



El Dorado Hills Area Planning Advisory Committee

Wednesday March 15, 2023
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

2023 Chair: John Davey

2023 Vice Chair: John Raslear

2023 Vice Chair Tim White

2023 Vice Chair Brooke Washburn

2023 Secretary Robert Williams



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

"Non-Partisan Volunteers Planning Our Future Since 1981"

APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net

John Raslear, Vice Chair jrazpub@shs-global.net

Timothy White, Vice Chair twwhite@gmail.com

Brooke Washburn, Vice Chair Brooke.Washburn@libertymutual.com

Robert Williams, Secretary rhwh180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday March 15, 2023, 6:30 PM

HYBRID Meeting

IN-PERSON EDH Fire Station 85 Executive Conference Room 1050 Wilson Blvd, EDH, CA 95762

VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/81195489459>

PHONE IN OPTION (669) 900-9128 Meeting ID: 811 9548 9459

LIVE STREAM on YOUTUBE: <https://youtube.com/live/1pxMqsqr11U>

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications:
D1 Supervisor John Hidahl D2 Supervisor George Turnboo
5. Guest Speaker: N/A
6. APAC Projects
 - a. UPDATE "Notification – No Review" [Summer Brook TM-R21-0001](#) Request to modify COA 25, 27, & 28
Update on project Status
 - b. [Project Frontier DR22-0003 CUP22-0016](#) Applicant Presentation
Conditional Use Permit request to develop a vacant parcel with two industrial buildings with a combined square footage of 4,818,210, associated site improvements and off-site improvements including widening of Latrobe Road and signalization of Latrobe Road at Royal Oaks Drive. Building 1 includes 57 loading docks and will accommodate 417 trailer parking stalls and 1,750 car parking stalls. Building 2 includes 98 loading docks and will accommodate 475 trailer stalls and 1,160 car parking stalls. The property consists of 207.89 acres, and is located on the southwest side of Latrobe Road, approximately 1,600 feet southeast of the intersection with Investment Boulevard
 - c. UPDATE "Notification – No Review" Subcommittee updates
 - d. UPDATE "Notification – No Review" EDH Area Project Statuses
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday April 19, 2023 6:30PM START TIME**

HYBRID: In-Person & Virtual: EDH Fire Dept Station 85 Meeting Room 1050 Wilson Blvd, EDH, 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 and please identify the project or subject you wish to address.

Questions regarding this agenda should be addressed to Chairman John Davey at [johndaveyapac@gmail.com](mailto: johndaveyapac@gmail.com)

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> | <https://www.youtube.com/@eldoradohillsapac>



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



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



4. Supervisor Communications

District 1 Supervisor John Hidahl

District 2 Supervisor George Turnboo



5. Guest Speaker

N/A



6. APAC Matters & Projects



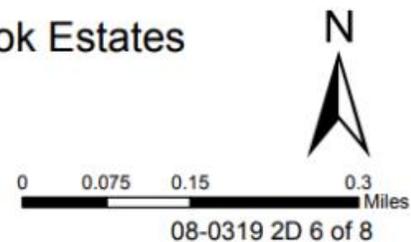
**UPDATE Notification – No Review
Summer Brook TM-R21-0001
Request to modify COA 25, 27, & 28**



