



El Dorado Hills Area Planning Advisory Committee

Wednesday August 9, 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 Washburn_bew@yahoo.com

Robert Williams, Secretary rhwh180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday August 9, 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/85132006605>

PHONE IN OPTION (669) 900-9128 Meeting ID: 810 1970 9604

LIVE on YOUTUBE: <https://youtube.com/live/a3wyDzpwCXo> (no discussion option)

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 Turnbo
5. Guest Speaker: N/A
6. APAC Projects
 - a. UPDATE: [Town & Country Village El Dorado](#)
Applicant provides update - Scoping Meetings Held on August 8th and 9th
 - b. UPDATE: PAC WEST [Permit 0362070 For Buildings 0361780 & 0361781](#) & Proposed Gateway El Dorado
Applicant provides updates on 2 commercial buildings located along Golden Foothill Pkwy at Carson Crossing, and potential 3 building Gateway El Dorado Retail Development.
 - c. UPDATE "Notification – No Review" EDH Area Project Statuses

Adjournment:

The Next EDH APAC meeting is: **September 20, 2023 6:30PM** 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



Town & Country Village El Dorado

GPA22-0003 PD-R19-0003

TM22-0005 PD21-0005 SP-R21-0002

Z21-0013 CUP23-0008

Scoping Meeting



Town & Country Village El Dorado

Notice of Preparation of DRAFT Environmental Impact Report

Review Period July 18 2023 to August 17 2023

Two Scoping Meeting dates:

Two scoping meetings – both open to agencies, organizations, and individuals – will be held to receive public comments and suggestions on the scope of environmental issues to be studied in the EIR. The scoping meetings will be held as follows:

In-Person Tue Aug 8, 2023 6PM

An in-person scoping meeting will be held: Date: Tuesday, August 8, 2023 Time: 6:00 PM Location: El Dorado Hills Fire Department Community Room 1050 Wilson Boulevard El Dorado Hills, CA 95762

Virtual Wed Aug 9, 2023 11AM

A virtual scoping meeting will be held: Date: Wednesday, August 9, 2023 Time: 11:00 AM Link: <https://us06web.zoom.us/j/86521211649> Call In Phone #'s: 530-621-7603 or 530-621-7610 Webinar ID: 865 2121 1649

El Dorado County is also soliciting written comments from public agencies, organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by state law, comments should be provided no later than 5:00 PM on August 17, 2023.



Town & Country Village El Dorado

The project site is located north of Highway 50 east of Bass Lake Road and south of Country Club Drive.

The Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which may require a conditional use permit.

A second project site of the development is “the Program Study Area” – this site consists of the central and easternmost 30.2 acres of the project site, and may include further development in the future such as additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts.



Town & Country Village El Dorado

Figure 1
Project Vicinity





Town & Country Village El Dorado

General Plan Amendment

The General Plan Land Use Designation for the project site is Adopted Plan (AP). The General Plan designates the portion of the project site north of Country Club Drive as within the El Dorado Hills Community Region, and the area south of Country Club Drive as within the Rural Region. The proposed General Plan Amendment would modify the Community Region boundary to include the entire project site within the El Dorado Hills Community Region

Bass Lake Hills Specific Plan Amendment

The existing BLHSP land use designations for the project site are L.7-PD and L.2-PD. The BLHSP designates the portion of the project site north of Country Club Drive as L.7-PD [maximum allowable density of 0.7 dwelling units per acre (du/ac)], and the portion south of Country Club Drive is designated L.2-PD (maximum allowable density of 0.2 du/ac). The requested BLHSP Amendment would establish three new land use designations for the specific plan: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). Application of these proposed new land use designations would be limited the project site. These land use designations would be allocated to the project site as follows: 26.2 acres of C, 23.0 acres of MFR, and 7.6 acres of OS. In addition to changing the land use designations of the project site, the BLHSP Amendment would include content revisions to the BLHSP itself to accommodate the proposed project. As part of the BLHSP Amendment, a Fiscal Impact Analysis and update to the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP) would be completed. The PFFP sets forth a strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.



Town & Country Village El Dorado

Rezone

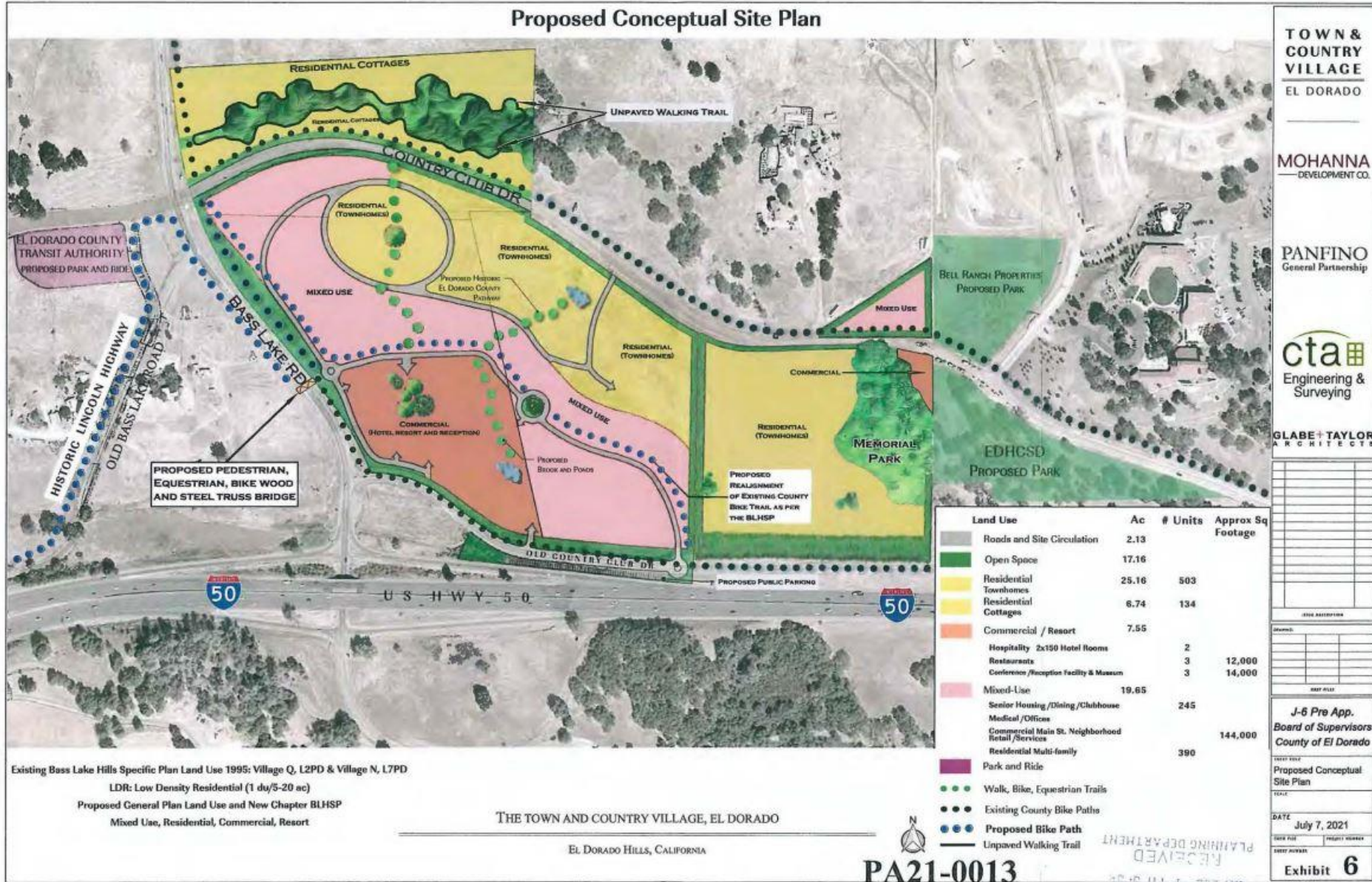
The current zoning designation for the entire project site is RE-10. The proposed project would require the approval of a Rezone from RE-10 to the following El Dorado County zoning districts: Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS). Additionally, as required by the BLHSP, the Planned Development Combining District (-PD) suffix would be added to all the zoning district designations listed above.

