



El Dorado Hills Area Planning Advisory Committee

Wednesday December 13, 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 <https://edhapac.org>



"Non-Partisan Volunteers Planning Our Future Since 1981" 1021 Harvard Way, El Dorado Hills, CA 95762

APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net Timothy White, Vice Chair twhitejd@gmail.com
John Raslear, Vice Chair jraz2pub@shs-global.net Brooke Washburn, Vice Chair Washburn_bew@yahoo.com
Robert Williams, Secretary robw180@gmail.com

AGENDA FOR MEETING: Wednesday December 13, 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/84250868870>

PHONE IN OPTION (669) 900-9128 Meeting ID: 842 5086 8870

LIVE on YOUTUBE: <https://youtube.com/live/1pxMqsgr11U?feature=share>

(no discussion option via YouTube)

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: Matt Smeltzer, Deputy Director, Engineering El Dorado County
Transportation Department
Discussion:
a) El Dorado Hills US50 Interchange project.
b) Harvard Way - Oakridge HS intersection traffic signal project.

Guest Speaker Rafael Martinez, Director, El Dorado County Transportation Department
a) Transportation and Circulation discussion

6. APAC Projects
 - a. EDH APAC Transportation Subcommittee - Report Bill Jamaca Committee Chair
 - b. EDH APAC Environmental Subcommittee - Report George Steed Committee Chair
 - c. UPDATES *Notification – No Review* EDH Area Project Statuses
- Informational only: NO ACTION
UPDATE: [CUP22-0014/PD-R22-0004 – Sienna Ridge QuickQuack Car Wash](#)
UPDATE: [Central El Dorado Hills Specific Plan](#)
UPDATE: [Costco/EDH52 Application Update](#)
 - d. EDH APAC 2024 Officer Election Results
 - e. EDH APAC 2024 Meeting Schedule

Adjournment:

The Next EDH APAC meeting is: **TUESDAY January 9, 2024 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 john.davey@pac@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 Speakers



