



# El Dorado Hills Area Planning Advisory Committee

Wednesday August 10, 2022  
6:30PM

EDH Fire Department Station 85 Conference Room - 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

2022 Chair: John Davey

2022 Vice Chair: John Raslear

2022 Vice Chair Tim White

2022 Secretary Brooke Washburn



# 2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

**APAC 2022 Officers**

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)  
John Raslear, Vice Chair [jrazzpub@sbcglobal.net](mailto:jrazzpub@sbcglobal.net)  
Timothy White, Vice Chair [twhite@gmail.com](mailto:twhite@gmail.com)  
Brooke Washburn, Secretary [Brooke.Washburn@libertymutual.com](mailto:Brooke.Washburn@libertymutual.com)

1021 Harvard Way, El Dorado Hills, CA 95762



**AGENDA FOR MEETING: August 10, 2022, 6:30 PM**

**IN PERSON: El Dorado Hills Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA**

**OR join VIRTUAL** Zoom Meeting <https://us02web.zoom.us/j/83090460771>

**PHONE IN OPTION (669) 900-9128 Meeting ID: 830 9046 0771**

**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 \*Notification - No Review\* El Dorado County Advisory Committees**  
Informational discussion of other Volunteer Community Advisory Committees in El Dorado County. How EDH APAC is similar to, and distinct from other community groups.
  - b) **UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings**
  - c) **UPDATE \*Notification - No Review\* EDH Area project updates**
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday September 14, 2022 6:30PM START TIME**  
**HYBRID: In-Person & Virtual: EDH Fire Dept Station 85 Meeting Room 1050 Wilson Blvd El Dorado Hills CA**

PUBLIC COMMENTS can be submitted at the meeting in person or virtually. OR submitted in advance of the meeting via EMAIL. Emailed questions MUST be received by 4PM the MONDAY PRIOR to the meeting date.

Send advance comments/questions to [edhapac.comment@gmail.com](mailto:edhapac.comment@gmail.com) and please identify the project or subject you wish to address.



# 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 Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes**



# 4. Supervisor Communications

District 1 Supervisor  
John Hidahl



# 5. Guest Speaker

N/A



# 6. APAC Matters & Projects



UPDATE \*Notification - No  
Review\*

El Dorado County Advisory  
Committees



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Meyers Advisory Council

Diamond Springs and El Dorado Community Advisory Committee

Coloma Lotus Advisory Committee

Cameron Park Design Review Committee

Cool-Pilot Hill Advisory Committee

El Dorado Hills Area Planning Advisory Committee



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Committees of the Board of Supervisors	Locally formed Advisory Groups
Established through policy and county ordinances:	Formed locally by area residents
Established to provide advice to the entire Board	Area residents submit findings and concerns to County Government
Members appointed by the Board of Supervisors	Members appointed by self-determination of residents
1) Meyers Advisory Council	
2) Coloma Lotus Advisory Committee	1) Cool-Pilot Hill Advisory Committee
3) Diamond Springs and El Dorado Community Advisory Committee	2) El Dorado Hills Area Planning Advisory Committee
4) Cameron Park Design Review Committee	



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Meyers Advisory Council

The Meyers Area Plan is the comprehensive long-term plan for the Meyers Community. It seeks to achieve the Meyers vision and recognizes Meyers' unique characteristics. The Meyers Advisory Council (MAC) worked closely with El Dorado County, the Tahoe Regional Planning Agency (TRPA) and the public to update the existing Meyers Community Plan and convert it into the Meyers Area Plan.

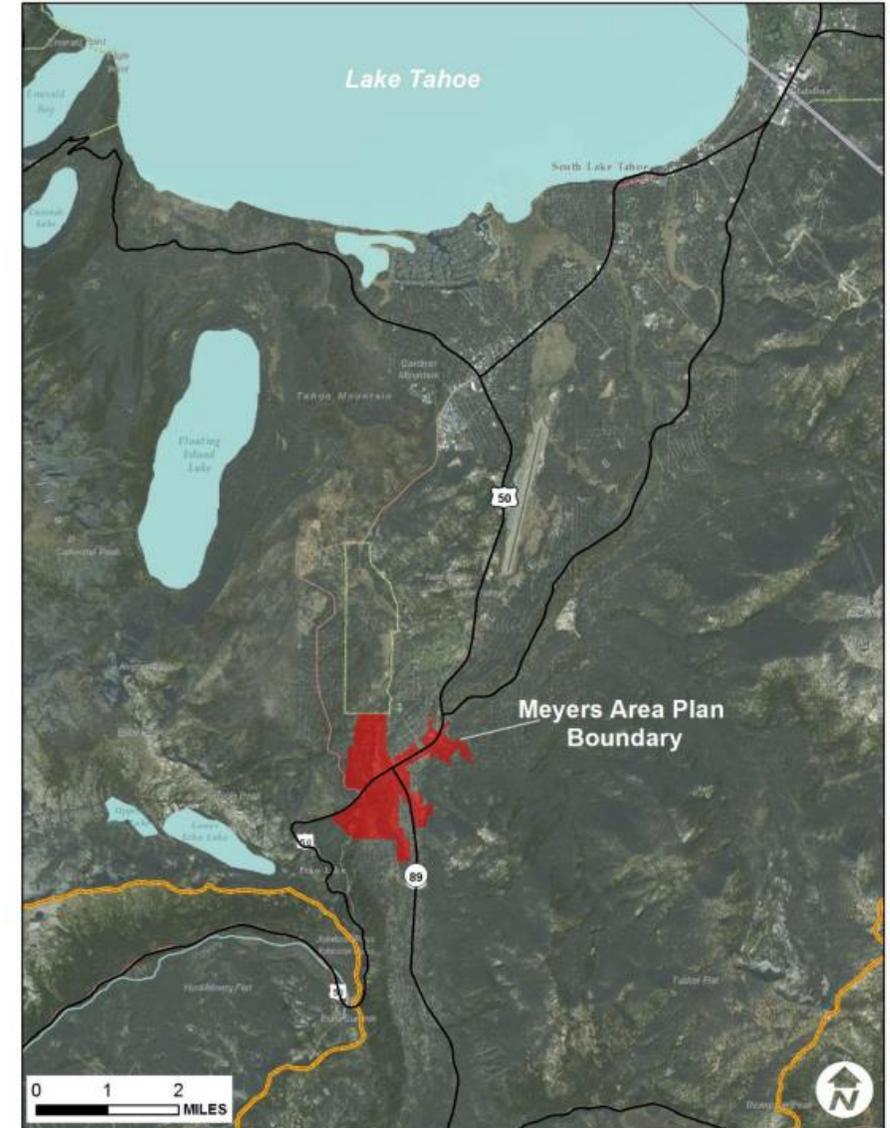


UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Meyers Advisory Council

During the 1960s, the area around Meyers was part of a grand residential subdivision plan originally developed by two corporations, Tahoe Paradise Homes and Tahoe Paradise Properties, Inc. The new neighborhoods were to be called Tahoe Paradise. Since that time the entire area is referred to as either Meyers or Tahoe Paradise, although the commercial district is generally identified as Meyers.

FIGURE 1-1: MEYERS AREA PLAN AND VICINITY





UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Meyers Advisory Council

The Meyers Area Plan builds upon the 1993 Meyers Community Plan and maintains much of the vision and many of the same priorities as this original plan. However, the Area Plan includes lands not included in the Community Plan. It also updates the plan to reflect current conditions and includes additional implementation measures to achieve the plan's objectives. The Area Plan includes approximately 669 acres (including 66 acres of public right-of-way) of mixed use, recreation, and conservation lands. The Area Plan recognizes Meyer's role as the hub of a much larger community that includes residential, recreation, and conservation lands surrounding the Area Plan. The plan includes policy direction, zoning, and regulations that apply within the plan area, as well as guidance on how the Area Plan should be integrated with surrounding areas. The Area Plan incorporates both the Regional Plan and the General Plan by reference, including the respective implementing ordinances. The Area Plan integrates these plans to the extent practical in order to simplify compliance with local and regional requirements, and improve the efficiency of plan administration. The Area Plan also revises portions of the Regional Plan and General Plan to reflect Meyer's unique characteristics and support the local community's vision.



