



El Dorado Hills Area Planning Advisory Committee

Wednesday September 20, 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 rhaw180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday September 20, 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/84045550696>

PHONE IN OPTION (669) 900-9128 Meeting ID: 840 4555 0696

LIVE on YOUTUBE: <https://www.youtube.com/live/tuomb6oMiCo?si=V8l0mGPg4HFJ54KU>

(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 Turnboo
5. Guest Speaker: N/A
6. APAC Projects
 - a. UPDATE: [Summer Brook TM-R21-00021](#) - Applicant provides update -regarding COA for Traffic Signal to be replaced by street lights.
 - b. UPDATE: [Creekside Village Specific Plan GPA20-0001 Z20-0005 SP20-0001 TM20-0002](#) -Applicant Winn Communities will provide updates regarding reactivated Creekside Village Project. The project site is bordered on the north by the existing El Dorado Hills Business Park and the John Adams Academy Charter School, to the east by the Blackstone master planned community, to the south by undeveloped rural residential and industrial lands, and to the west by undeveloped land in the Carson Creek Specific Plan. Project previously proposed a 926-unit residential community located on an approximately 208-acre site, and would include 115.9 acres of single-family low-density residential development, 21.0 acres of single-family medium-density residential development, 14.3 acres of parks, 46.3 acres of open space preserves and buffers, and 10.4 acres of roadways.
 - c. UPDATE "Notification – No Review" EDH Area Project Statuses

Adjournment:

The Next EDH APAC meeting is: **October 18, 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 edhapaccomment@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

