



El Dorado Hills Area Planning Advisory Committee

Wednesday July 10, 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 twhitqd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyausin.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: July 10, 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: None.
6. APAC Projects

a) ***Notification - No Review* Proposed El Dorado Hills Costco**

June 24th Stakeholder Meeting Update – Changes to the proposed El Dorado Hills Costco project, including moving the warehouse site from the east side of Silva Valley Pkwy, to the previously proposed fueling station location on the west side of Silva Valley Pkwy, an underground parking feature for 200 plus vehicles, and additional changes.

b) ***Notification - No Review* CUP19-0005 - EID treatment plant project.**

Proposal to move the EID Bass Lake treatment facilities to the larger EID treatment facility on Latrobe Rd

c) ***Notification - No Review* County Board of Supervisors Approve Contract with Law Firm for Specific Plan Reviews :**

Service Contract, narrowly focused on Environmental document/legal work on Specific Plans/EIRs for:
Central El Dorado Hills Specific Plan SP12-0002 Proposed 1028 residential 50K commercial
The Village of Marble Valley Specific Plan SP12-0003 Proposed 3236 residential 475K commercial
Lime Rock Valley Specific Plan SP12-0001 Proposed 800 residential
Three (3) year term July 1 2019 - June 30 2022 - not to exceed \$150,000 – Applicant funded

d) ***Notification - No Review* V18-0005/ - CHELLAPPAN FRONT SETBACK VARIANCE**

A Variance request V18-0005 to allow a reduction in the front yard setback from 20 feet to Zero to allow for the development of a Single-Family Dwelling & Attached Garages. The property, identified by Assessor's Parcel Number 110-460-17, consists of 1.46 acres, located on the northwest side of Guadalupe Drive, approximately 400 feet south of the intersection with Francisco Drive

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

STATUS UPDATE: Sienna Ridge Commercial Center partial tenant list announced. Updated Construction timelines.

7. Adjournment:

The Next EDH APAC meeting is:

Wednesday August 14, 2019 7PM

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

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://edhapac.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

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

None



6. APAC Matters & Projects



Proposed El Dorado Hills Costco At EDH 52 Silva Valley PKWY & HWY 50 Interchange

Notification - No Review



Conceptual El Dorado Hills Costco

March – April 2019
Initial Design Concept





Conceptual El Dorado Hills Costco

March – April 2019 Initial Design Concept





Conceptual El Dorado Hills Costco

June 2019



March 2019





Conceptual El Dorado Hills Costco

June 24 2019 Design Concept

- 17 acres
Previous eastern parcel location was 24 acres
Current Folsom Location is 14 acres
- Warehouse & Fueling Station on the same lot
- Tiered parking:
561 parking stalls at grade
219 parking stalls underground
First location in the U.S. – (Asia & Mexico)
- Mechanized Cart conveyor:
Employees at the Top & Bottom to assist
- Store front faces WEST. Retaining wall along Silva Valley Pkwy to the EAST to buffer
- Three proposed entrances from Clarksville Crossing
- Two proposed entrances from Silva Valley Pkwy

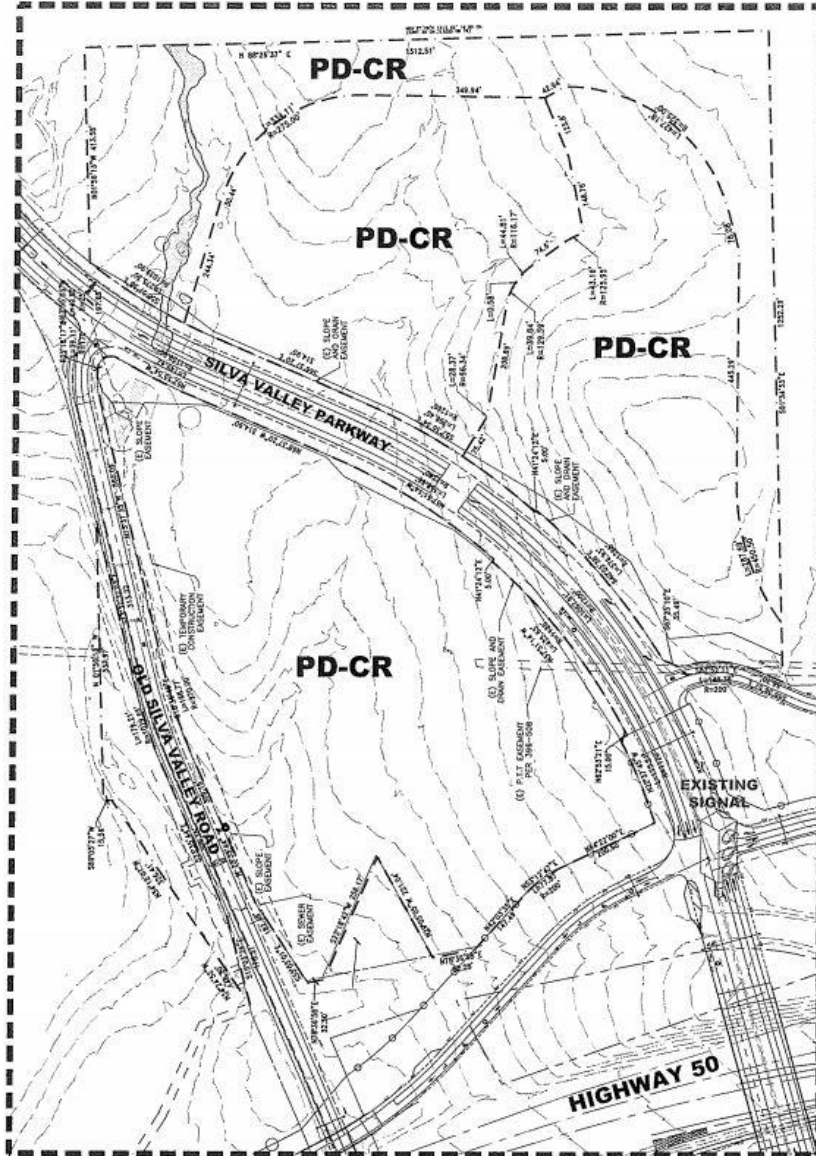




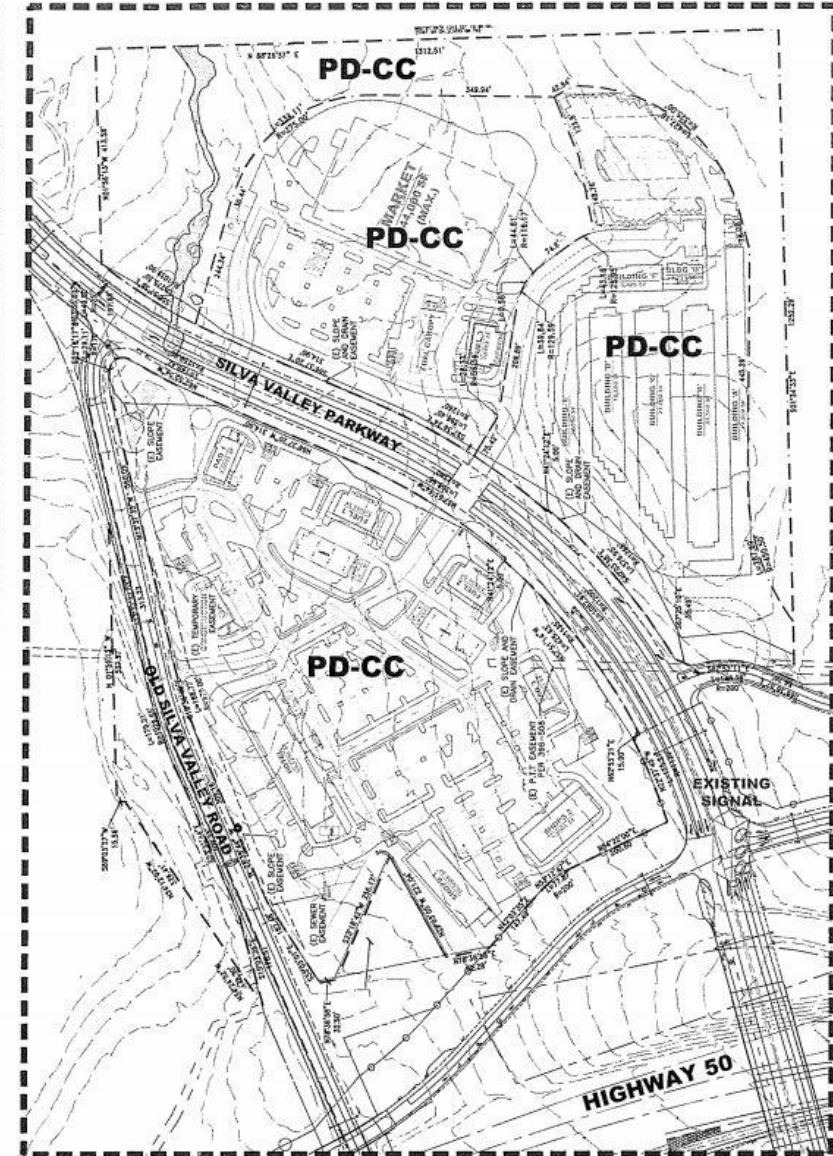
El Dorado Hills Area Planning Advisory Committee

Conceptual El Dorado Hills Costco

2017 EDH52 Current and Proposed Zoning



EXISTING ZONING: PD-CR
EXISTING ACREAGE: 41.87± AC



PROPOSED ZONING: PD-CC
PROPOSED ACREAGE: 41.87± AC



CUP19-0005
El Dorado Irrigation District
Water Treatment Plant



CUP19-0005 EID Water Treatment Plant

Request for a Conditional Use Permit for the relocation of El Dorado Irrigation District Bass Lake wastewater collection facility to the existing El Dorado Hills wastewater treatment plant.



