



El Dorado Hills Area Planning Advisory Committee

Wednesday May 8, 2019

7:00PM

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



1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

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

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhitejd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyausfin.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

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: Tauni Fessler Director of Parks & Planning El Dorado Hills Community Services District
Discussion of the Carson Creek Heritage Park plan concepts.
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.
 - 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.
 - 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.
 - 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
7. Adjournment: The Next EDH APAC meeting is **TENATIATIVELY SCHEDULED** for a **SPECIAL DATE:** Wednesday June 5, 2019 7PM
At the El Dorado Hills Fire Station 85 1050 Wilson Way, EDH, CA 95762
Official Date and Location will be announced on the EDH APAC website, and on the June 2019 Meeting Agenda.

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

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhnapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker



El Dorado Hills
Community Services District

Tauni Fessler
Director Parks & Planning
El Dorado Hills Community Services District



El Dorado Hills Community Services District Heritage Park Design Concept





El Dorado Hills Community Services District Heritage Park Design Concept





6. APAC Matters & Projects



PA19-0001
Creekside Village

George Carpenter
Vice President Winn Communities

Gene Endicott
President Endicott Communications

Notification - No Review

CREEKSIDE VILLAGE PRE-APPLICATION (J-6)



EL DORADO HILLS APAC

MAY 8, 2019

GEORGE CARPENTER – VICE PRESIDENT

WINN COMMUNITIES



- Locally-based development company
- Tom Winn, President
- 40 years of experience
- Design and built successful communities throughout the Sacramento Region including Folsom, El Dorado Hills & Cameron Park

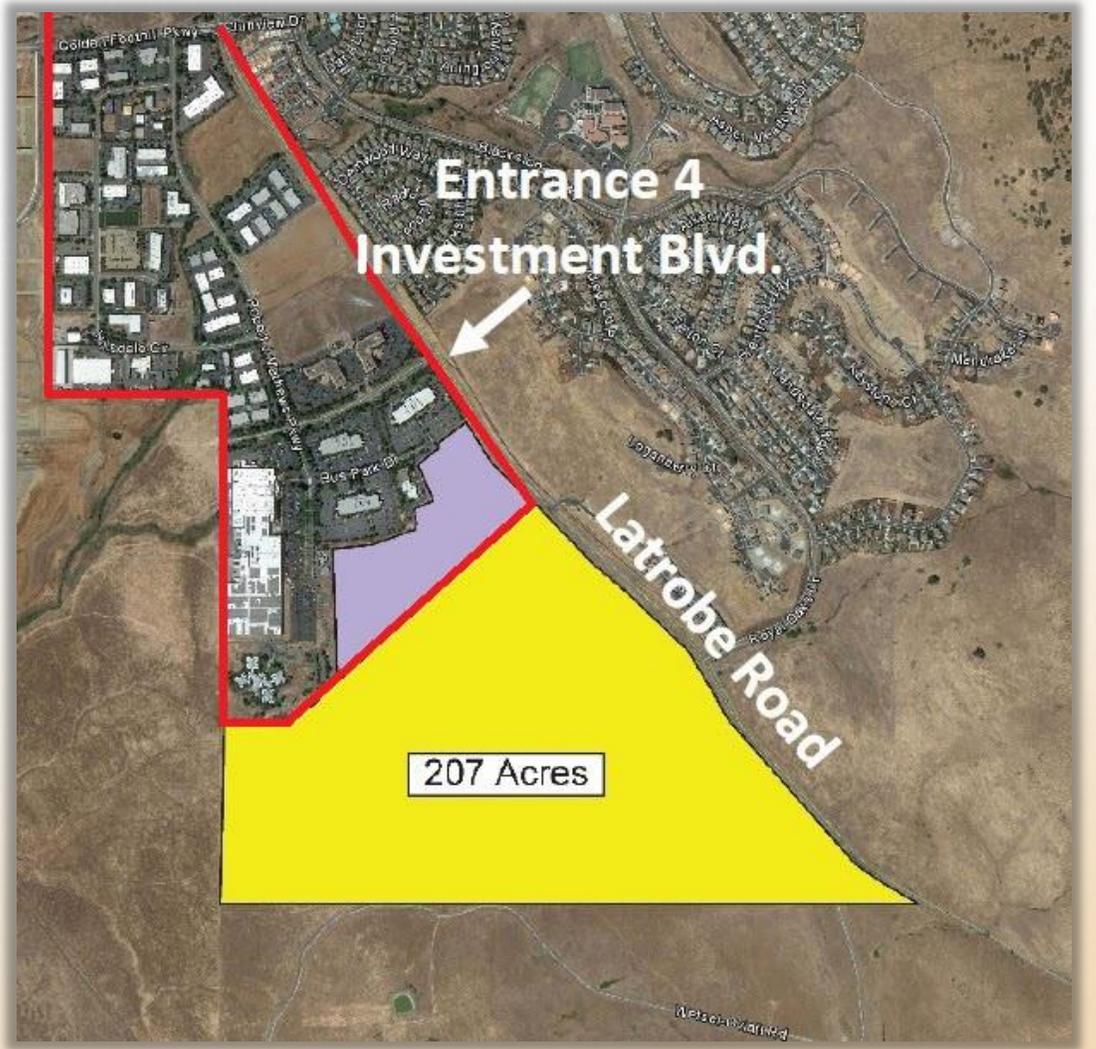
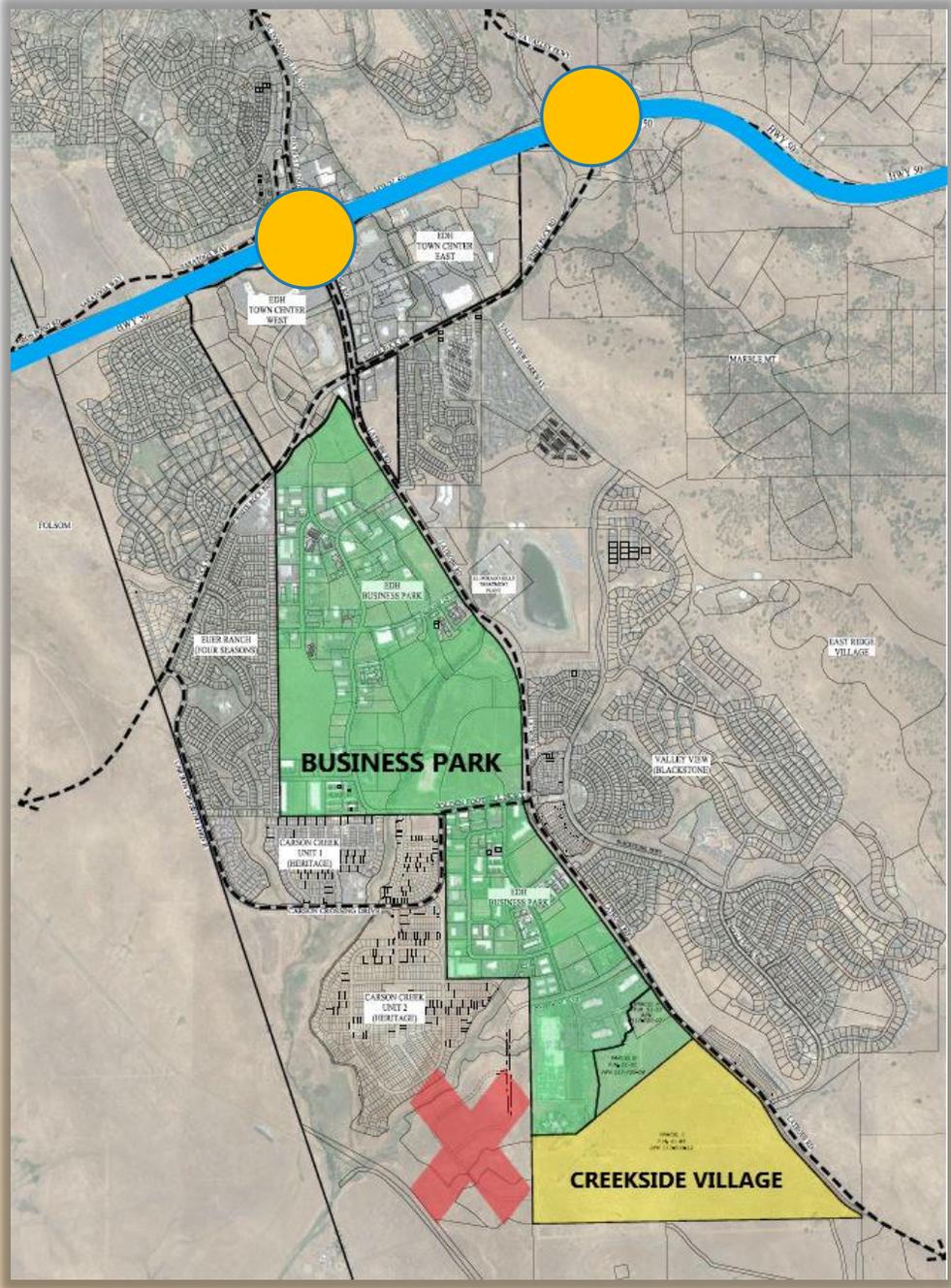
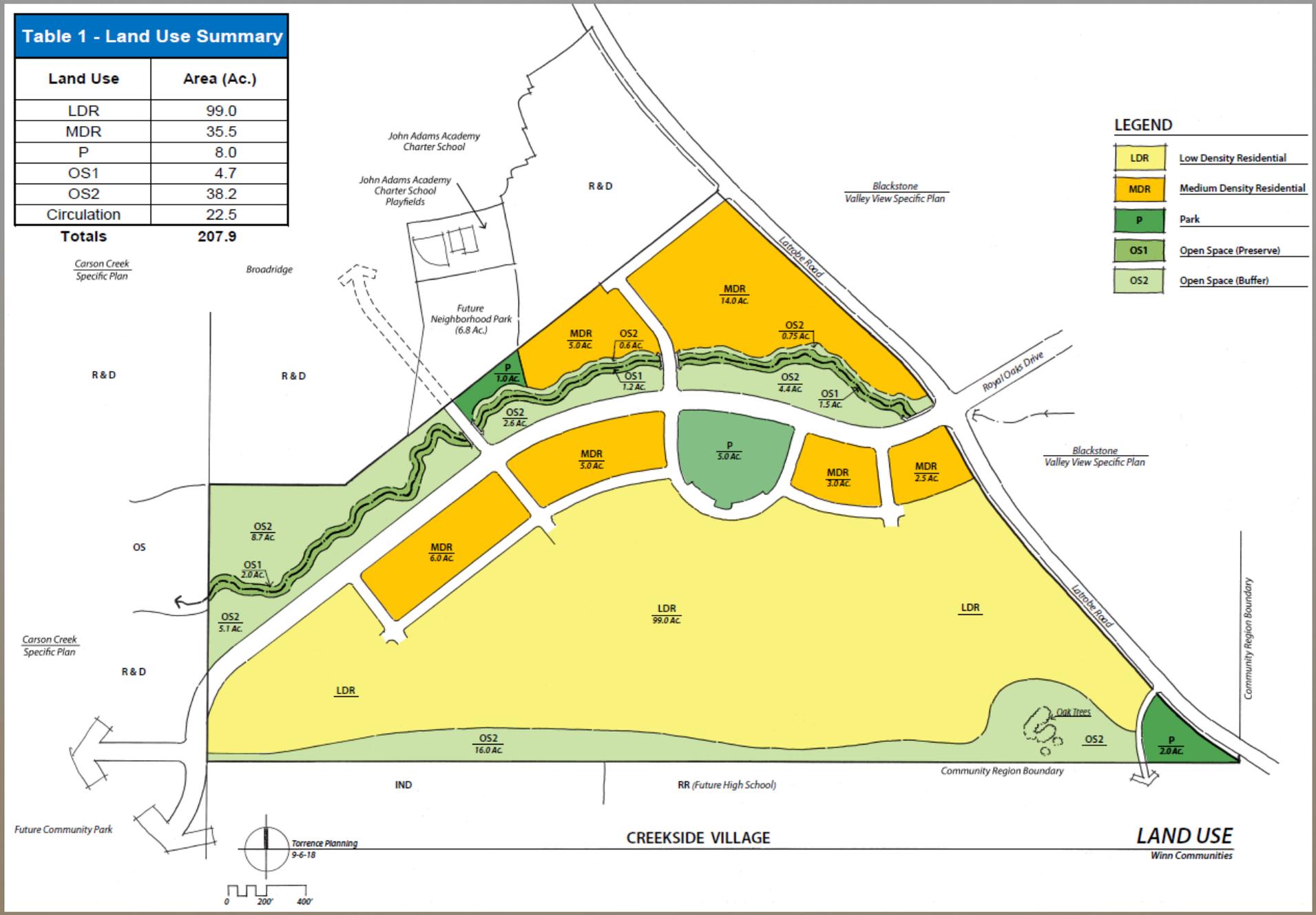