Summer Brook TM-R21-0001

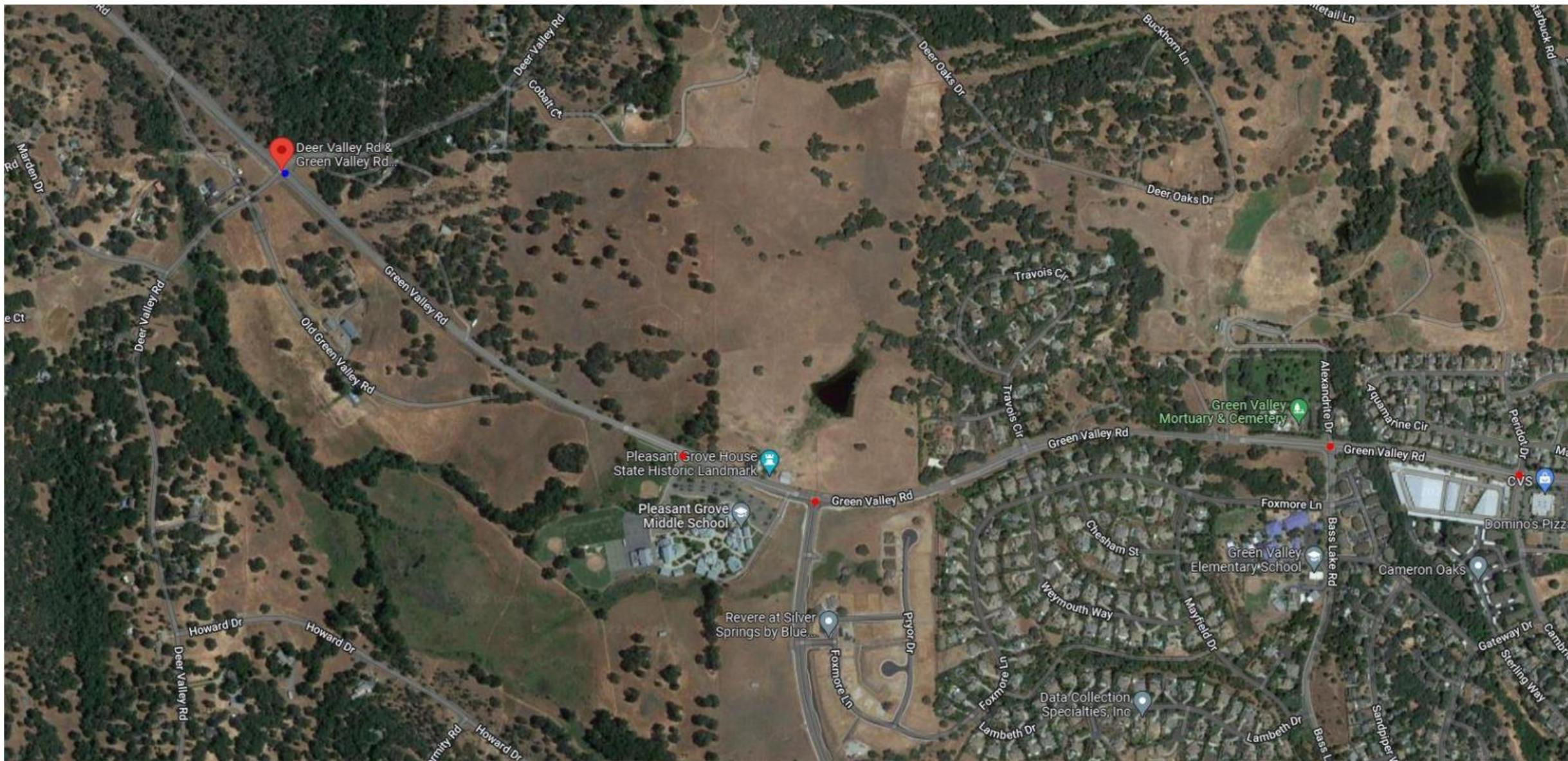


TM07-1440-E/Summer Brook Estates
Aerial Map
Exhibit E



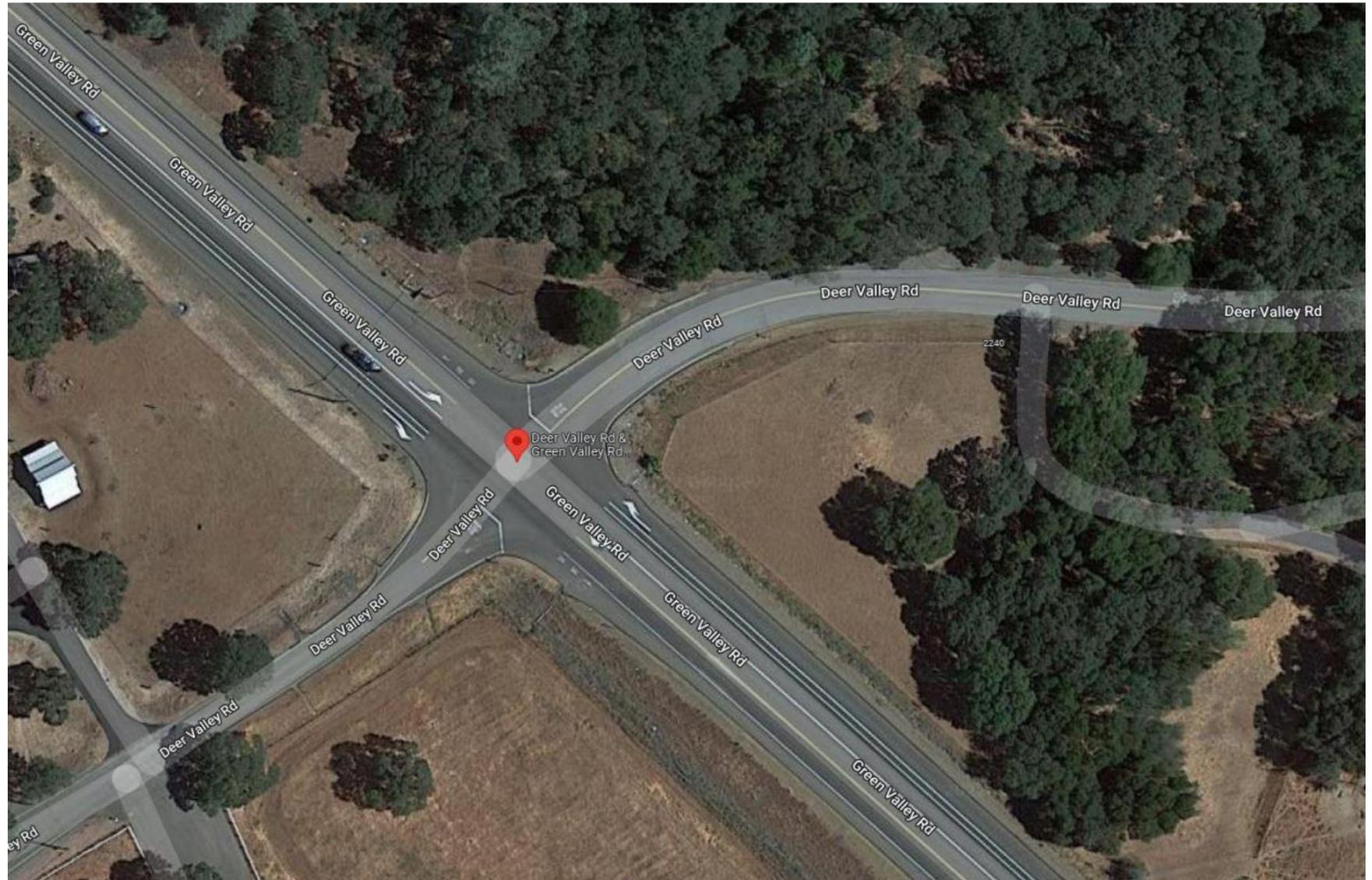


Summer Brook TM-R21-0001





Summer Brook TM-R21-0001





Project Frontier

DR22-00003 CUP22-00016



DR22-0003 CUP22-0016 Project Frontier

207.89 Acres located on the west side of Latrobe Road

Property was de-annexed from the El Dorado Hills Business Park. Even though de-annexed from the Business Park, the Property still retains the Industrial/R&D Zoning

Following de-annexation, property was proposed to be developed as the 700-900 residential unit Creekside Village Specific Plan. The Specific Plan sought to change the property zoning to residential & open space.