Buildout of the Project Development Area of the project site would include two 150-room hotels, 112 residential cottages, retail uses, restaurants, an event center/museum, recreational amenities, and parking lots.

Additionally, the Project Development Area would be developed with internal roadways and a new Class I Bicycle Path. Development within the Program Study Area of the project site is not currently proposed to occur concurrently with development of the Project Development Area; however, a maximum buildout scenario is included for program level analysis in the EIR.



Town & Country Village El Dorado



TOWN & COUNTRY VILLAGE
EL DORADO

MOHANNA DEVELOPMENT CO.

PANFINO General Partnership

cta Engineering & Surveying

GLABE + TAYLOR ARCHITECTS

J-6 Pre App.
Board of Supervisors
County of El Dorado

Proposed Conceptual Site Plan

DATE: July 7, 2021

Exhibit 6

RECEIVED PLANNING DEPARTMENT



Town & Country Village El Dorado

Figure 2
Development Areas



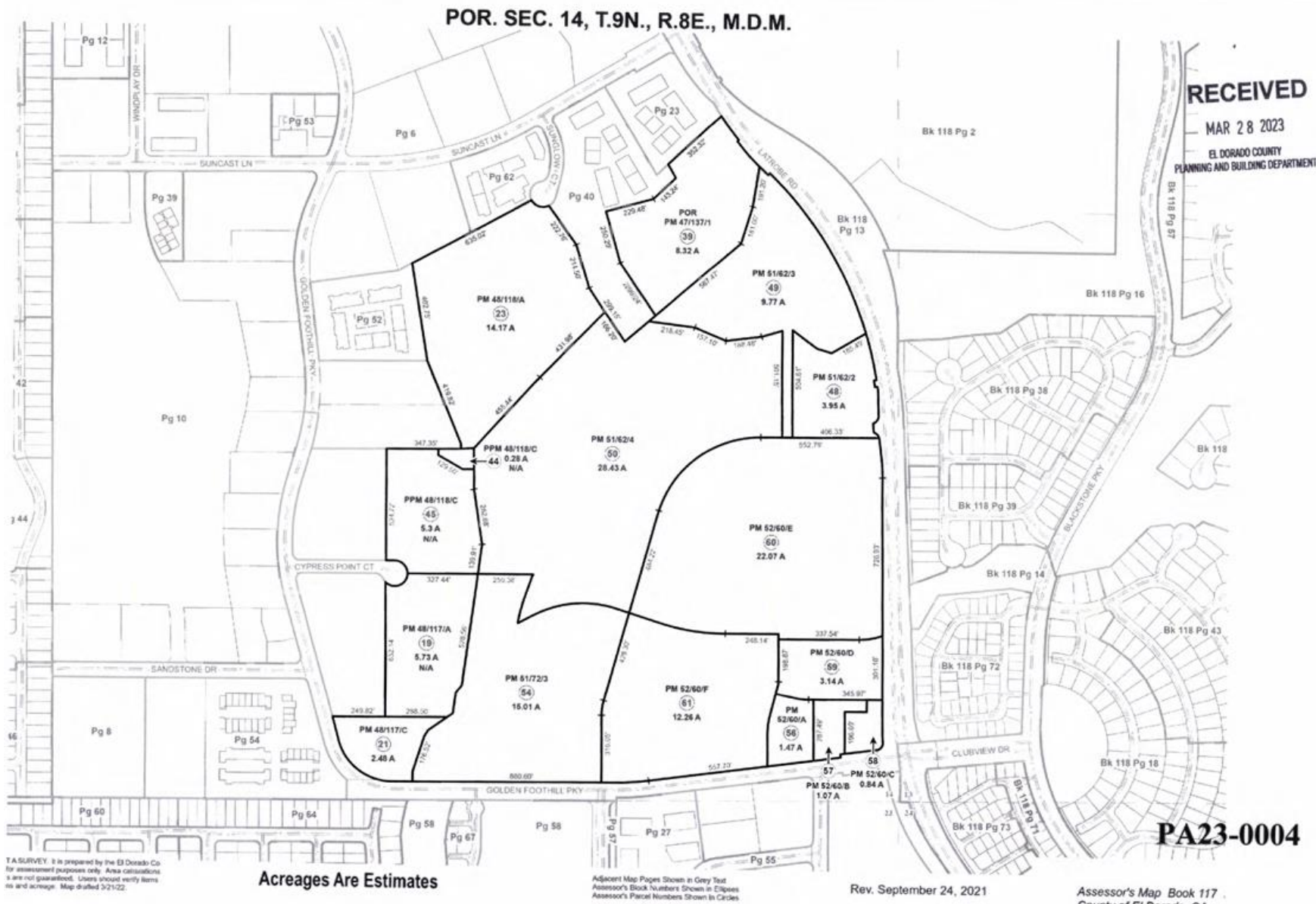


PAC WEST Permit 0362070 For Buildings 0361780 & 0361781 & Proposed Gateway El Dorado



El Dorado Hills Area Planning Advisory Committee

PAC WEST Permit 0362070 For Buildings 0361780 & 0361781 & Proposed Gateway El Dorado

