

EDH 52 Commercial Center

August 11, 2021 APAC Meeting



Presentation Overview

1. Welcome Remarks
2. Project Background and Site History
3. Planning Entitlements Requested
4. North Site Overview - EDH 52
5. South Site Overview - Costco
6. Questions

Project Team

Project Team – North Site – EDH 52

Angelo Christie (EDH 52)

Tiffany Wilson (RSC Engineering)

Project Team – South Site – Costco

Kim Katz (Costco)

Lynette Dias (Urban Planning Partners)

David Babcock (David Babcock & Associates)

Joseph Welch (MG2)

Peter Bernard (Kier + Wright)

Mike Dobrota (Northwest Atlantic)



County Staff and Consultants

County Staff

Gina Hamilton (Planning)

EIR Consultant

Ascent Environmental

Tonight's Objectives



The community understands the project and has met the development team

Project Background and Site History

- ❖ 1988 Part of El Dorado Hills Specific Plan
- ❖ 1989 Property purchased by EDH 52
- ❖ 2001 Serrano homes built
- ❖ 2012 Property rezoned to CR-PD
- ❖ 2012 Design for the Silva Valley Parkway (SVP) and Interchange underway
- ❖ 2015 Initial development application submitted to the County
- ❖ 2016 SVP and Interchange opened
- ❖ 2021 Current development application submitted to the County