Matt Smeltzer

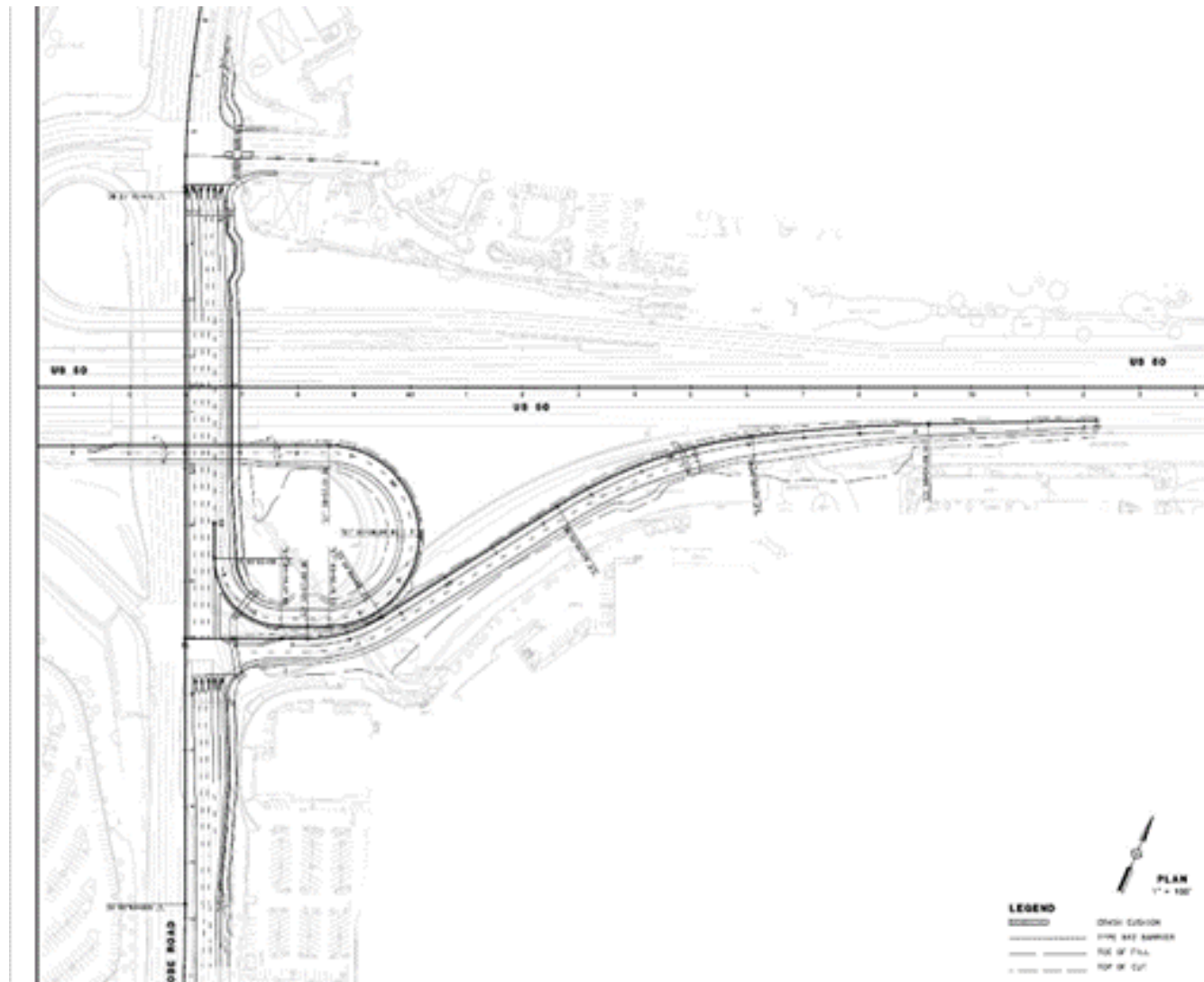
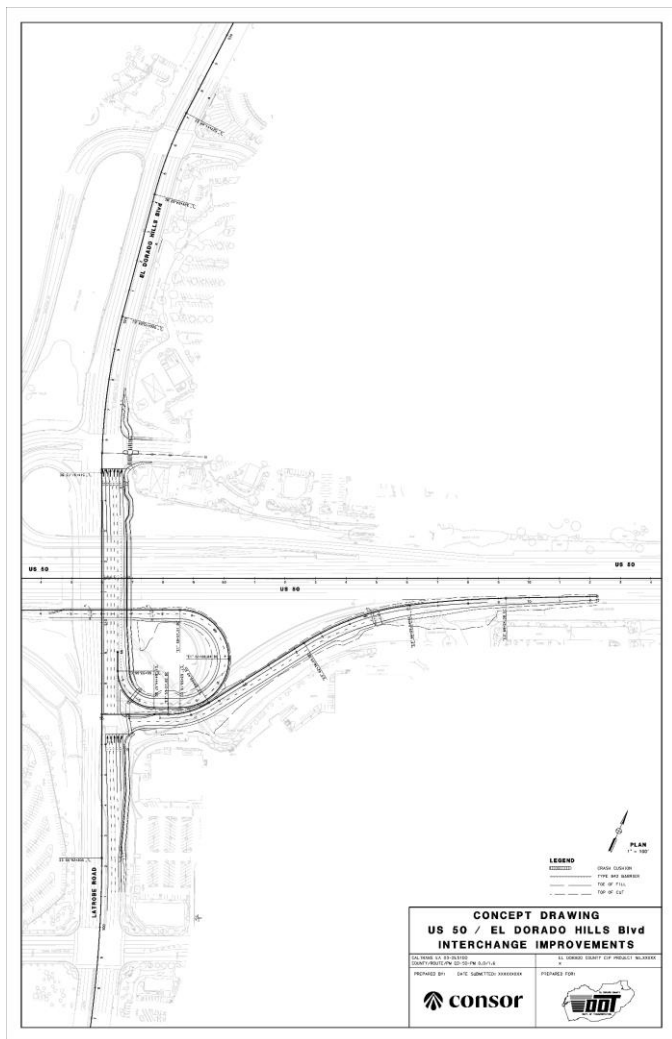
Deputy Director, Engineering El Dorado County Transportation Department
El Dorado Hills US50 Interchange project
Harvard Way - Oakridge HS intersection traffic signal project

Rafael Martinez

Director, El Dorado County Transportation Department
El Dorado Hills Transportation and Circulation discussion