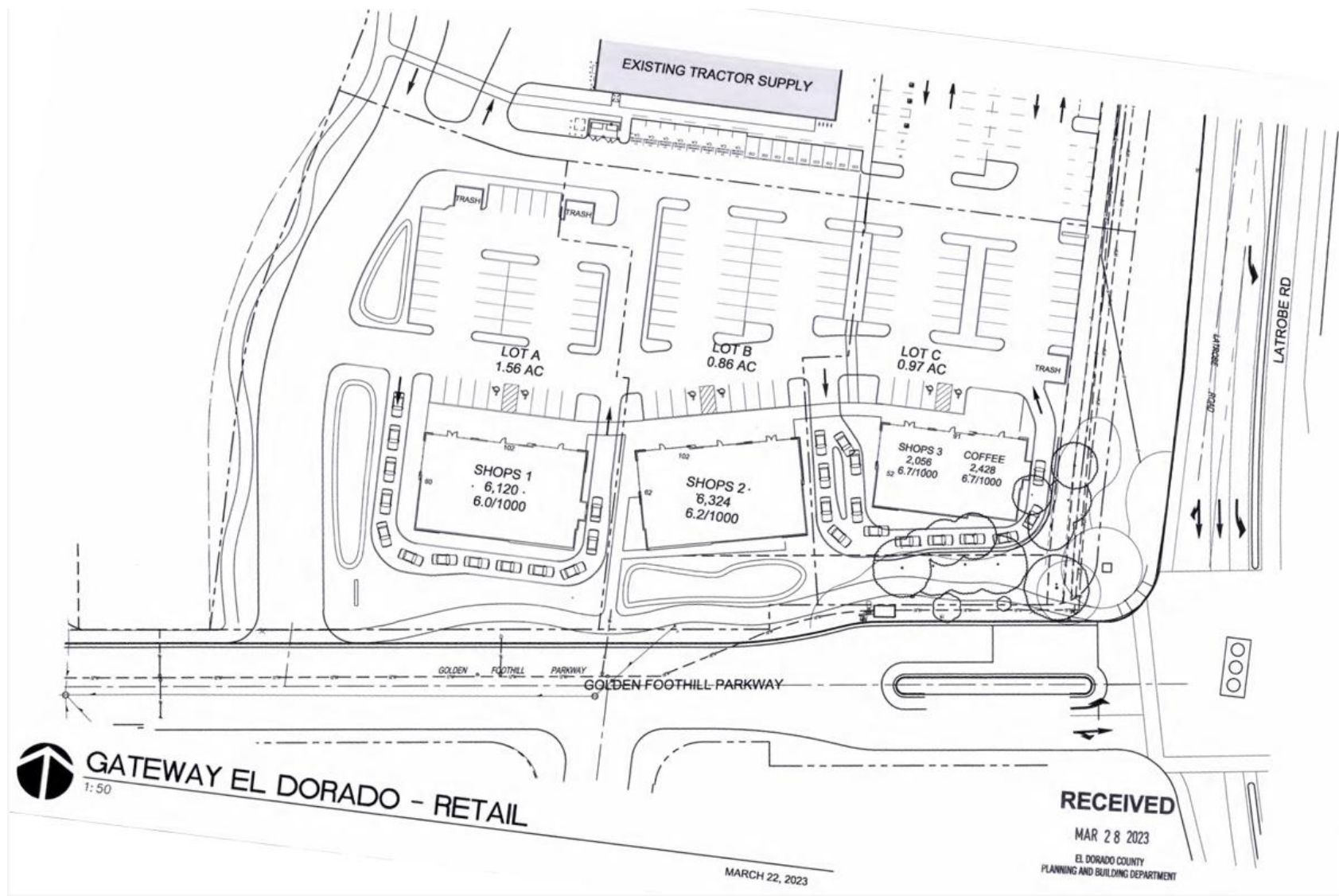




El Dorado Hills Area Planning Advisory Committee

PAC WEST Permit 0362070 For Buildings 0361780 & 0361781 & Proposed Gateway El Dorado

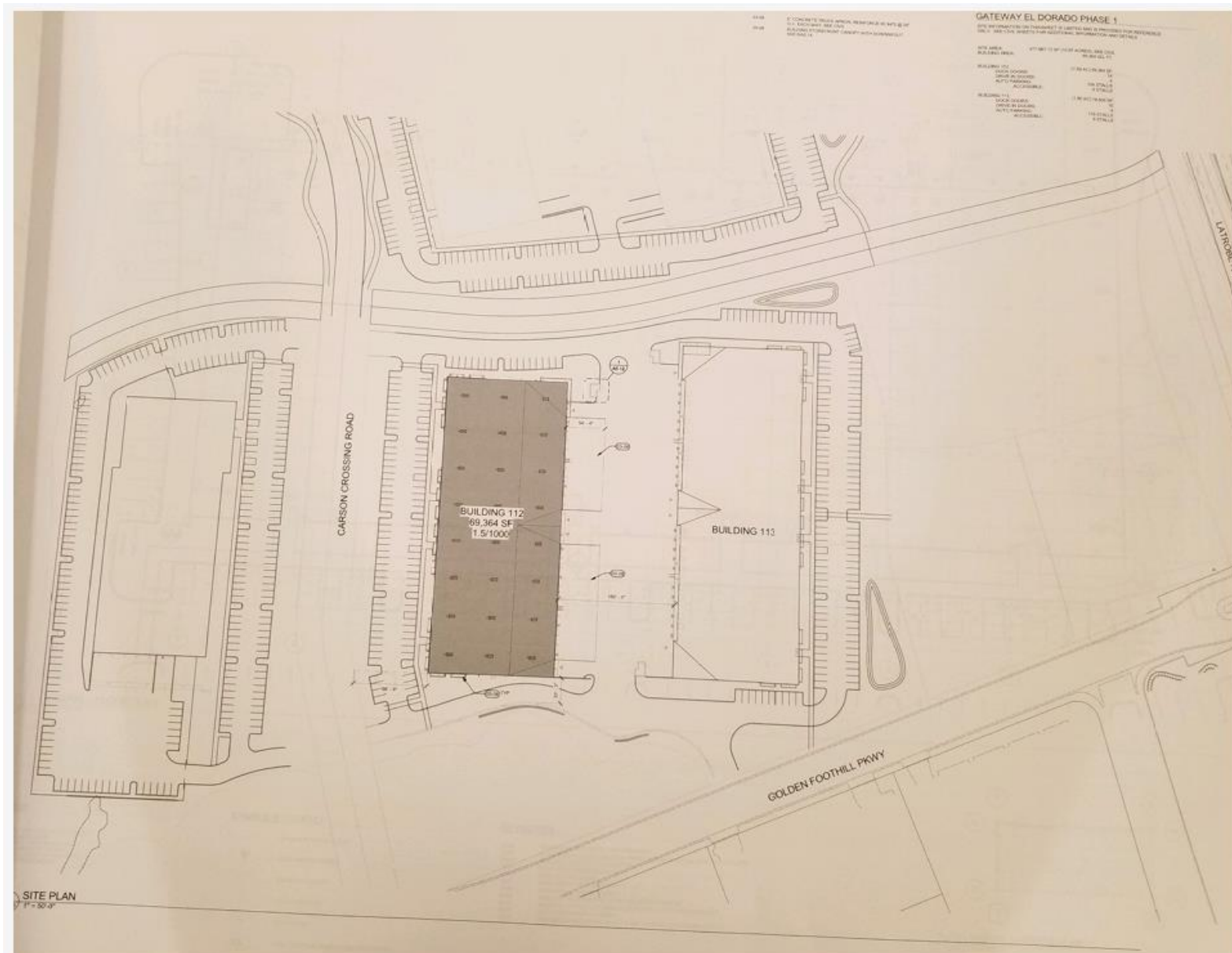
Project Site:





El Dorado Hills Area Planning Advisory Committee

PAC WEST Permit 0362070 For Buildings 0361780 & 0361781 & Proposed Gateway El Dorado





UPDATE *Notification - No Review*

EDH Area project updates



PA23-0007 – MONTANO MASTER PLAN MIXED USE PROPOSAL



EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007

Montano de El Dorado Phase 2
Approved 2021

New Pre-Application to consider
modifying the approved 2021
Montano Master Plan to incorporate
a Mixed Use Proposal of:

14.2 Acres

330 Dwelling Units

23.2 Dwelling Units per acre

4-story multiplexes featuring 42 to
72 units per building

TAC MEETING July 31, 2023

**COMMENTS FROM AGENCIES
DEADLINE JULY 25, 2023**



April 10, 2023

Parcel Map - Montano de El Dorado

2023 JUN - 2 AM 11:22

- County Outline
- Highway Labels
- Highways
- Major Roads
- Minor Roads
- Cities

