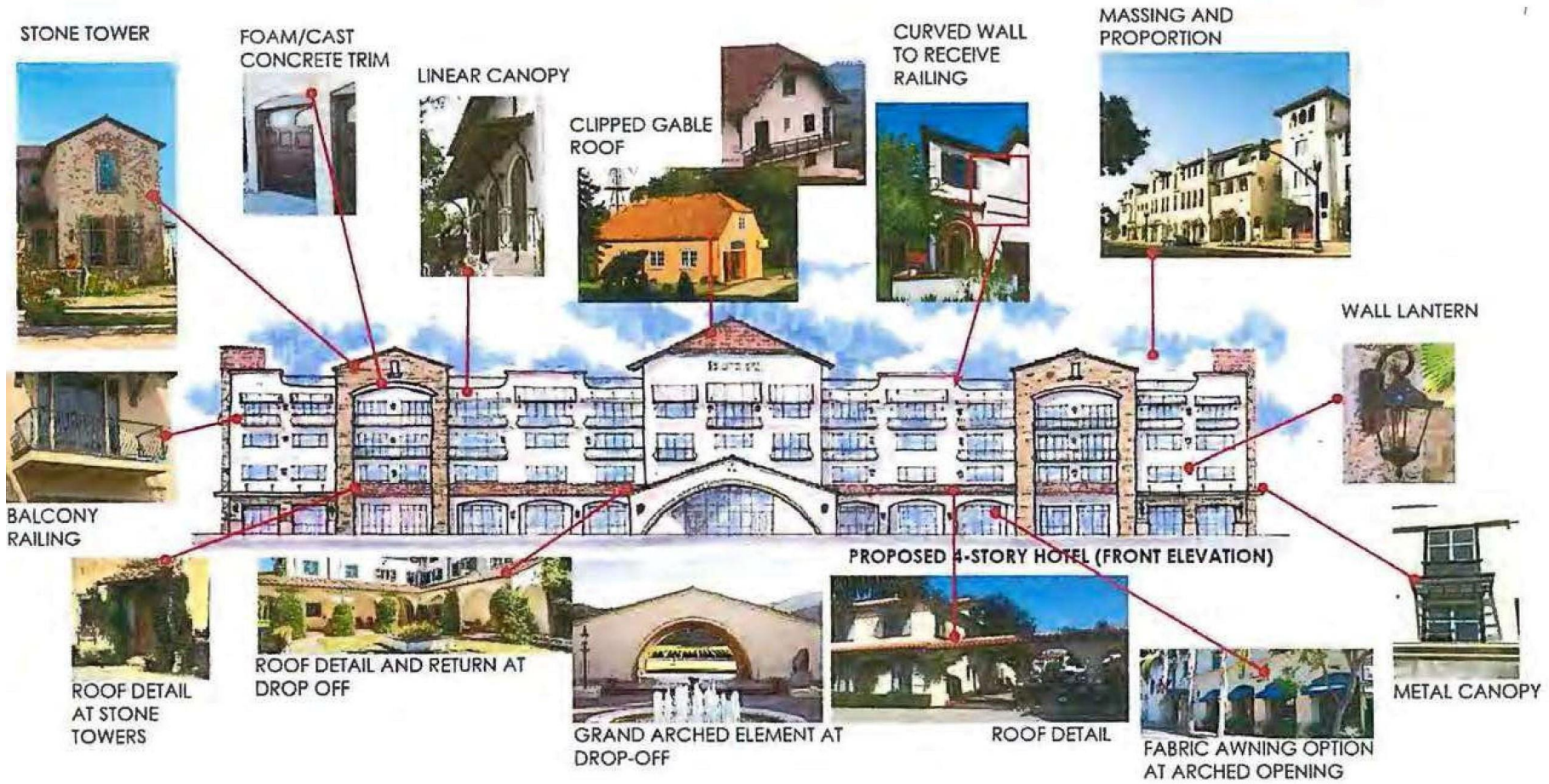
EDH52



EDH 52

EDH 52 - SOUTH

EL DORADO HILLS, CA

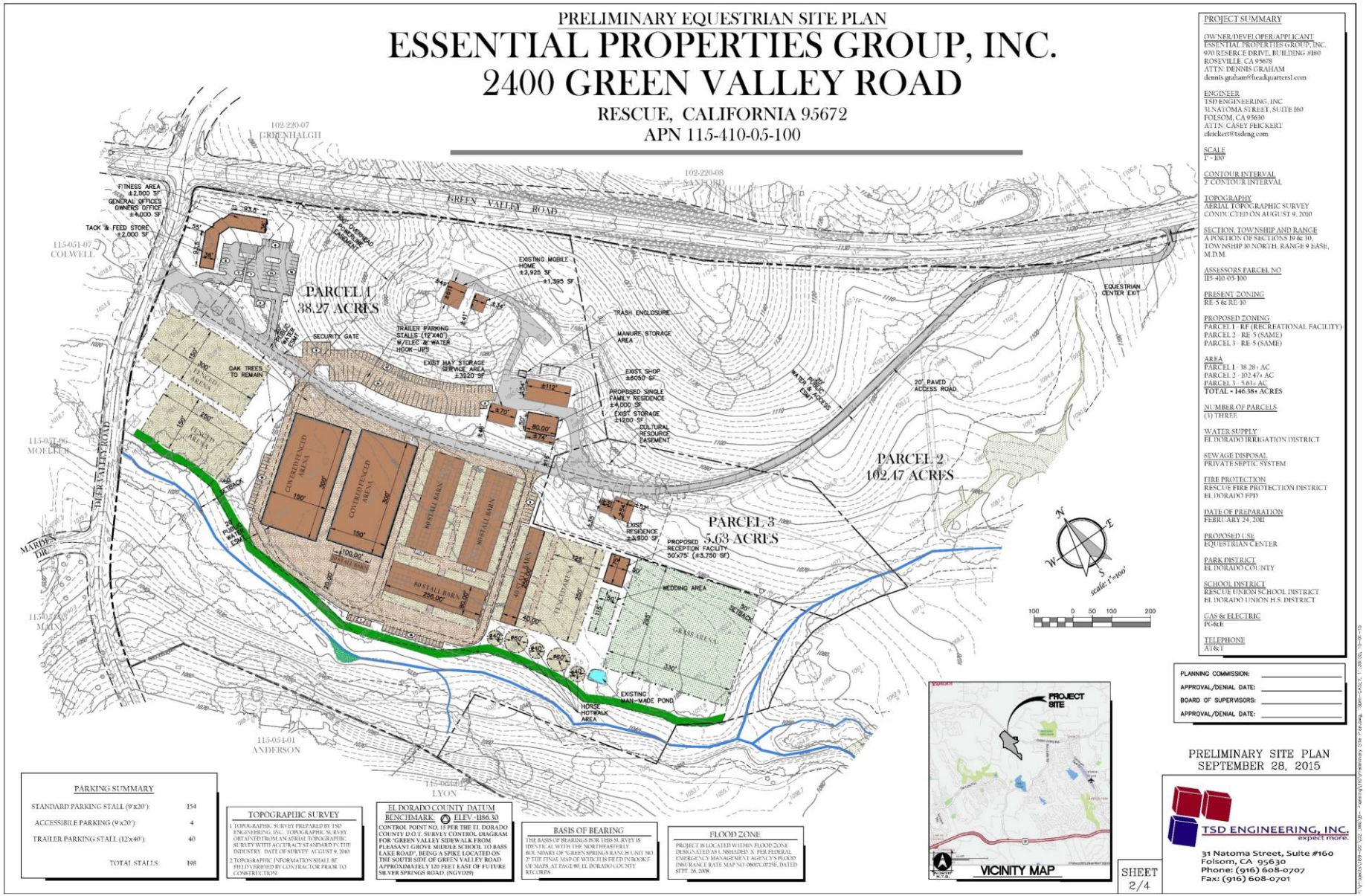
June 9, 2017

STAFFORD KING WIESE ARCHITECTS

SKW #04999.00

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Springs Equestrian Center



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Springs Equestrian Center

Property is being marketed for sale for $4.9 Million with the following description:

This 145 Acre historic ranch is located on Green Valley Road in Rescue, CA The owner has gone through years of entitlement process to develop a high end equestrian training facility, luxury home sites, and vineyard - copies of approvals, plans and studies are available. Minutes to El Dorado Hills Amenities include high-end restaurants, shopping, schools, and medical

Zoning is RE5 –

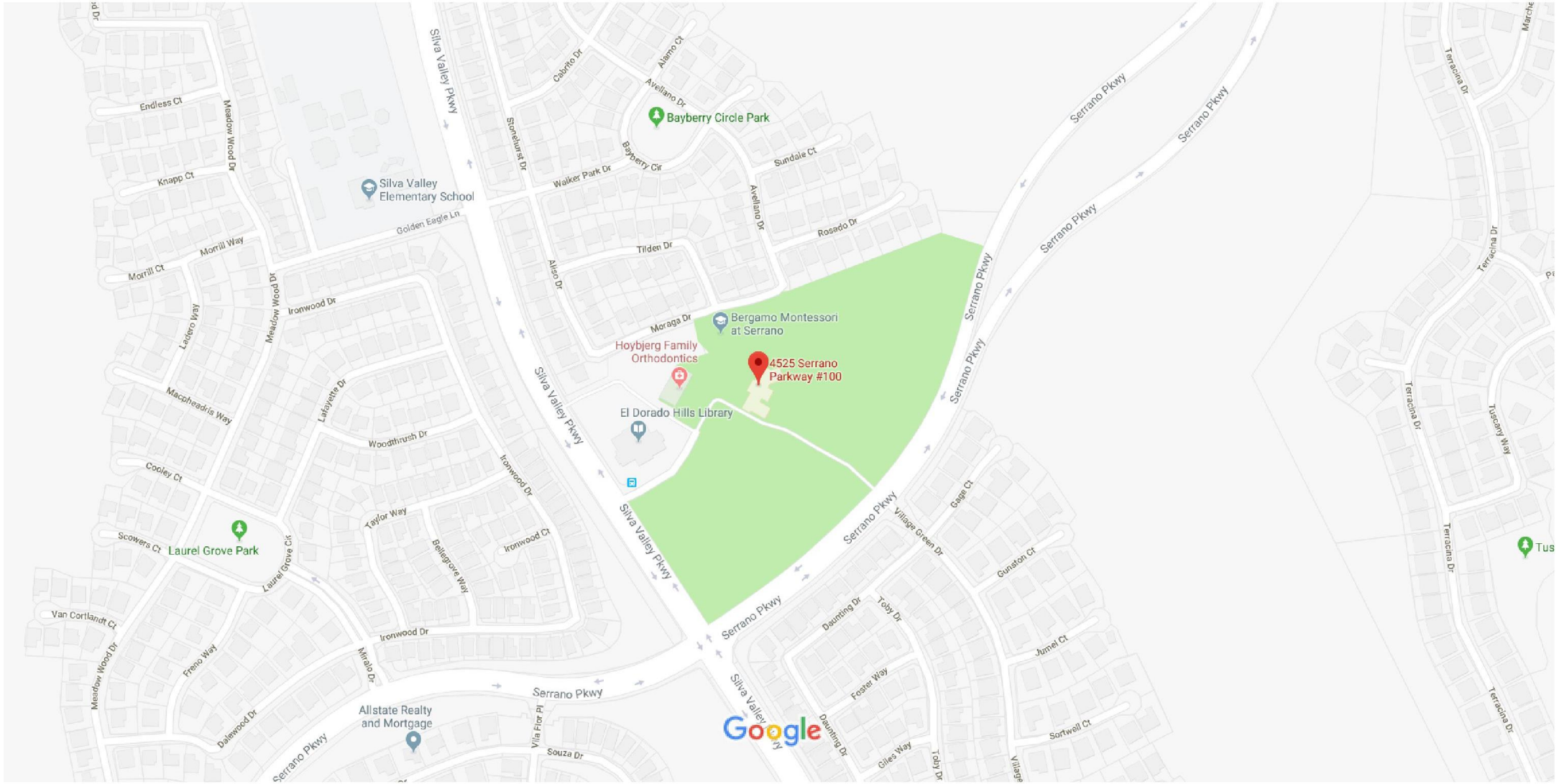
Potential for:
Residential Property Development
Plans for Equestrian Training Center
Luxury Home Sites, and Vineyard