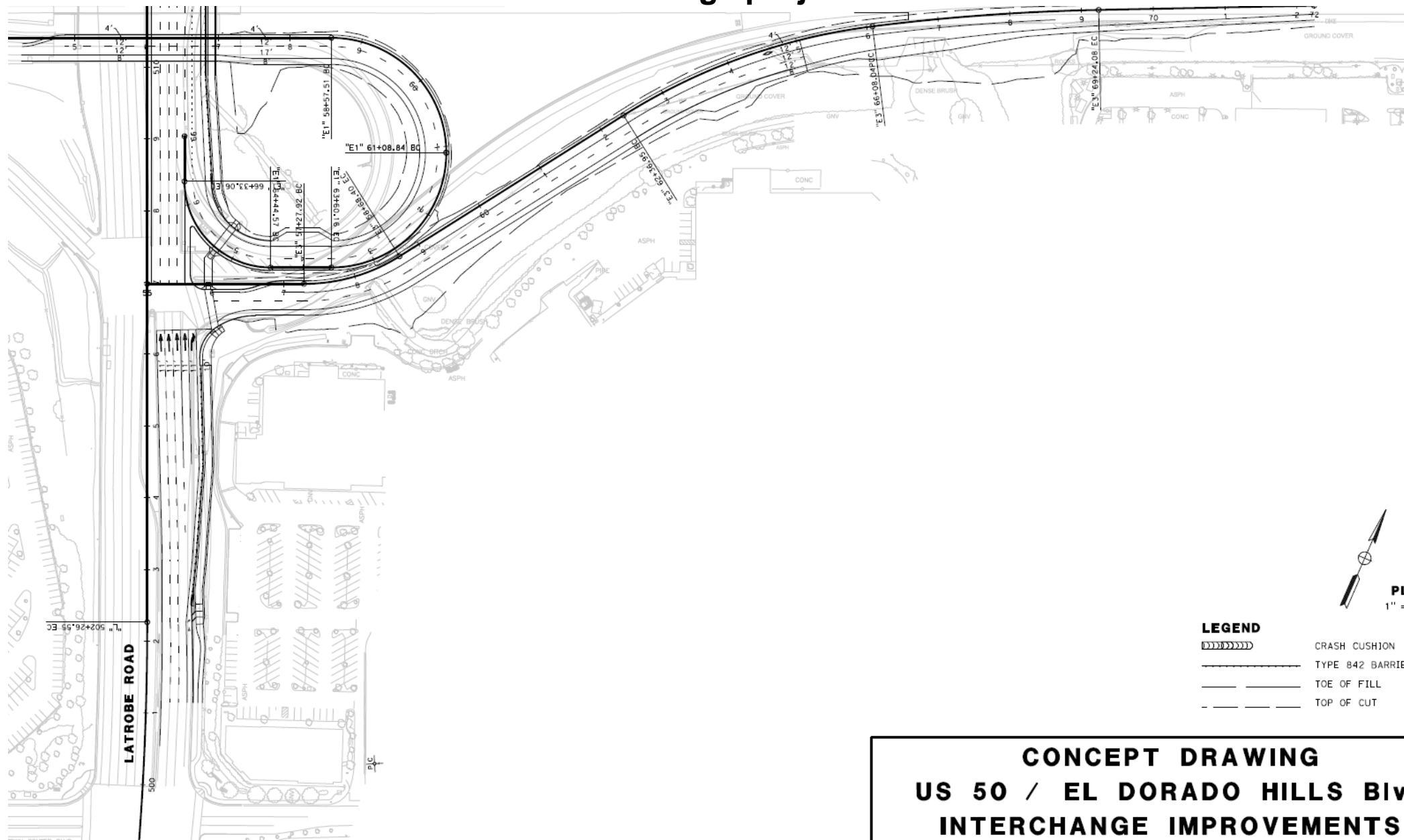
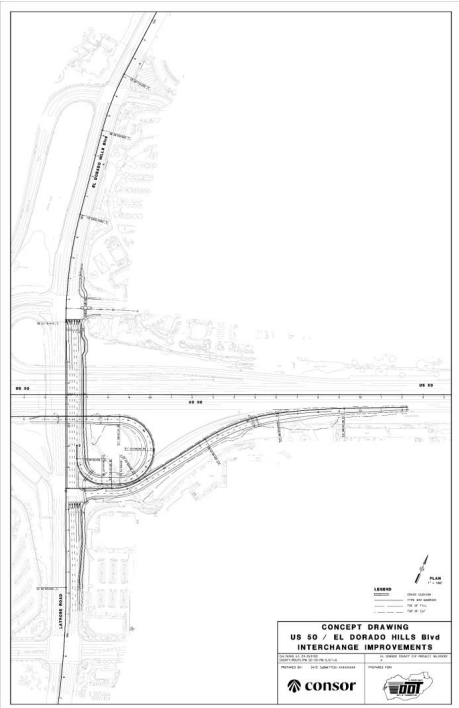