Parcels

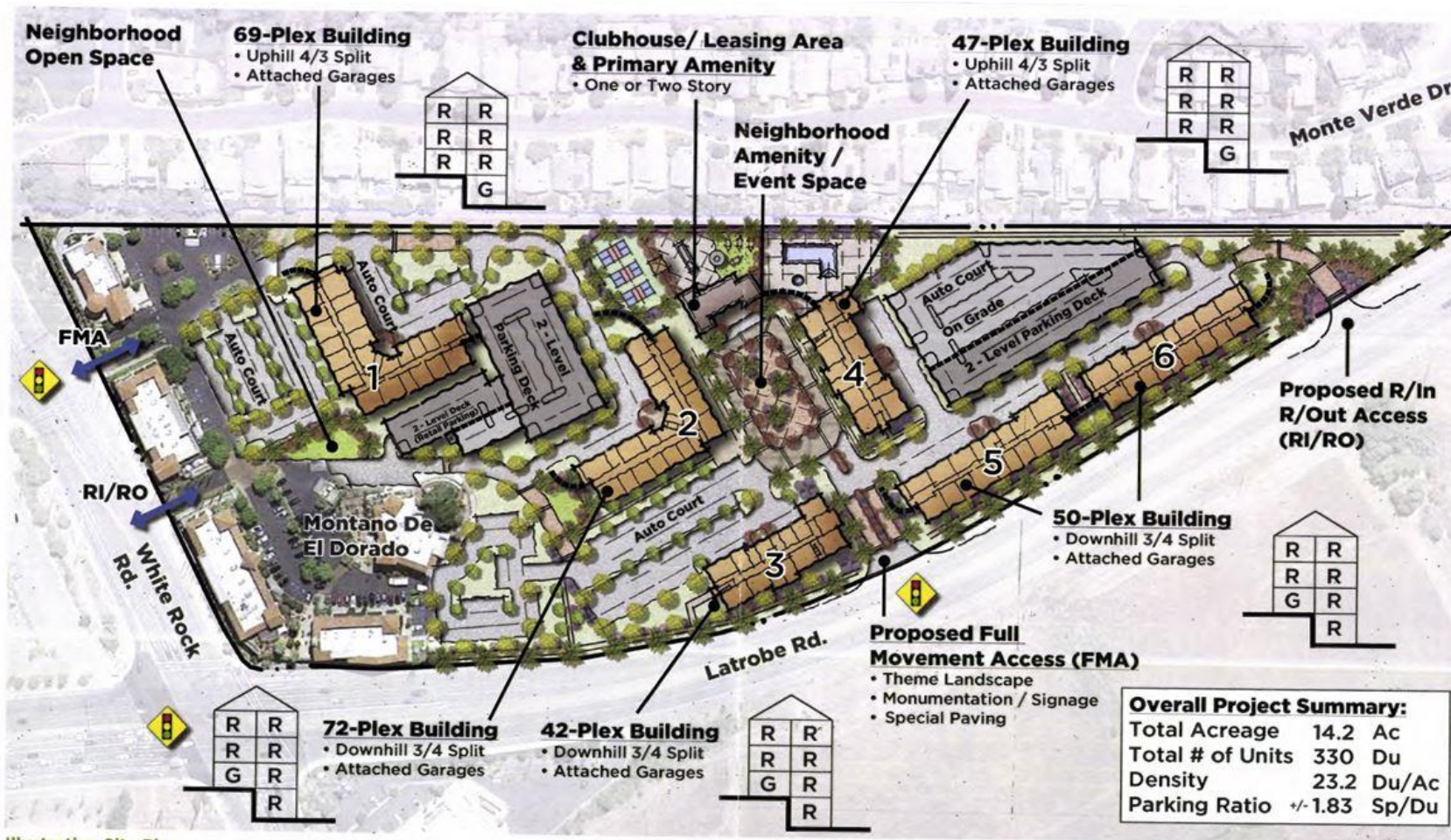
Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.





EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007



Illustrative Site Plan

MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

PA23-0007





EDH Area project updates Montano Master Plan Mixed Use Proposal Pre-App PA23-007

El Dorado Hills Area Planning Advisory Committee



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 John Raslear, Vice Chair jjrazzpnb@shcglobal.net
 Timothy White, Vice Chair twhitejd@gmail.com
 Brooke Washburn, Vice Chair washburn_bew@yahoo.com
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The County of El Dorado Planning Department
 County Planner: Anna Leanza

2850 Fairlane Court
 Building C
 Placerville, CA 95667

July 24, 2023

RE: PA23-0007 Montano Master Plan Mixed Use Proposal, Technical Advisory Committee Meeting, scheduled for July 31, 2023

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following questions, concerns, and comments on the proposed PA23-0007 Montano Master Plan Mixed Use Proposal to member agencies and staff for the July 31, 2023 Technical Advisory Committee meeting.

1. EDH APAC is concerned that the hypothesis presented in the pre-application that the redefining of traditional mixed use to "modern mixed use" will create an environment of increased pedestrian or bicycle transit versus vehicle use for essentials, groceries, goods/services, entertainment, restaurants, etc. requires additional analysis. Concerns raised by EDH APAC members and residents are focused on:
 - 1.1. Limited commercial and retail in the Montano development.
 - 1.2. No grocery store
 - 1.3. 2 restaurants bars
 - 1.4. 1 high end restaurant
 - 1.5. 1 bank
 - 1.6. Spas
 - 1.7. Coffee shops
 - 1.8. These are very limited services in the main concept of a walkable path to goods and services. "They are strategically located just one crosswalk away" 0.5 miles or greater in varying weather conditions. The pedestrian and vehicle circulation elements in the existing Phase 1 of Montano de El Dorado are challenging at best. Are there improvements proposed for the pedestrian and vehicle circulation

elements in the Montano Master Plan Mixed Use proposal/revision?

- 1.9. Walking distance when weather (90+ or 55- temp or rain/wind) to Approx. 0.5 miles/10-15 minute walk or 2-3 minute drive to:
 - Target
 - Nugget Market is the closest full-service market
 - Regal Theater
 - ACE Hardware
 - Town Center - Banks, Quick Food, Restaurants, Retail Services
2. Pedestrian circulation inside and out of the project.
 - 2.1. Will there be sidewalks provided on both sides of the internal private Post Street, or along the public White Rock Road that will facilitate the "modern mixed use" proposal of the revised project, to achieve the suggested benefits of pedestrian connectivity with Town Center East? These are local roadways with very significant traffic volume. Pedestrian circulation in the evening with limited lighting will be a significant challenge.
 - 2.2. It is highly likely that residents will drive to these businesses.
3. The proposed Neighborhood Plaza is 12,000 square ft./ 0.28 acres. Is this an adequate size for a landscaped plaza as described as a project amenity?
4. Is there an onsite apartment manager 24/7?
5. What is the current zoning density? The preapplication indicates the proposed residential density is 23.2 du/ac - is this consistent with commercial mixed use residential zoning?
6. Is the applicant seeking a rezone? The El Dorado County Assessor's GIS map indicates that APN 118-010-12-100 is zoned Commercial. El Dorado County Zoning Ordinance Sec. 130.40.180 – Mixed Use Development, Development Standards indicates that for mixed use development "The maximum density for the residential use component shall be 20 dwelling units per acre in Community Regions and 10 dwelling units per acre in Rural Centers or developments without a public sewer connection." And further that "Minimum residential dwelling unit area shall comply with the building code." As currently zoned for commercial use, what is the maximum allowable Dwelling Units per Acre density for the Montano Master Plan Mixed Use Proposal property?
7. What is the maximum height of the proposed 4 story buildings? Will the top floor apartments have views into neighboring backyards and residents of Cresleigh El Dorado? EDH APAC is concerned that with the abandonment of the previous project that there should be renewed engagement with the neighboring established residents of Cresleigh El Dorado. Does the developer plan to reach out to the affected residents that



EDH Area project updates Montano Master Plan Mixed Use Proposal Pre-App PA23-007

will be on the east border of this property?