Table 1 - Land Use Summary

Land Use	Area (Ac.)
LDR	99.0
MDR	35.5
P	8.0
OS1	4.7
OS2	38.2
Circulation	22.5

Totals 207.9

Carson Creek Specific Plan

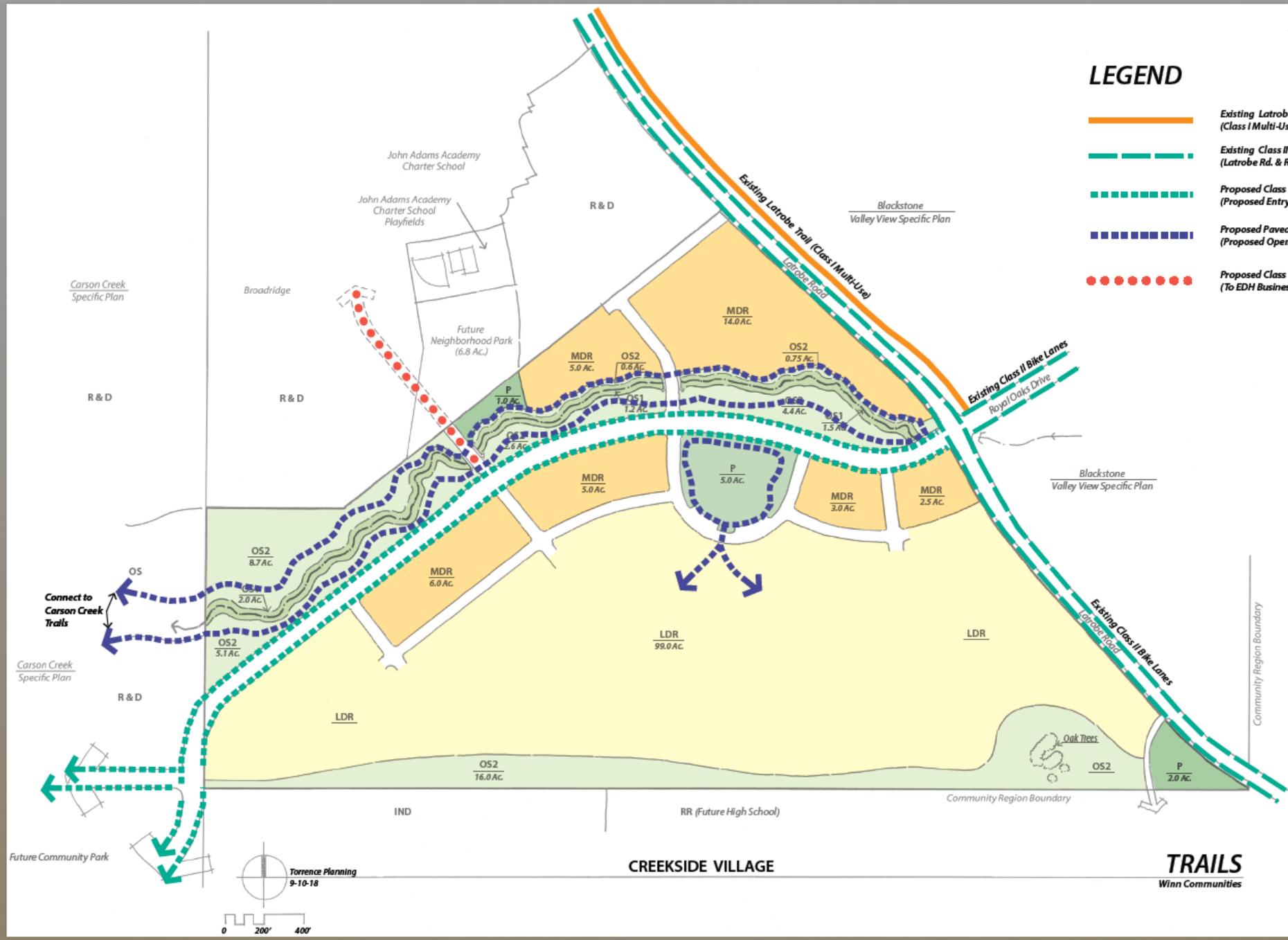


CREEKSIDE VILLAGE

LAND USE
Winn Communities

LEGEND

-  Existing Latrobe Trail (Class I Multi-Use)
-  Existing Class II Bike Lanes (Latrobe Rd. & Royal Oaks Drive)
-  Proposed Class II Bike Lanes (Proposed Entry Road)
-  Proposed Paved & Unpaved Trails (Proposed Open Space & Parks)
-  Proposed Class III Bike Route (To EDH Business Park)