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Springs Equestrian Center

- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

Proposed Village Oak Senior Care Facility



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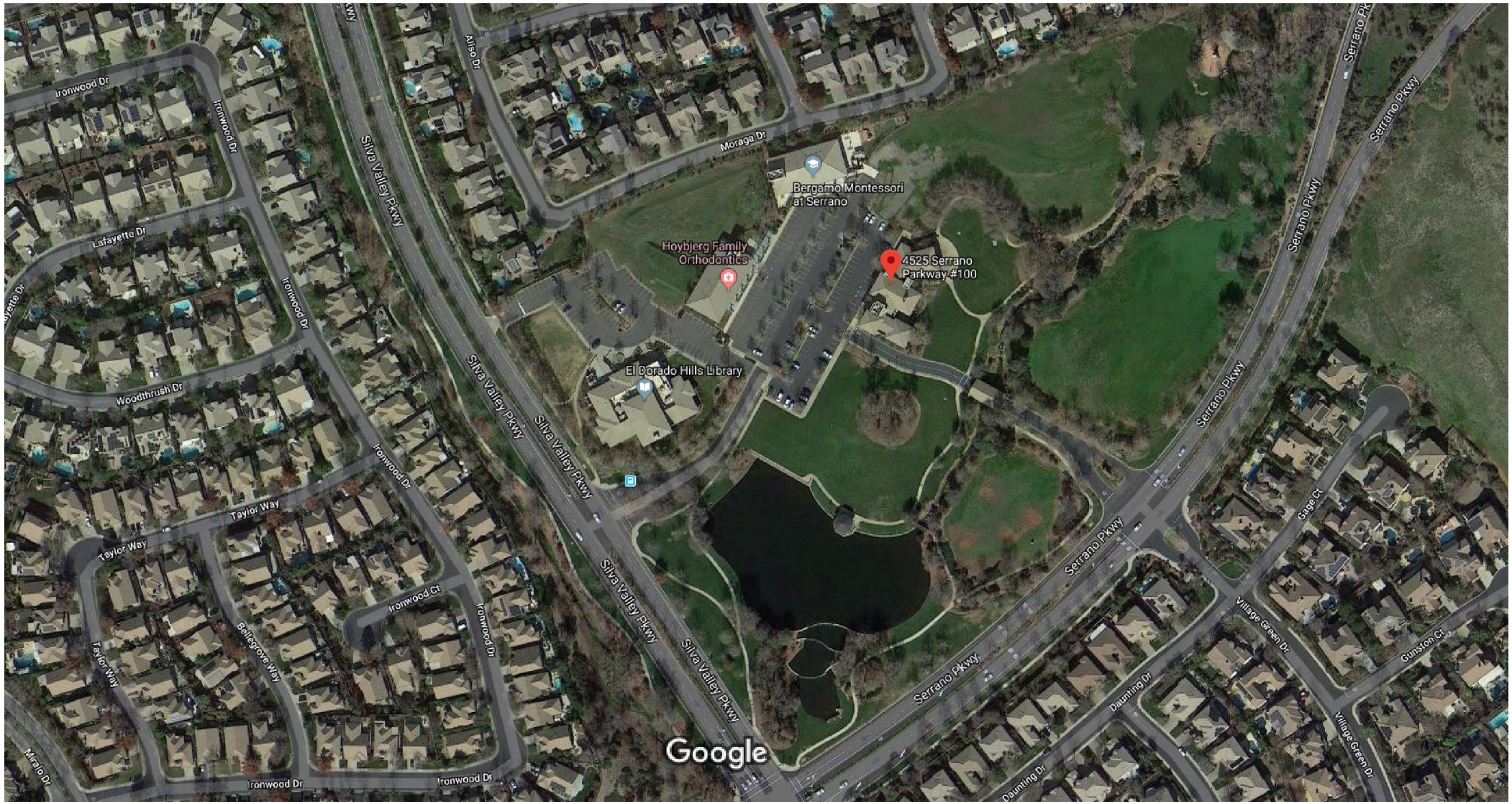
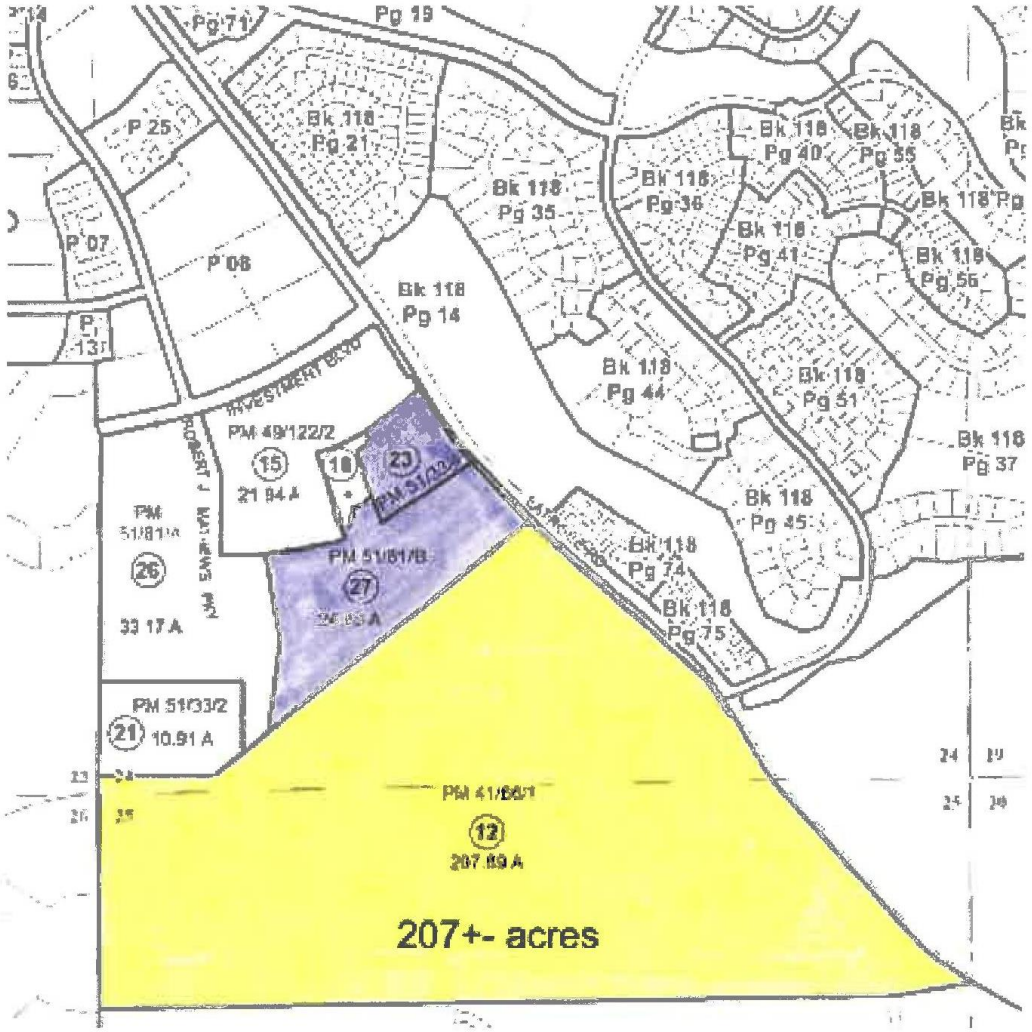
Proposed Village Oak Senior Care Facility



- Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

El Dorado Hills Business Park
De-Annexation



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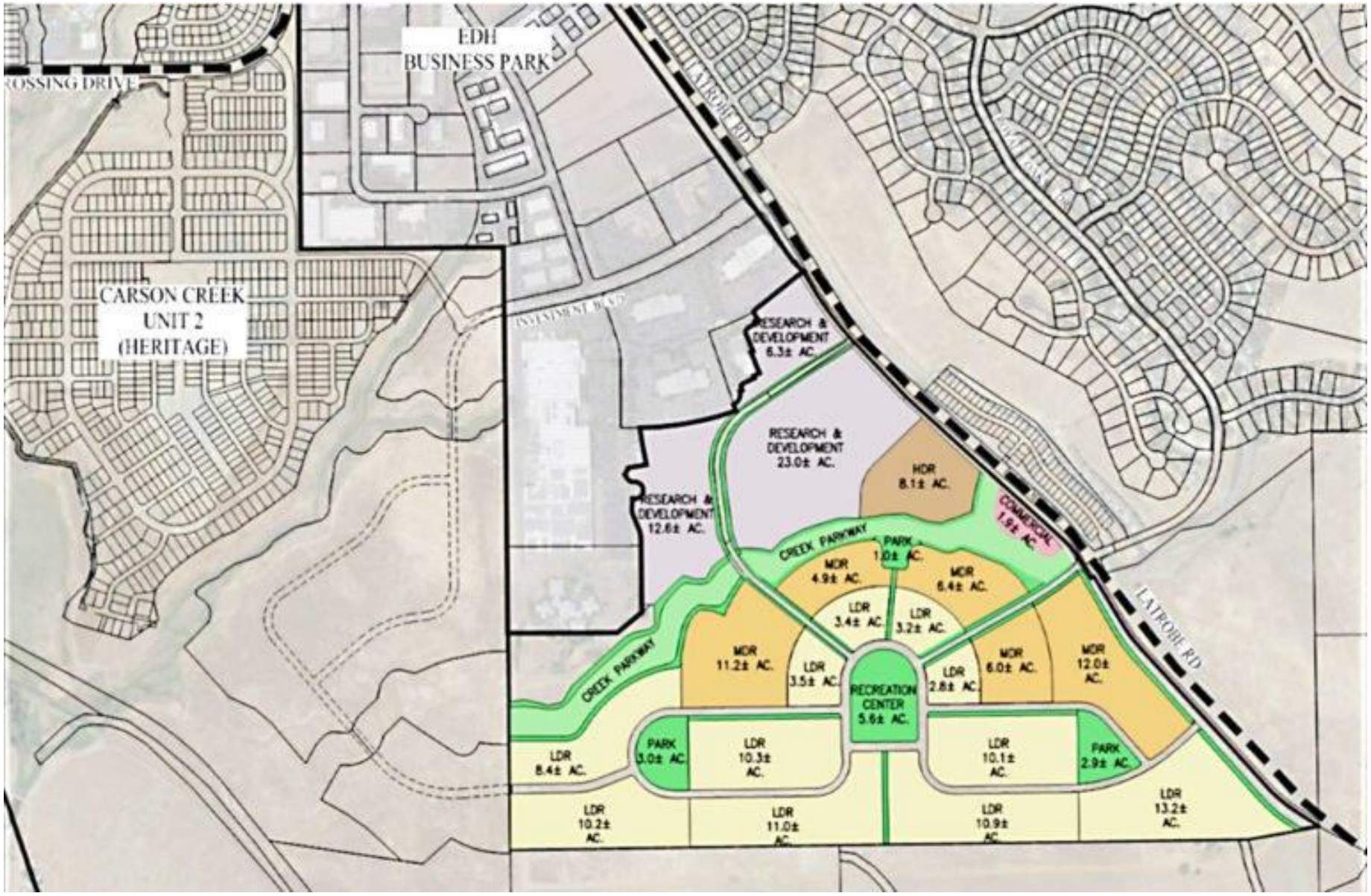