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Meyers Advisory Council

The Meyers Advisory Council consists of eight appointed members.



## County of El Dorado

### MEETING AGENDA

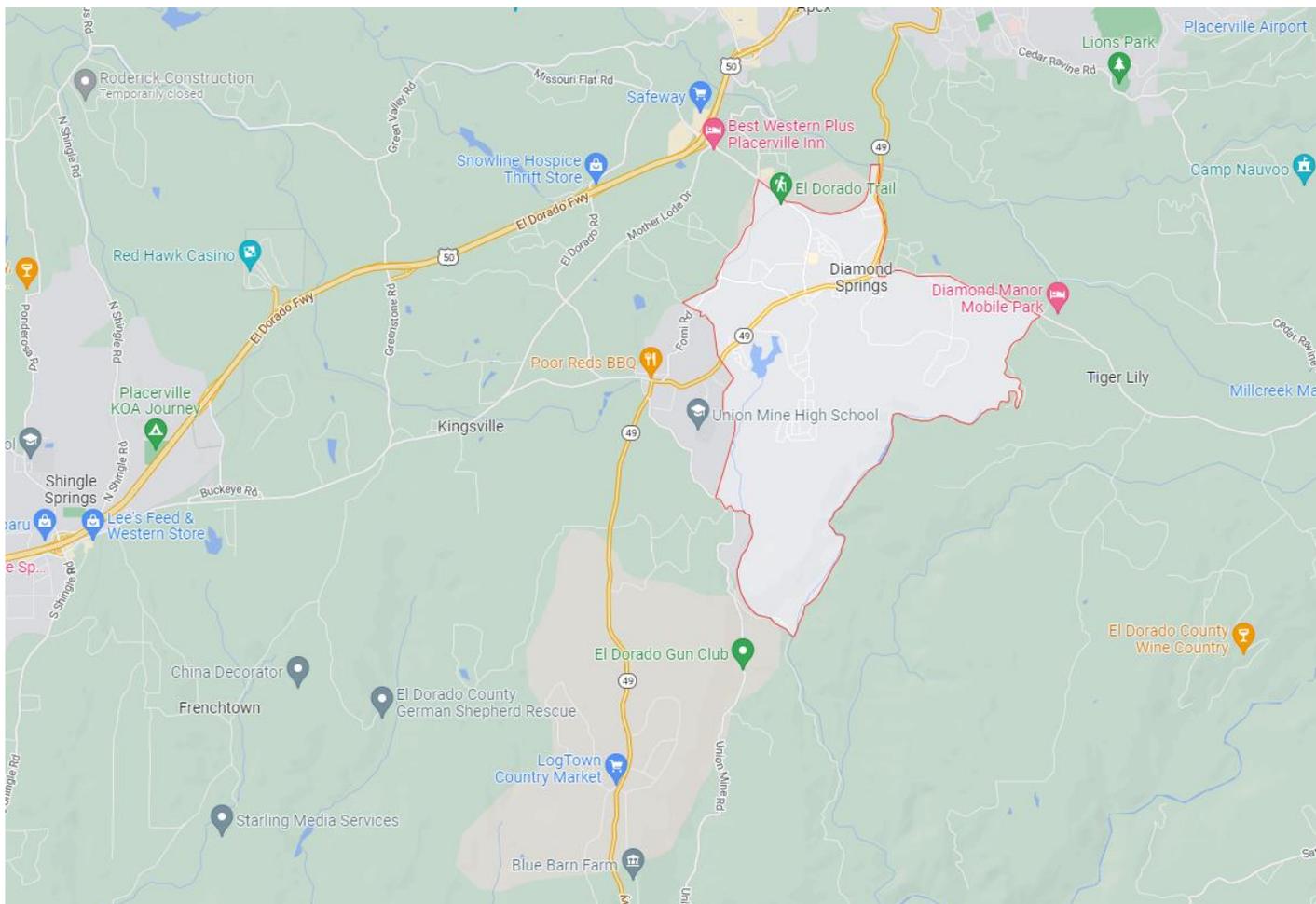
## Meyers Advisory Council

*Leon Abravanel, Member*  
*Joseph V. Cardinale, Member*  
*Trevor Coolidge, Member*  
*Greg Daum, Member*  
*Carl Fair, Member*  
*Josh Marianelli, Member*  
*John Dayberry, Member*  
*Vacancies (2)*



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Diamond Springs and El Dorado Community Advisory Committee





UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Diamond Springs and El Dorado Community Advisory Committee

The Diamond Springs and El Dorado Community Advisory Committee shall review and make recommendations to staff, Zoning Administrator, Planning Commission, and the Board of Supervisors regarding the following in the area of responsibility:

- 1) Discretionary project applications;
- 2) Implementation of the 2004 General Plan land use designations;
- 3) The Zoning Ordinance update;
- 4) Design Guidelines; and
- 5) Other issues as directed by the Board of Supervisors.



RESOLUTION NO. 015-2015

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO

WHEREAS, General Plan Goal 2.4 "Existing Community Identity," states "Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents;" and,

WHEREAS, the unincorporated communities of Diamond Springs and El Dorado are historic communities within El Dorado County possessing unique character and tradition that shall be protected; and,

WHEREAS, the adopted General Plan designations currently in effect for these historical communities generally reflect the land use designations and zoning from the 1969 General Plan, the Diamond Springs/El Dorado Area Plan (1979), and the 1996 General Plan; and,

WHEREAS, the Board of Supervisors adopted the Missouri Flat Design Guidelines on June 3, 2008 by Resolution 134-2008 for the Missouri Flat Road area, but the area covered by those Guidelines does not include the majority of the communities of Diamond Springs and El Dorado; and,

WHEREAS, additional design standards and guidelines covering the historic downtown areas of the communities of Diamond Springs and El Dorado can provide clear and graphic direction for the renovation of existing development and new construction, serve as a tool for an applicant when designing a project, assist staff and applicants with project processing, and serve as a basis for quality design resulting in a higher quality of life for residents and customers in areas governed by those guidelines; and,

WHEREAS, the residents of the Diamond Springs and El Dorado Community have expressed interest in having input into development issues within the area; and

WHEREAS, as a result of that interest, the Board of Supervisors adopted Resolution No. 235-2009 on October 20, 2009, forming the Diamond Springs and El Dorado Community Advisory Committee; and

WHEREAS, the Board of Supervisors now desires to expand the potential membership base for that committee to include individuals who live, own a business, or own property within the Diamond Springs and El Dorado Community Regions or within one mile outside of its boundaries.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of the County of El Dorado hereby amends and restates the formation of the Diamond Springs and El Dorado Community Advisory Committee ("Committee") to advise the County in the application of adopted community plans, area guidelines and standards related to development activity as follows:

**Section 1. Area of Responsibility:** The Committee shall review and make recommendations regarding development within the area designated as the Diamond Springs and El Dorado Community Region as depicted on the current General Plan land use map.



# El Dorado Hills Area Planning Advisory Committee

## UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

### Diamond Springs and El Dorado Community Advisory Committee

#### Membership

The Committee shall be comprised of seven members. All members shall either live, own a business, or own property within the El Dorado and Diamond Springs Community Regions or within one mile outside of the Community Region Boundary Line. Members shall serve without compensation. All Members serve at the pleasure of the Board of Supervisors.