The proposed project includes interior remodel of the existing office/operations building, construction of new operations/laboratory building, construction of two equipment and storage buildings, resurfacing for onsite vehicle circulation/parking and equipment storage areas.

Approximately 20 employees will be relocated to the site as a result of the project.

The property consists of 66.14 acres, and is located on the east side of Latrobe Road, approximately 413 feet southeast of the intersection with Suncast Lane



CUP19-0005 EID Water Treatment Plant

-  EDHWWTP Boundary
-  Project Site (Limits of Potential Disturbance)





CUP19-0005 EID Water Treatment Plant

Under the County's Ordinance Code (County Code), the EDHWWTP is categorized as an Intensive Public Utility Service Facility.

In accordance with Section 130.40.250 of the County Code, expansion of the existing facility is allowable within the Open Space zone district applied to the project site with approval of a conditional use permit.

A conditional use permit is typically required for uses and activities that may be appropriate in the applicable zone but require a site specific review to determine potential effects on the site and surrounding areas.

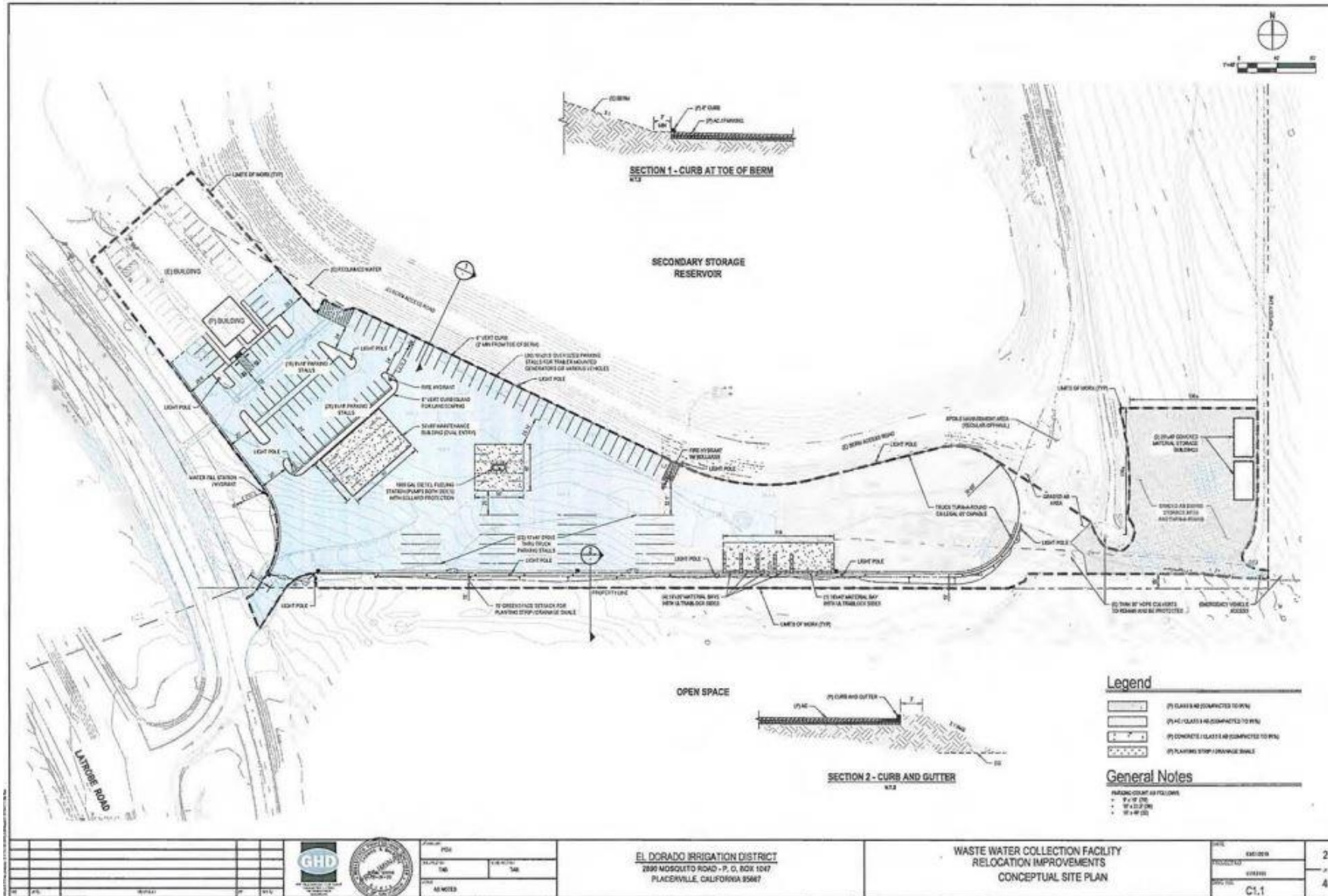


CUP19-0005 EID Water Treatment Plant

- 1) Remodeling an existing 3,584 sq. ft. building by adding an additional 1,500 sq. ft. of office space, utility space, locker room, and laboratory drop off and pick up area to accommodate wastewater collections staff
- 2) Construction of a new 4,000 sq. ft. metal storage building, two 800 sq. ft. material storage sheds, and one 1,824 sq. ft. ultra-block wall containing five material storage bays.
- 3) Installation of a 1,000 gallon diesel vehicle and equipment fueling station.
- 4) Resurfacing of areas for onsite vehicle circulation and parking.
- 5) Improving the existing entrances at the southwest corner and southeast corner of the property for access.
- 6) Developing areas for materials and equipment storage to support wastewater collections operations activities.