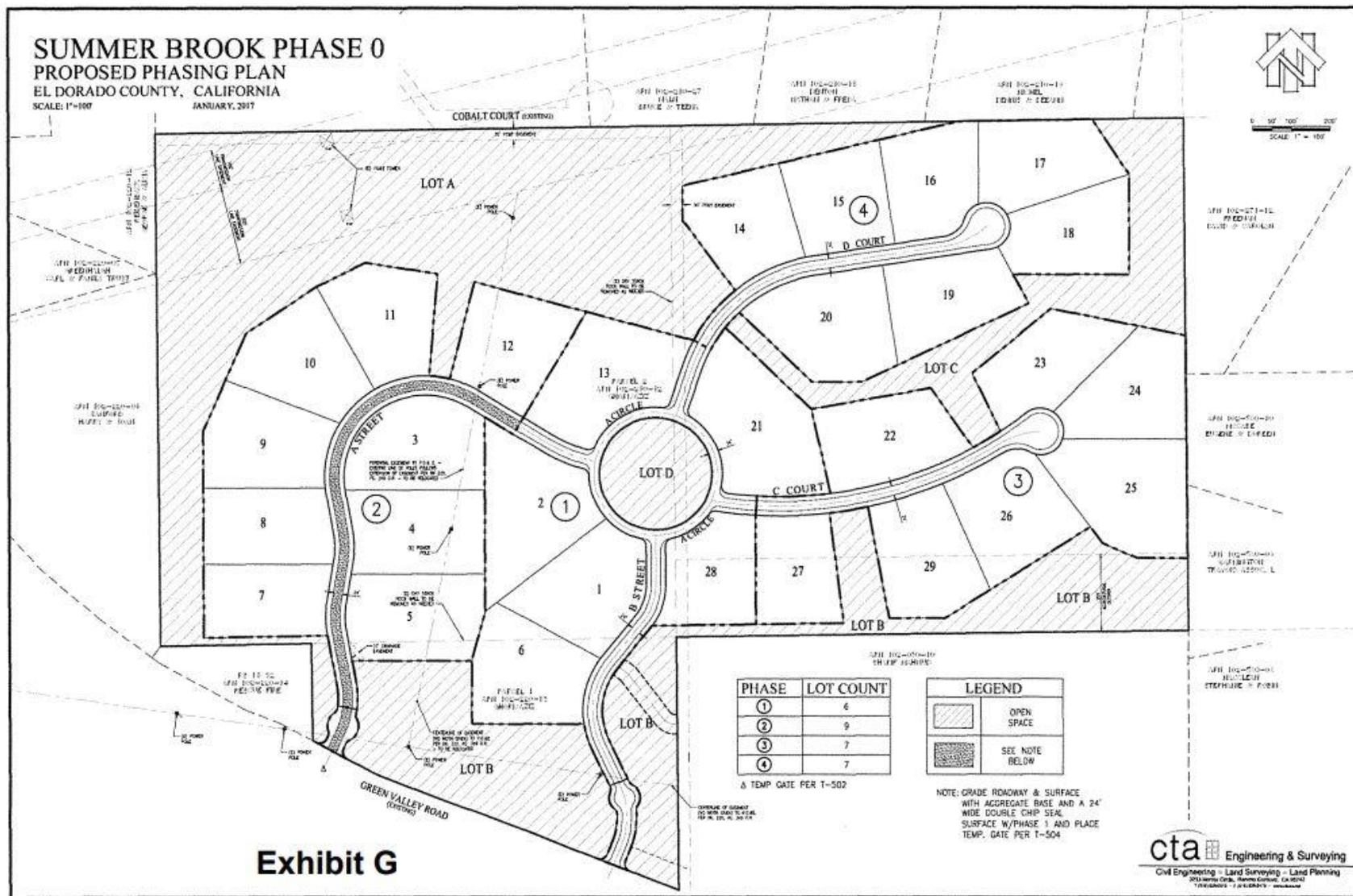


Summer Brook TM-R21-00021

TM-C23-00002 - Oak Haven



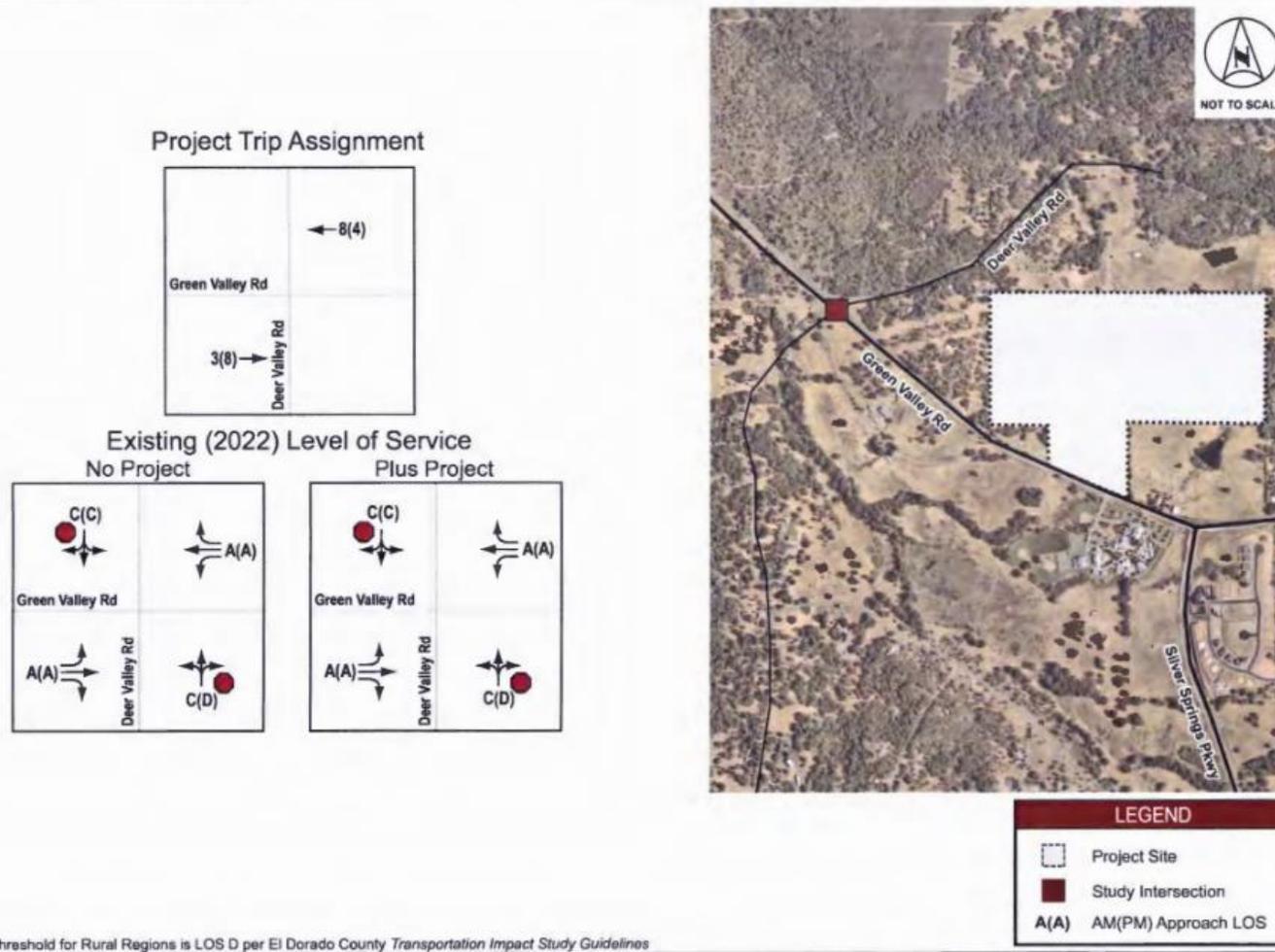
Summer Brook TM-R21-00021 TM-C23-0002 - Oak Haven