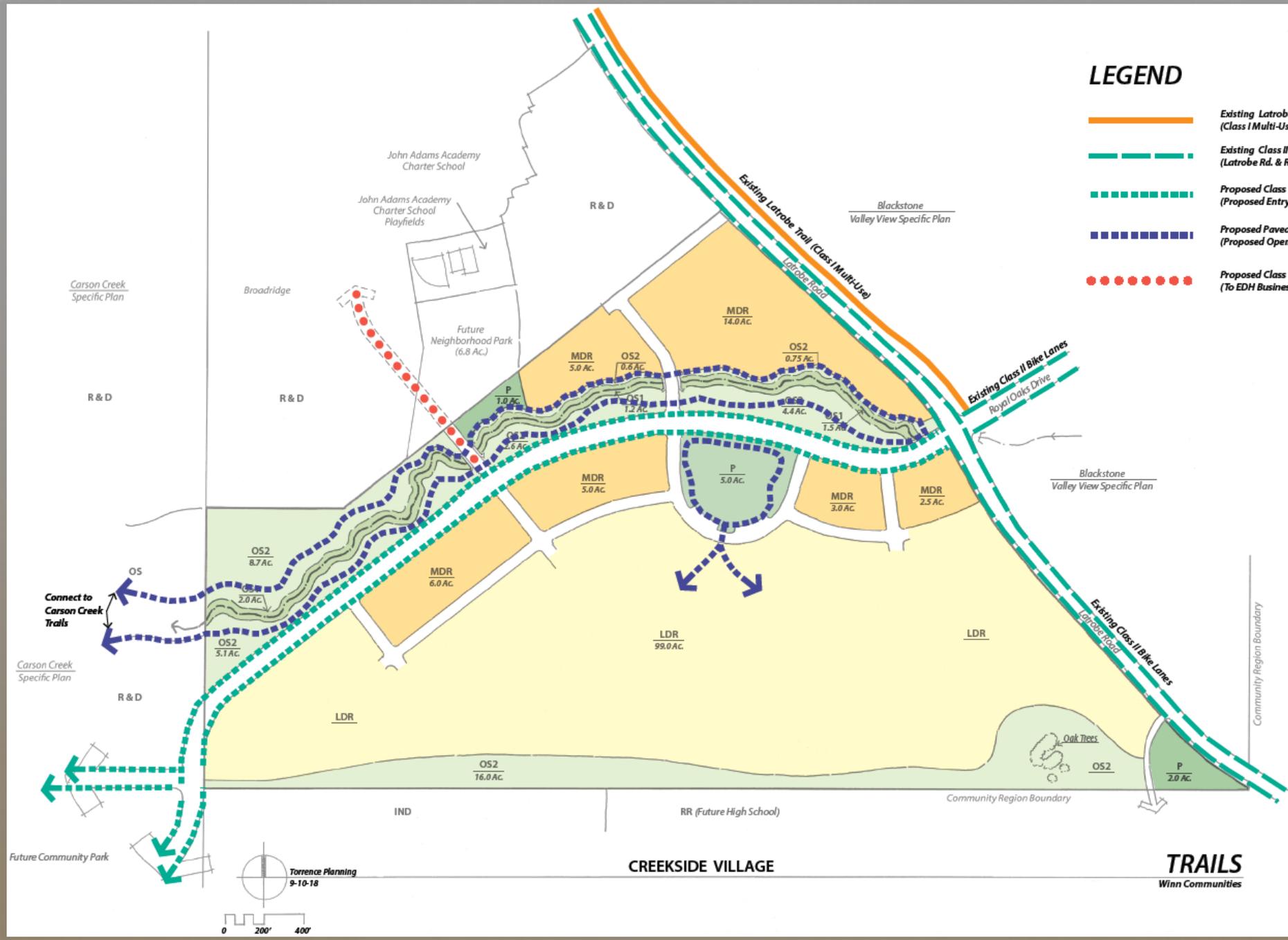


CREEKSIDE VILLAGE

TRAILS
Winn Communities

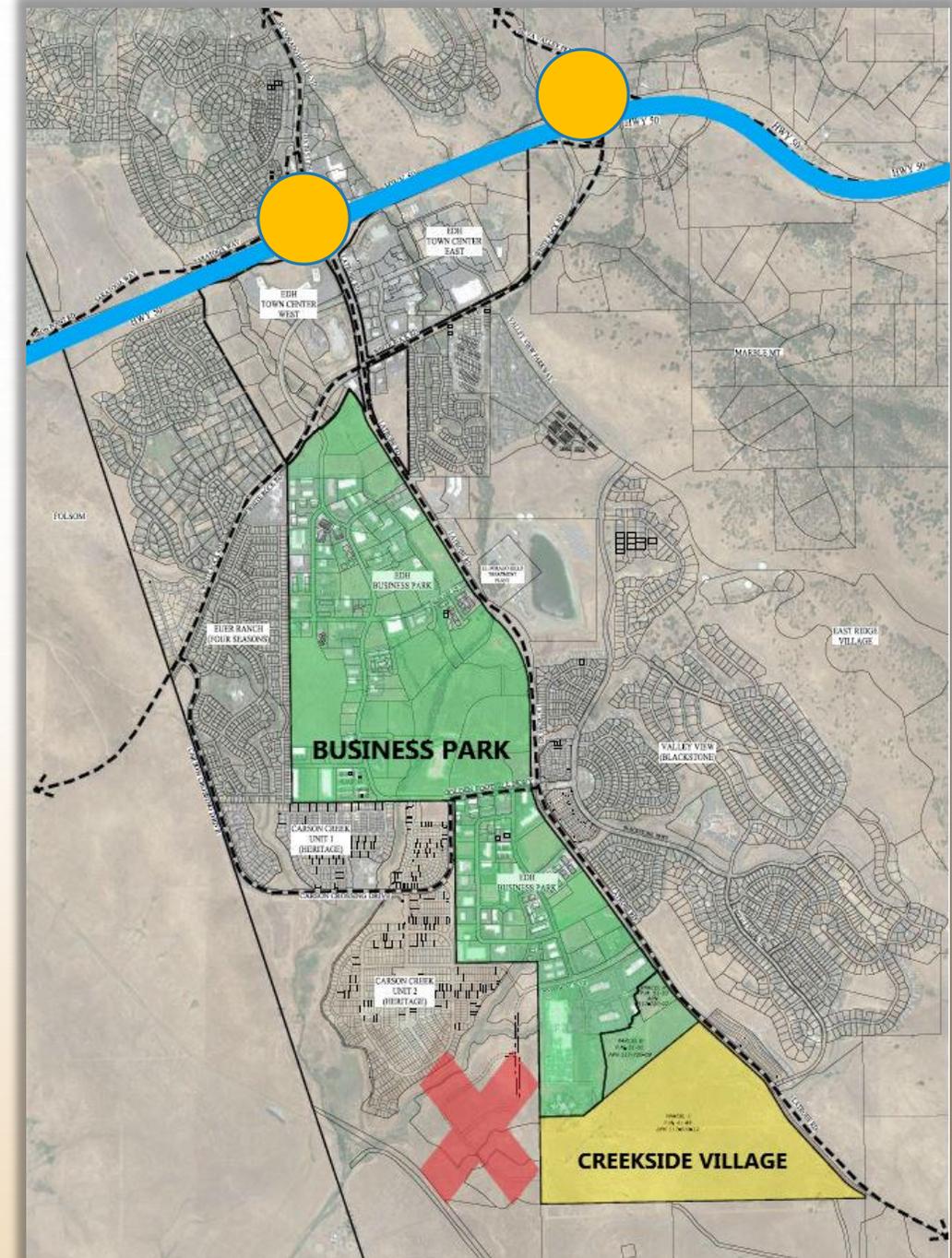
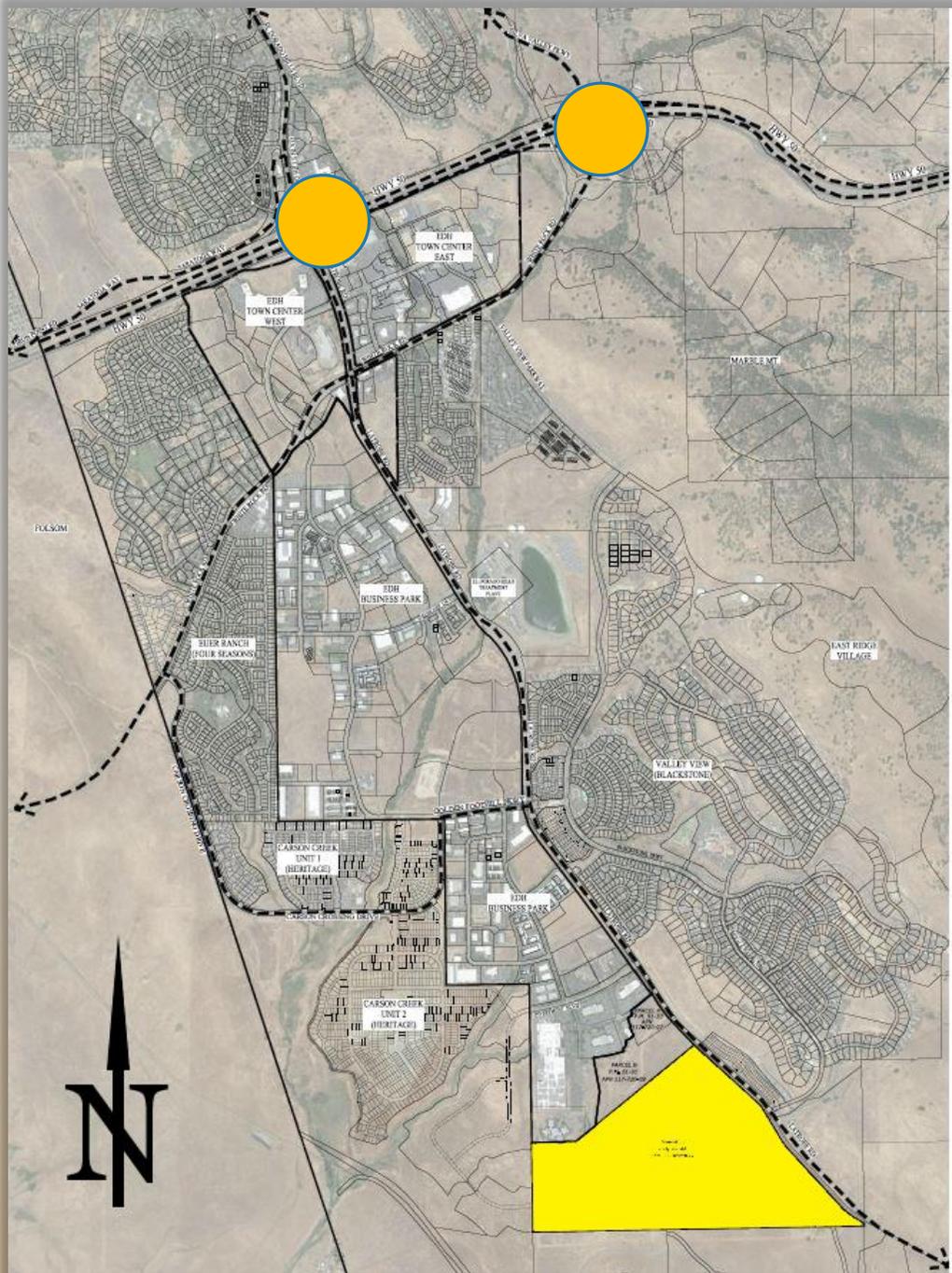
LEGEND

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QUESTIONS?







S18-0012

EDH-Folsom Self Storage

EDH APAC Subcommittee Findings



S18-0012EDH-Folsom Self Storage

9.4 Acre project site

Green Valley Rd bordered by Shadowfax Ln to the west

Project site is located at the southwestern corner area of Green Valley Road and Sophia Parkway in El Dorado Hills. The site is vacant and has been historically used for small scale agriculture. The site is horizontally bisected by a wetland/drainage area.

Most recently, the site was approved for a conditional use permit/planned development permit for a nursery in 2013; however, the permit was never officially executed and is currently null and void.

The property has a Commercial land use designation and the proposed use is consistent with this land use designation



S18-0012EDH-Folsom Self Storage

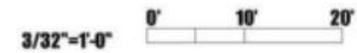




S18-0012EDH-Folsom Self Storage



GREEN VALLEY ROAD ELEVATION





S18-0012EDH-Folsom Self Storage



PRELIMINARY LANDSCAPE PLAN

Sierra Design Group
Landscape Architects
5320 Barker Road
Sacramento, California 95820
(916) 966-4027 CLA 2685
www.sierradesigngroup.com

EDH-FOLSOM SELF STORAGE
230 GREEN VALLEY ROAD, EL DORADO HILLS, CA

LI
SCALE: 1" = 30'-0"
JOB #: C-105-18
DATE: 2-20-19



S18-0012EDH-Folsom Self Storage





S18-0012EDH-Folsom Self Storage





S18-0012EDH-Folsom Self Storage





S18-0012EDH-Folsom Self Storage





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S18-0012EDH-Folsom Self Storage
Amy's Lane -east