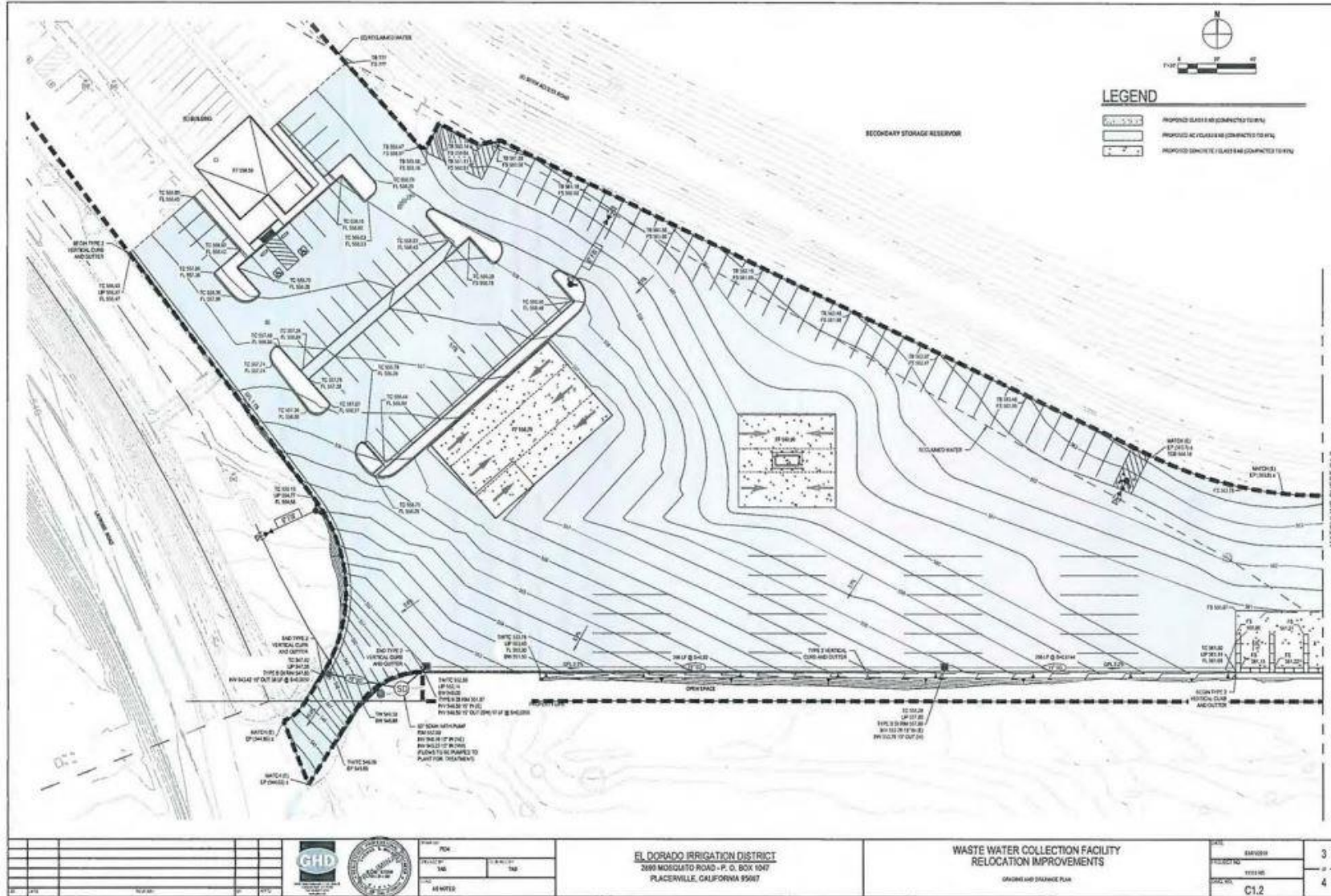


CUP19-0005 EID Water Treatment Plant





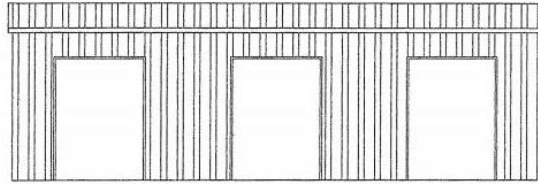
CUP19-0005 EID Water Treatment Plant



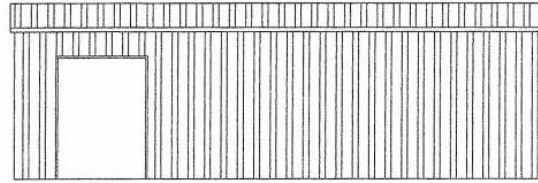


El Dorado Hills Area Planning Advisory Committee

CUP19-0005 EID Water Treatment Plant



SIDE VIEW 1



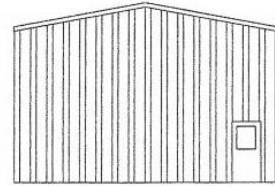
SIDE VIEW 2

GENERAL NOTES

1. USE OF 8' BY 8' PRE-FABRICATED METAL TRUSSING.
2. MATERIAL TO MATCH THE EXISTING BUILDING AND 4" X 4" ROILING.
3. MATCH EXISTING 2" BY 4" SILL AND 2" BY 4" JOISTING.
4. EXTERIOR WALLS TO BE 8" CMU.
5. INTERIOR WALLS TO BE 5/8" GYPSUM BOARD.
6. CEILING TO BE 5/8" GYPSUM BOARD.
7. FLOORING TO BE 1/2" POLISHED CONCRETE.
8. CEILING TO BE 5/8" GYPSUM BOARD.
9. CEILING TO BE 5/8" GYPSUM BOARD.
10. CEILING TO BE 5/8" GYPSUM BOARD.
11. CEILING TO BE 5/8" GYPSUM BOARD.
12. CEILING TO BE 5/8" GYPSUM BOARD.
13. CEILING TO BE 5/8" GYPSUM BOARD.
14. CEILING TO BE 5/8" GYPSUM BOARD.
15. CEILING TO BE 5/8" GYPSUM BOARD.
16. CEILING TO BE 5/8" GYPSUM BOARD.
17. CEILING TO BE 5/8" GYPSUM BOARD.
18. CEILING TO BE 5/8" GYPSUM BOARD.
19. CEILING TO BE 5/8" GYPSUM BOARD.
20. CEILING TO BE 5/8" GYPSUM BOARD.



FRONT VIEW



GENERAL NOTES

1. BUILDING ADDITION TO BE A 48' EXTENSION OF THE EXISTING BUILDING.
2. ALL EXTERIOR MATERIALS, FINISHES, AND COLORS ON BUILDING ADDITION TO MATCH EXISTING.



SIDE VIEW

48' BUILDING ADDITION



CUP19-0005 EID Water Treatment Plant

**Table 5
Project Trip Generation**

| Vehicle Type ¹ | Daily Quantity | Daily Trips | Trip Generation | | | | | |
|--|----------------|-------------|-----------------|-----------|-----------|--------------|-----------|-----------|
| | | | AM Peak Hour | | | PM Peak Hour | | |
| | | | In | Out | Total | In | Out | Total |
| Passenger Cars (Employees & Visitors) ² | 20 | 40 | 20 | 0 | 20 | 0 | 20 | 20 |
| Field Vehicles (mix of passenger cars and trucks) ² | 20 | 40 | 0 | 20 | 20 | 20 | 0 | 20 |
| Vendor Trucks | 2 | 4 | 1 | 1 | 2 | 1 | 1 | 2 |
| Total Trip Generation | | 84 | 21 | 21 | 42 | 21 | 21 | 42 |

Notes:

- ¹ Trip generation estimates provided by EID, and is based on typical operations.
- ² Will also be deployed intermittently 24-hours a day, 7-days a week for emergency response.

The project would generate approximately 84 daily trips, 42 AM peak hour net trips (21 inbound and 21 outbound), and 42 PM peak hour trips (21 inbound and 21 outbound).

**Table 4
Existing Weekday Peak Hour Intersection LOS**

| No. | Intersection | Software | AM Peak | | PM Peak | |
|-----|--|------------|--------------------|------------------|--------------------|------------------|
| | | | Delay ¹ | LOS ² | Delay ¹ | LOS ² |
| 1 | Latrobe Road/Project Access ³ | Synchro | 13.6 | B | 13.3 | B |
| 2 | Latrobe Road/Suncast Lane | Synchro | 6.5 | A | 7.2 | A |
| 3 | Latrobe Road/Golden Foothill Pkwy-Monte Verde Dr | SimTraffic | 20.1 | C | 24.5 | C |
| 4 | Latrobe Road/White Rock Road | SimTraffic | 37.2 | D | 33.8 | C |
| 5 | Latrobe Road/Town Center Boulevard | SimTraffic | 30.0 | C | 76.9 | E |
| 6 | Latrobe Rd-El Dorado Hills Blvd/US-50 EB Ramps | SimTraffic | 45.7 | D | 29.6 | C |
| 7 | Latrobe Rd-El Dorado Hills Blvd/US-50 WB Ramps-Saratoga Wy | SimTraffic | 47.8 | D | 37.6 | D |

Notes: Analyzed using Highway Capacity Manual (HCM 6th Edition) methodology.

- ¹ Delay in seconds per vehicle.
- ² Level of Service (LOS).
- ³ Two-Way Stop Control reported as worst movement.

BOLD value indicates unsatisfactory LOS

As shown in the table, all of the study area intersections are currently operating at LOS E or better under existing conditions, during both peak hours.



Table 7
Existing plus Project Peak Hour Intersection Level of Service

| No. | Intersection | LOS Method | Existing | | | | Existing plus Project | | | | Change in Delay | | Significant Impact? | |
|-----|--|------------|--------------------|------------------|--------------------|------------------|-----------------------|------------------|--------------------|------------------|-----------------|------|---------------------|----|
| | | | AM Peak | | PM Peak | | AM Peak | | PM Peak | | AM | PM | AM | PM |
| | | | Delay ¹ | LOS ² | Delay ¹ | LOS ² | Delay ¹ | LOS ² | Delay ¹ | LOS ² | | | | |
| 1 | Latrobe Road/Project Access ³ | Synchro | 13.6 | B | 13.3 | B | 22.9 | C | 17.2 | C | 9.3 | 3.9 | no | no |
| 2 | Latrobe Road/Suncast Lane | Synchro | 6.5 | A | 7.2 | A | 6.5 | A | 7.2 | A | 0.0 | 0.0 | no | no |
| 3 | Latrobe Road/Golden Foothill Pkwy-Monte Verde Dr | SimTraffic | 20.1 | C | 24.5 | C | 21.5 | C | 24.6 | C | 1.4 | 0.1 | no | no |
| 4 | Latrobe Road/White Rock Road | SimTraffic | 37.2 | D | 33.8 | C | 37.6 | D | 33.1 | C | 0.4 | -0.7 | no | no |
| 5 | Latrobe Road/Town Center Boulevard | SimTraffic | 30.0 | C | 76.9 | E | 30.0 | C | 76.8 | E | 0.0 | -0.1 | no | no |
| 6 | Latrobe Rd-El Dorado Hills Blvd/US-50 EB Ramps | SimTraffic | 45.7 | D | 29.6 | C | 46.1 | D | 30.3 | C | 0.4 | 0.7 | no | no |
| 7 | Latrobe Rd-El Dorado Hills Blvd/US-50 WB Ramps-Saratoga Wy | SimTraffic | 47.8 | D | 37.6 | D | 54.5 | D | 39.4 | D | 6.7 | 1.8 | no | no |

Notes: Analyzed using Highway Capacity Manual (HCM 6th Edition) methodology.

¹ Delay in seconds per vehicle.

² Level of Service (LOS).