Term Limits: Four-year term

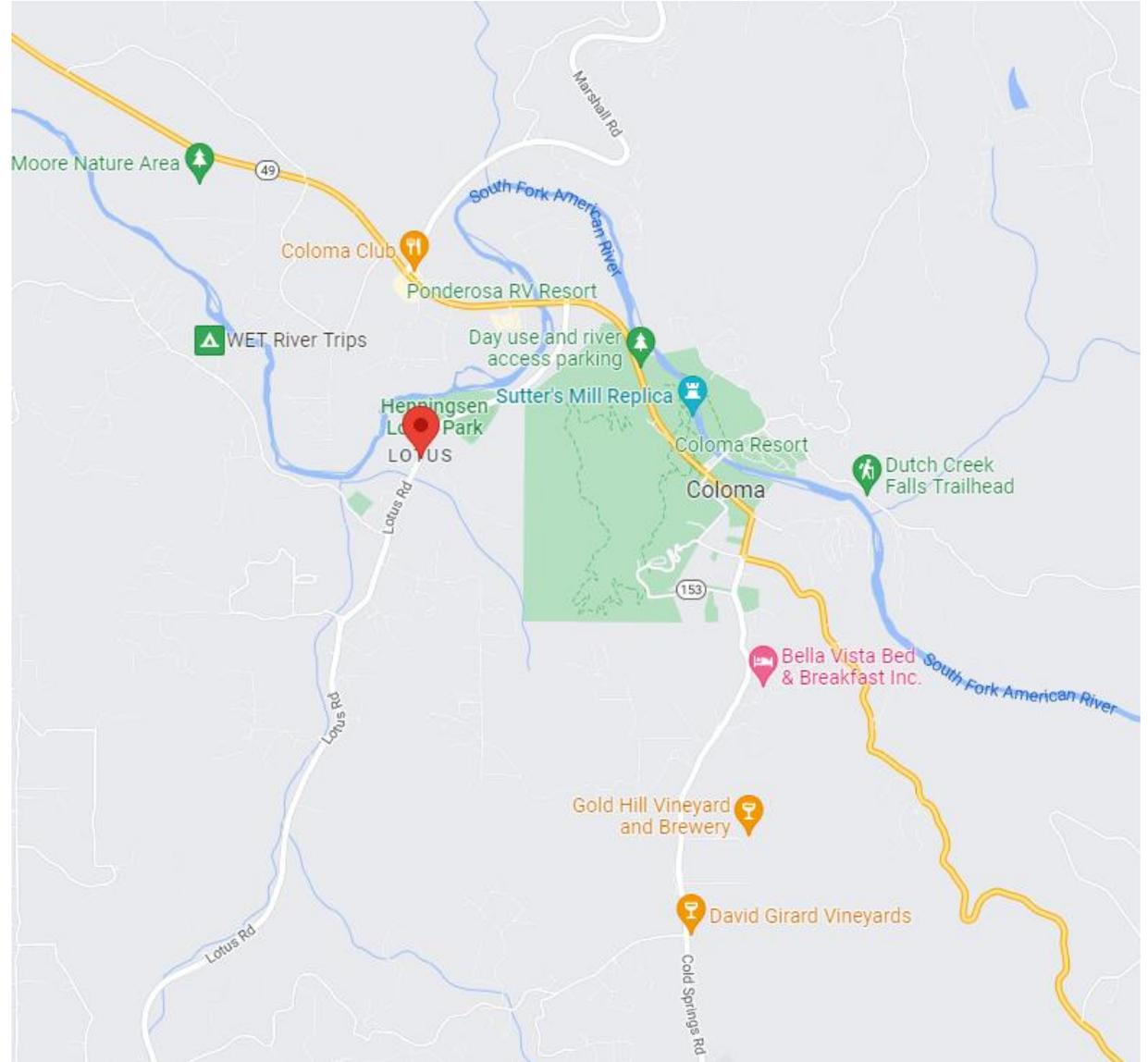
Meetings: The Committee shall meet at least twice a year or more often as deemed necessary by the Committee or the Board of Supervisors.

Member Name	Member Type	Appointed Date	Original Appointment	Expiration Date
Carl M. Hillendahl	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	1/5/2021	8/30/2016	1/1/2025
Patrick Klein	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	12/7/2021	12/7/2021	12/7/2025
Jessica Orr	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	2/22/2022	2/22/2022	2/22/2026
Larry Patterson	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	1/5/2021	10/20/2009	1/1/2025
Warren R. Pesses	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	4/2/2019	1/12/2016	4/2/2023
Meredith A. Stirling	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	7/16/2019	8/11/2015	7/16/2023
Gloyd "Bud" Zeller	<b>Role:</b> Member <b>Appointed By:</b> Full Board <b>District:</b> None	2/1/2022	2/1/2022	2/1/2026



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Coloma Lotus Advisory Committee  
(Formerly the River Management Advisory Committee)





UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Coloma Lotus Advisory Committee



RESOLUTION NO. 078-2019

OF THE BOARD OF SUPERVISORS OF THE COUNTY OF EL DORADO  
ESTABLISHING THE COLOMA LOTUS ADVISORY COMMITTEE

**WHEREAS**, General Plan Goal 2.4 “Existing Community Identity” encourages El Dorado County (the “County”) to “Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of the County residents;” and

**WHEREAS**, Objective 9.1.4 in the El Dorado County General Plan (General Plan) Parks and Recreation Element sets forth an objective to “Conserve and promote the waterways of El Dorado County, particularly the South Fork of the American River, as recreational and economic assets;” and

**WHEREAS**, Policy 9.1.4.1 in the General Plan states, “The River Management Plan, South Fork of the American River, (River Management Plan) is considered the implementation plan for the river management policies of this chapter;” and

**WHEREAS**, the Board of Supervisors (Board) adopted an update to the River Management Plan on February 13, 2018; and

**WHEREAS**, the unincorporated communities of Coloma Lotus are historic communities within El Dorado County possessing unique character and tradition that should be protected; and

**WHEREAS**, the River Management Advisory Committee was designed, in part, to be a voice for the community on river related issues and was reconstituted in 2002 pursuant to Resolution 065-2002; and

**WHEREAS**, the residents of the Coloma Lotus Community have expressed interest in having input into development and other issues of community concern within the area; and

**WHEREAS**, a Coloma Lotus Advisory Committee could provide input on both community and river related issues.

**NOW, THEREFORE, BE IT RESOLVED** that the Board hereby rescinds Resolution 065-2002, thereby disbanding the River Management Advisory Committee.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the Board hereby adopts this Resolution establishing the Coloma Lotus Advisory Committee and designates their duties to advise the County on community and river related issues as follows:



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

### Coloma Lotus Advisory Committee

#### Committee Scope and Purpose

The Committee shall review and make recommendations to the Parks and Recreation Commission, the Planning Commission, and the Board regarding issues within the Coloma Lotus Valley, including the area of influence along South Fork of the American River from Chili Bar Dam to Folsom Lake. The Committee shall review and make recommendation to the Parks and Recreation Commission, Planning Commission and the Board regarding the following in the Area of Responsibility: 1. Updates and Amendments to the River Management Plan. 2. Accountability of the River Trust Fund. 3. Ordinances or regulations related to private or commercial activities on the South Fork of the American River. 4. Discretionary project applications. 5. Implementation of the current General Plan. 6. Other matters referred by the Parks and Recreation Commission. 7. Other matters referred by the Planning Commission. 8. Other matters referred by the Board. 9. Other matters of concern referred by the community or any other unnamed board, committee, or commission. 10. Nothing in this resolution shall require that comments or recommendations from the Committee be a prerequisite for a decision by any Commission or Board.



### UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

#### Coloma Lotus Advisory Committee

##### Membership

The Committee shall be comprised of seven members. A. Business Representative. There shall be one business representative who shall be an owner or operator of a business in the Coloma-Lotus area. The business representative shall not be a permitted outfitter on the South Fork of the American River. B. Outfitter Representative. There shall be one outfitter representative who shall be an owner or operator of a business possessing a valid River Use Permit for the South Fork of the American River. C. Non-Commercial Boater Representative. There shall be one non-commercial boater representative who is a resident of El Dorado County Supervisorial District 4 and has an appropriate background to represent non-commercial interests and regularly uses the river for whitewater recreation. The non-commercial representative shall not have a financial interest in an outfitting business nor derive their primary income from any aspect of commercial outfitting. D. Landowner/Resident Representative. There shall be two landowner/resident representatives who live within the Area of Responsibility and shall be an owner of residential property or a resident on property that is within the project area of the River Management Plan. This representative shall not have a financial interest in any outfitting business nor derive their primary income from an aspect of commercial outfitting. E. Members-at-Large. There shall be two public members-at-large who live within the Area of Responsibility and shall not own or reside on any property within 1000 feet of the South Fork American River and who shall be free from any material financial relationship to tourist-recreation businesses along the river corridor.