Summer Brook TM-R21-00021 TM-C23-0002 - Oak Haven

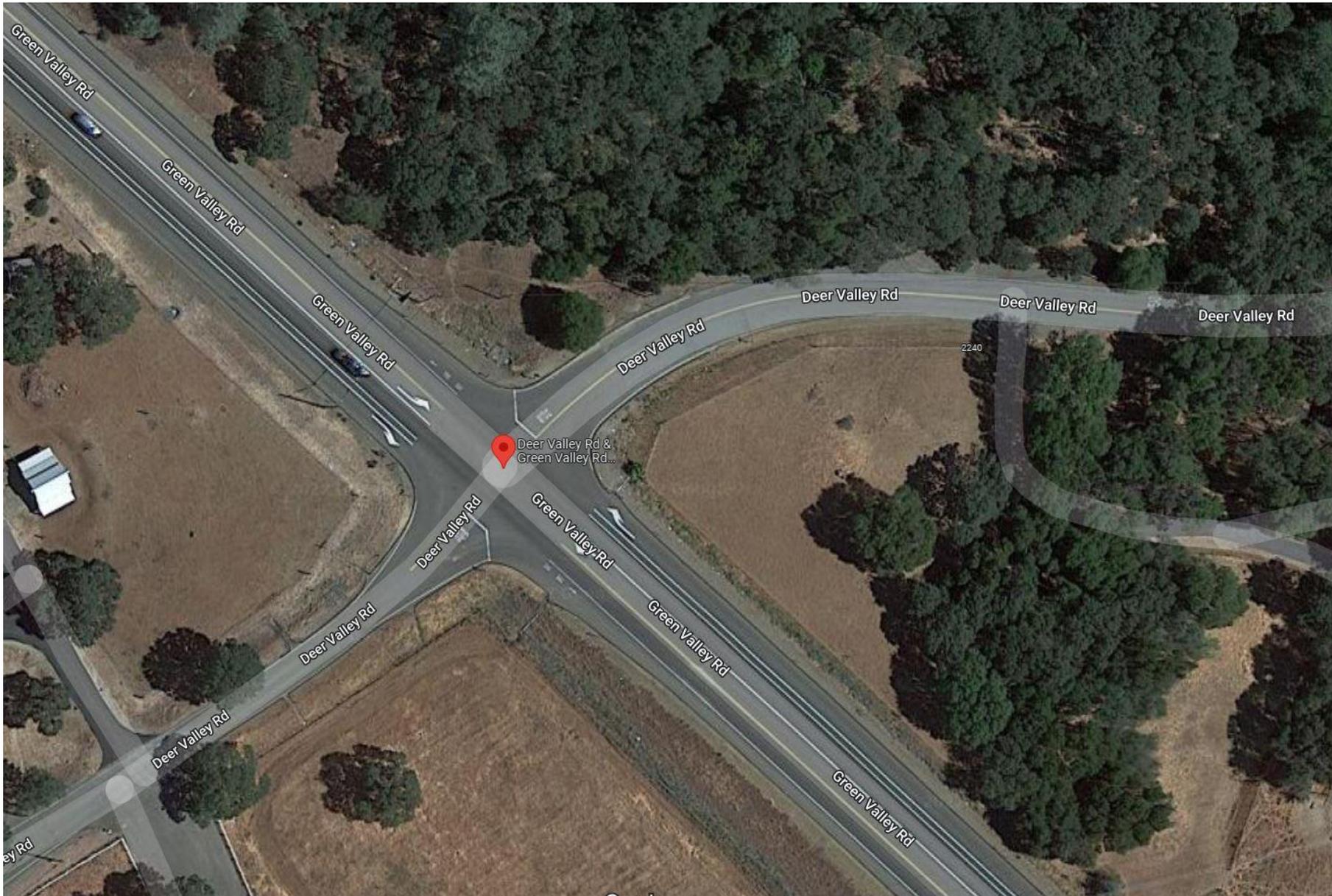
Summer Brook Intersection Analysis



Intersection LOS threshold for Rural Regions is LOS D per El Dorado County Transportation Impact Study Guidelines