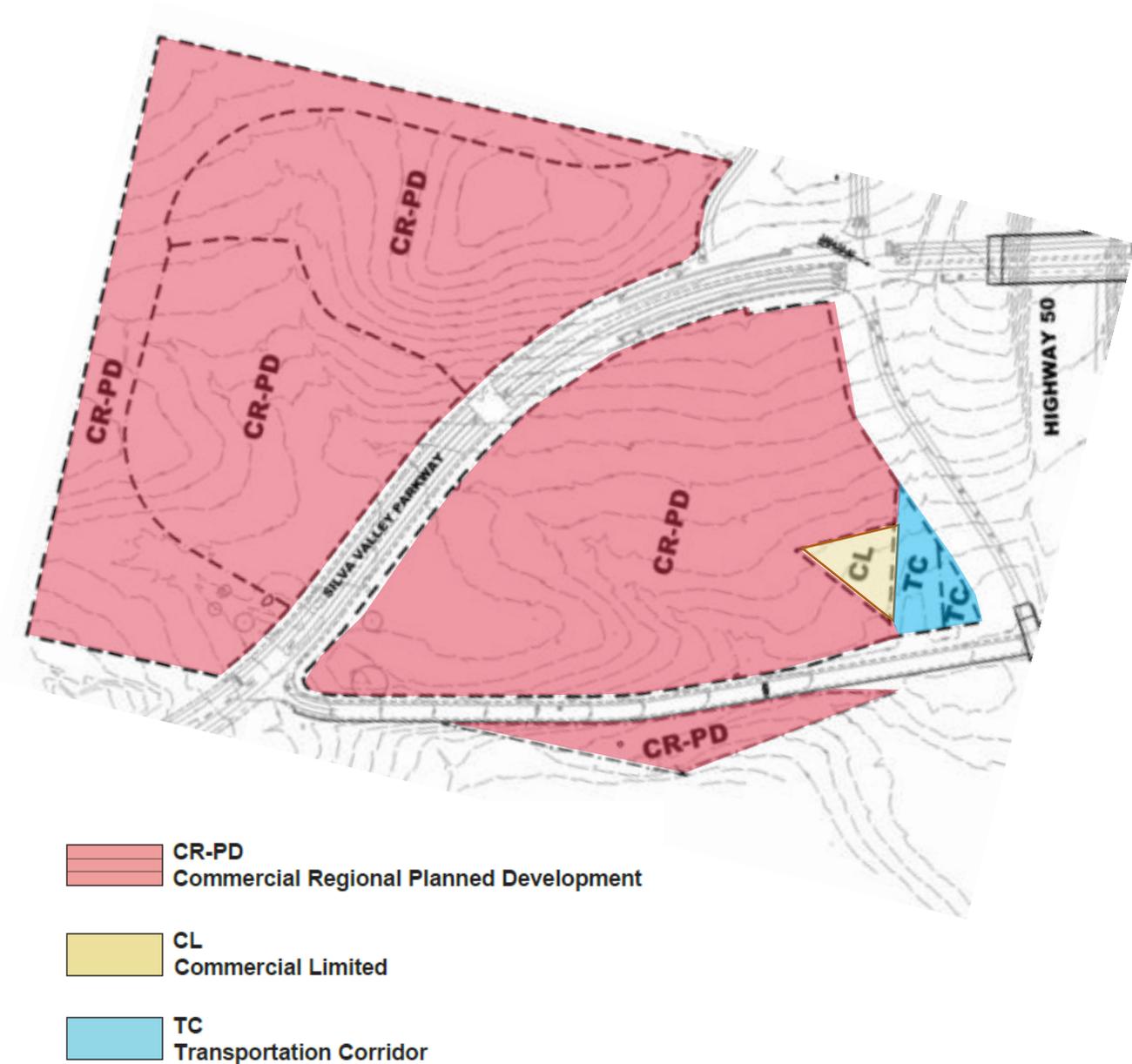


Existing Zoning

CR “Commercial, Regional”: regional shopping centers that serve a market beyond the community and are located along arterials and at major intersections

CL “Commercial, Limited”: suitable for lower intensity retail sales, office and service needs of the surrounding area

TC “Transportation Corridor”: transportation uses and right-of-way.



Requested Approvals

1. Planned Development

2. Rezone

- EDH 52: From CR-PD to CC-PD to allow storage
- Costco: Rezoning of remainder roadway parcels to be consistent

3. Conditional Use Permit

- Self-storage use on north side

4. Tentative Parcel Map - North Side

5. Lot Line Adjustment - South Side

6. Environmental Review (CEQA)

- County is lead agency and determined an EIR is necessary
- Hired Ascent Environmental as EIR consultant

EIR Topics

- Aesthetics
- Air Quality
- Biology
- Geology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology
- Noise
- Public Services (Fire & Police Services)
- Transportation

County Review Process

1. Application submitted on (April 2021)
- 2. County Review/Project Refinements (ongoing)**
- 3. Community Engagement (ongoing)**
4. CEQA Review
 1. EIR to be prepared
 2. 30-day NOP review
 3. Scoping Session (September 8, 2021)
 4. Draft EIR Published (Winter/Spring 2022)
 5. 45-Day Public Review (Spring 2022)
 6. Final EIR Published (Summer 2022)
5. Planning Commission Review (Summer 2022)
6. Board of Supervisors Review (Fall 2022)

North Site - EDH 52 Project



Site plan and neighborhood context



EDH 52 North

Secondary access

Main driveway

Secondary access

Shops Elevation



STONE TOWERS
VERTICAL
ELEMENT

BUILDING MASSING



WALL LANTERN



STONE TOWERS
VERTICAL
ELEMENT



FABRIC AWNING



PROPOSED SHOPS BUILDING (FRONT ELEVATION)