##### Term Limits

The terms of office of all members shall be four years from the date of appointment. All members serve at the pleasure of the Board.

##### Meetings

The Committee shall meet at least two times each year or more often as deemed necessary by the Committee or Board. The Committee may establish a time and place for regular meetings. Special meetings of the Committee may be called at any time by the Chair or by a majority of the members of the Committee. Special meetings shall be noticed as required by law. Agendas of regular meetings shall be posted pursuant to the Ralph M. Brown Act (Government Code 54950 et. seq).



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

## Cameron Park Design Review Committee

The Cameron Park Design Review Committee reviews the process to provide protection, enhancement and use of places, sites, buildings and structures having special character, aesthetic interest and value; enhancement of tourism and the economy of the County by protecting and preserving places having special and unique character and interests.





UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

### Cameron Park Design Review Committee

#### Membership

Three members shall be residents and owners of property in the area served by the Committee; two may be business owners of property within area and not residents.

#### Term Limits

Four-year term; except first members appointed. Members should be appointed on a staggered basis to keep the Committee complete and functional.

#### Meetings

Cameron Park Design Review Committee meetings are held approximately every fourth Monday at 6:30 p.m. Discretionary projects required to be reviewed are required to schedule the review date with the El Dorado County Planning department. Additional meetings may be called at the discretion of the Chairperson or any two committee members. Meeting Location: See Agenda for Meeting Location



## UPDATE \*Notification - No Review\* El Dorado County Advisory Committees Cameron Park Design Review Committee

### Sec. 130.60.070 - Design Review Committee.

The Board may establish by resolution a design review committee to review and comment upon discretionary development applications within the boundaries of the design review district. The terms and arrangements for the committee shall be as follows:

- A. Composition. A design review committee shall consist of no fewer than three and not more than five members. County officials shall not be included. The members shall be selected and appointed by the Board, as follows:
  - 1. At least three members shall be residents and owners of property located within the district boundaries.
  - 2. When more than three members comprise the committee, up to two additional members may be owners of commercial property located within the district boundaries.
- B. Compensation. The appointed members of the design review committee shall serve without compensation and shall not be entitled to reimbursement of mileage or necessary expenses by the County.
- C. Appointment. The term of office of each member shall be four years or until the first appointment and qualification of their successor. The first members shall classify themselves by lot so that the term of office of two members is two years, and remaining members is three years. Members otherwise serve until the appointment and qualification of their successor. Any member, even though they serve for a term, may be removed by the Board at any time without cause. A vacancy may be filled only for the unexpired term. All vacancies on the committee shall be immediately reported to the Board.
- D. Officers. At the first meeting of the design review committee, and thereafter at the first meeting of each calendar year, the committee shall elect from its membership a chairman, vice chairman, and secretary, who shall hold office for a term of one year and until the election of their successors.
- E. Meetings. Meetings may be held on the call of the chairman or any two members when matters are referred for committee review in compliance with Subsection H (Powers and Duties of the Design Review Committee) below in this Section, by mailing notice of the time, place, and purpose of the meeting to each member at least seven days prior to the meeting. The meetings, including public notice of such meetings, shall conform to the requirements of California Government Code Section 54950 et seq.
- F. Quorum. The majority of the appointed committee members shall constitute a quorum for the transaction of business, which translates to two out of three sitting members, or three out of four or five sitting members.
- G. Lapse of Membership. For reasons including, but not limited to continued absence, a member of the design review committee may be removed from office without cause, by an order adopted by a majority vote of the Board declaring that office vacant.
- H. Powers and Duties of the Design Review Committee. The design review committee shall have the following duties and powers:
  - 1. Act in an advisory capacity to the Director, Commission, or Board with regard to providing review and comment on discretionary development applications for multi-unit residential, commercial, mixed-use, and industrial applications within their district boundaries.
  - 2. Provide recommendations to the Board and the Director regarding the adoption, improvement, or modification of design review procedures and standards.
  - 3. Review projects for consistency with any related adopted design guidelines, standards, and ordinances.



## El Dorado Hills Area Planning Advisory Committee

UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

### Cameron Park Design Review Committee

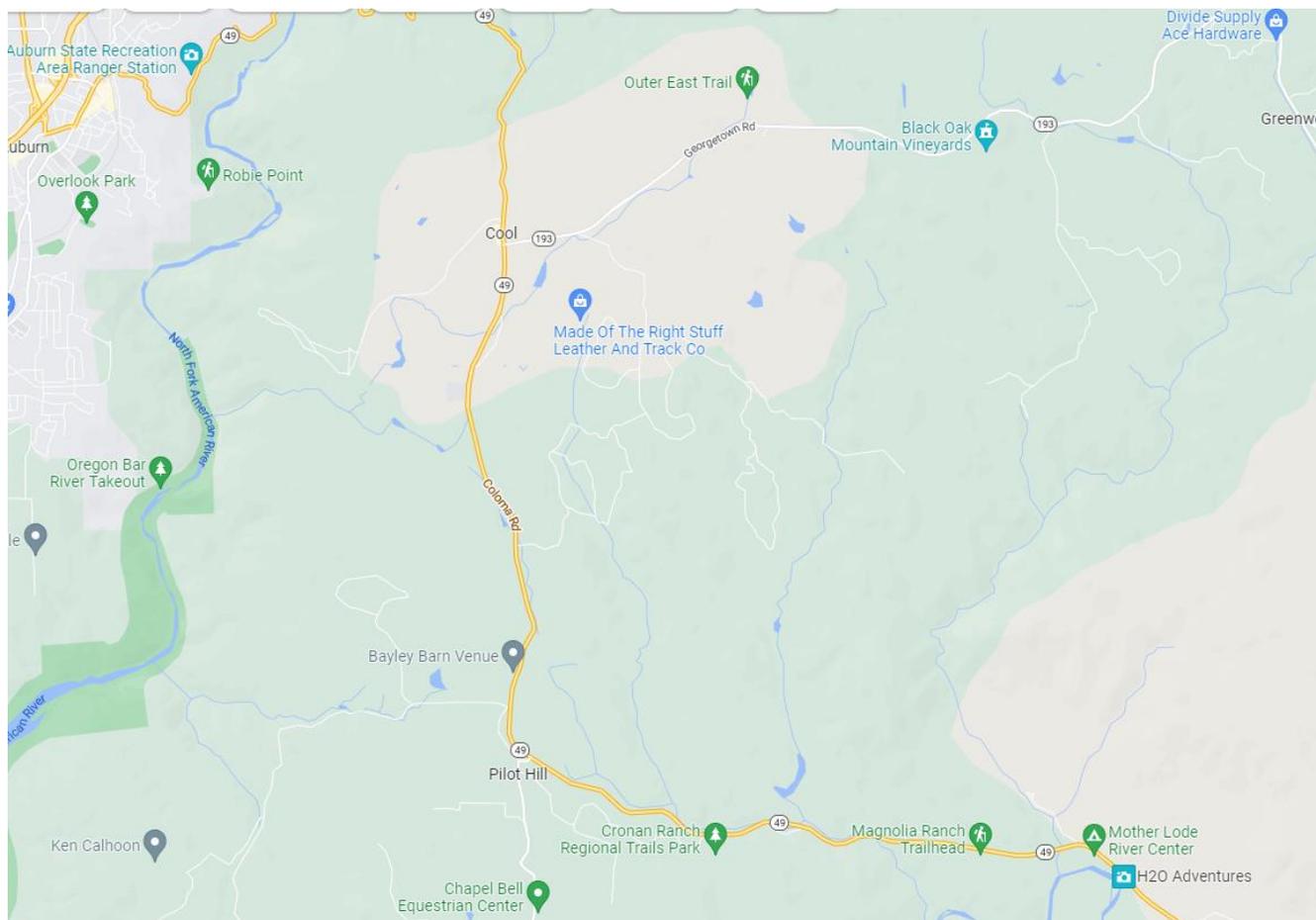
Member Name	Member Type	Appointed Date	Original Appointment	Expiration Date
<b>Dyana Anderly</b>	<b>Role:</b> Resident <b>Appointed By:</b> Full Board <b>District:</b> None	1/4/2022	11/20/2018	1/1/2026
<b>Shane Kiley</b>	<b>Role:</b> Resident <b>Appointed By:</b> Full Board <b>District:</b> None	1/4/2022	8/25/2020	1/1/2026
<b>Vince K. Maloney</b>	<b>Role:</b> Business/Resident <b>Appointed By:</b> Full Board <b>District:</b> None	1/4/2022	11/10/2015	1/1/2026
<b>Greg McKinney</b>	<b>Role:</b> Resident <b>Appointed By:</b> Full Board <b>District:</b> None	3/15/2022	3/15/2022	3/15/2026
<b>Vacant</b>	<b>Role:</b> Business/Resident <b>Appointed By:</b> Not Available <b>District:</b> None	Not Available	Not Available	Not Available



## UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

### Cool-Pilot Hill Advisory Committee

The Cool-Pilot Hill Advisory Committee (CPHAC) was formed in 1978 by a group of community minded citizens in the Cool and Pilot Hill area to act in an advisory capacity to the El Dorado County Board of Supervisors.





UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Cool-Pilot Hill Advisory Committee

## Cool Pilot Hill Community Plan: Our community - Our way

1.

### In rural communities...

The Foothills of western El Dorado county is home to several unique and beautiful community with daily needs, like Cool and Pilot Hill, that generally have to be serviced by driving into another county. This is at great expense to our community both in fuel cost, extra time, and tax revenue benefiting other jurisdictions which should remain here helping our community.

2.

### Mainstreet - Cool California

Developing a people centered design and character to our "Mainstreet" will strengthening our community engagement and help better establish our culture and have a place that we all can enjoy. The additional benefits of a walkable mainstreet include: holiday celebrations, the ability to host special events, promote our community's best assets and create an inviting atmosphere that strengthens our existing businesses and recruits new ones into our community. It will also encourage shoppers, visitors, and residents to increase dollars spent here in our community while increasing local tax dollars.

3.

### Parks, Recreation & Trails

We are at a tipping point point in our community. If we want any chance of expanding our trail system as well as create fulltime dedicated trails for different recreational uses the time is now.



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Cool-Pilot Hill Advisory Committee

## Board Members

Know about our executive committee that jointly supervises the activities of this organization.



**Susan Yewell**  
Chairperson



**Aloha Adams**  
Vice Chair



**Nanette Franceschini**  
Secretary



**Kit Veerkamp**  
Board Member  
Parks, Recreation, & Trail



**Marc Stanley**  
Board Member  
Land Use & Economic Development



## UPDATE \*Notification - No Review\* El Dorado County Advisory Committees Cool-Pilot Hill Advisory Committee

### Your community – Your Voice: Time to be heard

This year, join a community of people who care about the future of our community - Participate in the Survey!

100%

participation goal

22

Commercial Properties

8

undeveloped commercial properties for sale

108

Concerned Citizens Surveyed and Heard

11 016

more concerned voices to participate in the survey

**Community Survey:** All of the aspects about quality development in a mainstreet need your input: concept, development & revitalization. We need to define what we collectively need in our community, and also what we don't want. We invite all individuals and businesses to share their voice, and leave their comments via our community survey. Results are reported weekly. Please "click on any Green Links" below to begin your survey.

**Community Survey 1 – Click Here:** What issues do you care about most?

### Community Survey:

Last Updated: June 13, 2022

YES: Maintain Rural Character of Community 90%

YES: Attract New Business & Services 87%

YES: Increase affordable workforce housing 85%

NO: Development on the Scenic Corridor of 193/49 97%

**New Gas Station – Location Survey 1-3:** Our community needs the benefit of an additional gas station. Thankfully there are several developers willing to bring a station in our community. Each of the proposed locations have potential draw backs please fill out each of the surveys.

**Survey 1 – Click Here:** @ Hilltop 193/49:

**Survey 2 – Click Here:** @ Aaron Cool Drive:

**Survey 3 – Click Here:** @ South Ellinghouse/Holiday:

### Gas Station Survey:

Last Updated: June 13, 2022

YES: Gas Station Located at South Ellinghouse 92%

NO: Gas Station Located at Hilltop 193/49 96%

NO: Gas Station Located at Aaron Cool Drive 93%



### UPDATE \*Notification - No Review\* El Dorado County Advisory Committees



The APAC (El Dorado Hills Area Planning Committee) was formed in 1981 at the request of the County Supervisors to provide public input for the development of the County's new area plan for EDH and the Salmon Falls area.

The APAC, after 18 months of work, created a Land Use designations and Zoning maps for El Dorado Hills and the Salmon Falls area. The recommendations were submitted to the County for approval and after modification by the Planning Commission and the Board of Supervisors were adopted as the area plan for our area.

El Dorado County was divided into a series of independent Area Plans in the early days before the State mandated that a County General Plan was required as 'the' County wide development planning tool. The original EDHAPAC committee consisted of about 30 volunteers from the EDH and Salmon Falls area, with EDH resident Bill Sturch serving as the founding President.

Since 1990, the EDHAPAC has been operating as a standing committee of the El Dorado Hills Community Council (EDHCC), which was created by former Supervisor Sam Bradley.



UPDATE \*Notification - No Review\* El Dorado County Advisory Committees

Although many APACs were created in the same timeframe, the El Dorado Hills APAC has the unique distinction of being the only surviving and continuously operative APAC over the 41 years since its inception. While EDHAPAC is only an advisory committee to the County, its recommendations have made a difference by influencing developers, County Planners, the Planning Commissioners, and the Board of Supervisors in the outcome of many proposed projects. APAC's submittal of written position reports of support, conditional support or non-support represent the community's strongest voice in local land use planning.