Summer Brook TM-R21-00021 TM-C23-0002 - Oak Haven





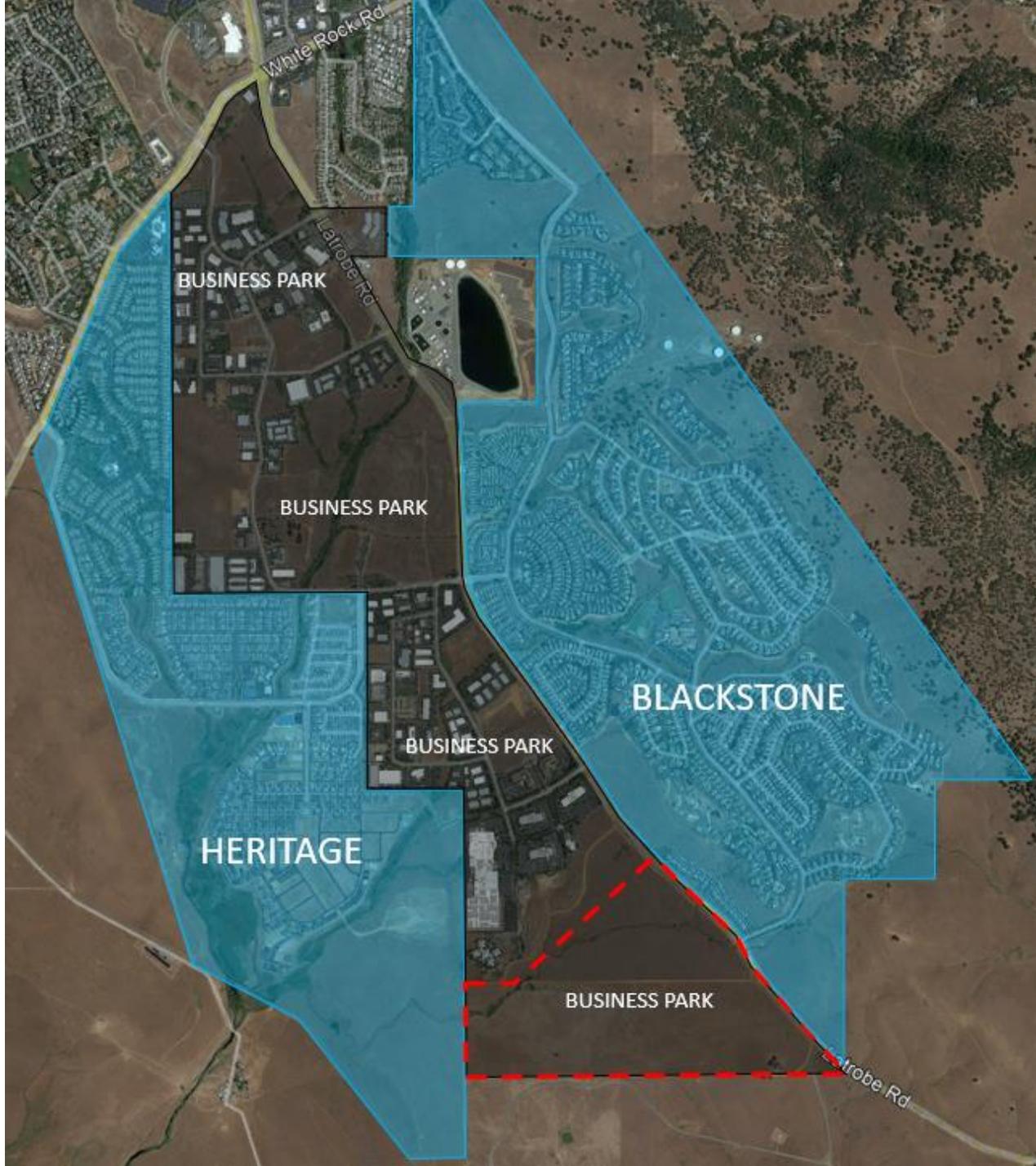
Creekside Village Specific Plan

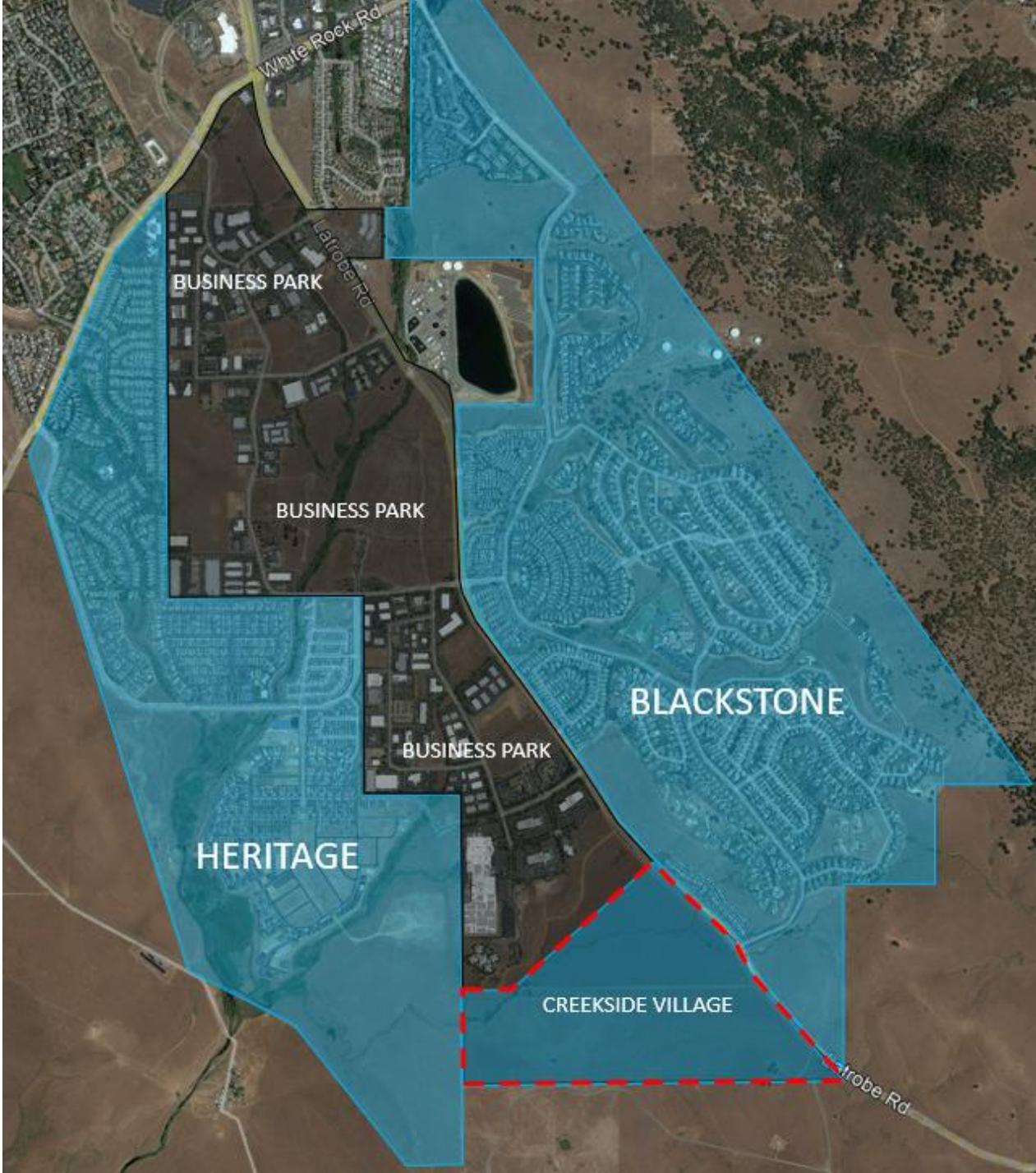
GPA20-0001 Z20-0005 SP20-0001
TM20-0002

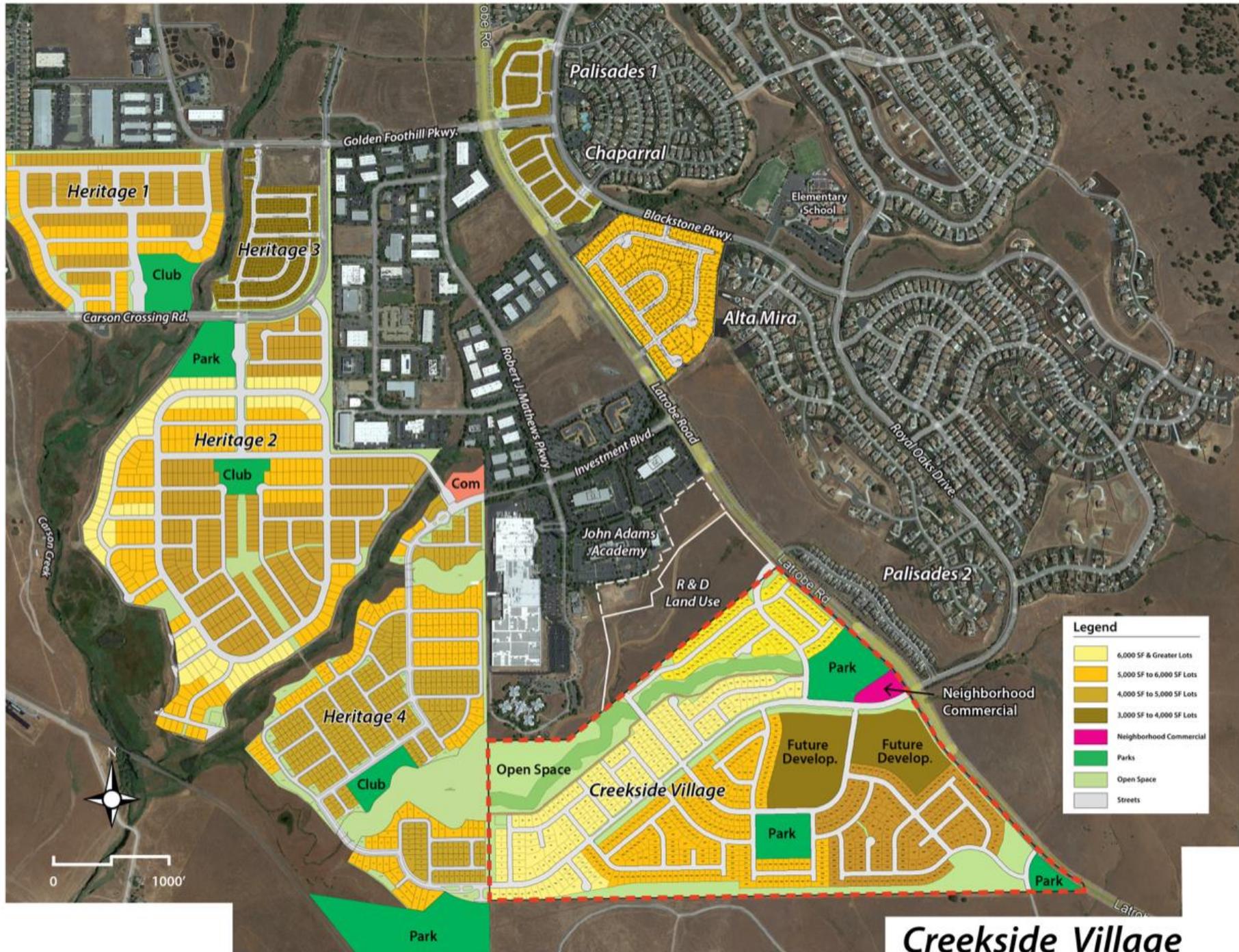


CREEKSIDE
— VILLAGE —

By: Winn Ridge Investments, LLC







Creekside Village



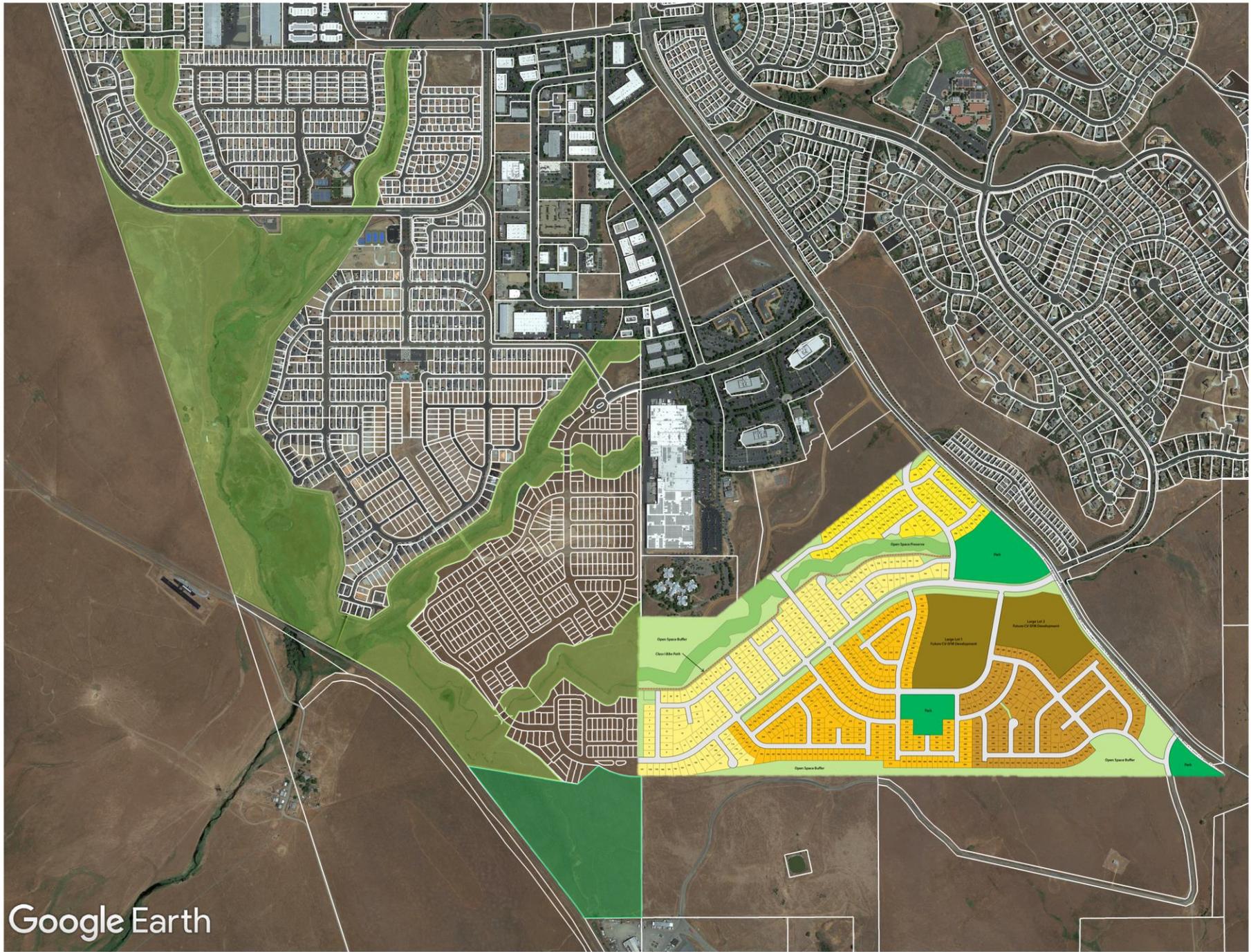
Creekside Village
Winn Communities

Illustrative SitePlan

September 2023 - Torrence Planning









LEGEND

- A. COMMERCIAL RETAIL SITE
- B. OPEN TURF FIELD - Flag Football | U8 Soccer 240' x 180'
- C. INTERMITTENT STREAM WITH ADDED BOULDERS
- D. PEDESTRIAN BRIDGE
- E. SMALL PICNIC SHELTERS WITH BBQ AND TABLE
- F. EVERGREEN SCREEN
- G. TREE ALLEE IN D. G WITH (2) BOCCE COURTS
- H. CONCRETE PATHS 8'0" WIDTH