³ Two-Way Stop Control reported as worst movement

BOLD value indicates unsatisfactory LOS



Table 9
Cumulative 2040 Weekday Peak Hour Intersection LOS

| No. | Intersection | Software | AM Peak | | PM Peak | |
|-----|--|------------|--------------------|------------------|--------------------|------------------|
| | | | Delay ¹ | LOS ² | Delay ¹ | LOS ² |
| 1 | Latrobe Road/Project Access ³ | Synchro | 13.5 | B | 14.5 | B |
| 2 | Latrobe Road/Suncast Lane | Synchro | 5.8 | A | 11.0 | B |
| 3 | Latrobe Road/Golden Foothill Pkwy-Monte Verde Dr | SimTraffic | 23.1 | C | 58.4 | E |
| 4 | Latrobe Road/White Rock Road | SimTraffic | 53.5 | D | 113.1 | F |
| 5 | Latrobe Road/Town Center Boulevard | SimTraffic | 34.2 | C | 57.1 | E |
| 6 | Latrobe Rd-El Dorado Hills Blvd/US-50 EB Ramps | SimTraffic | 43.8 | D | 18.2 | B |
| 7 | Latrobe Rd-El Dorado Hills Blvd/US-50 WB Ramps-Saratoga Wy | SimTraffic | 36.2 | D | 50.3 | D |

Notes: Analyzed using Highway Capacity Manual (HCM 6th Edition) methodology.

¹ Delay in seconds per vehicle.

² Level of Service (LOS).

³ Two-Way Stop Control reported as worst movement.

BOLD value indicates unsatisfactory LOS



Table 11
Cumulative 2040 plus Project Peak Hour Intersection Level of Service

| No. | Intersection | LOS Method | Existing | | | | Existing plus Project | | | | Change in Delay | | Significant Impact? | |
|-----|--|------------|--------------------|------------------|--------------------|------------------|-----------------------|------------------|--------------------|------------------|-----------------|------------|---------------------|------------|
| | | | AM Peak | | PM Peak | | AM Peak | | PM Peak | | AM | PM | AM | PM |
| | | | Delay ¹ | LOS ² | Delay ¹ | LOS ² | Delay ¹ | LOS ² | Delay ¹ | LOS ² | | | | |
| 1 | Latrobe Road/Project Access ³ | Synchro | 13.5 | B | 14.5 | B | 20.7 | C | 19.9 | C | 7.2 | 5.4 | no | no |
| 2 | Latrobe Road/Sunburst Lane | Synchro | 5.8 | A | 11.0 | B | 5.8 | A | 11.1 | B | 0.0 | 0.1 | no | no |
| 3 | Latrobe Road/Golden Foothill Pkwy-Monte Verde Dr | SimTraffic | 23.1 | C | 58.4 | E | 22.8 | C | 57.1 | E | -0.3 | -1.3 | no | no |
| 4 | Latrobe Road/White Rock Road | SimTraffic | 53.5 | D | 113.1 | F | 54.1 | D | 114.1 | F | 0.6 | 1.0 | no | yes |
| 5 | Latrobe Road/Town Center Boulevard | SimTraffic | 34.2 | C | 57.1 | E | 34.5 | C | 59.0 | E | 0.3 | 1.9 | no | no |
| 6 | Latrobe Rd-El Dorado Hills Blvd/US-50 EB Ramps | SimTraffic | 43.8 | D | 18.2 | B | 43.9 | D | 18.8 | B | 0.1 | 0.6 | no | no |
| 7 | Latrobe Rd-El Dorado Hills Blvd/US-50 WB Ramps-Saratoga Wy | SimTraffic | 36.2 | D | 50.3 | D | 37.5 | D | 56.2 | E | 1.3 | 5.9 | no | no |

Notes: Analyzed using Highway Capacity Manual (HCM 6th Edition) methodology.

¹ Delay in seconds per vehicle.

² Level of Service (LOS).

³ Two-Way Stop Control reported as worst movement

BOLD value indicates unsatisfactory LOS



8 MITIGATION MEASURES

Based on the traffic analysis completed for the Cumulative 2040 plus Project conditions, the following mitigation measures are proposed to offset the potentially significant impacts of the proposed project:

- Mitigation measure TRAF-1 states that prior to the first day of operations, the project applicant shall pay the County's required fees, and contribute their fair-share cost to improve the intersection of Latrobe Road/White Rock Road with the following improvements:
 - Reconfigure northbound right turn movement from permitted to overlap phasing.
 - Restrict westbound left U-turn movements.
- The project's fair share at this intersection is 2.0 percent. With this modification, the LOS will decrease from LOS F (113.1) in the Cumulative 2040 condition, to LOS E (62.9) in the Cumulative 2040 plus Project (mitigated) condition.



Notification - No Review

**El Dorado County Contract
Specific Plan – Environmental**



El Dorado County Contract For Legal Services

Agreement for Legal Services between El Dorado County and Abbott & Kindermann, Inc. for legal services pertaining to EIR review and CEQA compliance for various specific plans:

Lime Rock Valley Specific Plan SP12-0001 (G3 Enterprises, Inc.)

Central El Dorado Hills Specific Plan SP12-0002 (Serrano Associates, LLC)

Village of Marble Valley Specific Plan SP12-0003 (Marble Valley Company, LLC)

Agreement Number 4089. The term of the agreement is for 3 years beginning July 1, 2019 and ending June 30, 2022, and shall not exceed \$150,000.

Applicant funded (G3 Enterprises, Inc., Serrano Associates, LLC, and Marble Valley Company, LLC).



Notification - No Review

V18-0005

Chellapan Front Setback Variance



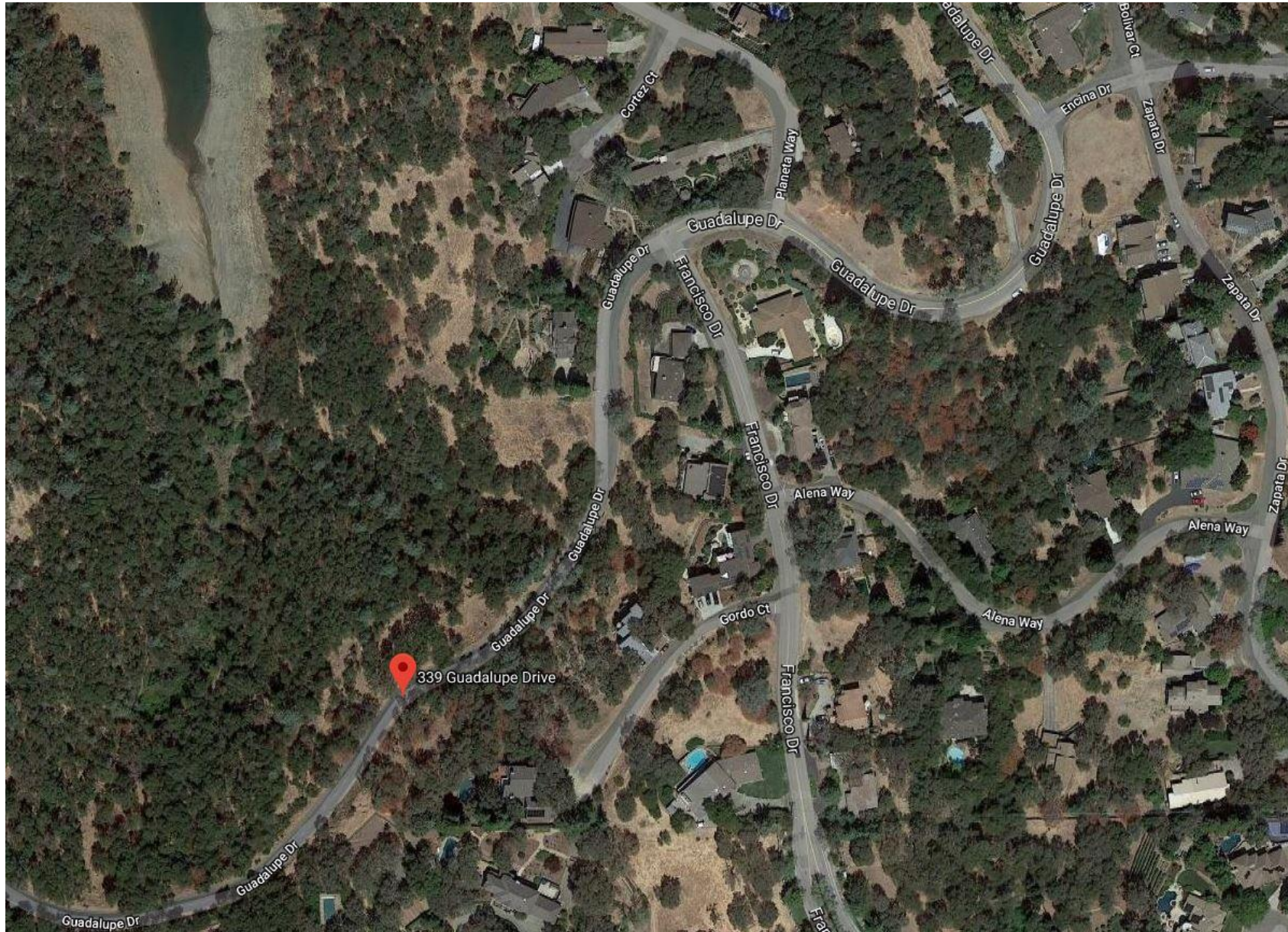
V18-0005 – Front Setback Variance

A Variance request (V18-0005) to allow a reduction in the front yard setback from 20 feet to Zero to allow for the development of a Single Family Dwelling and Attached Garages.