8. Will additional security walls, block walls be put in place where only old wood fences separate existing residences from the apartment complex? Will there be engagement with the adjacent residents about this project and the proposed changes in uses from retail, grocer, hotel to apartments?
9. What is set back from residents' property on the Eastern boundary?
10. Parking on site - 604 spaces at a parking ratio of 1.83 spaces per unit. The site plan will absorb the commercial parking spaces. How many parking spaces for the commercial/retail were necessary to build this area? If the parking is absorbed will the commercial/retail be below the required number of spaces when built? How may this impact existing Montano businesses? The existing Montano de El Dorado Phase 1 parking and internal circulation is challenging for use as currently designed, will any circulation improvements be provided to remedy these existing conditions? Fire apparatus accessing the project is an additional concern.
11. What size and number of apartments are being proposed? How many studios, 1 bed, 2 bed etc.? How many parking spaces per unit? Many households have more than one car? Will there be enough parking spaces?
12. Will these be market rate rent/lease units?
13. What is the floor area limit in the County Zoning Ordinance for commercial mixed use?
14. Why did this project go from a 100 room Hotel, fast food outlet and outdoor amphitheater to all apartments? EDH APAC understands the significant impacts of on-line shopping on traditional brick and mortar retail locations, but what challenges have prevented the proposed and approved hotel, fast food, and grocer uses, as well as the amphitheater being eliminated?
15. Traffic Concerns
 - 15.1. Will there be updated traffic studies of the proposed additional Full Movement Access on Latrobe Road and at Post Street in consideration of the differences in volume and circulation between the previously approved full commercial usage vs the new proposed residential usages?
 - 15.2. Current signaled intersections are: White Rock Road and Latrobe Road, Golden Foothill Pkwy and Monte Verde Dr. - Proposed new Full Movement Access Signalized intersection on Latrobe Road is located 0.2 mile from Monte Verde Dr. and 0.2miles from White Rock Road. This seems like a very short distance to have a total of three (3) Full Movement Access signalized intersections within 0.4 miles of each other and a proposed Right-In Right-Out in between the new Full

Movement Access signalized intersection and Monte Verde Dr., perhaps only 0.1 mile, all on Latrobe Road. How will the new Full Movement Access signalized intersection on Latrobe Road, which is assumed will be triggered by vehicles waiting in the apartment complex to turn left or right, impact the traffic circulation, and LOS on Latrobe Road and White Rock Road? Will there be a separate left turn lane at the new Full Movement Access into the apartment complex from southbound Latrobe Road?

- 15.3. Sharing the current Full Movement Access signalized Post Street entrance to the commercial area with the residential elements of the proposed project may increase the left turn number of cars going to the Post Street entrance from Latrobe Road and White Rock. Does the proposed private Post Street have the capacity and design standards to meet the expected usage?
- 15.4. The 2021 approved Montano de El Dorado Phase 2 project proposed a median to be constructed on White Rock Road at the existing private Right-in-Right-Out restricted turn movement driveway as a safety mitigation - will this project provide the same median?

EDH APAC appreciates the opportunity to review and provide feedback on proposed development projects to mitigate impacts in our El Dorado Hills Community. Through question and feedback, our goal is to realize the best possible project outcome for our community, the project applicants, and for El Dorado County.

Respectfully,

Roger Bailey
EDH APAC Montano Subcommittee Member

John Davey
Chair
El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"



UPDATE EDH 52 - Costco

CUP-R21-0024 Z17-0004 P17-0007

S17-0017 PD15-0001



UPDATE EDH 52 – Costco

PD15-0001, Z17-0004, P17-0007, LLA21-0009, V22-0001 – EDH 52 (AKT Investments/EDH 52 GP/RSC Engineering, Inc.-Tiffany Wilson): A Planned Development Permit, Rezone, Tentative Parcel Map, Lot Line Adjustment and Variance to develop two sites

The southerly site is approximately 17 acres where 156,000 square feet of commercial uses are proposed – a Costco Members Warehouse Store with **NO** fuel station.

The northerly site is approximately 18 acres where a mixed-use development is proposed. The mixed-use development will include 14,000 square feet of neighborhood commercial uses, as well as 304 multifamily units within five four-story buildings, amenities include a pool area, gym and outdoor gathering space, with associated site improvements. The properties, identified by Assessor's Parcel Numbers 122-720-002, 122-720-003, 122-720-018, 122-720-019, 122-720-020 and 122-720-021, consist of 40.56 acres, and are located directly north of US Highway 50 at the Silva Valley Parkway exit, in the El Dorado Hills area, Supervisorial District 1.

TAC MEETING JULY 31st – Comments from agencies deadline JULY 25



UPDATE EDH 52 – Costco





El Dorado Hills Area Planning Advisory Committee

UPDATE EDH 52 – Costco

El Dorado Hills Area Planning Advisory Committee



APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net
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Timothy White, Vice Chair twhitejd@gmail.com
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The County of El Dorado Planning Department
County Planner: Anna Leanza

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July 24, 2023

RE: PD15-0001, Z17-0004, P17-0007, LLA21-0009, V22-0001 – EDH 52 Technical Advisory Committee Meeting, scheduled for July 31, 2023

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following questions, concerns, and comments on the proposed PD15-0001, Z17-0004, P17-0007, LLA21-0009, V22-0001 – EDH 52 to member agencies and staff for the July 31, 2023 Technical Advisory Committee meeting.

1. Reviewing the July 13, 2023 Revised Project Application Packet, EDH APAC has concerns regarding the following elements.
2. "SITE ACCESS: It is anticipated that the Project site will have multiple points of access. A traffic signal is proposed at the main driveway and Silva Valley Parkway to provide access to both the South Site and the North Site." In discussions with EDC DOT, it has been explained that a signalized FMA intersection on Silva Valley Pkwy at the center of the project site(s) is an unworkable element. The impacts to the Silva Valley Pkwy-HWY50 interchange would negatively impact the performance of the interchange, and circulation on Silva Valley Pkwy.
3. EDH APAC also has concerns about the signalized FMA intersection on Silva Valley Pkwy at the center of the project site(s) that would negatively impact the existing performance of the roadway in relation to the challenges currently existing for access at Oak Meadow Elementary School. With the close proximity to the Oak Meadow Elementary School site, improvements and mitigations MUST consider impacts on the sensitive population of students, staff, and families accessing the school property.
4. "North Site: A right in and out is proposed on Silva Valley Parkway generally across from the existing Clarksville Crossing in the interim. An emergency access to Tong Road from the apartments is proposed. After Country Club Drive is extended through the property a driveway will connect to that road for an additional point of access. South Site Regional

access to the warehouse will be from Interstate 50 via the Silva Valley Parkway exit. One full-access driveway with a signalized intersection is proposed along the eastern portion of the site, and an additional three driveways are proposed along the Project's western side to provide access from Clarksville Crossing. An interim signal at Clarksville Crossing is proposed to allow a northbound left turn from Silva Valley Parkway onto Clarksville Crossing. This signal will go away when the County constructs the Country Club Drive extension further north. At that time the Clarksville Crossing will become a right in and out only. An ADA-compliant pedestrian pathway will extend from the warehouse to the northern property boundary where it will connect to Silva Valley Parkway. The Project provides oversized parking stalls of 10 feet x 20 feet that are larger than the minimum El Dorado County requirements to provide members with easier accessibility to vehicles."

Also:

"OFF-SITE IMPROVEMENTS A proposed traffic signal and appurtenant facilities will be located on Silva Valley Parkway at the main driveway of the Project to provide a connection to both the South Site and the North Site. An additional traffic signal is proposed at the intersection of Clarksville Crossing and Silva Valley Parkway as an interim until Country Club Drive is extended by the County."

EDH APAC is concerned about the timing of the proposed circulation improvements/mitigation elements of the final conditions to Silva Valley Pkwy, Tong Road, Clarksville Crossing, and the future Country Club Drive alignment. EDH APAC believes the construction of Country Club Drive from Silva Valley Pkwy to the northeast side of the North Site MUST be concurrent with the development of the first Apartment Buildings, and the first of the two Retail buildings.