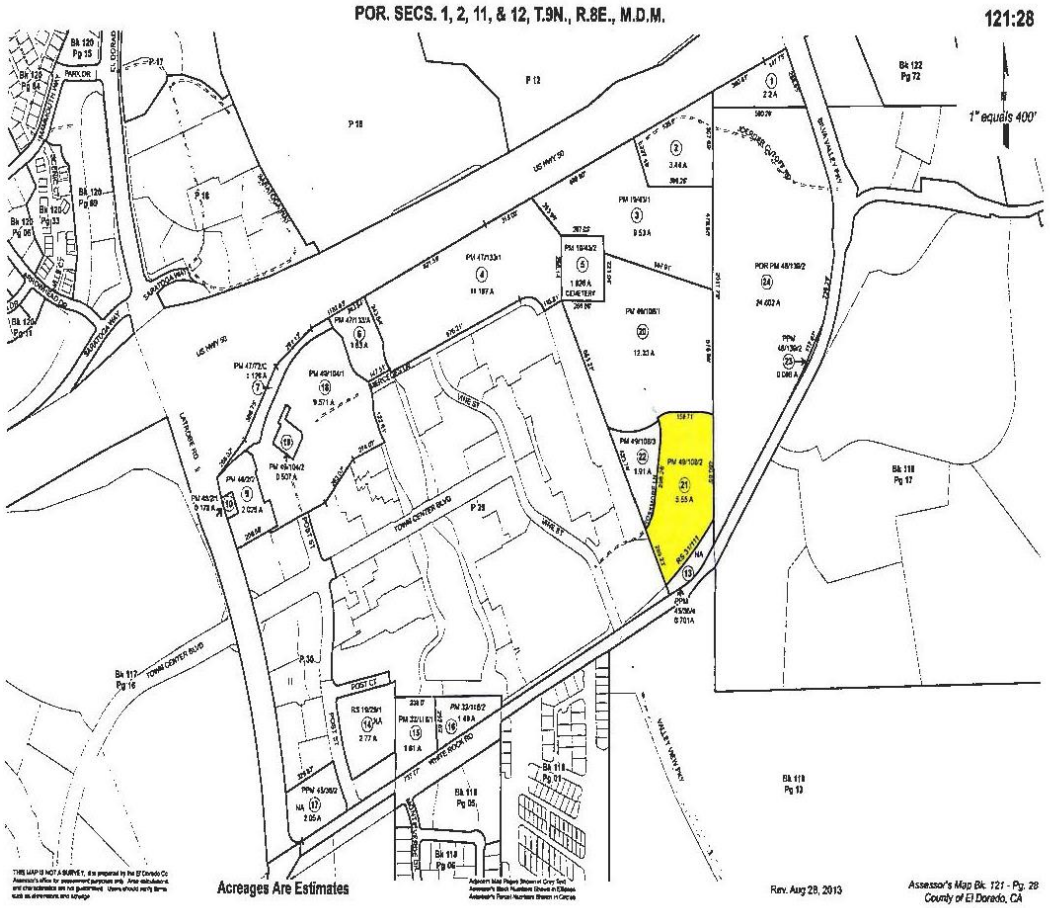
Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

PD18-0001 First Rate Storage – Rossmore Lane

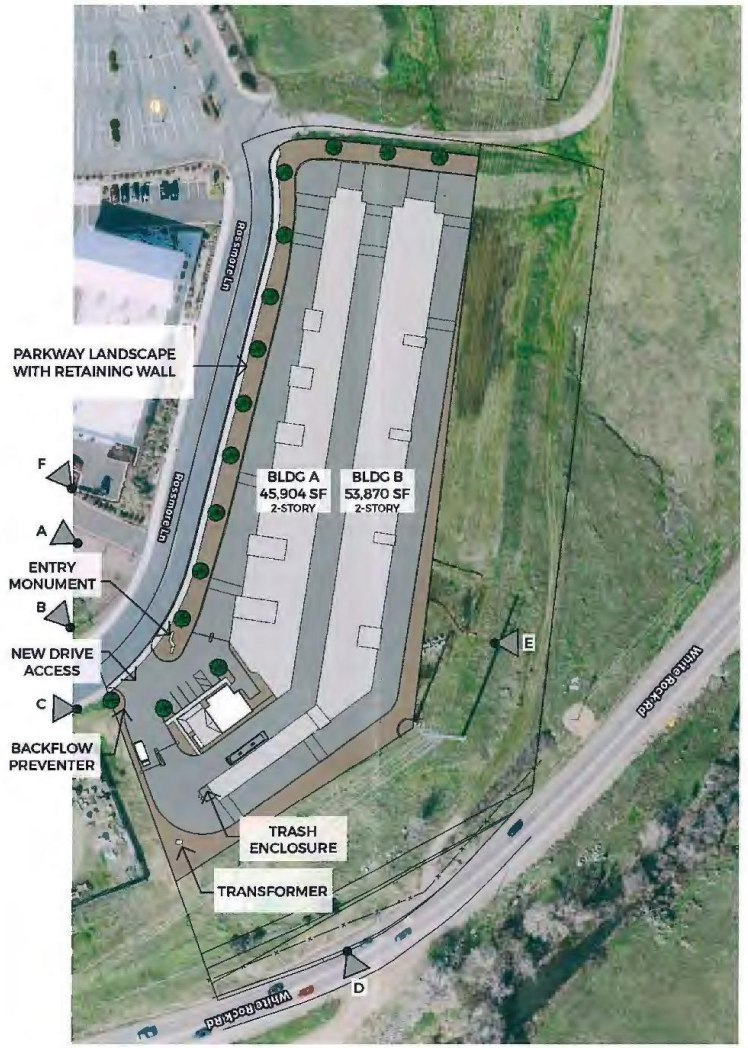
PROJECT DESCRIPTION: First Rate Storage - Rossmore Lane is planned as a 1st class self-storage facility located on 5.55 gross acres on a yet to be addressed parcel to the east of Rossmore Lane. The property is encumbered with 3.25 acres of easements for PG&E poles/overhead transmission lines and roadways. The net buildable acreage is 2.30 acres. The overall property will be comprised of a 2-story building housing the office (1st floor) & resident manager apartment (2"d floor) fronting Rossmore Lane, controlled site access gates adjacent to the Office/Residence building to the north and south, storage units located adjacent and behind the new office/entry gates and anticipated paved parking areas within the PG&E easement. The property will be enclosed by a combination of concrete and/or masonry wall and decorative metal fencing with pilasters.

Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

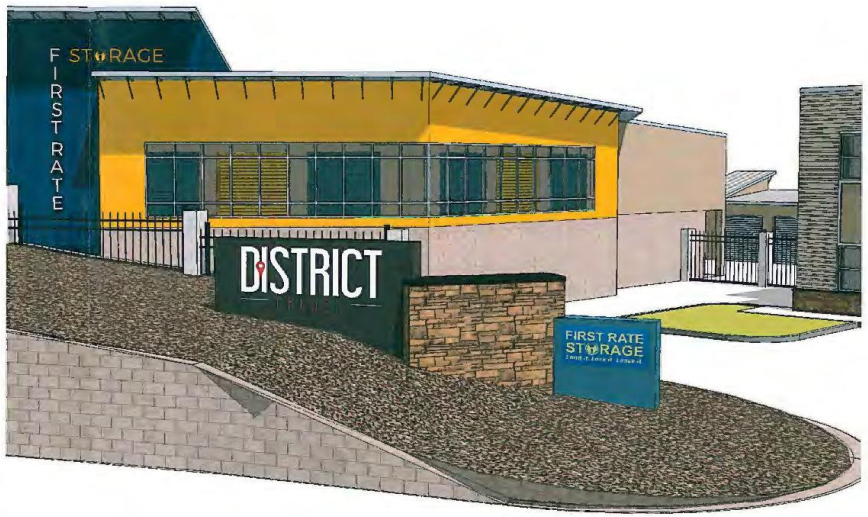
PD18-0001 First Rate Storage – Rossmore Lane



PD18-0001
First Rate Storage
Rossmore Lane



SITE PLAN scale: 1" = 40'-0"



B ENTRY SIGNAGE

EL DORADO HILLS STORAGE
El Dorado County, California

E. BRYANT VENTURES

EL DORADO HILLS STORAGE
El Dorado County, California

SITE PLAN 2

Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

PA18-0001 First Rate Storage Rossmore Lane area

STORAGE UNIT BUILDINGS:

The storage area will consist of two (2) - 2-story buildings terraced to the east on the site. The average heights of the buildings will be 25' with a maximum height 30' for the proposed architectural projections. No mechanical equipment will be housed on the roof except for a possible solar panel array. Each storage unit building will consist of the following:

PERSPECTIVE

E. BRYANT VENTURES

EL DORADO HILLS STORAGE

El Dorado County, California

JDHA

1

Item b.) Updates and Status Reports on the following Projects in El Dorado Hills –

PA 18 0003 Sophia Parkway Commercial

Pre-Application
4 buildings 16K SqFt
112 parking spaces

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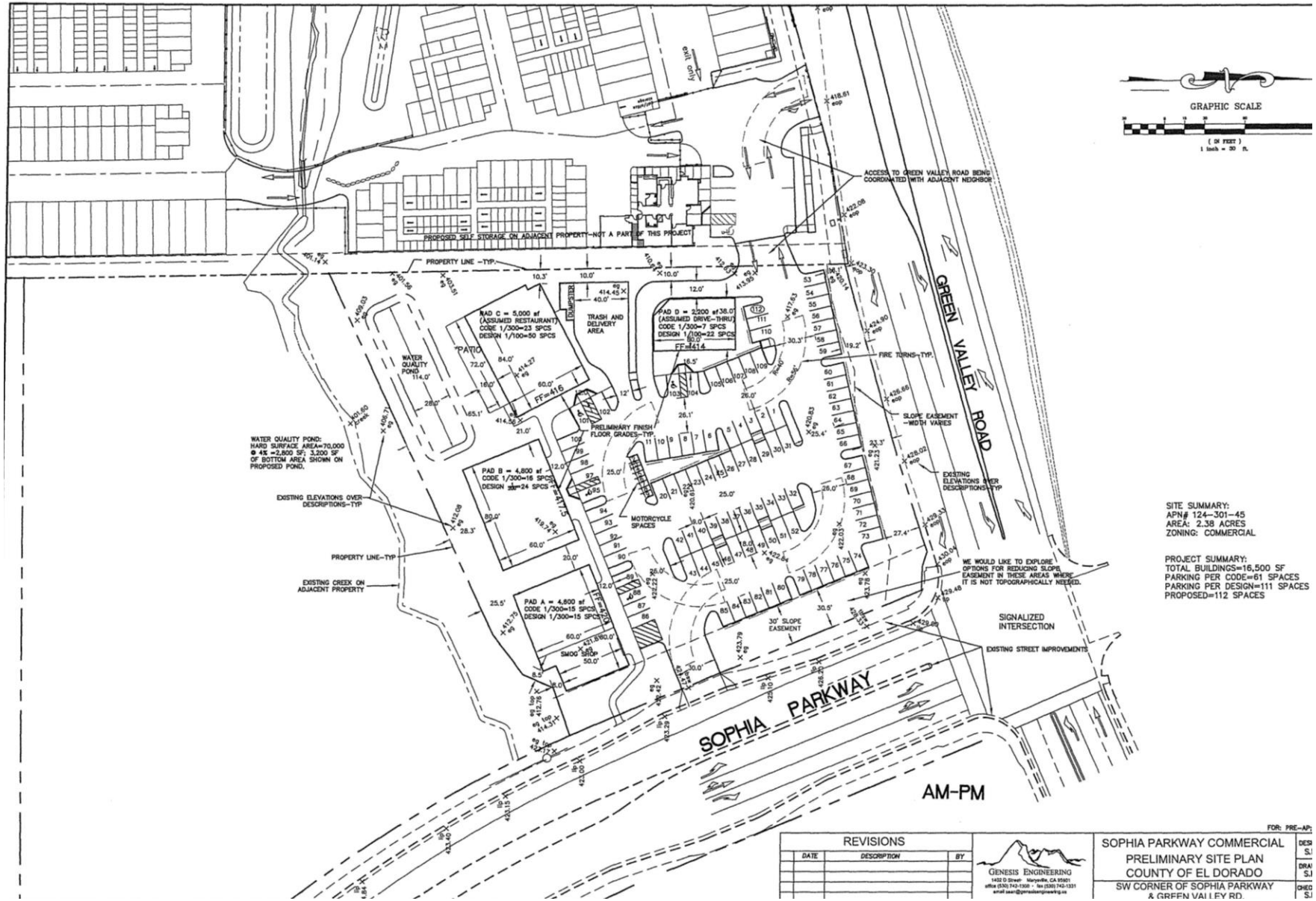