The property, identified by Assessor's Parcel Number 110-460-17, consists of 1.46 acres, and is located on the northwest side of Guadalupe Drive, approximately 400 feet south of the intersection with Francisco Drive

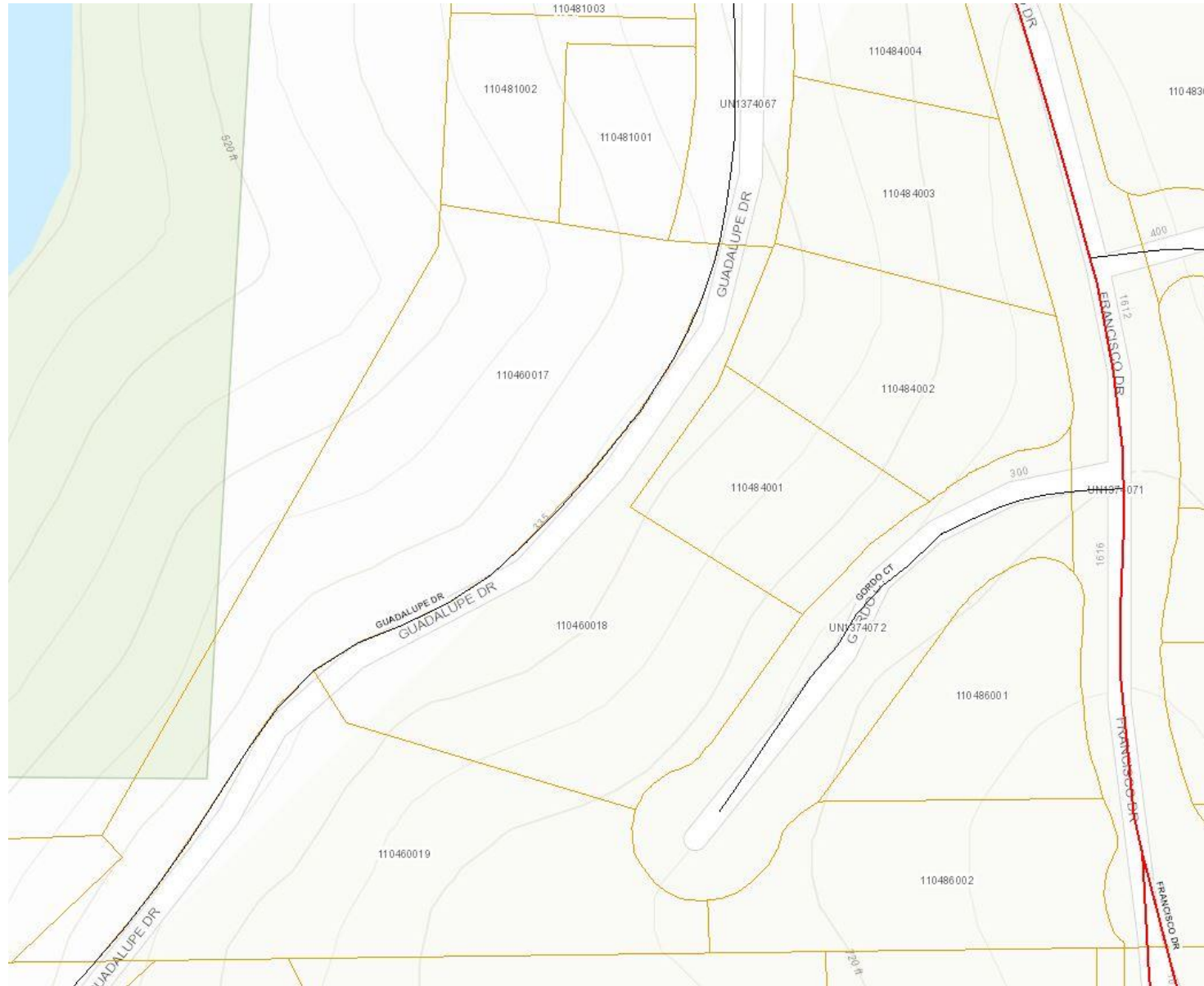


V18-0005 – Front Setback Variance



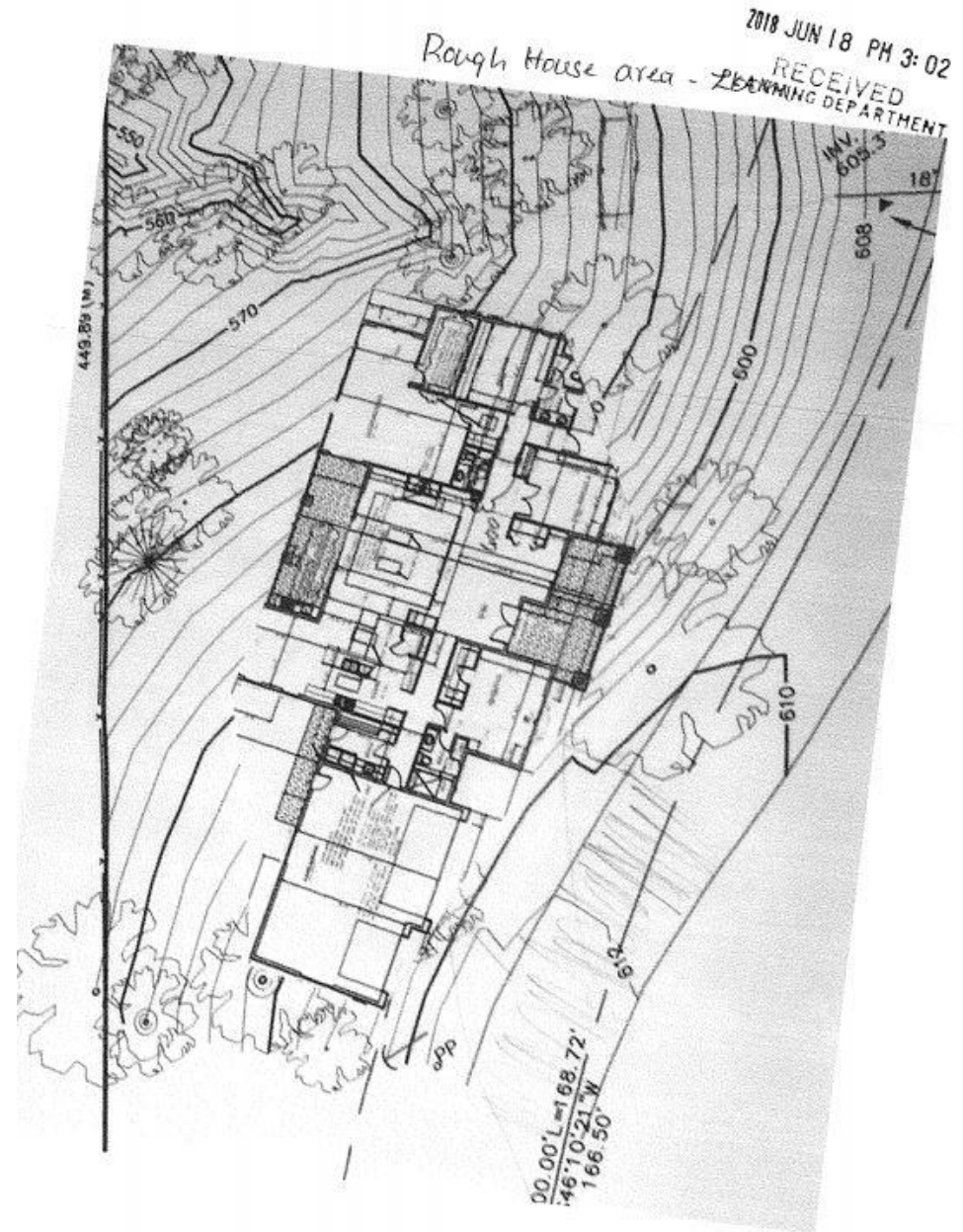
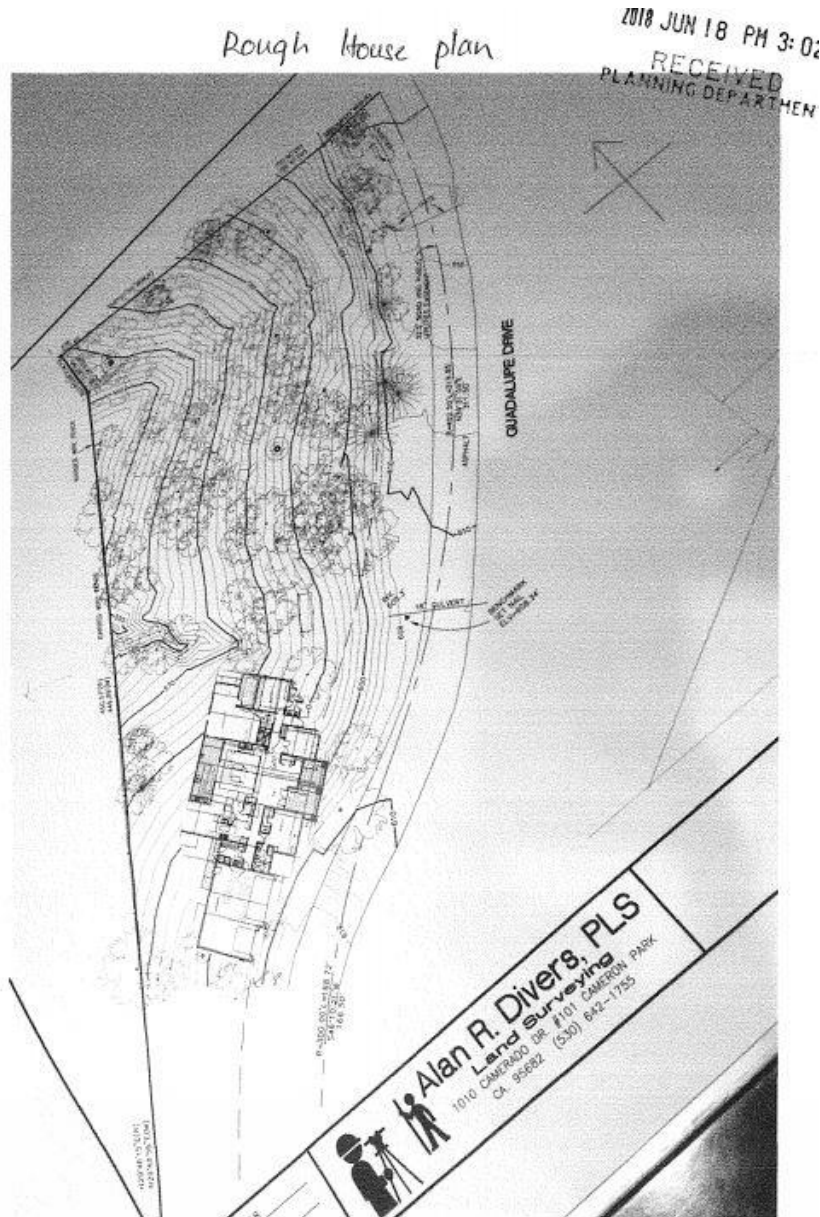