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

**EDH APAC comments submitted  
to pending TAC meetings**



UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

TAC Meeting

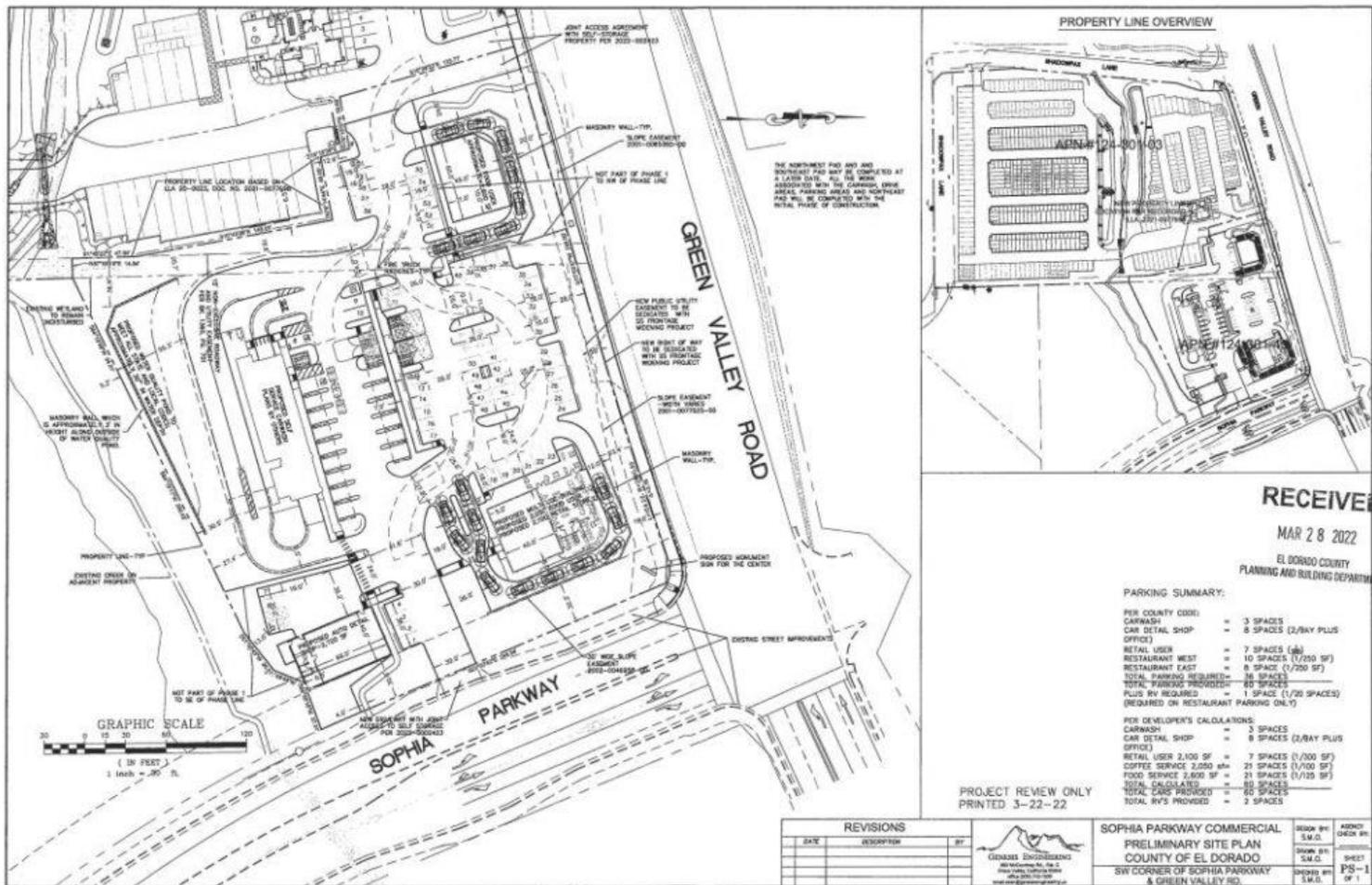
August 15, 2022

PD22-0001

EDH Sophia Parkway  
Neighborhood Retail  
Center

Proposed

- 1 Drive Thru Car Wash
- 2 Auto Detail Shop
- 3 Drive Thru Quick Serve Restaurant with retail suite
- 4 Stand alone Drive Thru Quick Serve Restaurant





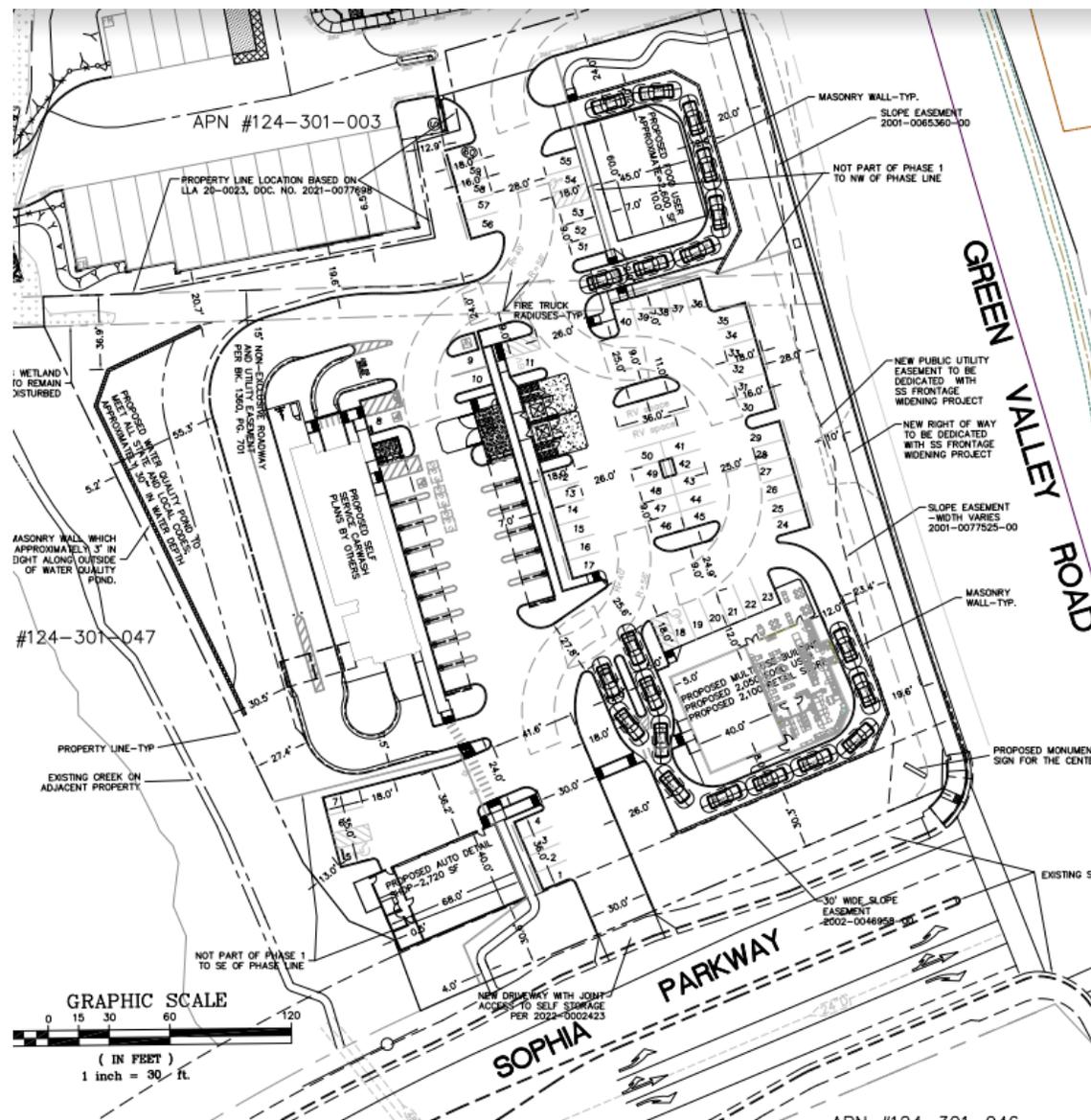
UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