S18-0012EDH-Folsom Self Storage
Amy's Lane - west





S18-0012EDH-Folsom Self Storage
Kipps Lane - south





S18-0012EDH-Folsom Self Storage
Green Valley Rd – east of Sohphia Pkwy





S18-0012EDH-Folsom Self Storage
Green Valley RD @ Sophia Pkwy





S18-0012EDH-Folsom Self Storage
Green Valley Rd





S18-0012EDH-Folsom Self Storage
Green Valley @ Project Site





S18-0012EDH-Folsom Self Storage
Green Valley @ Shadowfax Lane





S18-0012EDH-Folsom Self Storage
Green Valley @ Shadowfax Lane





Aesthetics:

The debate about the aesthetic impacts can be made, but at looking at adjacent and nearby commercial properties along Green Valley Rd from Shadowfax Ln through Lakeridge Oaks Dr, including Amy's Lane, and Kipps Lane, reveals that these commercial properties already contain many very old buildings, some which are definitely showing their age, as well as some neglect.

The nearby residences all seem to be in good shape, regardless of age.

So while we can question the project site as being the 'gateway' or entrance to both El Dorado County and El Dorado Hills, compared to what is already in place, and based on the submitted project elevations, and the landscape plan, this project should not negatively impact the aesthetics of this road segment.

This being said, the EDH APAC Subcommittee feels that the very best possible design and higher quality materials should be considered for use at this western entrance to El Dorado County and El Dorado Hills.

More height in the landscaping elements, would be appropriate, as well as more mature landscaping plants and materials to provide more shielding when the project opens, as opposed to waiting for them to grow over several years.