5. "TRUCK CIRCULATION Truck access will be allowed at all driveway locations depending on the size of the delivery truck and direction of travel." EDH APAC suggests that to avoid circulation impacts, that Truck Access MUST be limited to specific driveway locations, designed to accommodate commercial traffic, with signage. Truck Access should NOT be unlimited at ALL driveway locations.
6. "South Site Objectives: Minimize circulation conflicts between automobiles and pedestrians." EDH APAC is concerned about the driveway locations proposed along Clarksville Crossing. As it exists now, Clarksville Crossing is a two lane road, constrained by an elevated bridge section of HWY50. EDH APAC is concerned that adequate vehicle and pedestrian capacity does not exist on Clarksville Crossing to facilitate the South Site/Costco portion of the proposed project.
7. Building Heights. Have building heights been established for the apartment buildings or the two retail buildings proposed for the north site - including the height added by architectural elements? Will they fall with the building heights established by El Dorado County Design standards for the proposed zoning?



UPDATE CUP22-0017

Latrobe Road Self Storage



UPDATE CUP22-0017 Latrobe Road Self Storage

Overview: This project involves the construction of a large-scale, class ‘A’ storage facility on a 12-acre plot of land. The facility will be designed to accommodate a total of 700 units of various sizes to meet the diverse storage needs of the local community. The project aims to provide a safe, secure, and easily accessible storage solution for individuals and businesses in the surrounding area.

Facility Design: The storage facility will consist of multiple single-story buildings. The buildings will have units of various sizes ranging from 25 square feet to 1000 square feet, with each unit being accessible as a drive-up unit. The facility will be designed with security in mind and will include security cameras, electronic access control, and on-site security personnel.

Site Plan: The site plan for the storage facility will include a main entrance and exit for vehicles off of Suncast Ln., as well as a separate pedestrian entrance. The parking area will be located near the entrance, with ample space for customers to park their vehicles while loading and unloading their belongings. The site plan will also include landscaping, lighting, and drainage solutions to ensure a safe and pleasant experience for customers.



El Dorado Hills Area Planning Advisory Committee

UPDATE CUP22-0017 Latrobe Road Self Storage

El Dorado Hills Area Planning Advisory Committee



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John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair tjwhitejd@gmail.com
Brooke Washburn, Vice Chair washburn_bem@yahoo.com
Robert Williams, Secretary hobw1800@gmail.com

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The County of El Dorado Planning Department
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County Planner: Mathew Aselage

2850 Fairlane Court
Building C
Placerville, CA 95667

July 24, 2023

RE: CUP22-0017 – LATROBE ROAD SELF STORAGE (Cole Herrin/Westpark Storage LLC/Brittany Bair)

The El Dorado Hills Area Planning Advisory Committee (EDH APAC) would like to offer the following questions, concerns, and comments to member agencies and staff on the proposed CUP22-0017 – LATROBE ROAD SELF STORAGE:

1. We would like to better understand the proposed use of the 60,000 square feet of "incubator flex space" in 50 to 60 spaces referenced in the application. This is not a defined use type, and section 130.40.320(B)(1) limits human occupancy in self-storage facilities to "that required for transporting, arranging, and maintaining stored materials." We were unable to find this space specifically described or identified in any of the drawings submitted and available via eTRAKIT.
2. We also have concerns regarding water run-off from the site and the potential for it to carry silt, debris, and hazard material into what is identified as a "tributary of Carson Creek." Among the related environmental factors contributing to this concern include:
 - 2.1. This drainage lies just two-thirds of a mile north of the Carson Creek Preserve, a protected wetlands under both state and federal oversight and owned by the residents of the Heritage El Dorado Hills senior community. Have the Preserve owner or impacted agencies been contacted for input into this application?
 - 2.2. Per the EDC Conditional Use Permit, an on-site biological study is required if the site contains special status plants and animal species or natural communities and habitat. The Carson Creek (Draft) Long-Term Management Plan prepared by Helix Environmental Planning, Inc. in June of 2021 for the US Army Corps of Engineers and California Department of Fish and Wildlife identified several rare and special status plant and wildlife species, including several special-status species in or near the Preserve. These new and significant findings identified and

- 2.3. documented more recently than previous biological studies and surveys conducted years earlier with adoption of the EDC General Plan and EDH Business Park, clearly identify the need for further environmental investigation. The El Dorado County Planning Department Environmental Questionnaire does not include answers to questions 6 through 10 addressing Drainage and Hydrology, nor were we able to find a copy of Drainage Report Appendix B referenced in the Utility Sheet C3.0. The comments in the included report from Soil Search Engineering dated March 11, 2022, stating "Drainage facilities shall be provided to carry surface and subsurface waters to the nearest drainage course designated for such purpose [pages 7 and 12]" raises our concern for the potential impact to the downstream Preserve.
- 2.4. We particularly want to understand the plans and measures proposed to mitigate the impact of water runoff that carries pollutants from stored vehicles (fuel and oil), chemicals, sediment, trash, and other debris.
- 2.5. We respectfully ask the status of any on-site biological studies, Biological Resource Assessments or Environmental Reviews associated with this site, that assess the impacts to any wetlands or riparian habitat on-site, adjacent, or downstream of the proposal.
3. We recognize Ordinance 5127, adopted September 1, 2020, amended Title 130 to expand allowable uses within commercial and industrial zone to include self-storage facilities "consistent with the intent of each respective zone," and the amended 130.23.020 matrix identifies allows self-storage facilities only with a Conditional Use Permit process. However, we respectfully question whether this facility is consistent with the definition of the Research and Development zone. The "incubator flex space" identified in the application may well fit this definition, but when combined with a self-storage facility that specifically places stringent limits on human occupancy, the application seems unsuited for the R&D zone.
4. The applicant confirms that a Traffic Impact Study (TIS) is required. None of the required TIS documentation listed in the EDC initial TIS Determination has been made publicly available. In particular, we are concerned about traffic impact on Latrobe Road and secondary roadways.

EDH APAC sincerely appreciates the opportunity to review and provide feedback on proposed development projects in our El Dorado Hills Community. Through questions and feedback, our goal is to realize the best possible outcome for our community, the project applicants, and for El Dorado County.

