



# El Dorado Hills Area Planning Advisory Committee

Wednesday June 10, 2020  
7:00PM  
VIRTUAL MEETING via ZOOM

Attendees via ZOOM or via Phone-in Option will be **MUTED**  
until Designated periods when the meeting is opened to  
Public Comment on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in  
ZOOM, or **press \*9** over the phone



# 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 2020 Officers**

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)  
John Raslear, Vice Chair [jraslearpub@sbcglobal.net](mailto:jraslearpub@sbcglobal.net)  
Timothy White, Vice Chair [twwhite1@gmail.com](mailto:twwhite1@gmail.com)  
Brooke Washburn, Secretary [bwashburn\\_bew@yahoo.com](mailto:bwashburn_bew@yahoo.com)



1021 Harvard Way, El Dorado Hills, CA 95762

**AGENDA FOR MEETING: June 10, 2020, 7:00 PM**

Held at: **VIRTUAL MEETING ONLINE:** Join Zoom Meeting <https://us02web.zoom.us/j/73865044213>

PHONE IN OPTION (669) 900-9128 Meeting ID: 736 6504 4213

**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: **N/A**
6. APAC Projects
  - a) **UPDATE\* Montano de El Dorado PHASE 2 DEIR Z15-0002,PD15-0004,P15-0006,S17-0015**  
The Project is comprised of a rezone of a 16.85 property form REGIONAL COMMERCIAL- DESIGN CONTROL (CR-DC) to REGIONAL COMMERCIAL- PLANNED DEVELOPMENT (CR-PD) as part of the Montano de El Dorado Development Plan. The project is located on the east side of Latrobe Road, 500 feet south of the intersection with White Rock Road.
  - b) **UPDATE "Notification - No Review" Central El Dorado Hills Specific Plan.**  
Planning Commission Hearing Status.
  - c) **UPDATE "Notification - No Review" El Dorado Hills Area projects statuses:**
    - Silver Springs Parkway Southern Extension to Bass Lake Road
    - Silver Springs residential
    - Bass Lake North Time Extension approved
    - Bass Lake Road/Country Club Drive Realignment
    - Saratoga Retail Phase 2
    - Saratoga Way/Wilson Blvd connections completed
    - El Dorado Hills Costco Status
    - El Dorado Hills Town Center Apartments
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday July 8, 2020 7PM**  
**Depending upon current COVID restrictions Either Virtual online session or at the 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](mailto: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

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press \*9**

**Commenters:**

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



# 4. Supervisor Communications

District 1 Supervisor  
John Hidahl



# 5. Guest Speaker

**Not Scheduled**



# 6. APAC Matters & Projects



**\*Notification - No Review\***

**Montano de El Dorado Phase 2  
DEIR**



\*Notification - No Review\* El Dorado Hills Area project forecast 2020

Montano De El Dorado Phase II

DEIR made available June 1, 2020  
Public Comment Period ends July 13, 2020

Retail Element:  
Eight buildings containing approximately 74,000 sq. ft. of retail space. These buildings would range in size from 3,200 sf to 30,000 sf with suite sizes ranging from 1,000 sq. ft. to a maximum of 30,000 square feet.

63,000 sq. ft. Hotel

Amphitheater

Office Element:  
Approximately 6,000 sq. ft. of office space would be in the southernmost portion of the site with a maximum height of 43 feet.

Extend the currently constructed Post Street at White Rock Road southward through the plaza and terminating at the proposed new signalized Latrobe Road entrance. An existing secondary point of ingress/egress (right in/right out only) for the existing retail center is located along White Rock Road. A proposed secondary point of ingress/egress (right in/right out only) is proposed on Latrobe Road near the southern tip of the project site.