- I. PASSIVE TURF AREA
- J. TOT LOT EQUIPMENT
- K. ADVENTURE PLAY ELEMENTS
- L. FULL COURT OR (2) 1/2 COURT BASKETBALL
- M. (2) SAND VOLLEYBALL COURTS
- N. MOUNDED BUFFER ADJACENT TO LATROBE RD.
- O. LARGE SPECIMEN SYCAMORE TREE





LEGEND

- A. COMMERCIAL RETAIL SITE
- B. OPEN TURF FIELD - Flag Football | U8 Soccer 240' x 180'
- C. INTERMITTENT STREAM WITH ADDED BOULDERS
- D. PEDESTRIAN BRIDGE
- E. SMALL PICNIC SHELTERS WITH BBQ AND TABLE
- F. EVERGREEN SCREEN
- G. TREE ALLEE IN D, G WITH (2) BOCCE COURTS
- H. CONCRETE PATHS 8'0" WIDTH
- I. PASSIVE TURF AREA
- J. TOT LOT EQUIPMENT
- K. ADVENTURE PLAY ELEMENTS
- L. FULL COURT OR (2) 1/2 COURT BASKETBALL
- M. (2) SAND VOLLEYBALL COURTS
- N. MOUNDED BUFFER ADJACENT TO LATROBE RD.
- O. LARGE SPECIMEN SYCAMORE TREE