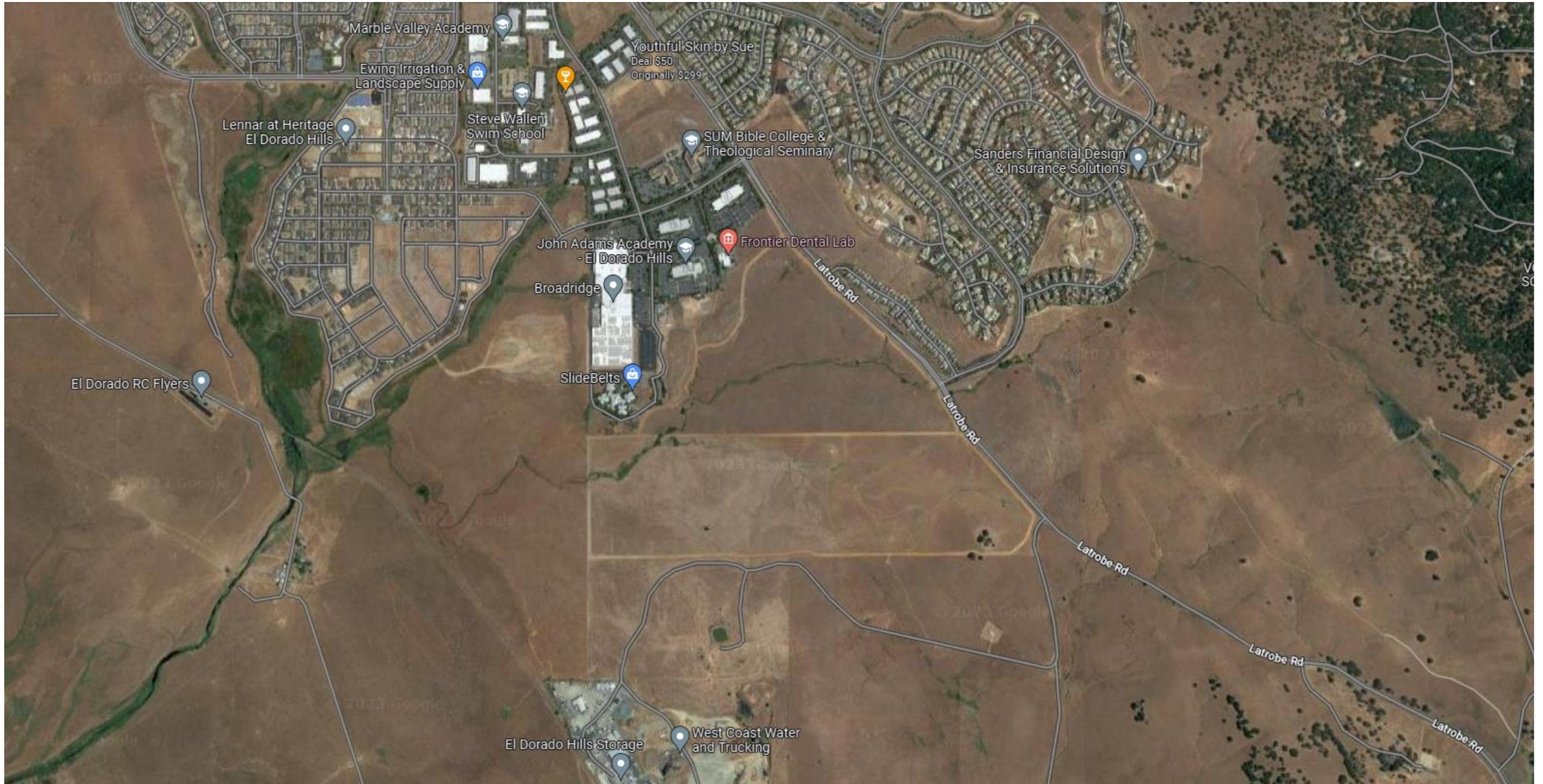
New Project:

Bldg. 1 – new construction of a 5-story distribution & sortation building (+/- 2,800,000 SF).