Exhibit 2

Project Site





\*Notification - No Review\* El Dorado Hills Area project forecast 2020  
 Montano De El Dorado Phase II



**EXISTING BUILDINGS & PARKING AREAS**

BUILDING	GSF	PARKING: REQ'D	PROV'D	SPACES
RETAIL -A	6,000 SF	24	28	
RETAIL -B	8,200 SF	33	67	
RETAIL -C	10,400 SF	42	48	
RETAIL -D	6,270 SF	25	32	
RETAIL -E	12,330 SF	50	17	
<b>TOTAL:</b>	<b>43,200 SF</b>	<b>174</b>	<b>192</b>	<b>SPACES</b>

**NEW BUILDINGS & PARKING AREAS:**

BUILDING	GSF	PARKING: REQ'D	PROV'D	SPACES
RETAIL -1	8,400 SF	34	91	
RETAIL -2	6,000 SF	24	61	
RESTAU -3	3,200 SF	32	72	
RETAIL -4	6,200 SF	25	28	
RETAIL -5	6,000 SF	24	32	
RETAIL -6	11,000 SF	44	58	
RETAIL -7	3,200 SF	32	38	
MINI ANCHOR -8	30,000 SF	120	124	
OFFICE -9	6,000 SF	24	52	

TOTAL	GSF	PARKING: REQ'D	PROV'D	SPACES
RETAIL/REST.				
OFFICE:	80,000 SF	359	556	
HOTEL -10	63,000 SF	120	128	
<b>TOTAL:</b>	<b>143,000 SF</b>	<b>479</b>	<b>684</b>	<b>SPACES</b>

**HOTEL SCHEME-A**



**\*Notification - No Review\***

**Central El Dorado Hills Specific Plan**



\*Notification - No Review\* Planning Commission hearing updates

PUBLIC REVIEW DRAFT

June 11<sup>h</sup> CEDHSP Hearing in El Dorado Hills

Applicant is asking for a continuance, to allow BOS to develop and implement a VMT policy for development projects – suggested to occur in late June, or July 2020. No date certain has been offered for the continuance.

Planning Staff recommends the continuance be granted.

A determination will be made on whether to grant the continuance request at the June 11th El Dorado County Planning Commission Hearing.

# CENTRAL EL DORADO HILLS



August 2015

## Specific Plan

This public review draft of the Central El Dorado Hills Specific Plan (Specific Plan) identifies the vision and implementation strategies for the proposed Specific Plan boundary, providing necessary information to the Board of Supervisors to evaluate the merits of the proposed project. Even though the Specific Plan is in draft form, it is a tangible document, and readers must be aware that the Board of Supervisors has the absolute authority to approve or deny this Specific Plan. If they choose to approve it, the Specific Plan will be a valid document that modifies the 2004 General Plan within the Plan Area. If they choose to deny it, the Specific Plan will cease to exist and the existing 2004 General Plan land uses within the Plan Area will remain intact.

Approved by the El Dorado County Board of Supervisors  
\_\_\_\_\_ [if approved by the Board, insert date]

Resolution Number \_\_\_\_\_ [if approved by the Board]