LEGEND

- A. SMALL GRASS OR MEADOW RELIEF AREA
- B. ACCESS PATH TO TRAIL
- C. BENCH
- D. EXISTING INTERMITTENT DRAINAGE SWALE TO REMAIN
- E. CLASS I TRAIL - SOUTH OF INTERMITTENT DRAINAGE
- F. ROAD CROSSING OVER INTERMITTENT DRAINAGE
- G. FILL SLOPES - NATIVE HYDROSEEDED MIX
- H. NATIVE VALLEY OAK PLANTING
- I. 72" OPEN METAL FENCING @ LOTS ADJACENT TO O/S
- J. SMALL OVERLOOK WITH BENCH AND SEATWALL
- K. LOT K PARK







APPLICATION SUBMITTAL

COUNTY COMMENTS

ENVIRONMENTAL IMPACT REPORT & PUBLIC COMMENTS

COUNTY PROCESSING

PLANNING COMMISSION

BOARD OF SUPERVISORS

APPROVAL

1 – 2 Mos

1 – 2 Mos

10 – 12 Mos

1 – 2 Mos

1 – 2 Mos

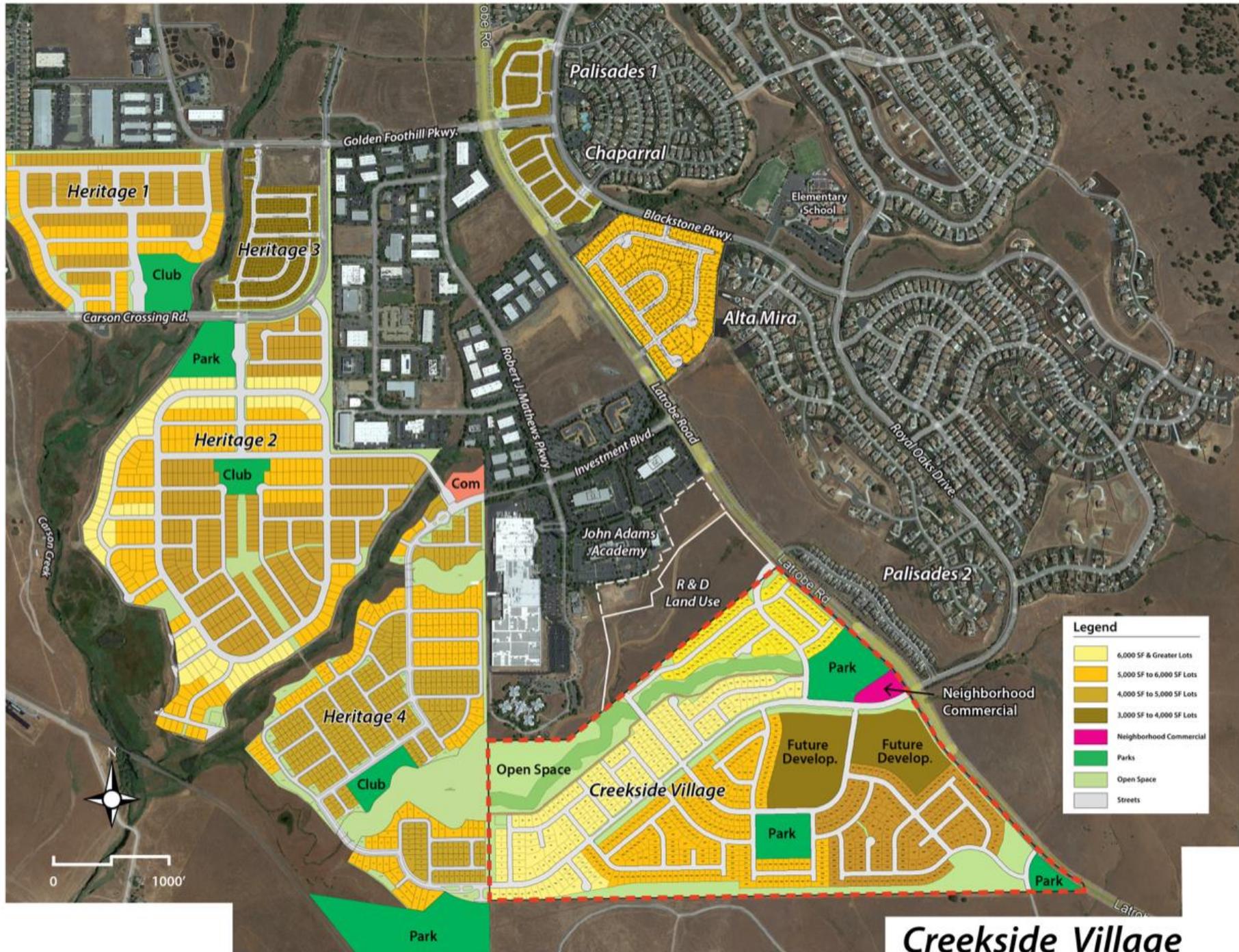
1 – 2 Mos

14 to 18 Months

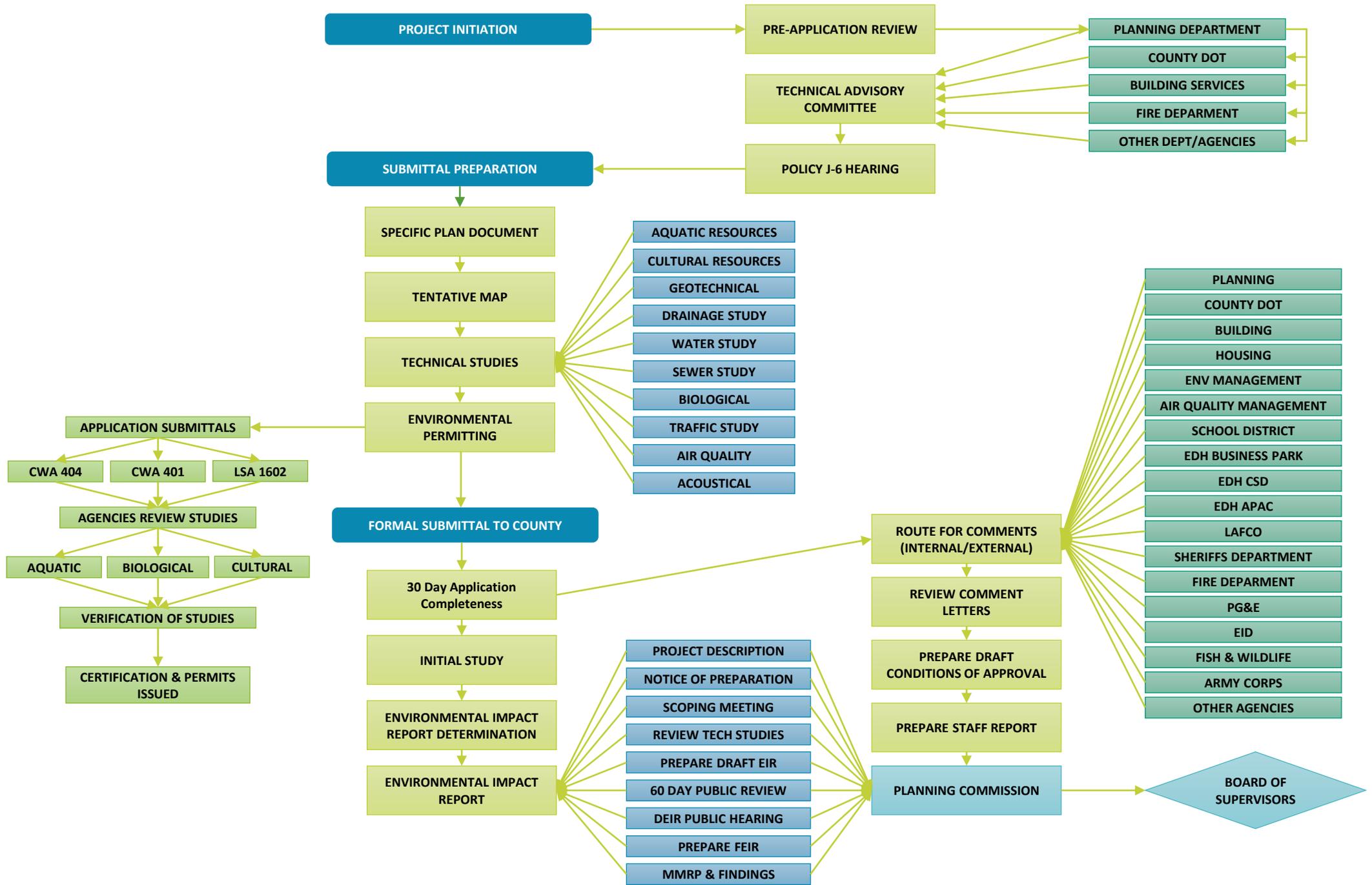




QUESTIONS?



Creekside Village





Creekside Village Specific Plan

Scoping Meeting

Tuesday September 26, 2023 6PM – 7PM

EDH Fire Department Station 85 Conference Room

1050 Wilson Blvd El Dorado Hills, CA 95762

ZOOM

<https://us06web.zoom.us/j/85750667220>



UPDATE *Notification - No Review*

EDH Area project updates



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



APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net
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