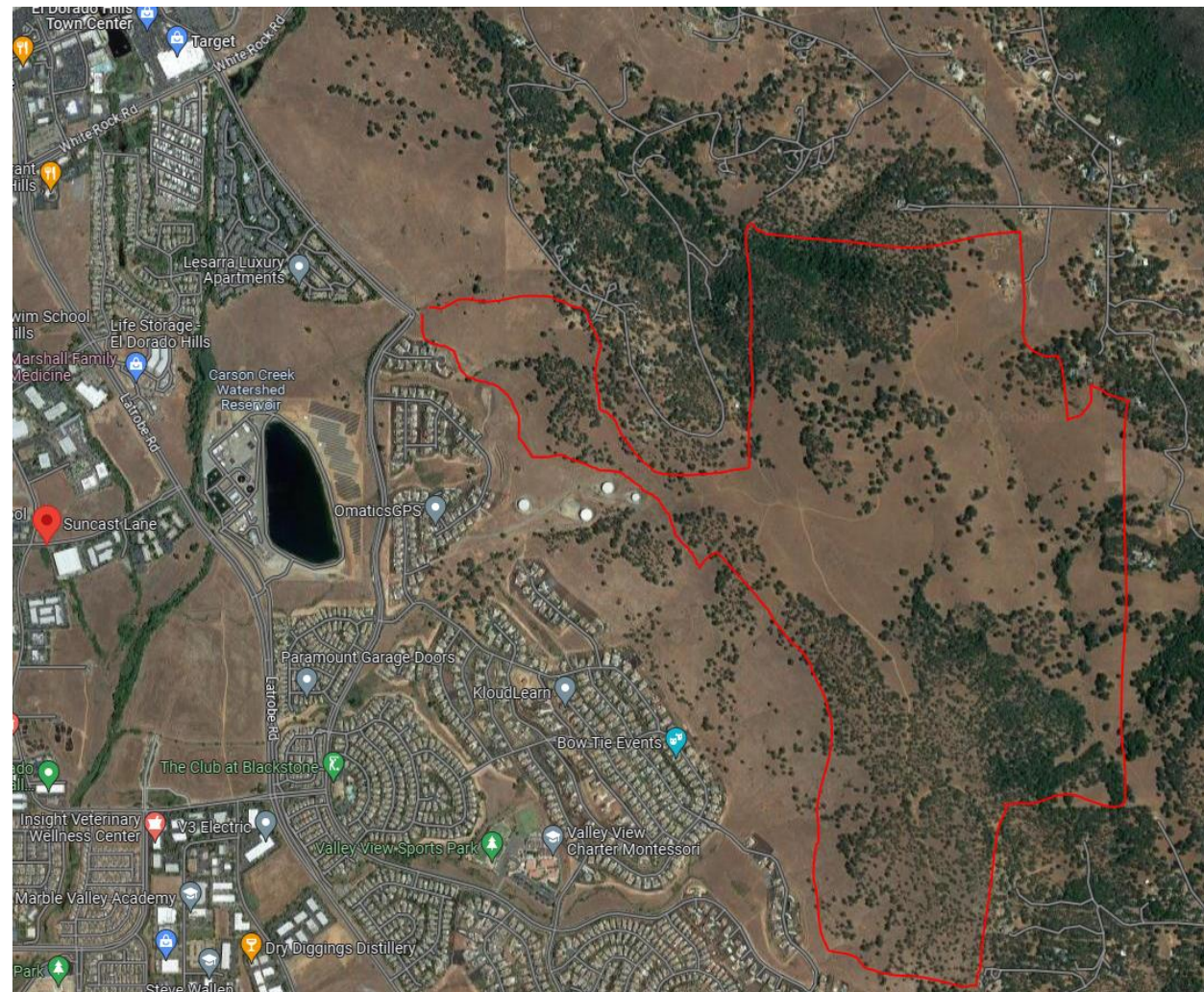
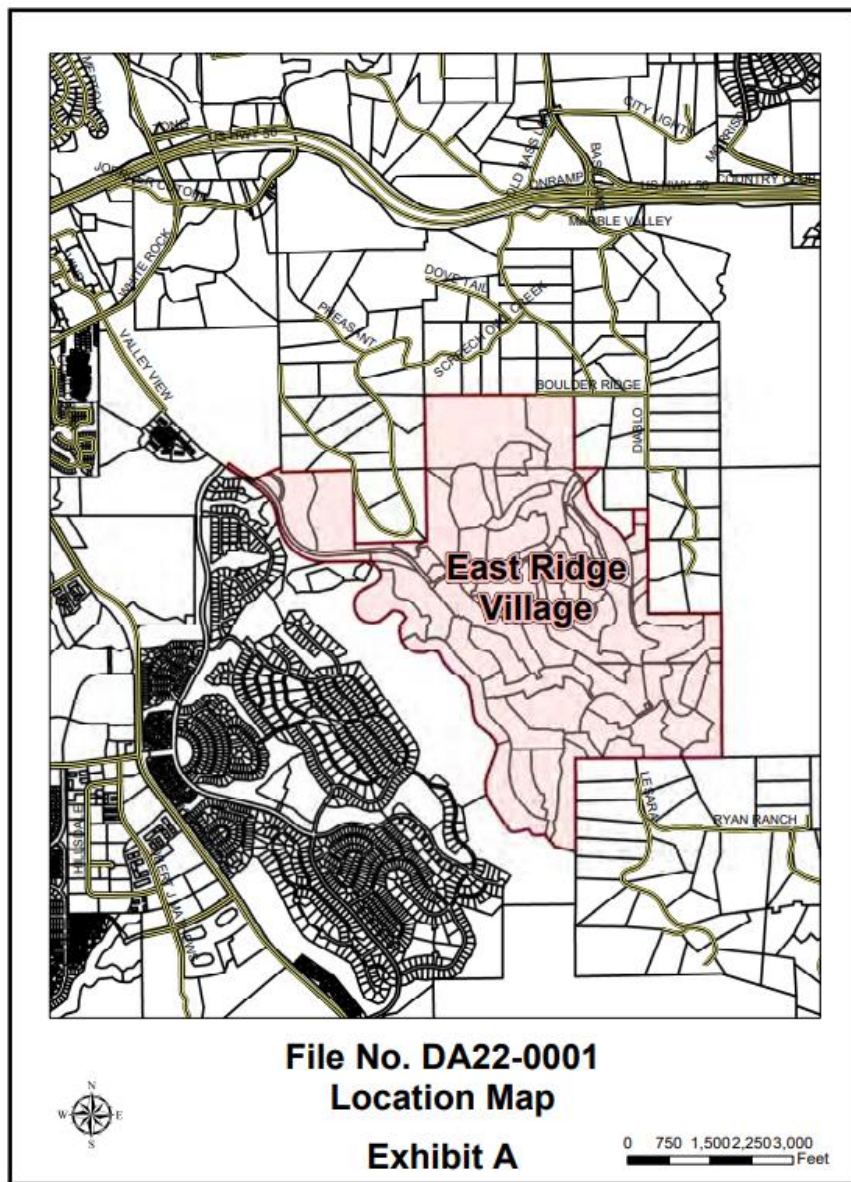
Respectfully,

George Steed, CUP22-0017 – LATROBE ROAD SELF STORAGE Subcommittee Chair
Robert Williams, Secretary

El Dorado Hills Area Planning Advisory Committee
"Non-Partisan Volunteers Planning Our Future Since 1981"