**\*Notification - No Review\***

**El Dorado Hills Area Project Statuses**



\*Notification - No Review\* El Dorado Hills Area projects

Silver Springs Parkway Southern Extension to Bass Lake Road



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

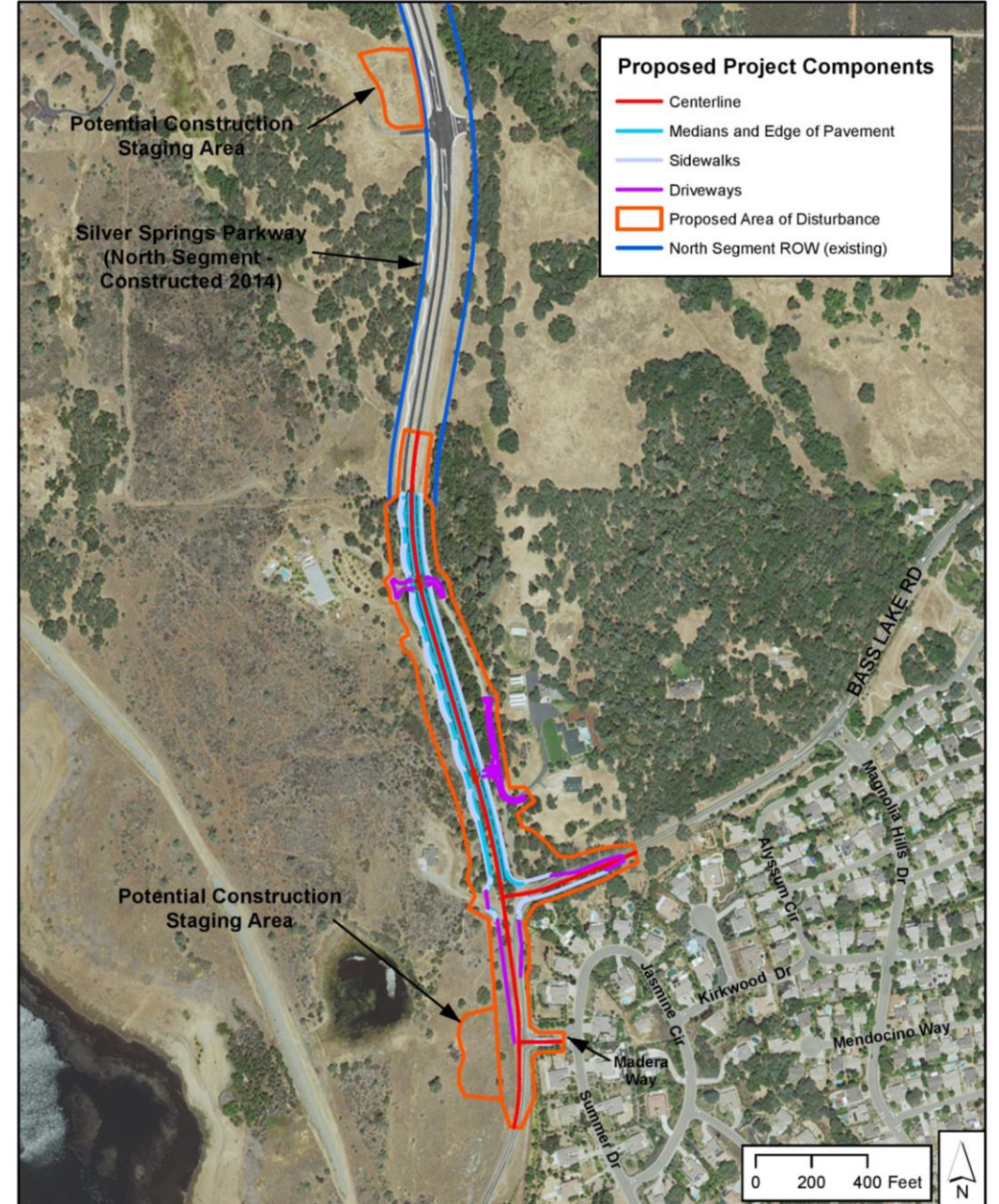


Figure 3.2-2(b): View from Existing Bass Lake Road Facing Southwest Toward Proposed Intersection with Silver Springs Parkway



\*Notification - No Review\* El Dorado Hills Area projects

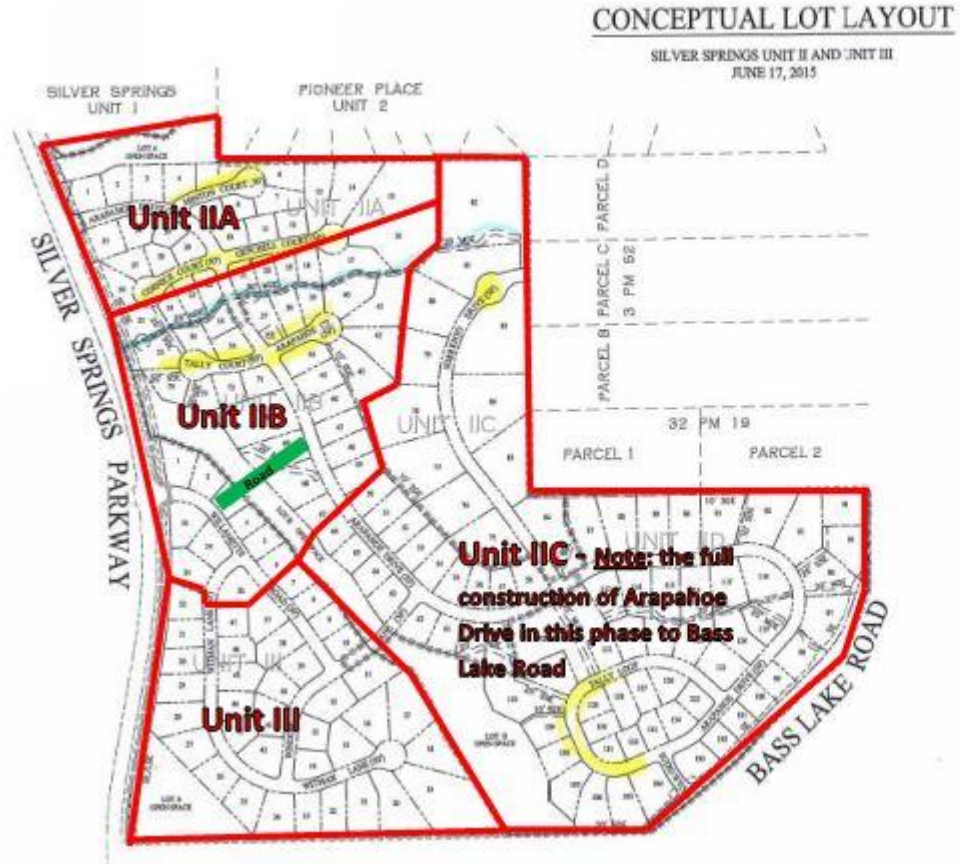
Silver Springs Parkway Southern Extension to Bass Lake Road