1021 Harvard Way, El Dorado Hills, CA 95762
<https://edhapac.org>

The County of El Dorado Planning Department
Director of Planning: Karen Gardner
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"



Additional Questions in regards to restrictions placed on other EDH Self Storage Projects in the area in recent years:

- The proposal allows for outside doors, whereas the other projects had to have all access by internal walls
- The proposed lighted signage was not allowed for other projects
- Other area storage projects were prohibited from accepting RVs
- RV storage has unique environment and refuse concerns



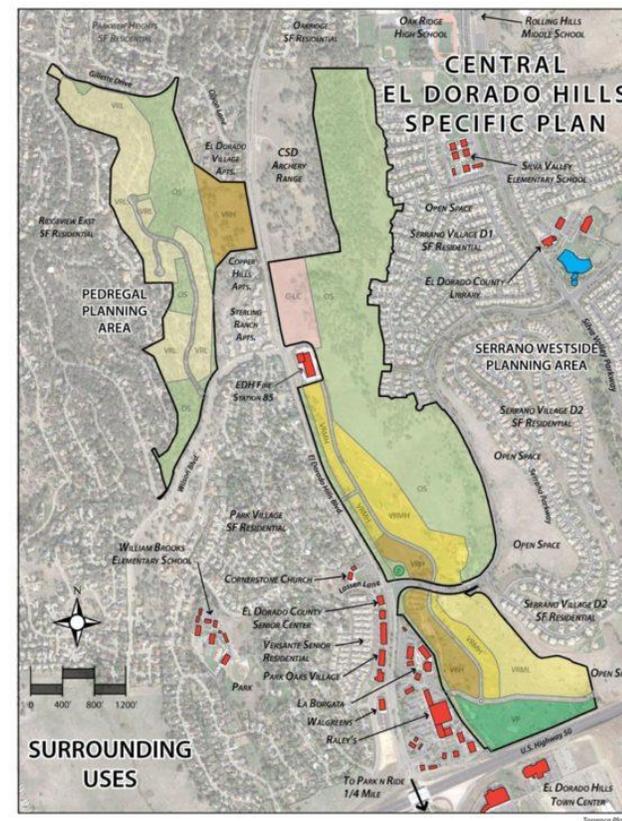
EDH Area project updates

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)





HERITAGE Mello-Roos Special Tax (CFD 2014-1)

- Request from Lennar Homes to the EDC Bond Committee to issue more bonds against the Heritage Mello-Roos Special Tax (CFD 2014-1)
- Bond Advisory Committee met on Thursday Sep 14th and voted to recommend approval.
Matter will be forwarded to the Board of Supervisors.
- Bond is expected to increase the special tax for age-restricted Heritage Village homeowners only.
- Heritage homeowners seek full disclosure prior to an increase of their Mello Roos taxes