Bldg. 2 – new construction of a 1-story distribution & sortation building w/mezzanine (+/- 1,330,820 SF).



PD22-0003 CUP22-0016 Project Frontier

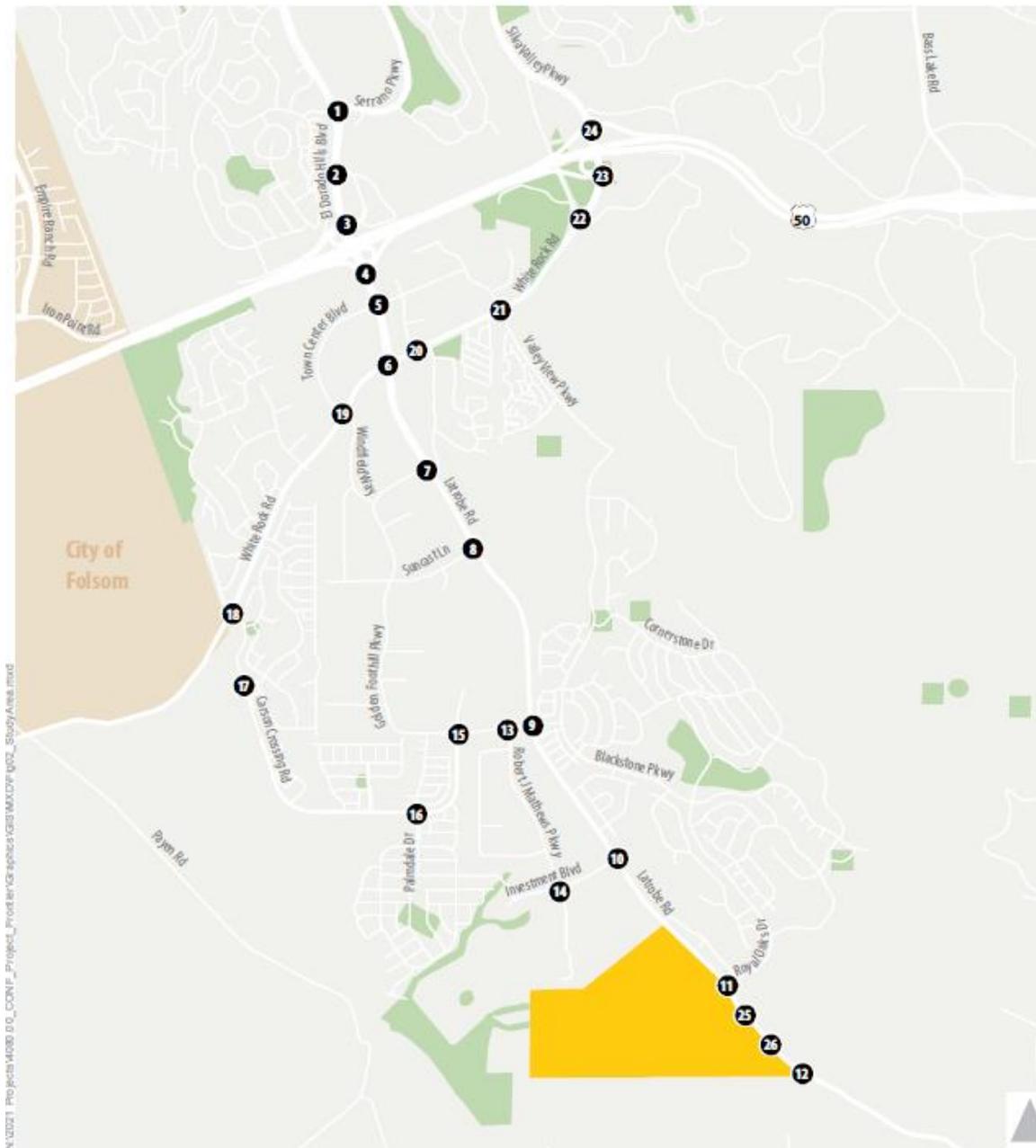






PD22-0003 CUP22-0016 Project Frontier

- Study Intersection
- Project Site
- Park
- City Boundary





PD22-0003 CUP22-0016 Project Frontier

Existing Plus Project Conditions

Trip Generation

Fehr & Peers prepared trip generation estimates for the project based on temporal (15-minute or hourly interval) trip generation data provided by the applicant for similar client-specific sites in California.