\*Notification - No Review\* El Dorado Hills Area projects

Silver Springs Residential Development – Tentative map two year time extension



- LEGEND:**
- MEB MEANWHILE DRAINAGE EASEMENT
  - SEE SANITARY SEWER EASEMENT
  - SEB STORM DRAIN EASEMENT
  - IE ENVIRONMENTAL EASEMENT
  - SE SLOPE EASEMENT
  - LEE LANDSCAPE EASEMENT
  - WLE WATER LINE EASEMENT
  - PHASE LINE

- NOTES:**
1. MINIMUM INTERIOR LOT SIZE 10,000 SQ.FT.
  2. MINIMUM PERIMETER LOT SIZE 15,000 SQ.FT.
  3. MINIMUM FRONTAGE 75 FT.  
MINIMUM CUT-DE-SAC FRONTAGE 40 FT. (65 FT. TYP.)
  4. ALL LOT AREAS MET AND DO NOT INCLUDE EASEMENTS.
  5. ALL CUT-DE-SACS 40 FT. RADIUS.

LOT SUMMARY		
UNIT	PROPOSED LOTS	APPROVED LOTS PER T.M. 97-1330 (2)
I	53(1)	55 (IV)
IIA	32	
IIIB	42	
IIIC	12	
IIID	48	
II SUBTOTAL	134	132 (I & II)
III	47	47 (III)
<b>TOTAL</b>	<b>234</b>	<b>234</b>