TAC Meeting

August 15, 2022

PD22-0001

EDH Sophia Parkway  
Neighborhood Retail  
Center





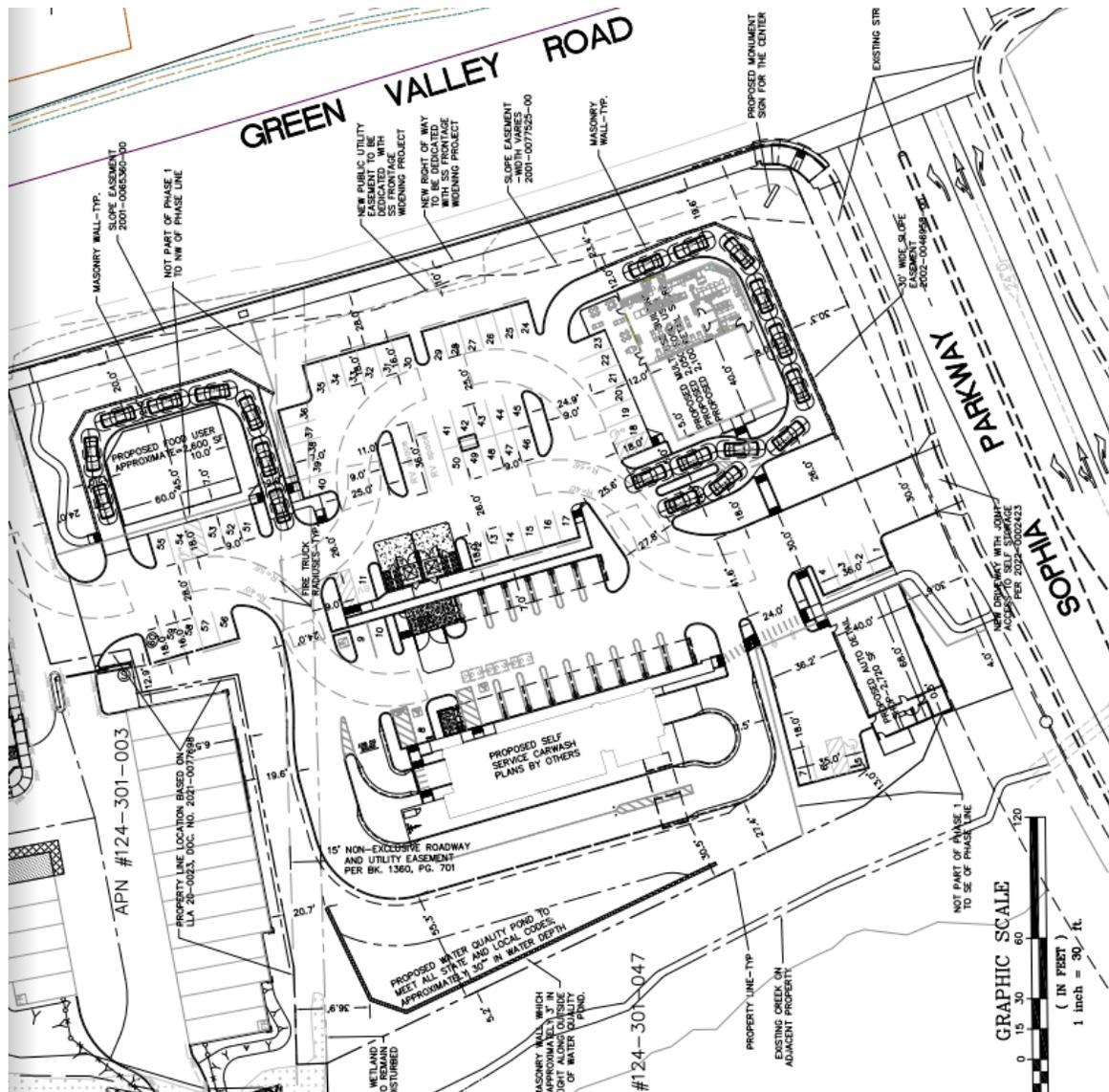
UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

TAC Meeting

August 15, 2022

PD22-0001

EDH Sophia Parkway  
Neighborhood Retail  
Center





UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

TAC Meeting

August 15, 2022

PD22-0001

EDH Sophia Parkway  
Neighborhood Retail  
Center

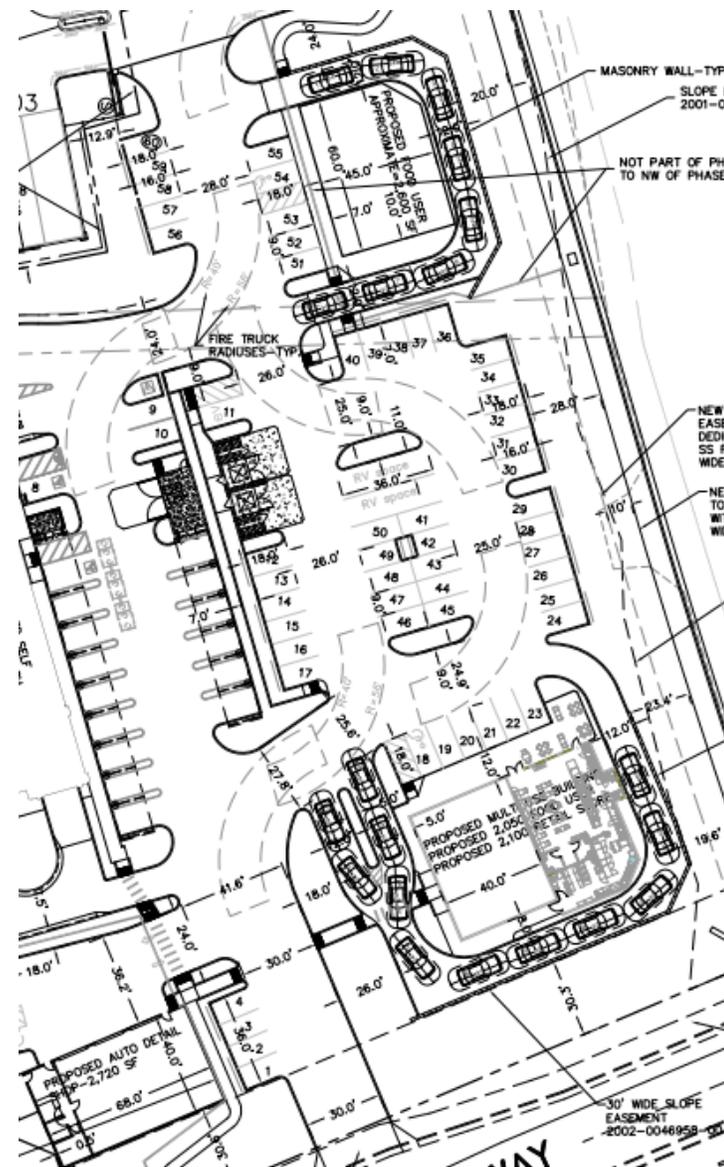
60 parking spaces

2 RV parking spaces

PARKING SUMMARY:

PER COUNTY CODE:	
CARWASH	= 3 SPACES
CAR DETAIL SHOP	= 8 SPACES (2/BAY PLUS OFFICE)
RETAIL USER	= 7 SPACES (1/300)
RESTAURANT WEST	= 10 SPACES (1/250 SF)
RESTAURANT EAST	= 8 SPACE (1/250 SF)
TOTAL PARKING REQUIRED	= 36 SPACES
TOTAL PARKING PROVIDED	= 60 SPACES
PLUS RV REQUIRED	= 1 SPACE (1/20 SPACES) (REQUIRED ON RESTAURANT PARKING ONLY)

PER DEVELOPER'S CALCULATIONS:	
CARWASH	= 3 SPACES
CAR DETAIL SHOP	= 8 SPACES (2/BAY PLUS OFFICE)
RETAIL USER 2,100 SF	= 7 SPACES (1/300 SF)
COFFEE SERVICE 2,050 sf	= 21 SPACES (1/100 SF)
FOOD SERVICE 2,600 SF	= 21 SPACES (1/125 SF)
TOTAL CALCULATED	= 60 SPACES
TOTAL CARS PROVIDED	= 60 SPACES
TOTAL RV'S PROVIDED	= 2 SPACES