Item c:)

Discussion about the proposed new EDH Transit Hub, the newly revised and adopted El Dorado County Design Guidelines, and the Historic Design Guidelines

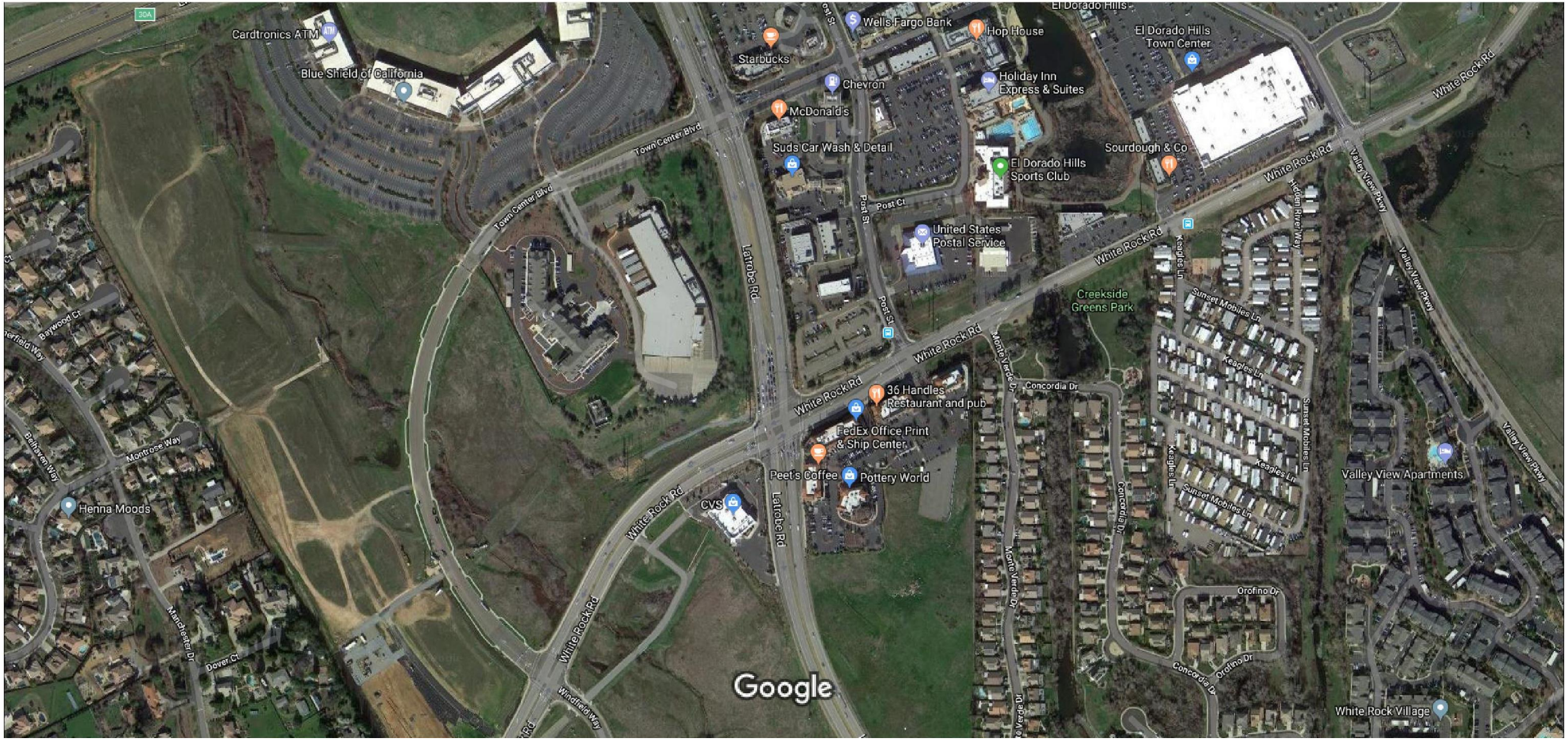
Item c.) Discussion EDH Transit Hub

Open House

Thursday May 17, 2018
4:30PM-6:30PM

EDH CSD Pavilion
1021 Harvard Way, EDH CA

Item c.) Discussion EDH Transit Hub



Item c.) Discussion El Dorado County Design Guidelines |Historic Design Guidelines