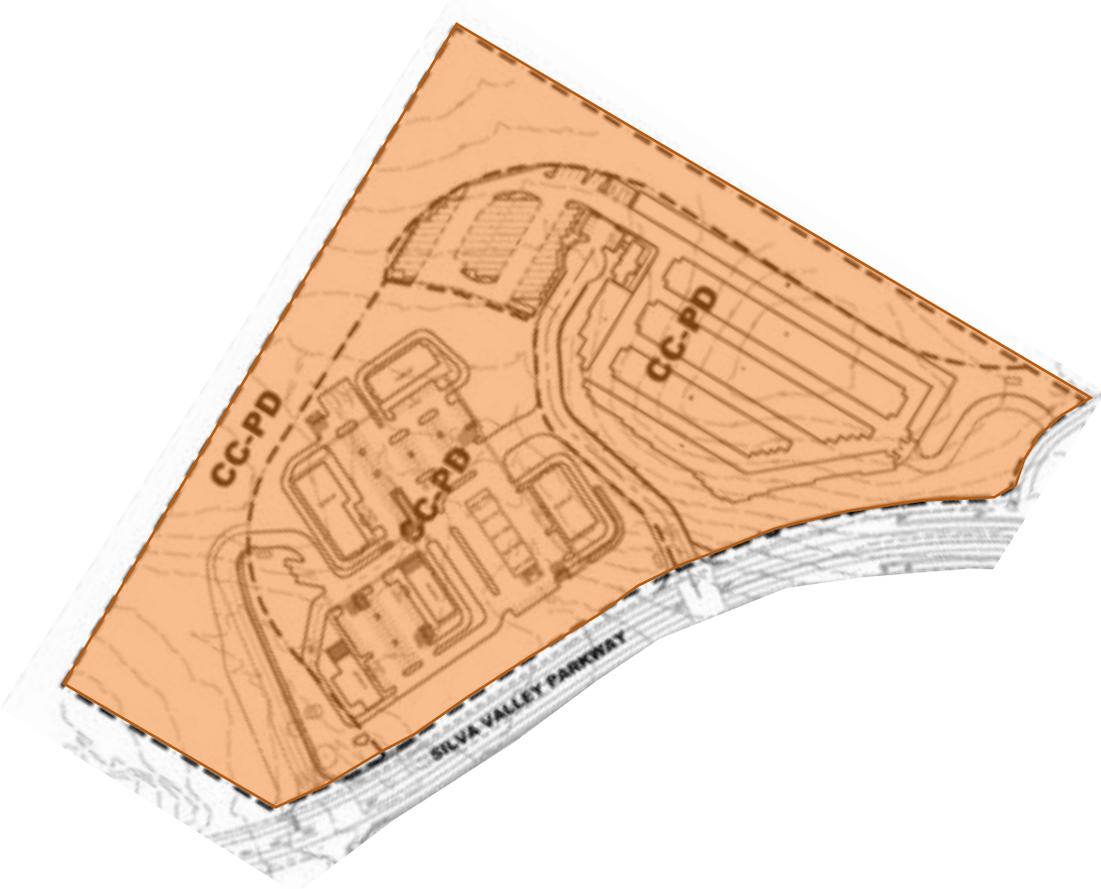