The data was also specific to the proposed project’s building types. To provide conservative peak hour trip generation estimates, the building shift times were allowed to vary plus/minus 30 minutes to account for the large study area, the temporal nature of travel, and because the time employees will arrive and depart the project site at the start/end of their shift will vary. Table 6 summarizes project land use and calculated trip generation totals by vehicle type. The trip generation estimates used in the analysis are based on the peak hour of the adjacent roadway network (i.e., peak hour of “adjacent street”).

The project is projected to generate:

561 AM peak hour

455 PM peak hour

5,058 daily vehicle trips

TABLE 6: TRIP GENERATION¹

Land Use	Vehicle Type	Net Vehicle Trips Generated ²						
		Daily	AM			PM		
			In	Out	Total	In	Out	Total
Building 1	Passenger	2,515	360	10	370	72	168	240
	Trucks	988	27	27	54	20	20	40
	Total	3,503	387	37	424	92	188	280
Building 2	Passenger	1,293	111	16	127	11	156	167
	Trucks	262	5	5	10	4	4	8
	Total	1,555	116	21	137	15	160	175
Building 1 + Building 2	Passenger	3,808	471	26	497	83	324	407
	Trucks	1,250	32	32	64	24	24	48
	Total	5,058	503	58	561	107	348	455

¹Analysis based on peak hour of adjacent street traffic

²Trip generation based on client-specific data received from Dermody Properties in February/March 2022.