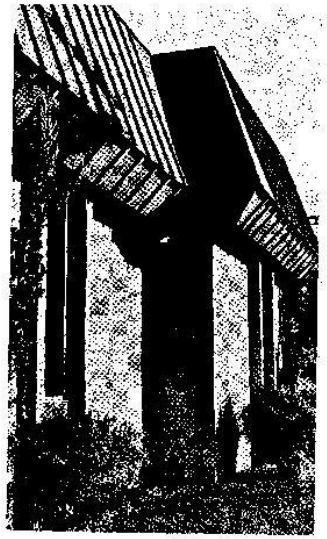
El Dorado County Design Guidelines

Community Design Guide

El Dorado County
Planning Department
Prepared: November 1981

Reformatted: May 2017 [1,2]

Adopted by the Board of Supervisors
April 24, 2018 by Resolution 071-2018

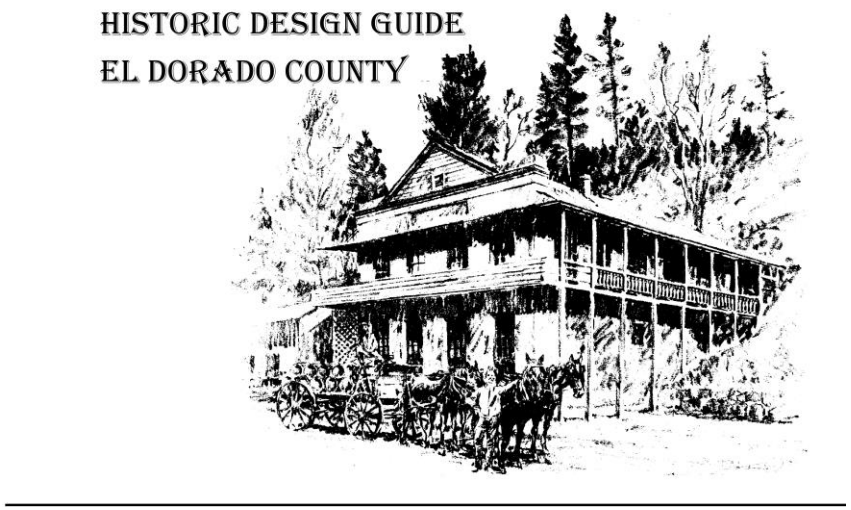


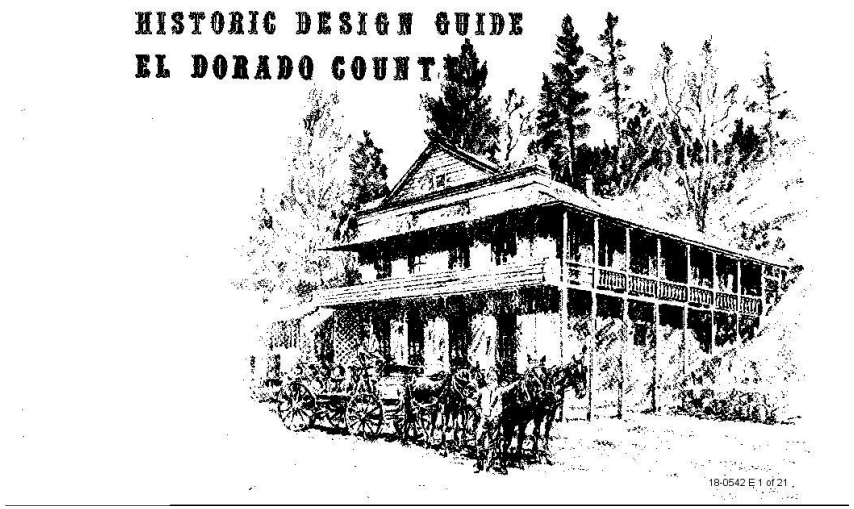
Community
Design Guide

El Dorado County
Planning Department

Item c.) Discussion El Dorado County Design Guidelines |Historic Design Guidelines

Historic Design Guidelines





HISTORIC DESIGN GUIDE

EL DORADO COUNTY PLANNING DEPARTMENT

Adopted: April 13, 1982

Reformatted: May 2017

Adopted by the Board of Supervisors
April 24, 2018 by Resolution 072-2018

Drawing on front cover by courtesy of Friday House, Coloma

HISTORIC DESIGN GUIDE

EL DORADO COUNTY PLANNING DEPARTMENT

Drawing on front cover by courtesy of Friday House, Coloma

Item c.) Discussion El Dorado County Design Guidelines |Historic Design Guidelines

El Dorado County Design Guidelines Historic Design Guideline Digitized and UPDATED for readability

UPDATED County Design Guideline NOTES page

Reformatting Notes:

[1] Original document produced in 1981 not in electronic format. Due to poor print quality, the original photographs could not be reproduced in reformatting this document. For purposes of consistency, photographs of similar buildings, features or architectural theme(s) were used whenever possible.

[2] For purposes of readability, minor layout/typeface changes have been made to various section(s) of this document. However, no changes were made to the text.

UPDATED Historic Design Guideline NOTES page

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[2] For purposes of readability, minor layout/typeface changes have been made to various section(s) of this document.

[3] Ordinance Excerpts referencing obsolete Code Sections 9395.4 and 9395.5 [a] on the third page of the original document) have been removed. These obsolete code sections are superseded by new and/or updated regulations in the County Zoning Ordinance (Title 130).

7. Adjournment

Next EDH APAC Meeting
June 13, 2018 7PM
CSD Pavilion