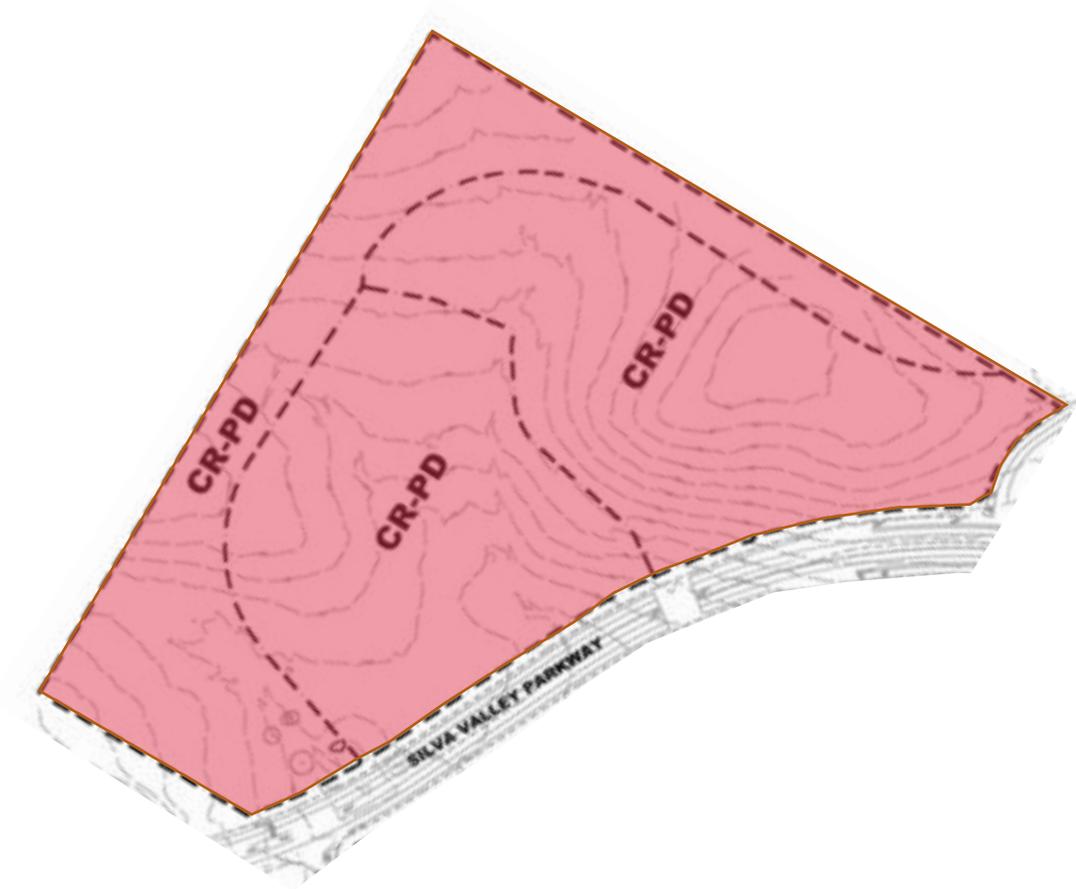
Self Storage Elevations