Fehr & Peers, 2022



El Dorado Hills Area Planning Advisory Committee

PD22-0003 CUP22-0016 Project Frontier

TABLE 10: ON- AND OFF-SITE IMPROVEMENT RECOMMENDATIONS – EXISTING PLUS PROJECT

Improvement	Facility Type	Description	Limits	Improvement Description	Capital Improvement Program (CIP)	Obligation	LOS With Improvement
1	Intersections	Latrobe Rd. / White Rock Rd. (#6)	Latrobe Rd./El Dorado Hills Blvd. from Town Center Blvd. to US 50 WB Ramps	<ul style="list-style-type: none"> Convert NB right-turn lane at Town Center Blvd. to a shared through/right-turn lane. Widen north leg to provide a 4th receiving lane. Widen NB approach at Latrobe Rd./US 50 EB Ramps to provide 4 through lanes and a right-turn pocket. Convert the outside through lane to a full lane upstream to Latrobe Rd./Town Center Blvd. (i.e., convert existing pocket to a dedicated lane). Add corresponding 4th receiving lane on the north leg of the intersection. Reconfigure US 50 EB loop off-ramp to align with shared through/right-turn lane on the NB approach to the US 50 WB Ramps intersection. This will require converting the northbound through/right-turn pocket at the US 50 WB Ramps intersection into a dedicated lane. 	Project Number: 36104001 US 50 / El Dorado Hills Blvd. Interchange Improvements Phase 2B	Consistent with General Plan Policy TC-Xf, payment of the El Dorado County Traffic Impact Fees would satisfy the project's obligation towards this improvement since it is included in the CIP.	<ul style="list-style-type: none"> Latrobe Rd./White Rock Rd.: LOS E during AM and PM peak hours Latrobe Rd./Town Center Blvd.: LOS C during AM peak hour and LOS E during PM peak hour Latrobe Rd./US 50 EB Ramps: LOS B during AM and PM peak hours El Dorado Hills Blvd./US 50 WB Ramps/Saratoga Way: LOS D during AM and PM peak hours
2		Latrobe Rd. / Golden Foothill Pkwy. / Monte Verde Dr. (#7)	Latrobe Rd. / Golden Foothill Pkwy. / Monte Verde Dr. Intersection	See Improvement #4, which would result in an additional southbound through lane to south of the Latrobe Rd./Golden Foothill Pkwy./Monte Verde Dr. intersection	See Improvement #4	See Improvement #4	LOS C during the AM peak hour; LOS B during the PM peak hour.
3		Latrobe Rd. / Golden Foothill Pkwy. / Clubview Dr. (#9)	Latrobe Rd. / Golden Foothill Pkwy. / Clubview Dr. Intersection	Optimize AM peak hour timings		Project Number: "Traffic Signals Intersection"	Consistent with General Plan Policy TC-Xf, payment of the El Dorado County Traffic Impact Fees would satisfy the project's obligation towards this improvement since it is included in the CIP.
4	Roadways	Latrobe Rd. from White Rock Rd. to Golden Foothill Pkwy. / Monte Verde Dr.	Latrobe Rd. from White Rock Rd. to south of Golden Foothill Pkwy./Monte Verde Dr.	Widen to 6 lanes, including the following: <ul style="list-style-type: none"> Widen SB Latrobe Rd. to 3 lanes to south of Latrobe Rd./Foothill Pkwy./Monte Verde Dr. Widen NB Latrobe Rd. to 3 lanes just north of Latrobe Rd./Foothill Pkwy./Monte Verde Dr. 	Project Number: 36105069 Latrobe Road – Golden Foothill Parkway (N) to White Rock Road	Consistent with General Plan Policy TC-Xf, payment of the El Dorado County Traffic Impact Fees would satisfy the project's obligation towards this improvement since it is included in the CIP.	LOS D during both the AM and PM peak hours
5		Latrobe Rd. from Golden Foothill Pkwy. / Clubview Dr. to Investment Blvd.	Latrobe Rd. from Golden Foothill Pkwy./Clubview Dr. to Investment Blvd.	Widen to 4 lanes	Project Number: #72Latrobe	Consistent with General Plan Policy TC-Xf (for all non-residential projects) that worsen traffic on the County road system, the County shall do one of the following: (1) condition the project to construct all road improvement necessary to maintain or attain LOS standards detailed in the Transportation and Circulation Element; or (2) ensure the construction of the necessary road improvements are included in the County's 20-year CIP.	LOS D during both the AM and PM peak hours

Notes: LOS = Level of Service.
Source: Fehr & Peers, 2022



Non-Project Review Subcommittees 2023

Update



Non-Project Subcommittees 2023

Circulation - Traffic/Transportation/Pedestrian Subcommittee

Jeff Lewis Subcommittee Chair

First meeting for subcommittee members and
APAC Officers scheduled for Thursday March 16th.