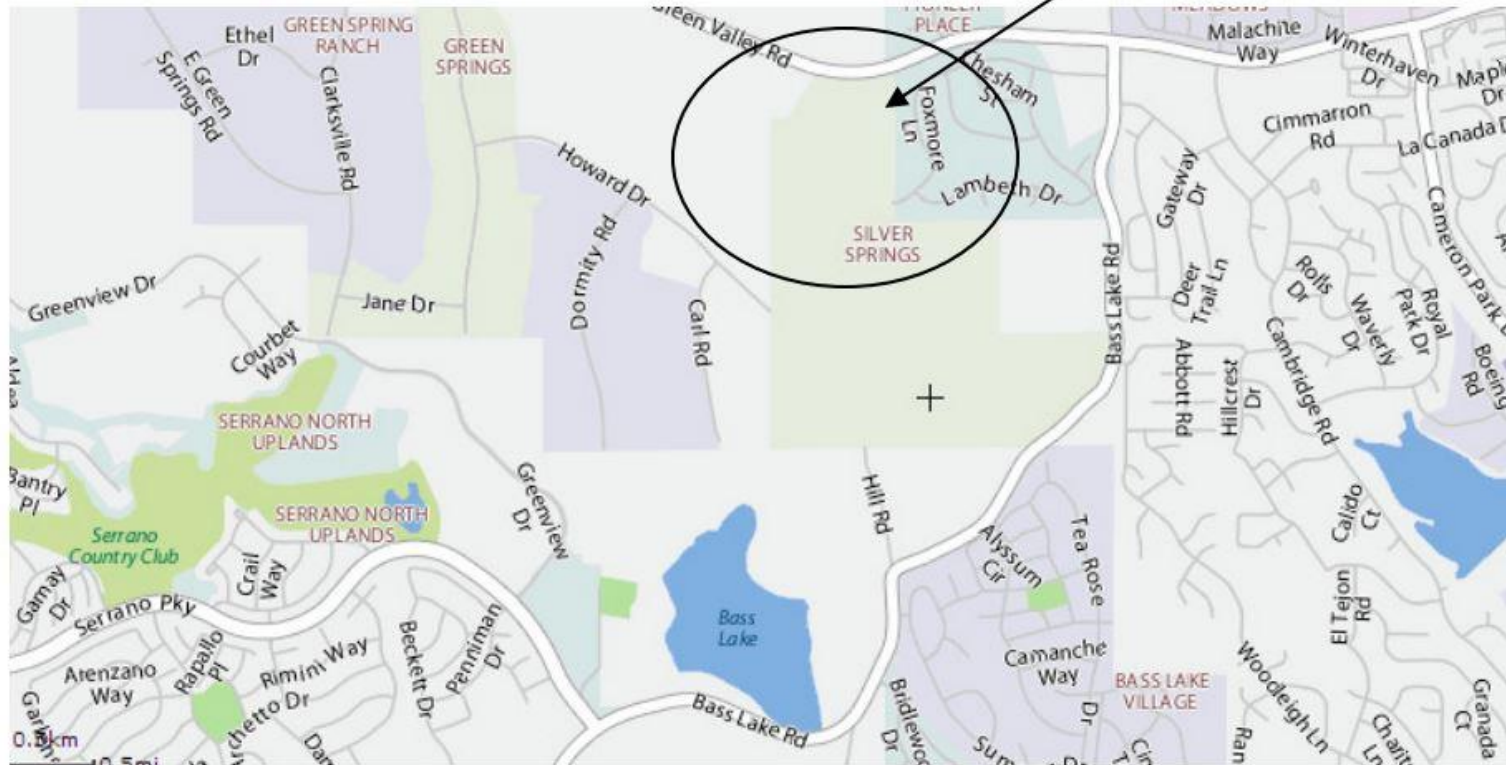
(1) PER APPROVED FINAL MAP "SILVER SPRINGS UNIT I" AS RECORDED IN BOOK J OF MAPS, PAGE 80.  
(2) UNIT CONFIGURATION AS SHOWN IN APPROVED TENTATIVE MAP.



\*Notification - No Review\* El Dorado Hills Area projects

Silver Springs Residential Development

### Silver Springs Unit 1



Vicinity Map



\*Notification - No Review\* El Dorado Hills Area projects

Bass Lake North 90 Home Residential Development – Tentative Map Six Year Time Extension Approved

# TENTATIVE MAP BASS LAKE NORTH

COUNTY OF EL DORADO SEPTEMBER, 2016 STATE OF CALIFORNIA



SCALE: 1"=100'