The streetscape along Green Valley Rd should be a major consideration, as well as the wall fronting Shadowfax Lane on the south, to break up the monolithic nature of the proposed wall elements, and to shield the interior of the project from the Green Valley Rd viewshed.

Since part of the shielding is proposed to be accomplished by the construction of the proposed Sophia Parkway Commercial project, but no project timeline, or documents are available, mitigation via vertical landscaping elements should be a requirement.



S18-0012EDH-Folsom Self Storage

TRAFFIC

The westbound left turn Lane on Green Valley Rd to southbound Sophia Pkwy - on pages 57 & 58 of the 75 page traffic study (which are pages 67-68 in the PDF), it mentions that the queue will exceed the length of the left turn lane, but determines it is not a problem because of the 2-way left turn lane beyond the dedicated turn lane to southbound Sophia Pkwy.

This is a problem in as much that the western end of 2-way left turn lane is striped with a double yellow line and there is a virtual island there.

Under the 'Existing plus Self Storage' and 'Existing plus Commercial scenarios', the queues for westbound Green Valley Road at Sophia Parkway will exceed the length of the left turn lane.

"Since the left turn lane transitions into a TWLTL (Two Way Left Turn Lane), this will allow the queue to store without blocking through traffic".

The left turn lane in its current configuration terminates in a double yellow line and a virtual traffic island exists between the left turn lane and TWLTL (Two Way Left Turn Lane). Crossing the double yellow line into the island is a Vehicle Code Violation. This should be addressed in the planning process

Extending the westbound Green Valley Rd to southbound Sophia Pkwy turn lane would be a conflict for eastbound Green Valley Rd traffic to access a left turn across Green Valley Rd to the western driveway to Kipps Lane.

The EDH APAC Subcommittee asks: should a left turn from eastbound Green Valley to Kipps at the western-most end of the TWLTL be eliminated, and direct that traffic further east to the entrance near the current existing Chevron station (technically, still Kipps Lane)?

A concern about the left to Kipps Lane was the conflict between Sophia Pkwy, Kipps Lane and Amy's Lane, as they are all in close proximity, and queuing and stacking in the TWLTL will be in conflict.



S18-0012EDH-Folsom Self Storage

Westbound Green Valley Rd Left Turn Lane encroachment on Two Way Left Turn Lane





S18-0012EDH-Folsom Self Storage
Kipps Lane east of Sophia Pkwy





S18-0012EDH-Folsom Self Storage

CONCLUSION:

The Subcommittee recommends Conditional Support of the project as proposed:

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).

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.

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.

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.

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 a condition of approval, and that mature landscape plantings be used.



Notification - No Review

CUP19-0002 / V18-0004

EDH CSD Digital Monument Sign



CUP19-0002 V18-0004 EDH CSD Digital Monument Sign





CUP19-0002 V18-0004 EDH CSD Digital Monument Sign

THIS DOCUMENT AND ITS CONTENTS ARE UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. IT IS NOT TO BE REPRODUCED, STORED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE PERMISSION OF THE ISSUING OFFICE.

REV.	DESCRIPTION	DATE
A	INITIAL RELEASE	3/23/18
B	ADDED OVERALL SIGN DIMENSIONS	3/23/18
C	UPDATED SUPPORTS, ADDED YAW NOTE	3/23/18

2018 MAY 16 AM 8:39
RECEIVED
PLANNING DEPARTMENT

SEE CAP STONE DWGS

SITE INFO:
EL DORADO HILLS COMMUNITY SERVICES DISTRICT
1021 HARVARD WAY, EL DORADO HILLS, CA 95762
(916) 933-6624

SIGN LOCATION:
AT THE CORNER OF HARVARD WAY AND
EL DORADO HILLS BLVD (SEE ABOVE)

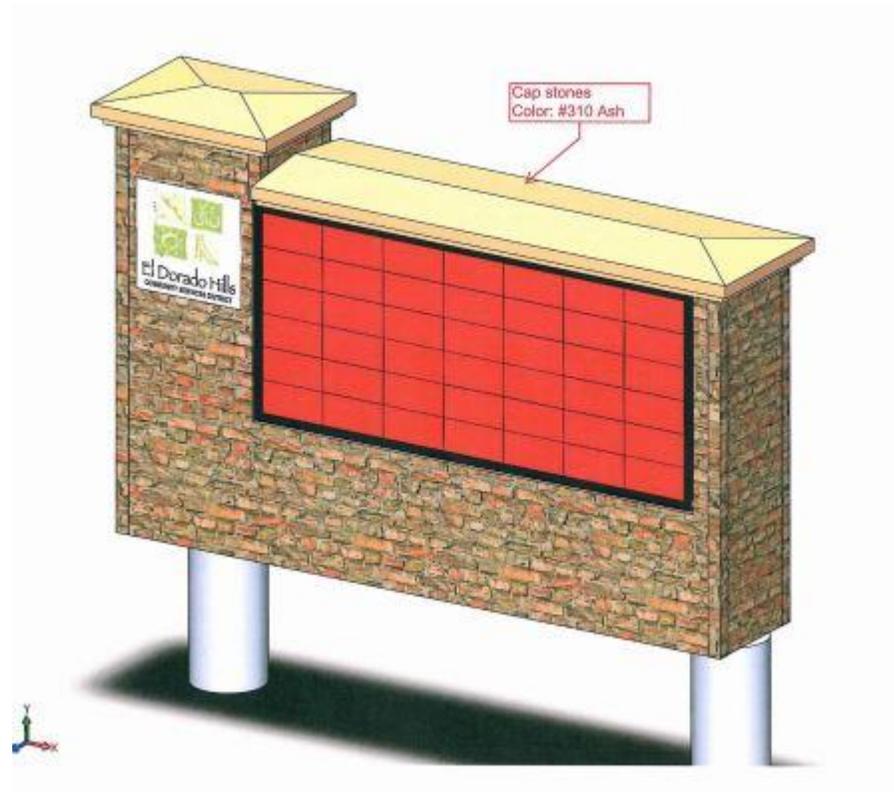
TOTAL SIGN WIEGHT = 2900 LBS MAX. (excluding supports/footings)
LED DISPLAY = 650 lbs
STEEL FRAME = 1100 LBS
CEMENT BD = 400 lbs
PLAQUE = 100 lbs
CAP STONES = 650 LBS

FABRICATE IN ACCORDANCE WITH YJinc SIGN DESIGN.

DATE: 05/16/18 DRAWN BY: J. J. JONES CHECKED BY: J. J. JONES SCALE: AS SHOWN	APPROVED BY: J. J. JONES DATE: 05/16/18	
MONUMENT SIGN LED DISPLAY, EL DORADO HILLS COMM CEN. DRAWING NO. V18-0004 SHEET NO. C		DO NOT SCALE DRAWING SCALE: 1/8" = 1'-0" SHEET NO. C