UPDATE *Notification - No Review*

EDH Area project updates



UPDATE *Notification - No Review*

CUP22-0014/PD-R22-0004

SIENNA RIDGE QUICK QUACK CAR WASH

March 20, 2023 TAC Meeting



El Dorado Hills Area Planning Advisory Committee

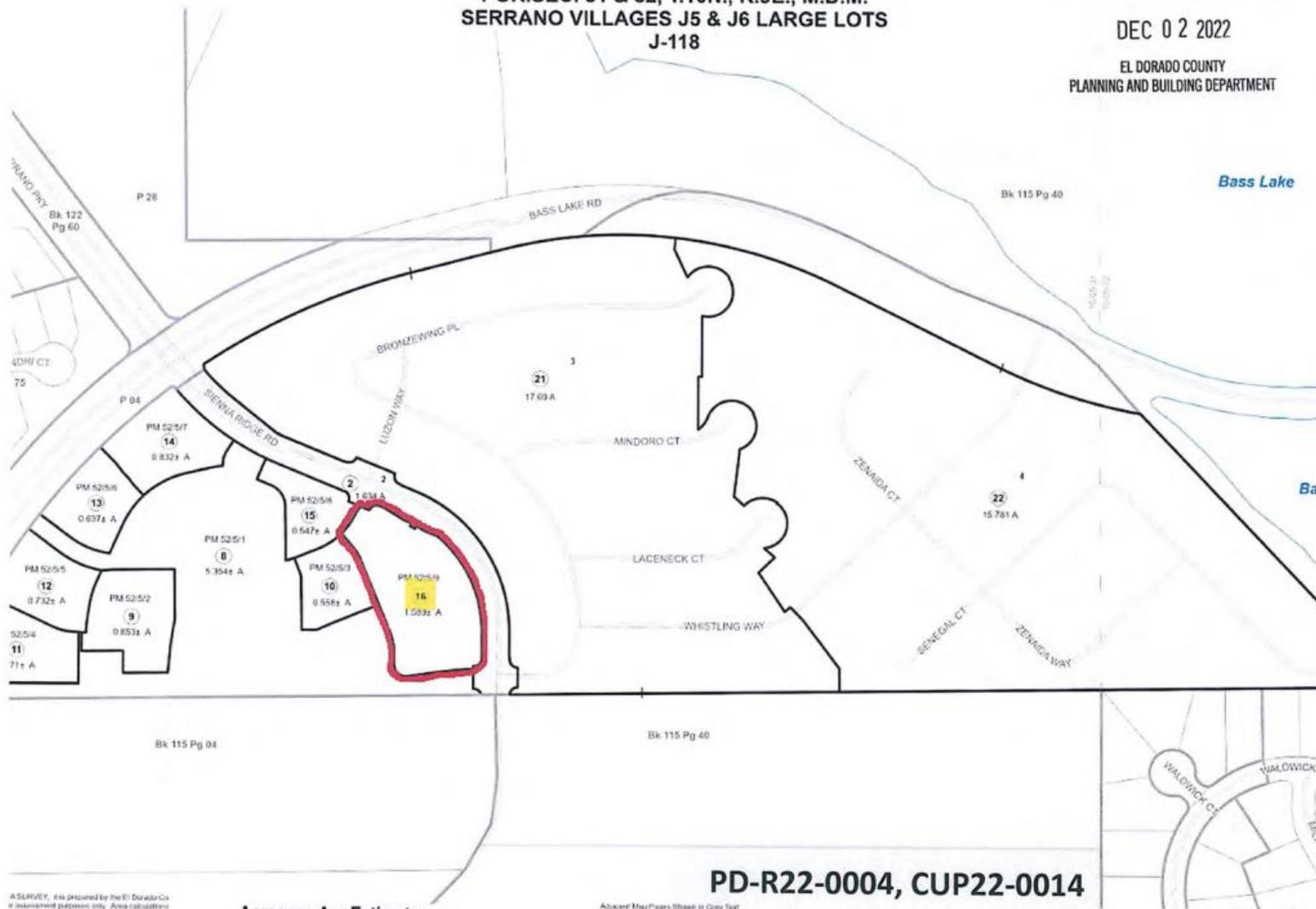
UPDATE *Notification - No Review* CUP22-0014/PD-R22-0004 SIENNA RIDGE QUICK QUACK CAR WASH

RECEIVED

DEC 02 2022

EL DORADO COUNTY
PLANNING AND BUILDING DEPARTMENT

POR.SEC. 31 & 32, T.10N., R.9E., M.D.M.
SERRANO VILLAGES J5 & J6 LARGE LOTS
J-118



Bass Lake

Bas

PD-R22-0004, CUP22-0014

A SURVEY, if prepared by the El Dorado County Assessor's Office, is for informational purposes only. Area calculations are not guaranteed. Users should verify dates and acreage. Map updated 11/2022.

Acreages Are Estimates

Adjacent Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. September 14, 2018

Assessor's Map
County of El



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* CUP22-0014/PD-R22-0004 SIENNA RIDGE QUICK QUACK CAR WASH





2023 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to 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

April 19, 2023

6:30PM