EDH 52 Rezone

Existing Zoning

Proposed Zoning

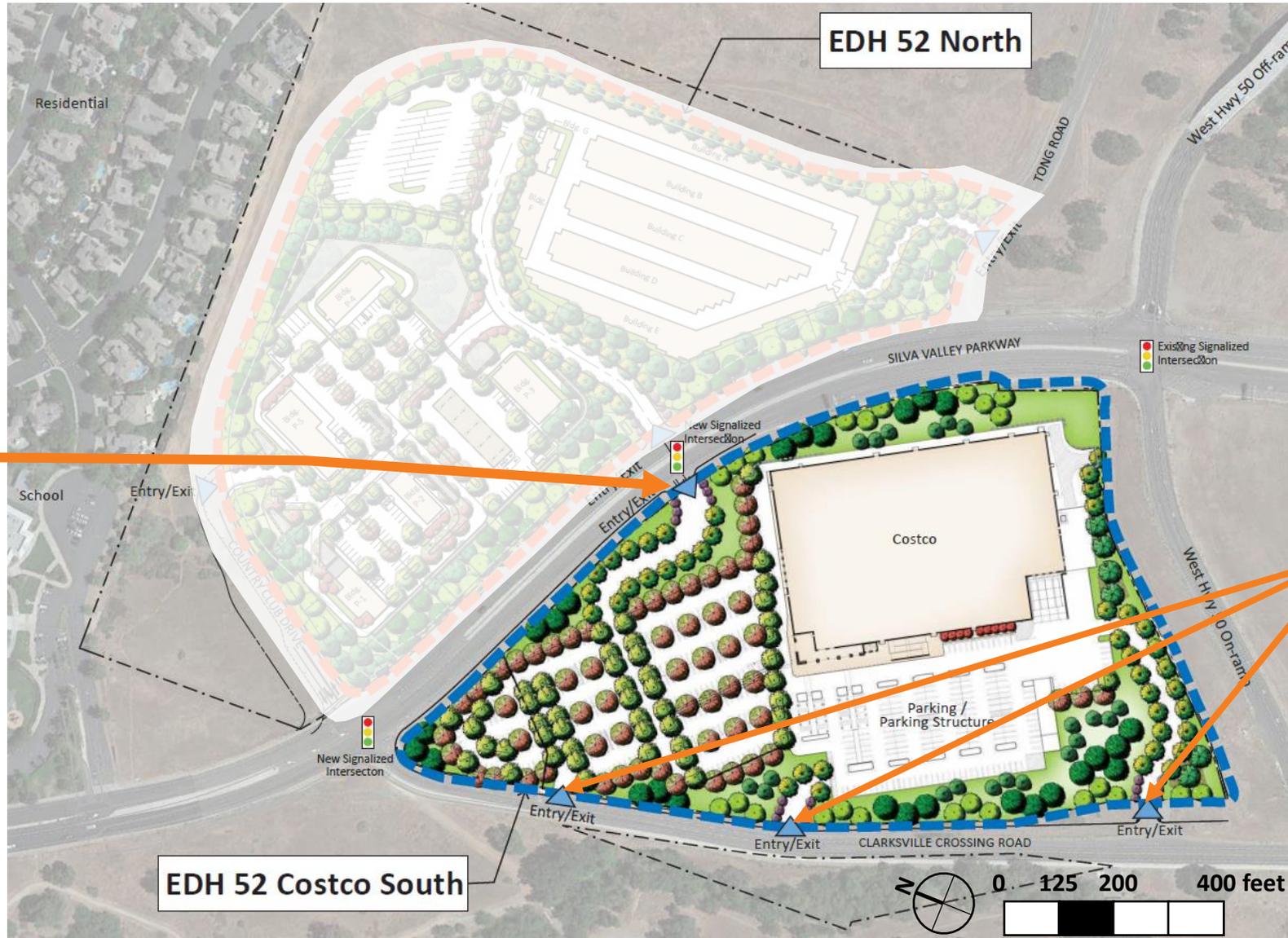


South Site - Costco



Site plan and neighborhood context

Main driveway



Secondary access

Concept site plan and operations



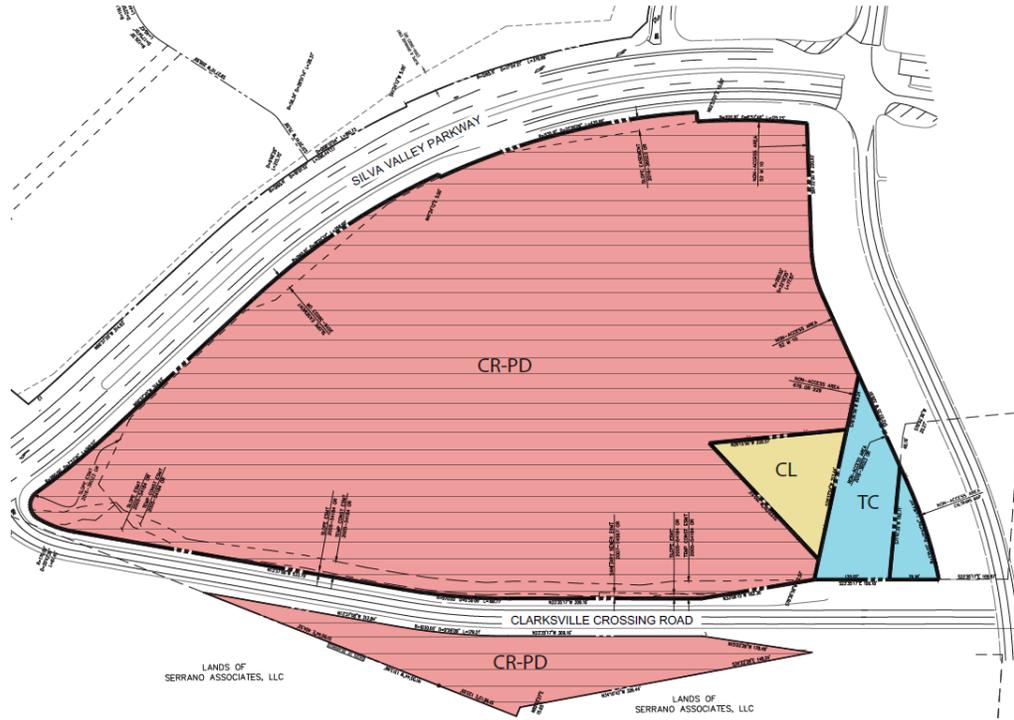
Project Overview

- Modern Costco store with groceries and home goods from local and national brands
- In-store services include pharmacy, optometry, hearing aids, and restaurant
- Tire center
- Approx. 4.9 member parking spaces per 1,000 SF of store area