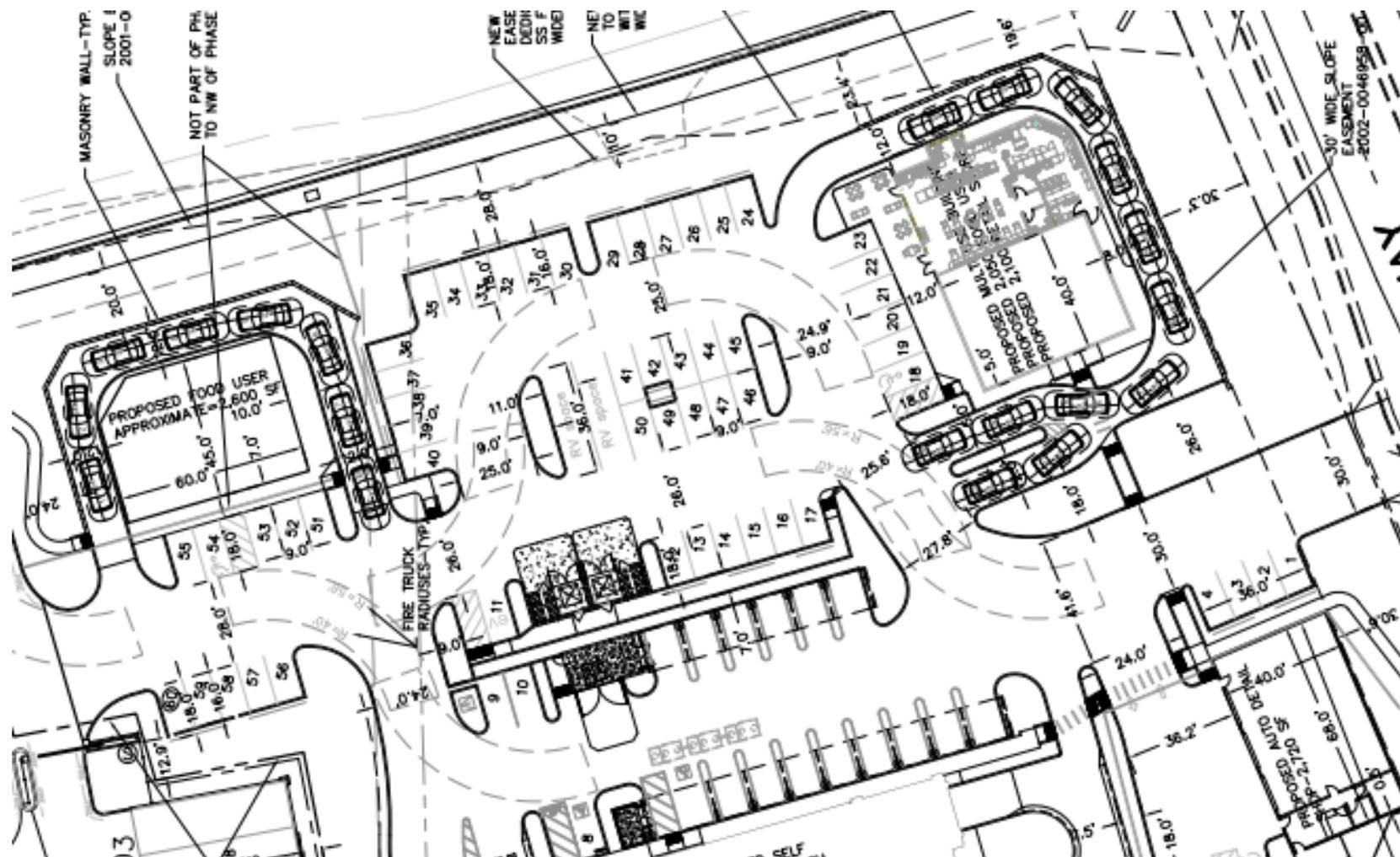
UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

TAC Meeting

August 15, 2022

PD22-0001

EDH Sophia Parkway  
Neighborhood Retail  
Center





## UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings

PD22-0001 EDH  
Sophia Parkway  
Neighborhood Retail  
Center

El Dorado Hills Area Planning Advisory Committee



### APAC 2022 Officers

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net)

John Raslear, Vice Chair [jrazzpnb@sbcglobal.net](mailto:jrazzpnb@sbcglobal.net)

Timothy White, Vice Chair [twhitejd@gmail.com](mailto:twhitejd@gmail.com)

Brooke Washburn, Secretary [Brooke.Washburn@libertymutual.com](mailto:Brooke.Washburn@libertymutual.com)

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>

The County of El Dorado Planning Department

2850 Fairlane Court  
Building C  
Placerville, CA 95667

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to provide the following observations regarding the proposed PD22-0001/EDH SOPHIA PARKWAY NEIGHBORHOOD RETAIL CENTER.

To begin, EDH APAC appreciated the tremendous outreach and engagement of the applicants on their previous adjacent project, EDH-Folsom Self Storage S18-0012 / PD18-0002. We are eager to learn more from the applicant about the project, and we have an open offer for the applicants to present their project at a future EDH APAC meeting, as best fits their project needs and timing.

A simple list of identified questions and concerns regarding the project was compiled by EDH APAC officers:

- Traffic impacts on Green Valley Rd, Sophia Pkwy, Shadowfax Ln, Corsica Dr, Socrates Place, and Elmores Way.
- Access on Sophia Pkwy - a divided road prevents a left out to northbound Sophia Pkwy to a left turn movement onto westbound Green Valley Rd. Over all, a significant volume of U-turn traffic in and out of the Sophia Pkwy access may result - for north bound drivers on Sophia Pkwy to go into the project, and for drivers leaving the project that desire to travel west on Green Valley Rd.
- An additional concern is the large number of visitors to Folsom Lake that park along Sophia Pkwy, which may impact the circulation of the project site.
- Internal Vehicle and Pedestrian Circulation concerns with two drive thru facilities in a physically constrained parking lot. We expressed similar concerns with regards to the Saratoga Retail Phase II Design Review - both when it contained two proposed drive thru facilities, and later when it was reduced to a single drive thru facility for a proposed Chik-Fil-A restaurant. Eventually the single drive thru facility tenant was changed to a Starbucks restaurant - even when complying with existing County Drive Thru and parking lot ordinances, the result is that the drive thru lanes at the Saratoga Retail development block parking spaces and drive aisle for many hours of the business day.



UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings PD22-0001 EDH Sophia Parkway Neighborhood Retail Center

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- Access on Sophia Pkwy - a divided road prevents a left out to northbound Sophia Pkwy to a left turn movement onto westbound Green Valley Rd. Over all, a significant volume of U-turn traffic in and out of the Sophia Pkwy access may result - for north bound drivers on Sophia Pkwy to go into the project, and for drivers leaving the project that desire to travel west on Green Valley Rd.
- An additional concern is the large number of visitors to Folsom Lake that park along Sophia Pkwy, which may impact the circulation of the project site.
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### UPDATE \*Notification - No Review\* EDH APAC comments submitted to pending TAC meetings PD22-0001 EDH Sophia Parkway Neighborhood Retail Center

- Noise and Light impacts from the proposed Quick Quack Car Wash specifically. Mitigation is key for residents to the south of the project.
- Circulation impacts with both the QuickQuack Car Wash, and the proposed Smog Check/Car Detail business - adequate parking spaces and vehicle queuing is essential.
- Fire and Emergency Equipment access in the small parking lot.
- The reciprocal parking lot access that was included as a feature of the EDH-Folsom Self Storage project. EDH APAC reminds that the reciprocal access between the two project sites was key in our conditional support of the project, and will be critical in the PD22-0001/EDH SOPHIA PARKWAY NEIGHBORHOOD RETAIL CENTER.
- Landscape screening.
- Aesthetics impacts.

As proposed, EDH APAC does not believe that anything in the project documentation would merit not allowing the project to move forward. We look forward to participating in the generous engagement with the El Dorado Hills community that the applicants have provided previously.



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

**EDH Area project updates**



UPDATE \*Notification - No Review\* EDH Area project updates

Still waiting:

CEDHSP

Costco/EDH 52

Creekside Village Specific Plan

Carson Creek Village

Town & Country Village El Dorado

Generations at Green Valley

Marble Valley Specific Plan

Lime Rock Valley Specific Plan

Modification of Conditions of Approval – Summer Brook (remove traffic signal Green Valley Road – Deer Valley Road-west)

PRE-APP: PA21-0012 LAKESIDE BOAT and RV STORAGE

Villages At Town Center West SP-R19-0001 PD-R19-0003 PA19-0003

TM22-0003 La Canada, Unit 1 (TM 08-1463)



# How to become a voting member of EDH APAC

Volunteer to work on a project review/subcommittee.

EDH APAC members can help you learn about the processes & steps



# 2022 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to [edhapac.comment@gmail.com](mailto:edhapac.comment@gmail.com) by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



# 8. Adjournment

## Next EDH APAC Meeting

Wednesday  
September 14, 2022  
6:30PM