V18-0005 – Front Setback Variance





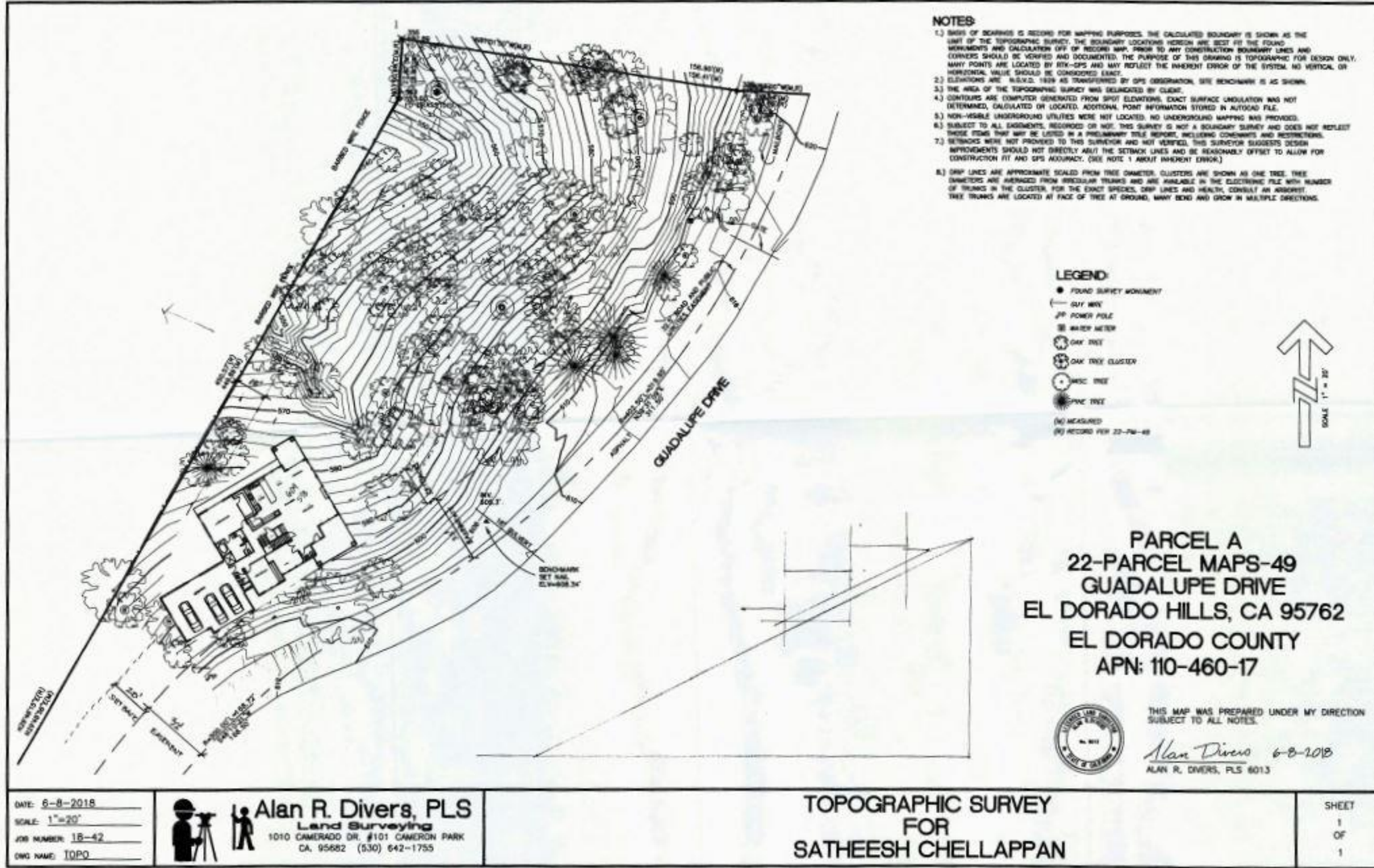
V18-0005 – Front Setback Variance





V18-0005 – Front Setback Variance

V18-0005 EXHIBIT O - PROJECT SITE PLAN



V18-0005



Minor Status Updates EDH Area Projects

Sienna Ridge Commercial Center Announce Tenant List



Sienna Ridge Commercial Center

Project Developer Donahue Schribner confirmed with the Sacramento Business Journal a partial tenant list for the 100,712 square foot retail center.

Safeway -55,000 sq ft, with fuel station & 3000 sq ft Convenience Mart

Chase Bank (with possible drive thru)

Pacific Dental Services

Fresh Cleaners

Nail Retreat

Bark Avenue (2nd EDH location)

Great Clips (2nd EDH location)

Mexico Lindo

Sourdough & Co (3rd EDH location)

Jon & Bon's Yogurt Shoppe



Sienna Ridge Commercial Center

Sienna Ridge

A NEW SAFEWAY ANCHORED NEIGHBORHOOD CENTER

SIENNA RIDGE DRIVE & BASS LAKE ROAD
EL DORADO HILLS, CA



For leasing information, please contact:

Jason K. Gallelli
CA DRE #01143594
jgallelli@GallelliIRE.com

Kevin M. Soares
CA DRE #01291491
ksoares@GallelliIRE.com

Jeff T. Hagan
CA DRE #01494218
jhagan@GallelliIRE.com

Matt N. Goldstein
CA DRE #01886233
mgoldstein@GallelliIRE.com



| SHOP/PAD | TENANT | SQ. FT. |
|-----------|-------------------------|---------|
| Anchor | Safeway | 55,000 |
| A1 | AVAILABLE | 2,250 |
| A3 | AVAILABLE | 1,300 |
| A4 | AVAILABLE | 1,812 |
| B1 | AVAILABLE | 1,240 |
| B3 | Chase Bank | 3,532 |
| C1-C3 | Mexico Lindo | 3,590 |
| C4 | AVAILABLE | 1,290 |
| C5 | AVAILABLE | 1,840 |
| D1 | AVAILABLE | 2,100 |
| D3 | AVAILABLE | 1,980 |
| E1 | AVAILABLE | 1,788 |
| E2 | AVAILABLE | 1,275 |
| E3 | AVAILABLE | 1,275 |
| E4 | AVAILABLE | 1,412 |
| 1A | AVAILABLE | 972 |
| 1B | AVAILABLE | 1,354 |
| 1C | AVAILABLE | 955 |
| 1D | Fresh Cleaners | 900 |
| 1E | Nail Chateau | 1,477 |
| 1F | Bark Avenue | 3,559 |
| 2A | AVAILABLE | 1,204 |
| 2B | AVAILABLE | 1,204 |
| 2C | AVAILABLE | 1,204 |
| 2D | Pacific Dental Services | 3,175 |
| Fuel Mart | Safeway | 3,024 |