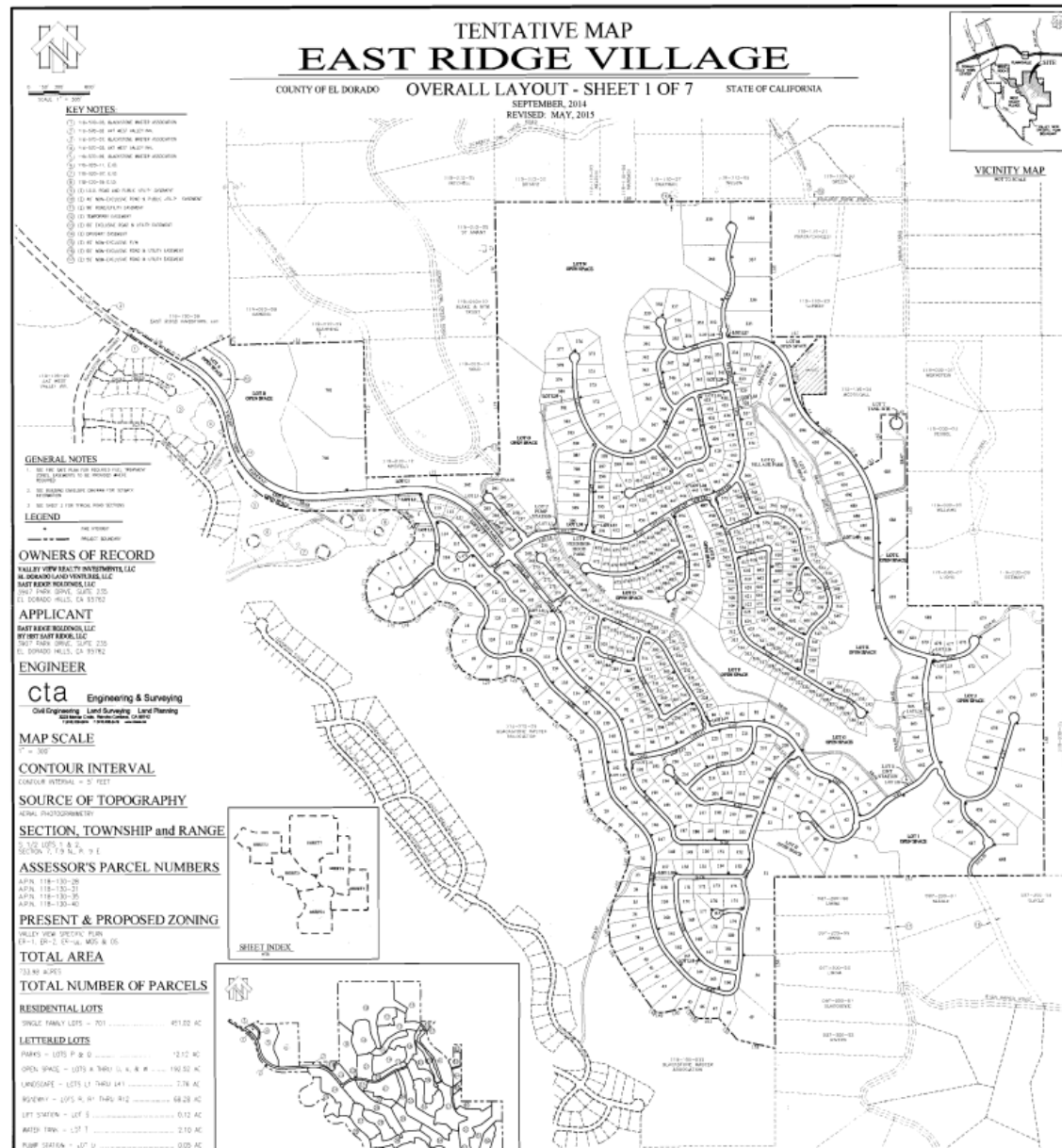


UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

SECTION 3. OBLIGATIONS OF THE PARTIES

3.1 Property Development. The Property shall be developed in accordance with the Project Approvals described in Section 2.1.

3.2 Landowners' Obligations. As consideration for County entering into this Agreement and to provide county-wide benefits, Landowners agree as follows:

3.2.1 The Project shall be subject to a one-time Five Hundred Dollars (\$500.00) per dwelling unit fee, subject to annual adjustment based on the percentage change in the CPI, to be utilized for any purpose benefiting the community, as determined in the sole discretion of the Board of Supervisors ("Community Benefit Fee"), payable in connection with issuance of each building permit within the Project.

3.2.2 County shall be entitled to receive PAYGO 2023 CFD special tax revenues beginning in the first year the special tax is levied in the 2023 CFD as further set forth in that certain Use of Special Tax Funds Agreement being entered into concurrently with this Agreement.

3.2.3 Landowner's Obligations shall survive expiration of the Term of this Agreement.



UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

J. In connection with the 2023 Development Agreement, Landowners have requested that the 2015 CFD be abandoned and that the County now form the new community facilities district contemplated by the 2023 Development Agreement, to be known as Community Facilities District No. 2023-1 (East Ridge) (the “**2023 CFD**”) on updated terms, which will be authorized to provide funding for infrastructure improvements and provide the “**PAYGO**” referenced in the 2023 Development Agreement.

K. In consideration for County entering into the 2023 Development Agreement and forming the 2023 CFD, and to provide county-wide benefits, concurrent with execution of the 2023 Development Agreement, Landowners and County desire to enter into this Agreement pursuant to which County will be entitled to receive 2023 CFD special tax revenues in excess of debt service on bonds to be issued for the 2023 CFD, as provided herein.



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

Planning Commission May 11, 2023

A motion was made by Chair Nevis and seconded by Commissioner Vegna to: Recommend staff recommendations #1 (*Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162*) and #2 (*Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented*) **with 3 additional items:**

- 1) Staff should meet with the EDH Fire Department and EDH Community Services District and other interested agencies prior to the BOS consideration of the Development Agreement (DA) and provide an update.
- 2) The BOS should consider if PAYgo funds contemplated under the DA be prioritized to mitigate local road impacts.
- 3) The BOS should consider an additional term to be added to the proposed DA similar to the current Carson Creek DA section 3.9 regarding a regional connector road.

Board of Supervisors June 6, 2023 Agenda

Auditor-Controller recommending the Board: 1) Adopt and authorize the Chair to sign the attached Resolution 087-2023 related to the formation of the El Dorado County Community Facilities District 2023-1 (East Ridge); and 2) Receive and file Boundary Map of Community Facilities District 2023-1 (East Ridge); and 3) Set a Public Hearing for July 18, 2023 at 10:00 A.M. FUNDING: N/A

This matter was Approved and Resolution 087-2023 was Adopted upon Approval of the Consent Calendar.

Public Hearing Held on July 25, 2023 – Approved by the Board of Supervisors



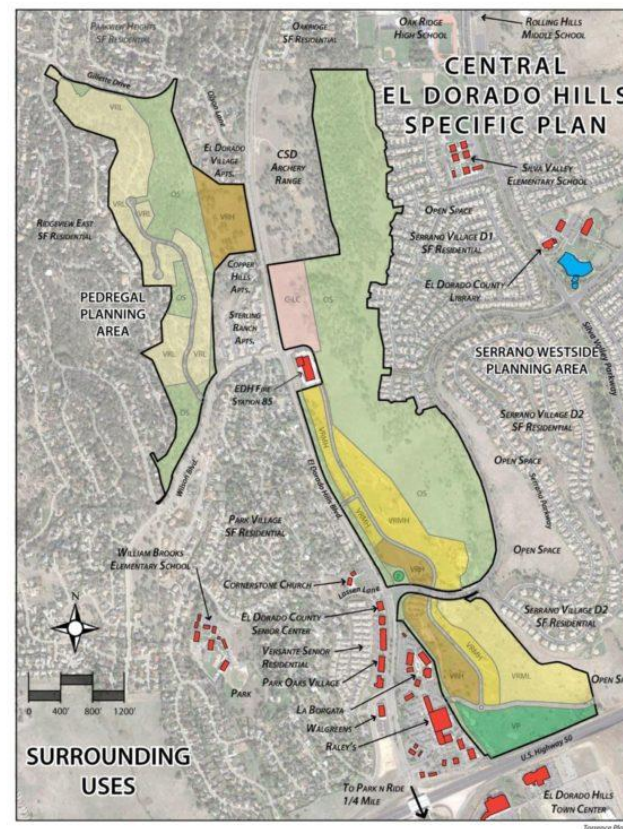
EDH Area project updates

Central El Dorado Hills Specific Plan A14-0003, SP12-0002, Z14-0005, DA14-0003

The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1-acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres in the vicinity of El Dorado Hills Boulevard between Olson Lane and U.S. Hwy 50. The proposed project consists of two planning areas: Serrano Westside and Pedregal.

It has been suggested that the project may go to the Board of Supervisors before the end of 2023

Central El Dorado Hills Specific Plan
Project Site Aerial Photo and Surrounding Uses (DRAFT, November 2013)





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****

September 20, 2023

6:30PM