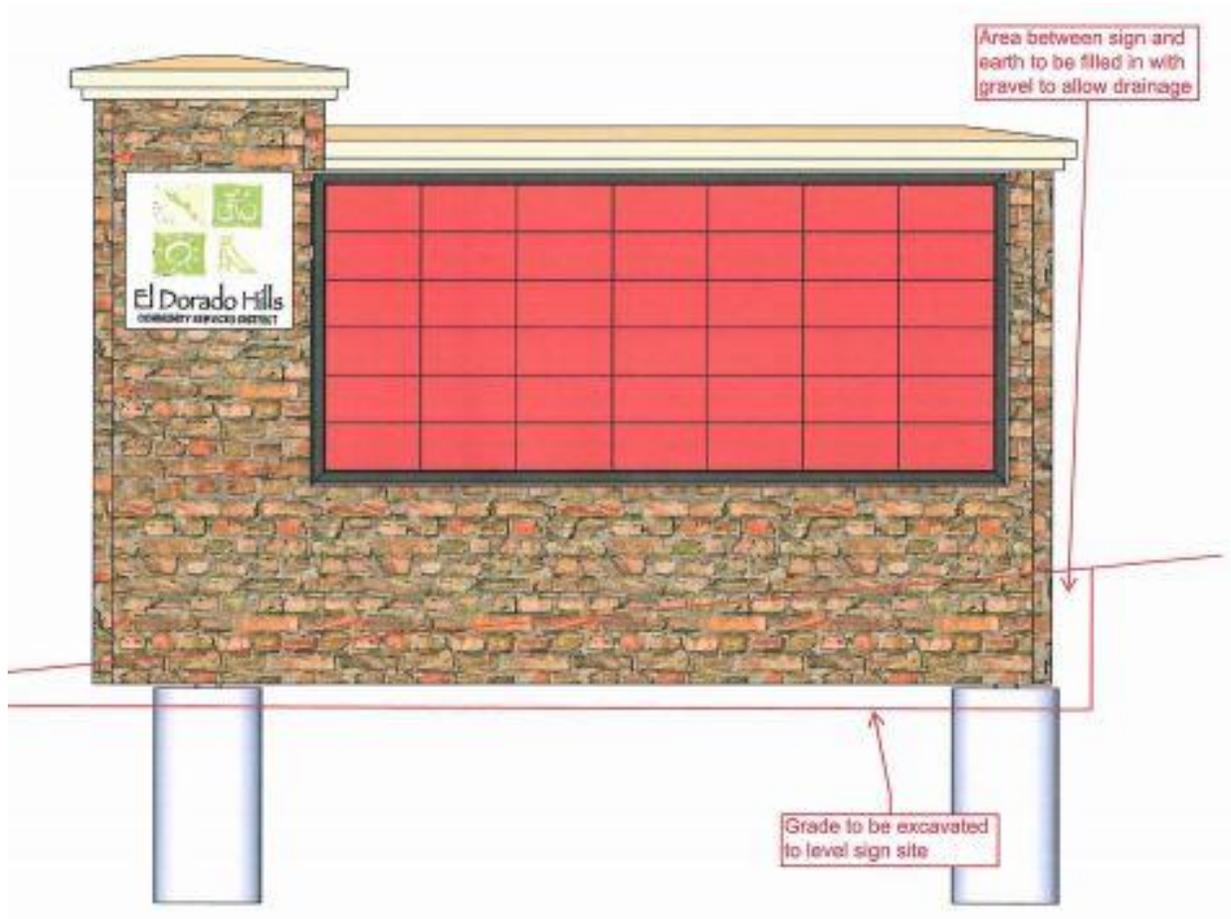


CUP19-0002 V18-0004 EDH CSD Digital Monument Sign





CUP19-0002 V18-0004 EDH CSD Digital Monument Sign





CUP19-0002 V18-0004 EDH CSD Digital Monument Sign





Minor Status Updates EDH Area Projects

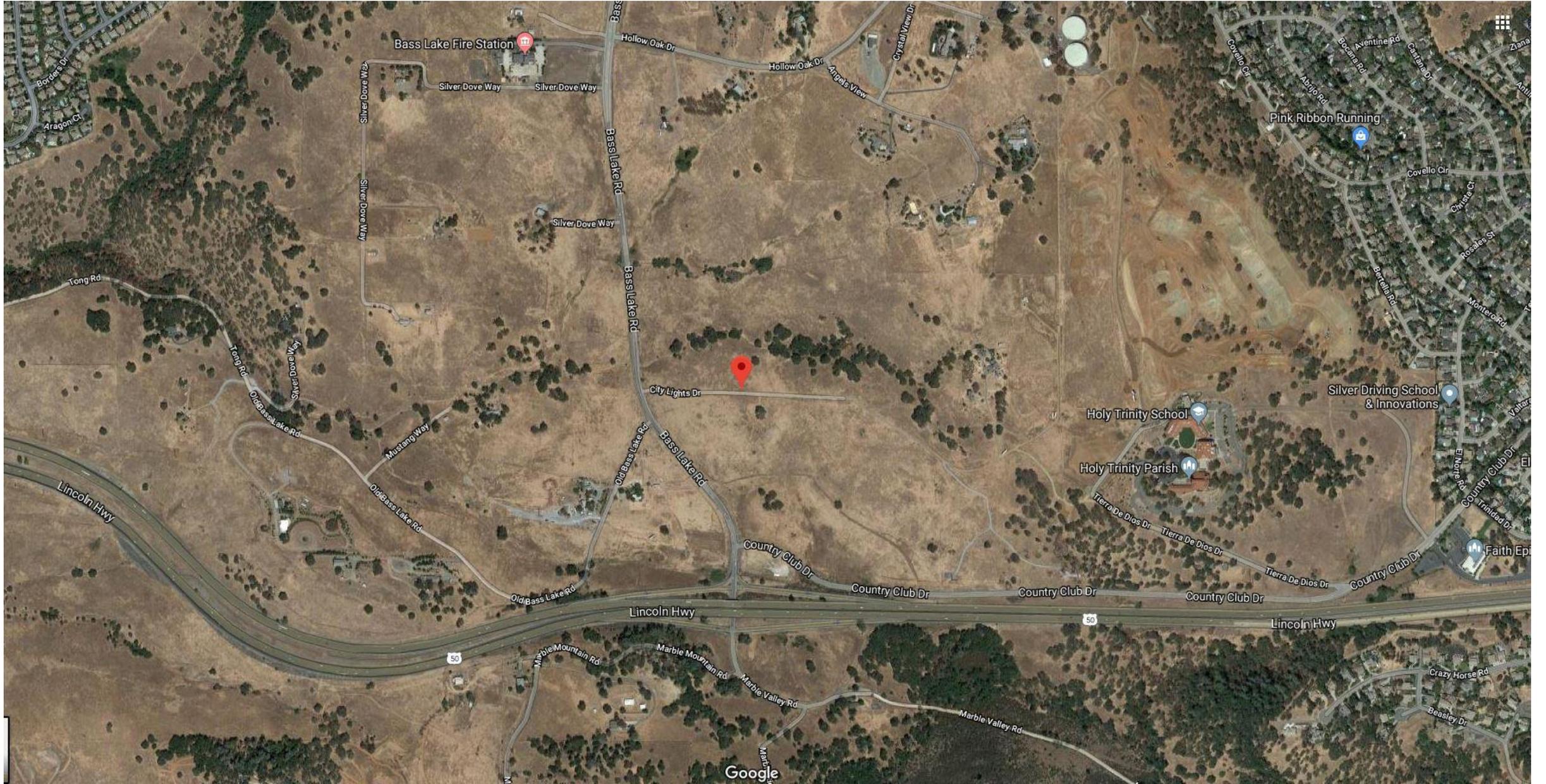
Resolution of Necessity 051-2019

Country Club Dr Realignment to Bass Lake Rd

Notification - No Review



Country Club Dr Realignment to Bass Lake Rd.





Country Club Dr Realignment to Bass Lake Rd.

HEARING - Department of Transportation recommending the Board conduct a Hearing to adopt and authorize the Chair to sign 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 authorizing the commencement of eminent domain proceedings to acquire interests in portions of the real property identified as Assessor's Parcel Numbers 119-080-12 and -23 owned by M.H. Mohanna, finding that:**



Country Club Dr Realignment to Bass Lake Rd.

- 1) The public interest and necessity require the proposed Project;
- 2) The Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
- 3) The Property sought to be acquired is necessary for the Project;
- 4) The Offer required by Section 7267.2 of the Government Code has been made to the owner(s) of record, unless the owner(s) could not be located with reasonable diligence; and
- 5) Authorizing outside Counsel, Meyers-Nave, with cooperation as needed from County Counsel, to proceed with the necessary steps to acquire the required property.



Country Club Dr Realignment to Bass Lake Rd.

A conceptual realignment of Country Club Drive from Bass Lake Road to Tierra De Dios (including signalization of the intersection at Bass Lake Road) has been part of the Bass Lake Road Study Environmental Impact Report since 1992 and is consistent with the Bass Lake Hills Specific Plan (BLHSP), the County General Plan, and the County Capital Improvement Program.

Country Club Drive is currently located along U.S. Highway 50, and intersects with Bass Lake Road approximately 400 feet north of the freeway. The Project will move the current Country Club Drive/Bass Lake Road intersection approximately 1,300 feet to the north.



Country Club Dr Realignment to Bass Lake Rd.