Sienna Ridge Commercial Center

Timeline:

Safeway – expected to open late 2019 or early 2020

Other businesses are expected to start opening in the second quarter of 2020



Minor Status Updates EDH Area Projects

DR19-0003

Saratoga Retail Phase 2

Planning Dept NOTICE OF DECISION

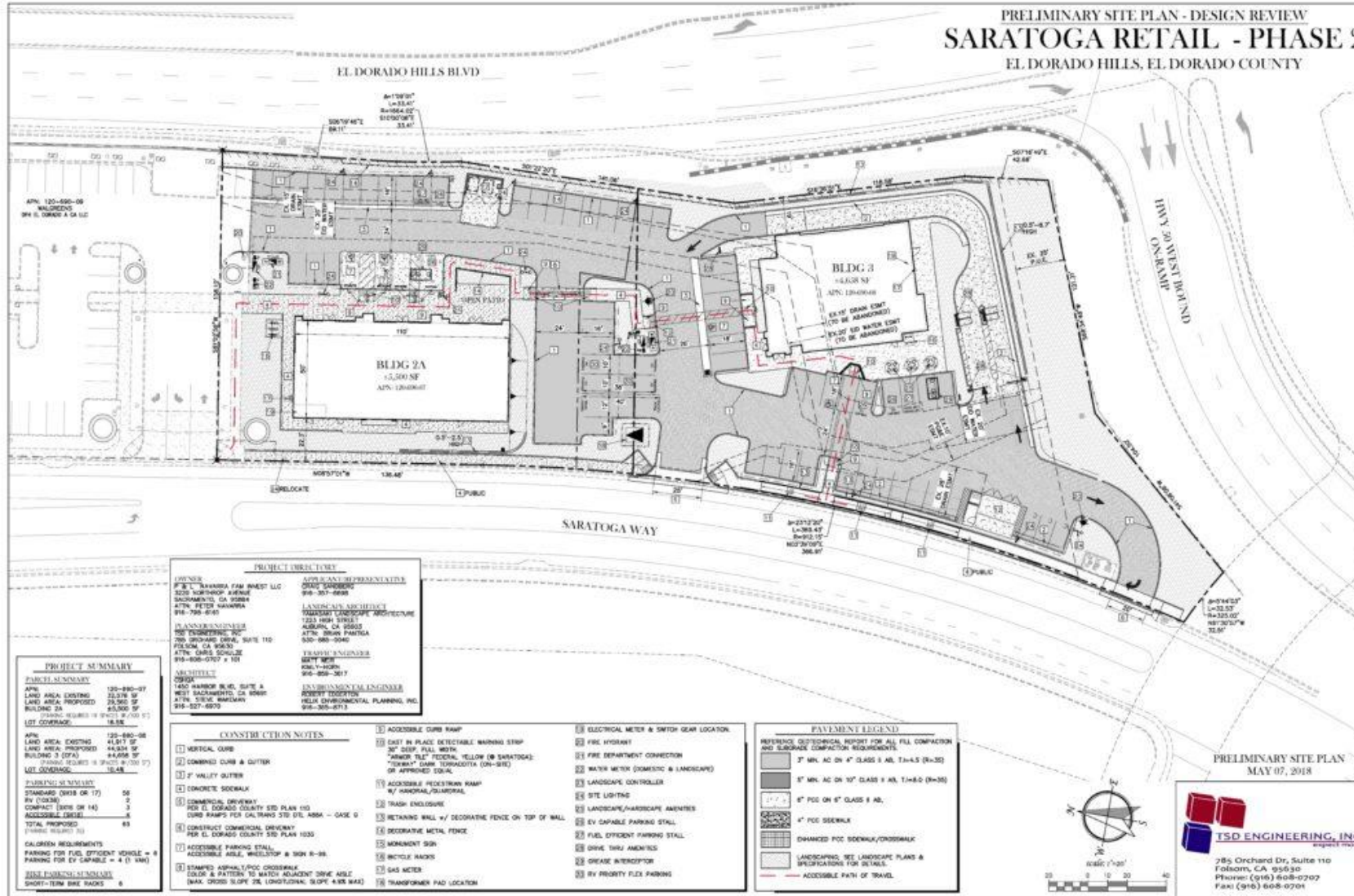


El Dorado Hills Area Planning Advisory Committee

DR19-0003 Saratoga Retail Phase 2

October 9, 2018 DR18-0001 Approved by the Board of Supervisors, after denial of residents' appeal of previous approval.