VICINITY MAP  
NOT TO SCALE

Y  
RANGE  
E., M.D.M.  
MBERS  
ONING





\*Notification - No Review\* El Dorado Hills Area projects

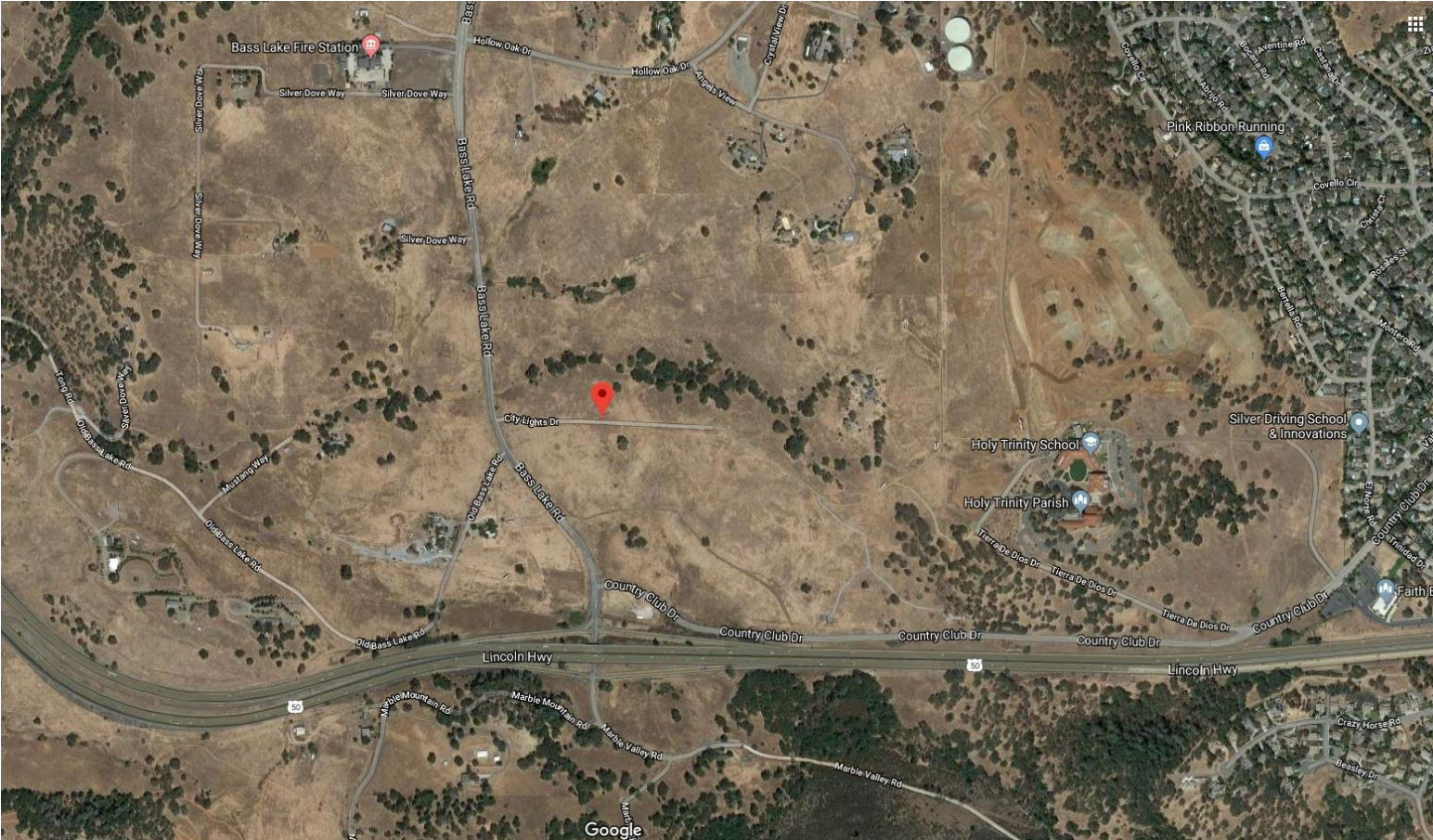
Bass Lake Road Detour – Country Club Drive Realignment Intersection Signalization