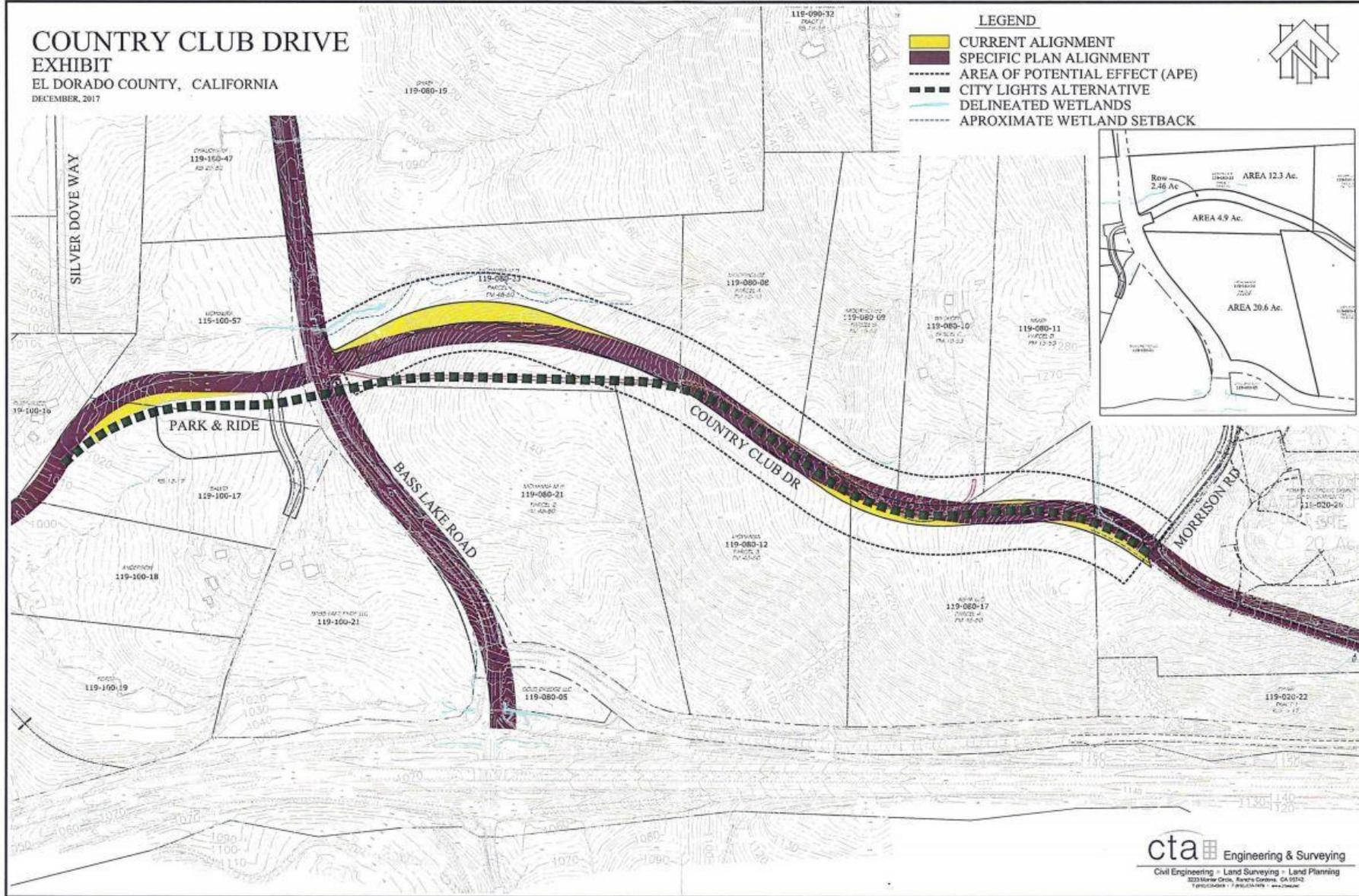
Based on an appraisal by an independent real estate appraiser, staff established the amount that is believed to be just compensation for the Subject Property interests. The First Written Offer in the amount of the approved appraisal was presented to Mr. Mohanna on October 18, 2018. After meeting with Mr. Mohanna two (2) more times and communicating through numerous emails, it has been determined that negotiations to obtain the necessary right of way have failed and that negotiations are at an impasse.

On February 21, 2019, in coordination with County Counsel and as required by law, staff sent Mr. Mohanna a Notice of Intent to Adopt (the) Resolution of Necessity. This letter provides notice to property owners of their right to object and appear before the Board.

In order to proceed with the Country Club Drive Alignment - Bass Lake Road to Tierra de Dios Drive Project CIP 71360 / 36105010 Project, the County must move forward with an eminent domain action to acquire clear title to the Subject Property.



Country Club Dr Realignment to Bass Lake Rd.





Country Club Dr Realignment to Bass Lake Rd.

The Builder Maintains:

A conceptual alignment of Country Club Drive from Bass Lake Road to Tierra De Dios has been contemplated since the mid 1990's as depicted on the Bass Lake Hills Specific Plan Figure 4-1 Circulation Plan (adopted by the County Board of Supervisors on November 7, 1995).

Cost estimates for the roadway in the alignment shown in the Specific Plan are identified in the Bass Lake Hills Public Facilities Financing Plan, June 8, 2004. Update cost estimates for this improvement are shown in the recently-adopted El Dorado County TIM Fee Program documents (December 6, 2016).

Proposed alignment of Country Club Drive as processed for review with El Dorado County staff through multiple improvement plan checks to date. The alignment is a result of several factors that were evaluated prior to plan preparation including prior contemplated alignment expectations, field walk findings, topography, environmental constraints such as wetlands, underlying property access considerations, design speed, construction costs (especially significant cuts and associated blasting potential), and input from County staff on roadway curvature preferences.



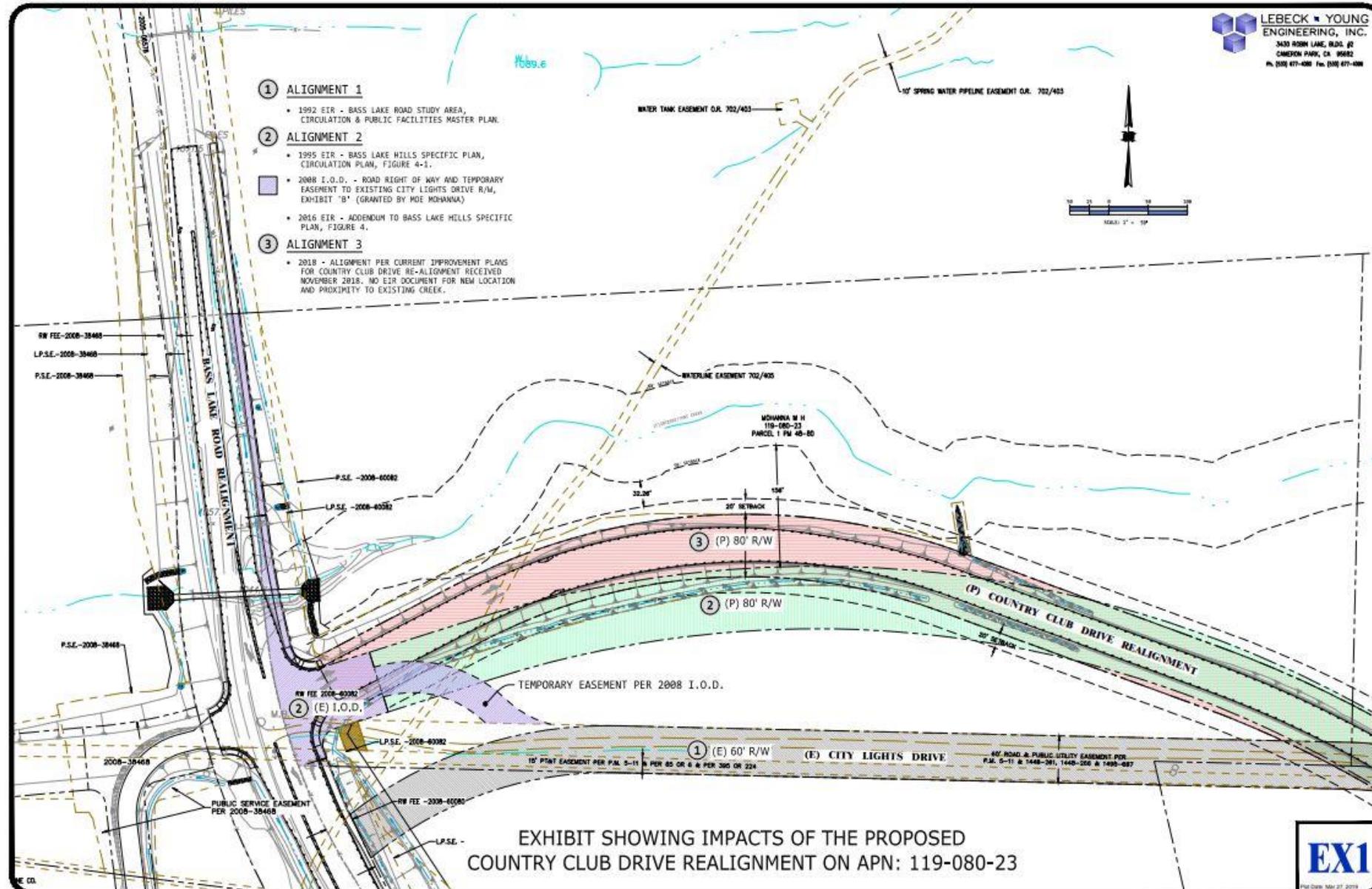
Country Club Dr Realignment to Bass Lake Rd.

