

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



John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jjrazzpub@sbcglobal.net
Timothy White, Vice Chair tjwhitejd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyaustin.com

1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: May 8, 2019, 7:00 PM

Held at:

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills CA 95762

Meetings are recorded in video format

Due to the requirements of guest presenters, our meeting Agenda items were heard out of order. Time stamp links to each discussion from our meeting video recording are noted next to the agenda items below.

1. Call to Order

<https://youtu.be/9eJAIC5j0to?t=1>

2. Adoption of Meeting Agenda

<https://youtu.be/9eJAIC5j0to?t=45>

3. Public Comment - NONE

<https://youtu.be/9eJAIC5j0to?t=49>

4. Supervisor Communications: Supervisor John Hidahl

<https://youtu.be/9eJAIC5j0to?t=73>

Supervisor Hidahl cannot attend this evening's meeting, as he is currently on the Capital to Capital trip to Washington D.C. - District 1 Planning Commissioner Jon Vegna will be standing in for Supervisor Hidahl, and presenting some information about Local traffic matters:

Green Valley Rd widening project, to four lanes, by the City of Folsom from E Natoma to Sophia Pkwy is scheduled to begin May 15th.

County DOT is working with Buckeye School District to improve conditions at Silva Valley Elementary on Silva Valley Pkwy by adding parking and a drop off area in front of the school.

Details of El Dorado County's annual Traffic Accident report.

Public Comment:

EDH APAC Chair John Davey

Joel Wiley

George Steed

Questions regarding this agenda should be addressed to John Davey at jdavey@daveygroup.net
Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

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5. Guest Speaker: Tauni Fessler Director of Parks & Planning El Dorado Hills Community Services District
Discussion of the Carson Creek Heritage Park plan concepts.

<https://youtu.be/9eJAIC5j0to?t=2293>

Heritage Park construction anticipated for fall 2019-

Public Comments:

EDH APAC Vice Chair John Raslear

George Steed

Debbie Manning

EDH APAC Chair John Davey

Unidentified Attendee

Unidentified Attendee

EDH CSD General Manager Kevin Loewen

6. APAC Projects

a) ***Notification – No Review* PA19-0001 Creekside Village:** Project applicants George Carpenter and Gene Endicott present a conceptual discussion of Winn Communities' J-6 application to develop a Specific Plan for Creekside Village, a residential project, on property south of Highway 50 that formerly was part of the El Dorado Hills Business Park.

<https://youtu.be/9eJAIC5j0to?t=518>

Public Comment:

Joel Wiley

Unidentified Attendee

EDH APAC Chair John Davey

b) **S18-0012 EDH-Folsom Self Storage:** Subcommittee Report on the proposed Self Storage project on 9.4 acres at Green Valley Rd between Shadowfax Lane and Sophia Pkwy.

<https://youtu.be/9eJAIC5j0to?t=1229>

The Subcommittee recommends Conditional Support of the project as proposed:

1. The Subcommittee is concerned about the traffic mitigation(s) timing - particularly for the TIM Fees intended for Green Valley Rd at Francisco Drive. The Subcommittee would like to see real-term defined dates for the implementation of these proposed mitigation(s).
2. The Subcommittee recommends that the proposed reciprocal access easement to allow access from both sites (EDH-Folsom Self Storage, and Sophia Parkway Commercial) onto Green Valley Road and Sophia Parkway be required as a condition of approval of the project.
3. The Subcommittee recommends that a solution to the conflict of the western end of the Two Way Left Turn Lane on Green Valley Rd in the vicinity of Kipps Lane and Amy's Lane, and the anticipated future queuing/stacking of the westbound left turn lane from Green Valley Rd to southbound Sophia Pkwy be resolved as part of the conditions of approval of this project.
4. The Subcommittee recommends that ongoing monitoring and enforcement of the water quality aspect of the wetlands, be established as part of the conditions of approval of this project.

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5. The Subcommittee recommends that more vertical landscape elements be utilized to break up the monolithic nature of the project's perimeter wall (specifically fronting Green Valley Rd, as well as the wall fronting Shadowfax Lane and residences on the south) as a condition of approval, and that mature landscape plantings be used.

* Lacking a Quorum - no vote of the EDH APAC voting members will be conducted at this meeting. The Subcommittee report and recommendations will be submitted as public comment on the project.

Public Comment:

Unidentified Attendee
Project Applicant

d) *Notification - No Review* CUP19-0002 / V18-0004 EDH CSD Digital Monument Sign

Conditional Use Permit Revision CUP19-0002 / Variance V18-0004 EDH CSD Digital Monument Sign submitted by EL DORADO HILLS COMMUNITY SERVICES DISTRICT (EDH CSD) to revise the EDH CSD 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.

<https://youtu.be/9eJAIC5j0to?t=3697>

Public Comment:

Unidentified Attendee
EDH APAC Chair John Davey
EDH APAC Vice Chair John Raslear
Unidentified Attendee
Joel Wiley

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

- UPDATE April 23, 2019 BOS Hearing - Resolution of Necessity 051-2019 related to the **Country Club Drive Alignment – Bass Lake Road to Tierra de Dios Drive Project** CIP 71360 / 36105010 Project (Project) authorizing the commencement of eminent domain proceedings

<https://youtu.be/9eJAIC5j0to?t=4298>

Public Comment:

Josh Panye
Lilly Mohanna
EDH APAC Vice Chair John Raslear
Unidentified Attendee
EDH APAC Chair John Davey

7. Adjournment: The Next EDH APAC meeting is **SCHEDULED** for a **SPECIAL DATE:**
Wednesday June 5, 2019 7PM
At the El Dorado Hills Fire Station 85 1050 Wilson Way, EDH, CA 95762

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