2018 Design



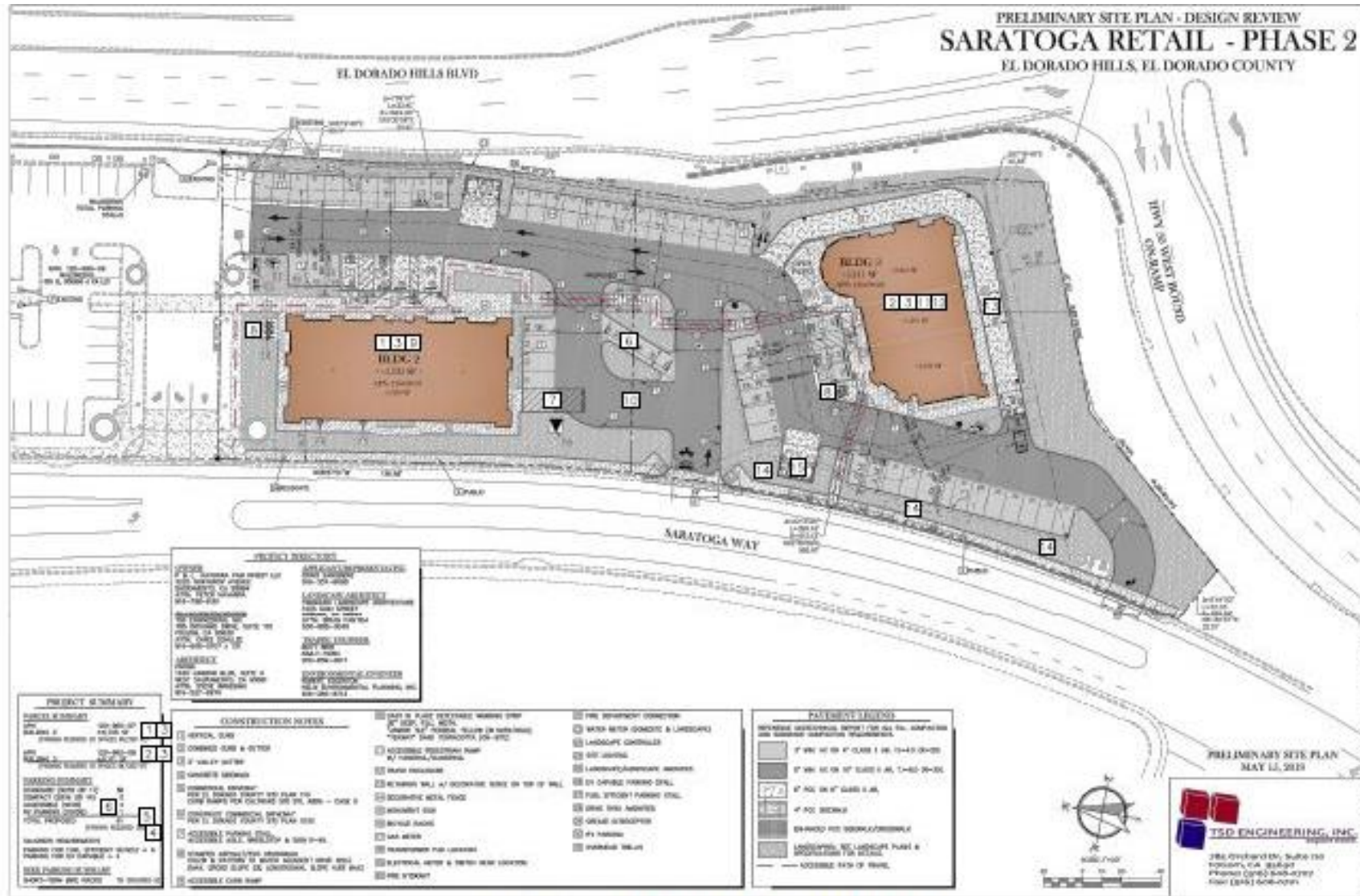


DR19-0003 Saratoga Retail Phase 2

DR19-0003

2019 Design

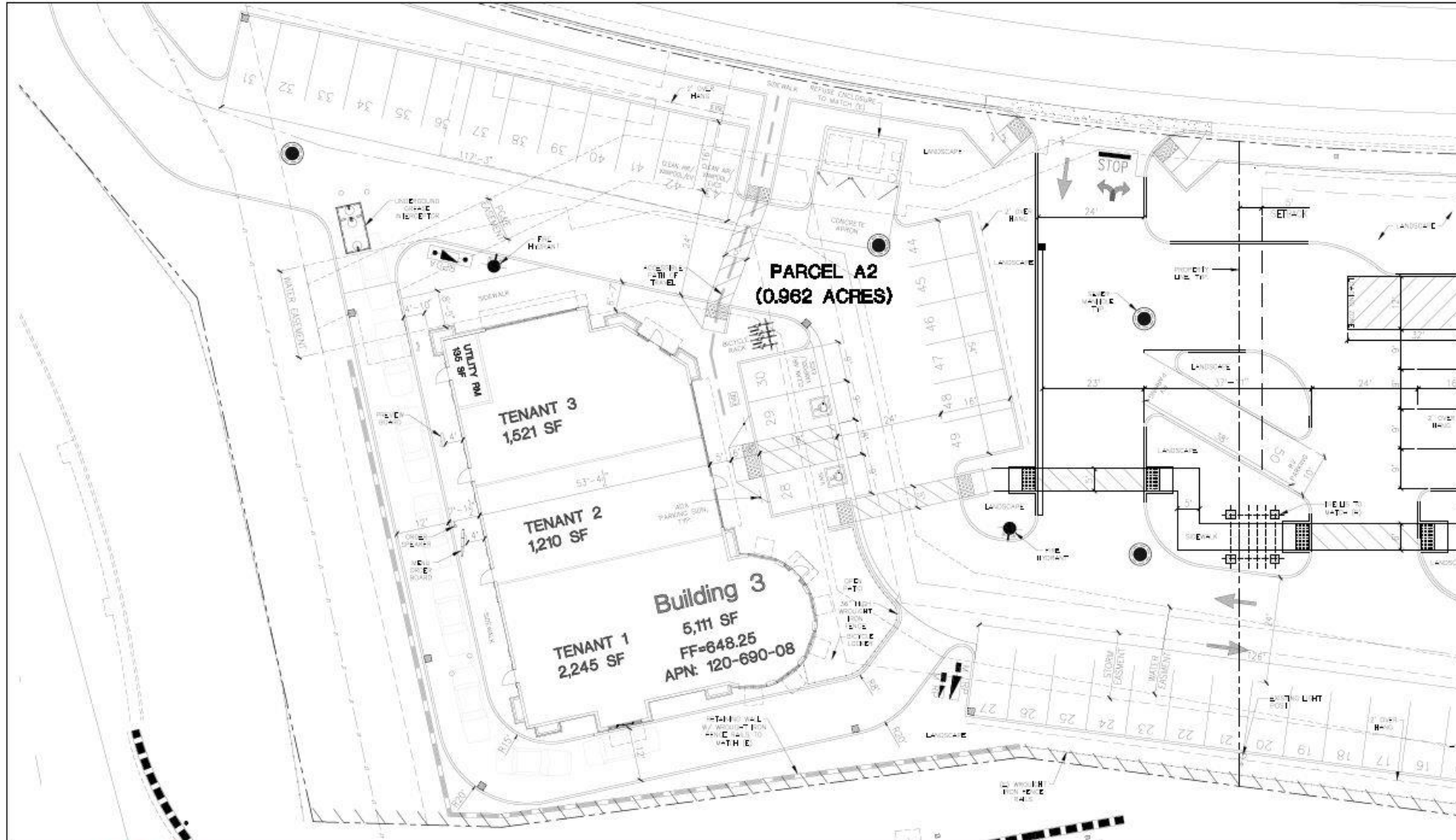
Substantially Complies with originally approved project.



SARATOGA RETAIL PHASE 2 SITE PLAN
SUBSTANTIAL CONFORMANCE

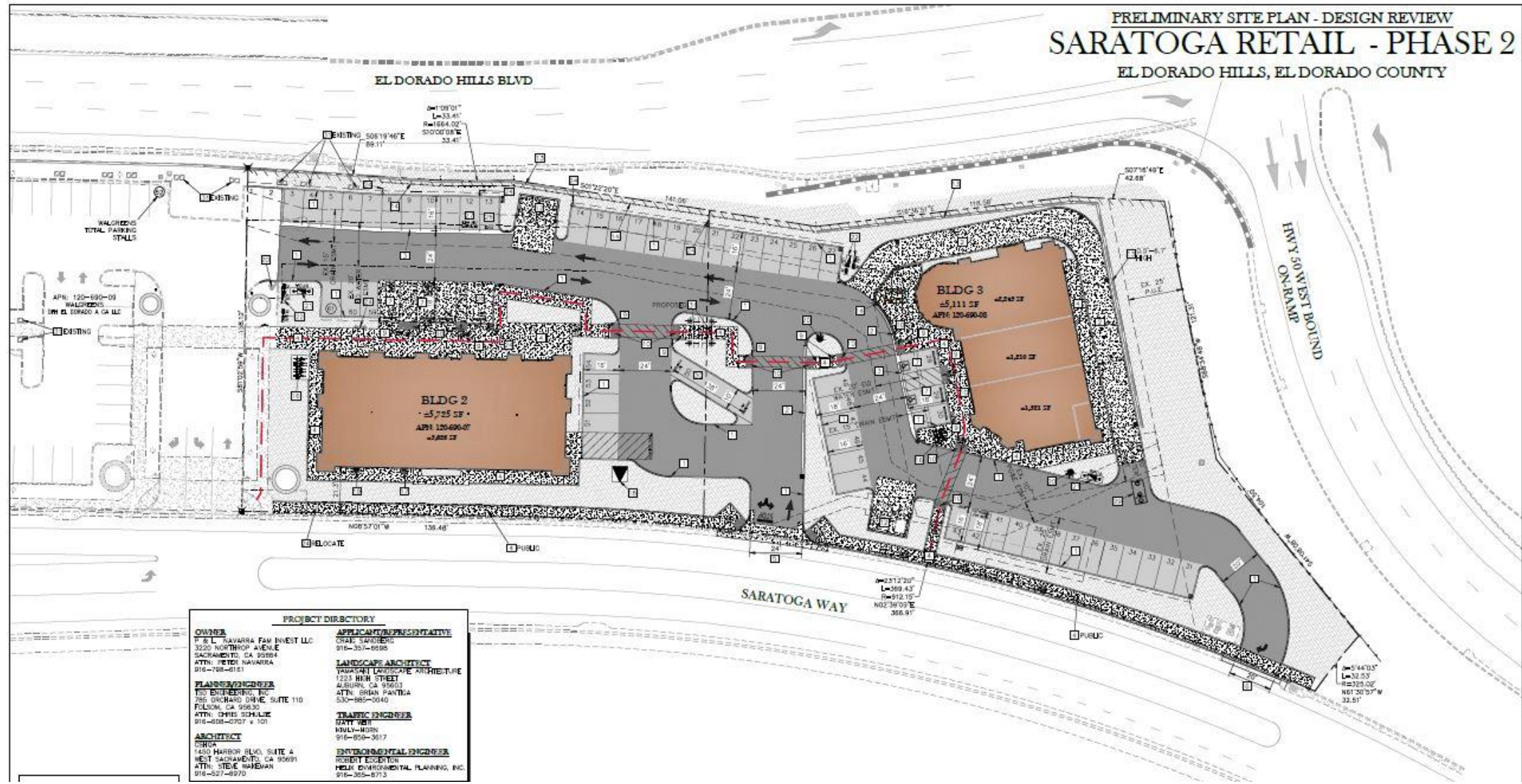


DR19-0003 Saratoga Retail Phase 2





DR19-0003 Saratoga Retail Phase 2





DR19-0003 Saratoga Retail Phase 2

From the Notice of Decision:

A design review application modifying the approved site plan and related exhibits associated with the Saratoga Retail Phase 2 Design Review (DR-R18-0001) approved on October 9, 2018 by the Board of Supervisors. This design review seeks the approval of the Planning Director for proposed minor changes and making a determination of substantial conformance with the approved project referenced above and Conditions of Approval, in accordance with the County of El Dorado Zoning Ordinance Title 130, Article 5, Section 130.54.070 (Revision to an Approved Permit or Authorization).

The DR19-0003 application is being processed in accordance with Title 130, Article 5, Section 130.50.040 (General Review Procedure), as a staff-level review with public notice. The decision to approve this project may be appealed to the Planning Commission by formally filing an appeal along with payment of applicable fees to the County of El Dorado Planning and Building Department within the appeal period. The appeal period is 10 working days starting on Monday, July 8, 2019 and ending at 5:00 pm on Friday, July 19, 2019 (end of business day).



DR19-0003 Saratoga Retail Phase 2

From the Applicant's Submittal Packet:

*In preliminary discussions with Planning Department staff **concerns were raised regarding the possible traffic implications of the requested change to the site plan.***

Specifically it was pointed out that the drive through as proposed will be conducive to a coffee business which could result in more AM traffic trips thus affecting the conclusions of the other traffic reports prepared for the project.

Attached is another traffic report examining the potential impact of the drive through being utilized by a typical retail coffee facility, which concludes no impacts different than those originally identified in previous studies.



7. Adjournment

Next EDH APAC Meeting

Wednesday August 14, 2019 7PM

El Dorado Hills CSD Pavilion

El Dorado Hills CA