Builder Response to Mohanna Proposal:

- 1) Design and Right of Way:
 - a. This would move the intersection of Bass Lake Road and Country Club slightly closer to Highway 50. We understand Caltrans wants as much clearance to US 50 as possible.
 - b. Triggers redesign of Country Club Drive G to H which is already at second submittal review status. This would add approximately 6 to 9 months to the process of designing the improvement, putting off construction at least one season (2018 to 2019).
 - c. Could trigger redesign of intersection of Country Club and Silver Dove Way which is already at second submittal status.
 - d. Would require redesign/relocation of the Park and Ride.
 - e. Would trigger revisions to right of way and easement needs on several properties which have already provided dedications or are in process associated with various road segments, including the park & ride property.
- 2) CEQA:
 - a. Moves improvements outside of the Area of Potential Effect studied with the EIR Addendum approved by the Planning Commission (April 2016). This would require additional CEQA review adding 6 to 9 months to the process of approving a redesign of the road, putting off construction at least one season.
- 3) Schedule:
 - a. Redesign efforts for the roadway and traffic signal, as well as right of way and CEQA changes would delay the project for 6 to 9 months, or longer, depending upon level of cooperation with new right of way needs on the west side of Bass Lake Road, CEQA timeline and the findings of additional environmental studies.
- 4) Cost:
 - a. Draft profile increases excavation volume by more than 55,000 CY, needlessly increasing costs to the County TIM fee program.
 - b. Increases potential for blasting costs with a potential 30' excavation, in an area known to require blasting.
 - c. Soft cost increases associated with redesign, CEQA update, and right of way changes.



Country Club Dr Realignment to Bass Lake Rd.





Country Club Dr Realignment to Bass Lake Rd.

Mr. Mohanna maintains:

Taking the particular Property Proposed is NOT Compatible with the Greatest Public Good and the Least Private Injury

The Particular Property Proposed to Be Taken Is Not Necessary

The Amount of Property Proposed to Be Taken Is Not Necessary

Failure to Comply with CEQA

The current proposed alignment was not formally studied in the approved 1996/2016 Bass Lake Hills Specific Plan

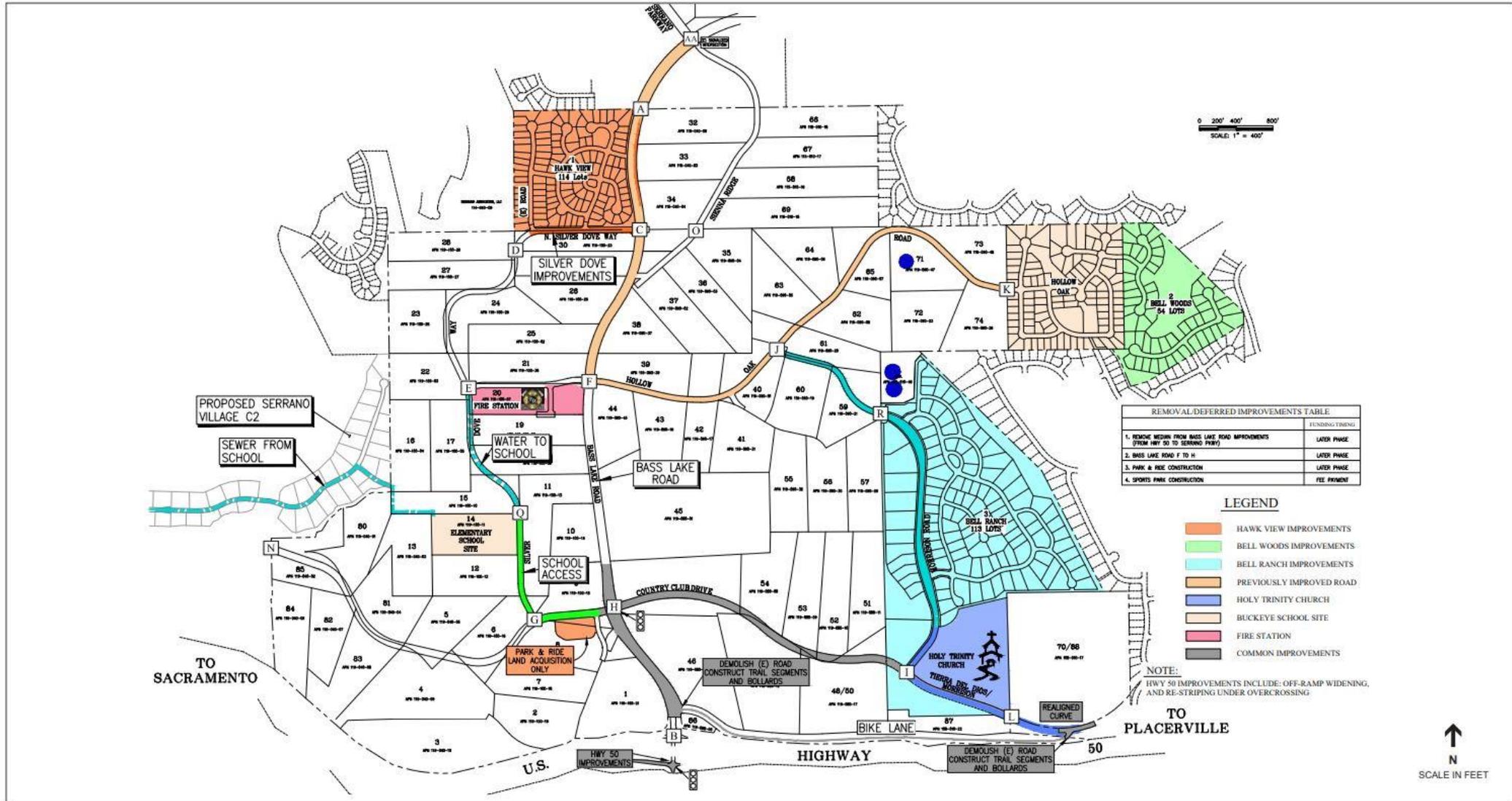
Failure to Comply with Government Code Section 7267.2

Gross Abuse of Discretion Will Undermine the Conclusiveness of the Board's Findings.

The alignment proposed serves no one but the builder. Builder says this is the cheapest alignment to implement, and the builder is fronting the costs. Builder states Mr. Mohanna has refused to negotiate - maintains that this is untrue- he hasn't been willing to accept an alignment that doesn't strike a fair and reasonable balance between his interests and the builder's.



Country Club Dr Realignment to Bass Lake Rd.





7. Adjournment

Next EDH APAC Meeting

SPECIAL DATE: WED June 5, 2019 7PM

SPECIAL LOCATION

**EDH Fire Station 85
1050 Wilson Blvd.
El Dorado Hills CA**