- Anticipated hours:
 - 9:00 am – 8:30 pm weekdays
 - 9:00 am – 7:00 pm weekends

Building Design

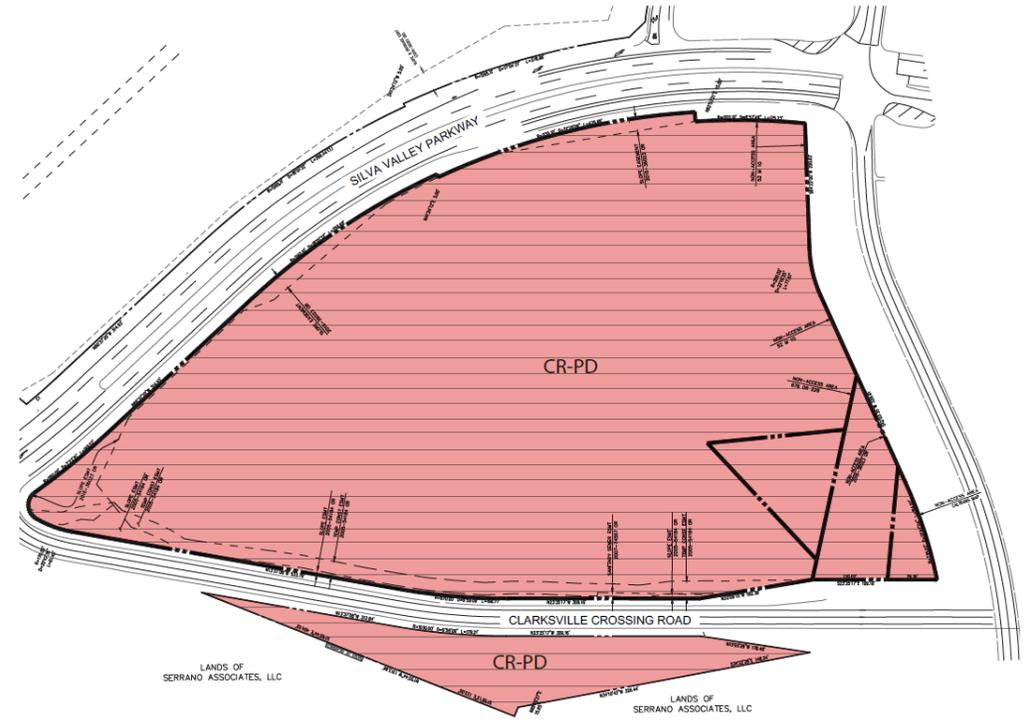


Rezone Info



EXISTING ZONING: CR-PD, CL, TC
EXISTING ACREAGE: ± 17.05 AC

- CR-PD
Commercial Regional Planned Development
- CL
Commercial Limited
- TC
Transportation Corridor



PROPOSED ZONING: CR-PD
PROPOSED ACREAGE: ± 17.05 AC

- CR-PD
Commercial Regional Planned Development

Rendering View Points



Renderings – Looking North



Renderings – Looking South



Discussion and Q + A