PAC WEST – Carson Creek R&D Lot Split and Gateway El Dorado Retail

- Carson Creek R&D and Gateway proposals are being treated separately, although related.
- APAC questions remain unanswered to Planning and PacWest remain unanswered
- Among outstanding impacts: traffic, air quality, Zoning consistency, environmental
- APAC Transportation and Environment standing committees engaged in review



Sienna Ridge Quick Quack Car Wash

Quick Quack Car Wash (Store #6-126) – El Dorado CA
Noise Impact Study
County of El Dorado, CA

Executive Summary

Exhibit A
Location Map



Google Earth



Sienna Ridge Quick Quack Car Wash



AZ Office
4960 S. Gilbert Rd, Ste 1-461
Chandler, AZ 85249

CA Office
1197 E Los Angeles Ave, C-256
Simi Valley, CA 93065

20-Minute Continuous Noise Measurement Datasheet

Project:	Quick Quack Car Wash (Store #6-126)	Site Observations:	Cloudy sky 5/8, measurement was performed at the south & east lot lines. Ambient noise consisted of traffic along Sienna Ridge Rd and construction equipment at surrounding lots.
Site Address/Location:	3379 Bass Lake Rd., El Dorado Hills, CA 95762		
Date:	9/9/2021		
Field Tech/Engineer:	Jason Schuyler		

General Location:

Sound Meter: ST-1: NTi Audio SN: A2A-07095-E0
ST-2: Larson Davis 831 SN: 0003714

Settings: A-weighted, slow, 1-sec, 20-minute interval

Meteorological Con.: 70 degrees F, 3 mph wind, western direction

Site ID: ST-1 & ST-2

Site Topo: Flat

Ground Type: Hard site conditions, reflective

Noise Source(s) w/ Distance:

1 - meter is approx 120' from Sienna Ridge CL.

2 - meter is approx 60' from Sienna Ridge CL.

Figure 1: Monitoring Locations



Figure 2: ST-1 Photo

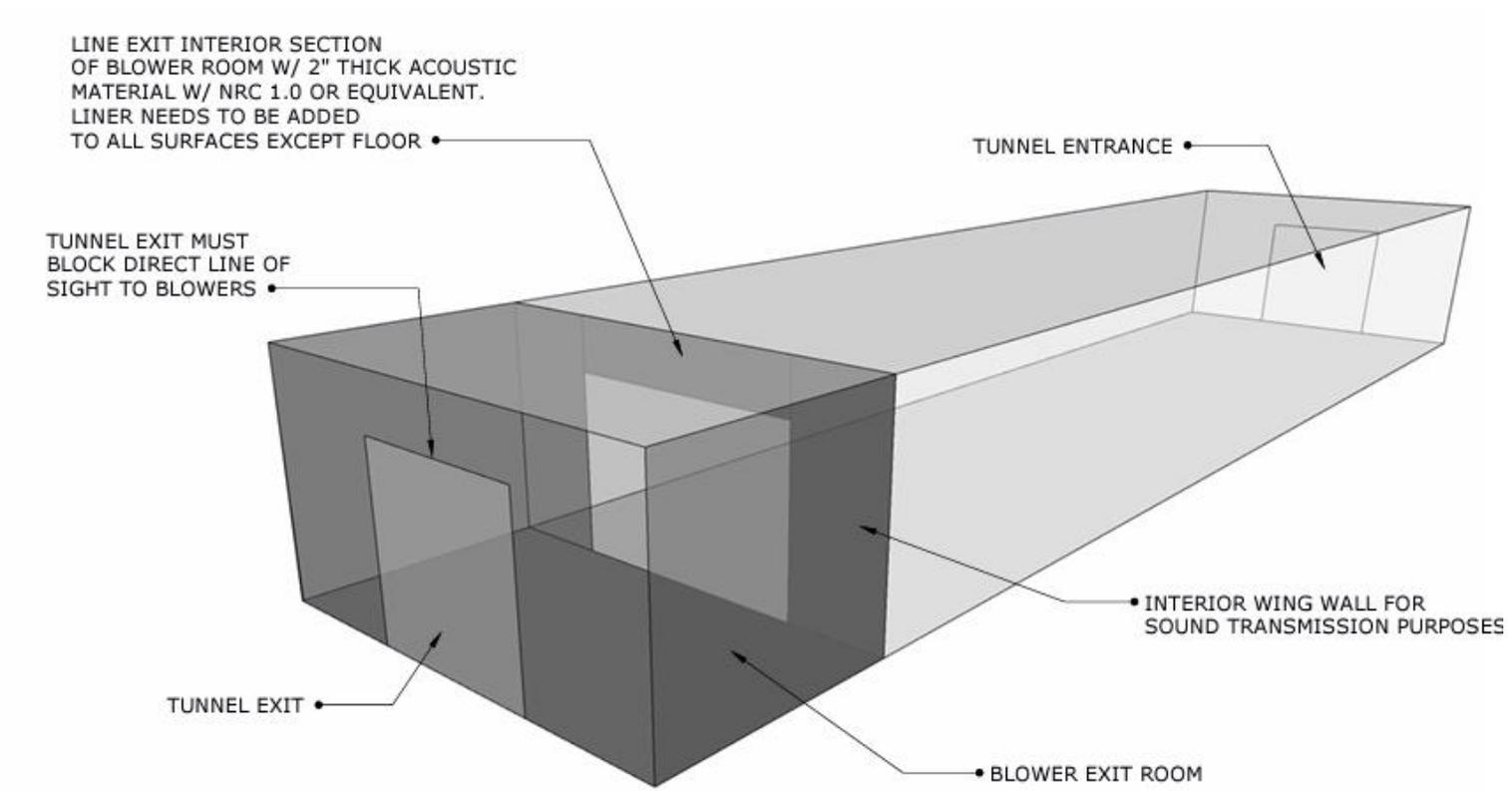


Figure 3: ST-2 Photo





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****

October 18, 2023

6:30PM