\*Notification - No Review\* El Dorado Hills Area projects

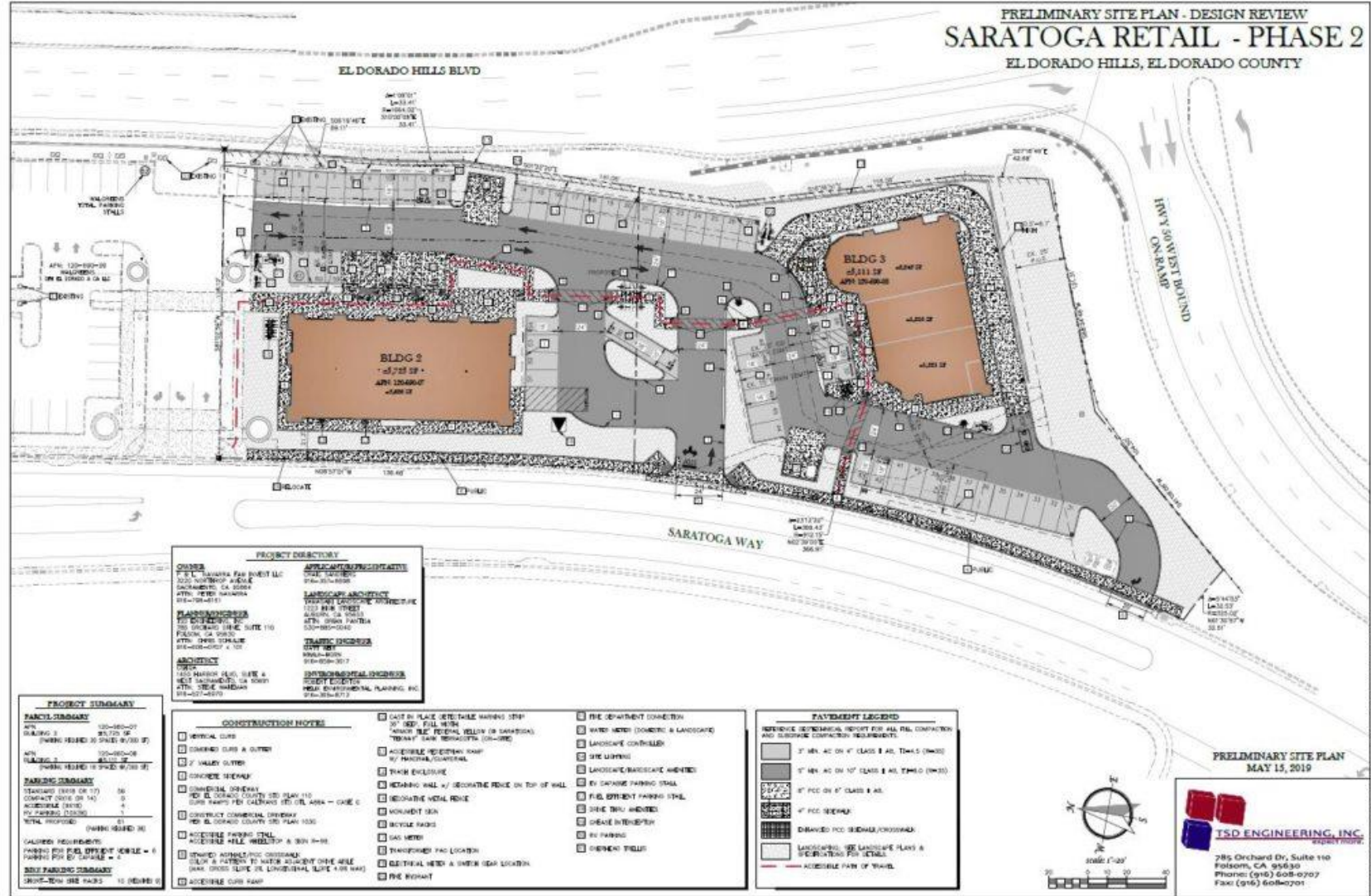
Bass Lake Road Detour – Country Club Drive Realignment Intersection Signalization





\*Notification - No Review\* El Dorado Hills Area projects

## Saratoga Retail Phase 2





\*Notification - No Review\* El Dorado Hills Area projects

Saratoga Retail Phase 2





\*Notification - No Review\* El Dorado Hills Area projects

Saratoga Way – Wilson Boulevard extensions opened





\*Notification - No Review\* El Dorado Hills Area projects

Saratoga Way – Wilson Boulevard extensions opened





\*Notification - No Review\* El Dorado Hills Area projects

Saratoga Way – Wilson Boulevard extensions opened





\*Notification - No Review\* El Dorado Hills Area projects

Saratoga Way – Wilson Boulevard extensions opened





\*Notification - No Review\* El Dorado Hills Area project forecast 2020

Proposed 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





- Costco has entered into a purchase agreement with the EDH52 property owners at Silva Valley Parkway and US50 for the western parcel.
- Costco is **only** interested in that site for an El Dorado County Store Location. They have studied every other US50 interchange in the County, and only Silva Valley Parkway fits their model. They are not interested in Placerville, El Dorado, Diamond Springs, or Cameron Park.
- Due to the COVID crisis and current economic conditions, they are extending their internal timeline on pursuing feasibility studies, as well as the application, approvals, and permits periods with El Dorado County.



## El Dorado Hills Area Planning Advisory Committee

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\*Notification - No Review\* El Dorado Hills Area projects

El Dorado Hills Apartments at Town Center East - scheduled for completion in December 2020.





\*Notification - No Review\* El Dorado Hills Area projects

El Dorado Hills Apartments at Town Center East





\*Notification - No Review\* El Dorado Hills Area projects

El Dorado Hills Apartments at Town Center East





\*Notification - No Review\* El Dorado Hills Area projects

El Dorado Hills Apartments at Town Center East





\*Notification - No Review\* El Dorado Hills Area projects

El Dorado Hills Apartments at Town Center East





# 7. Adjournment

## Next EDH APAC Meeting

Wednesday July 8, 2020 7PM

VIRTUAL ONLINE - or

El Dorado Hills CSD Pavilion

El Dorado Hills CA