El Dorado Hills US50 Interchange project





El Dorado Hills US50 Interchange project

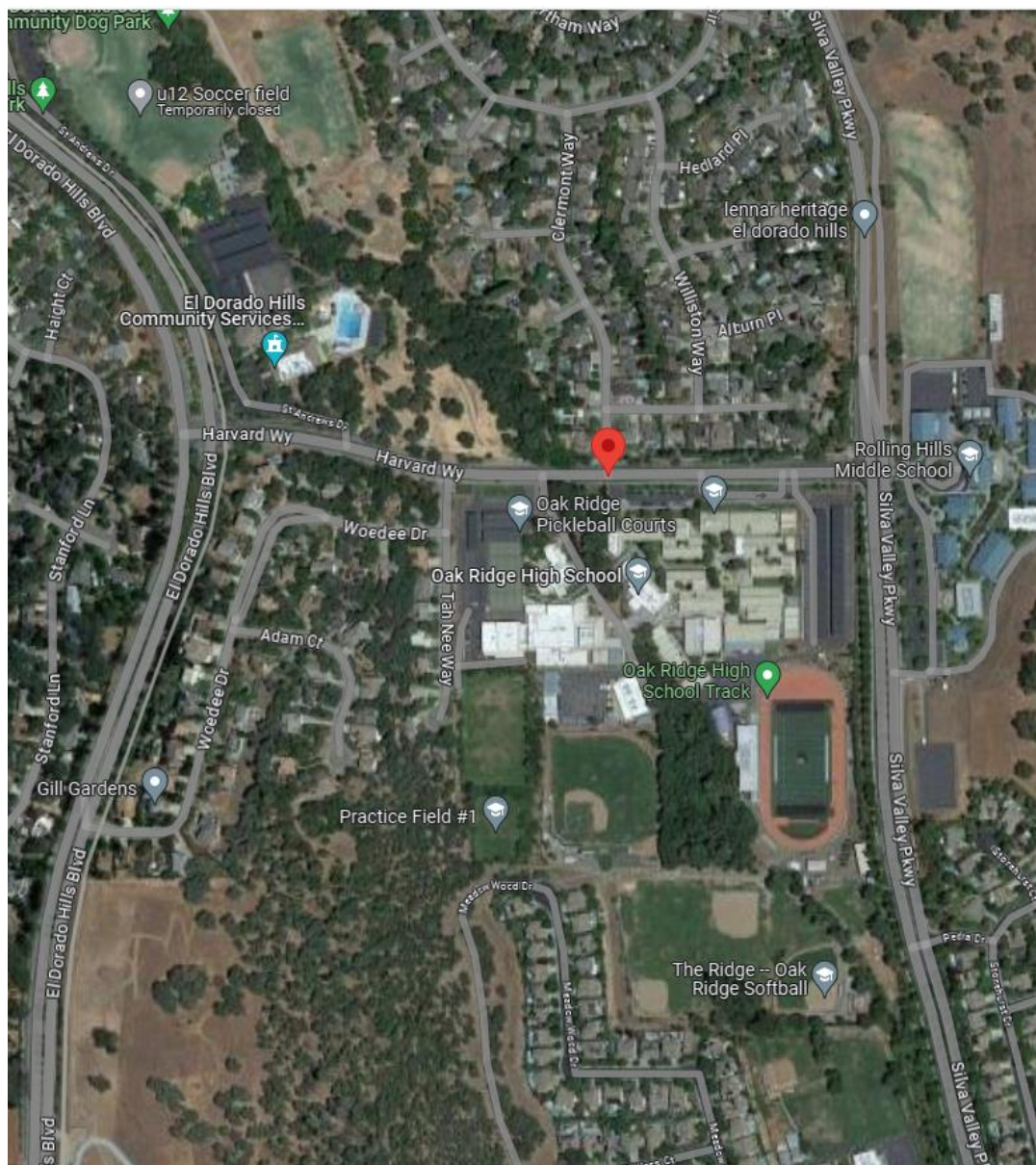


- LEGEND**
- CRASH CUSHION
 - TYPE 842 BARRIER
 - TOE OF FILL
 - TOP OF CUT

**CONCEPT DRAWING
US 50 / EL DORADO HILLS BIVD
INTERCHANGE IMPROVEMENTS**

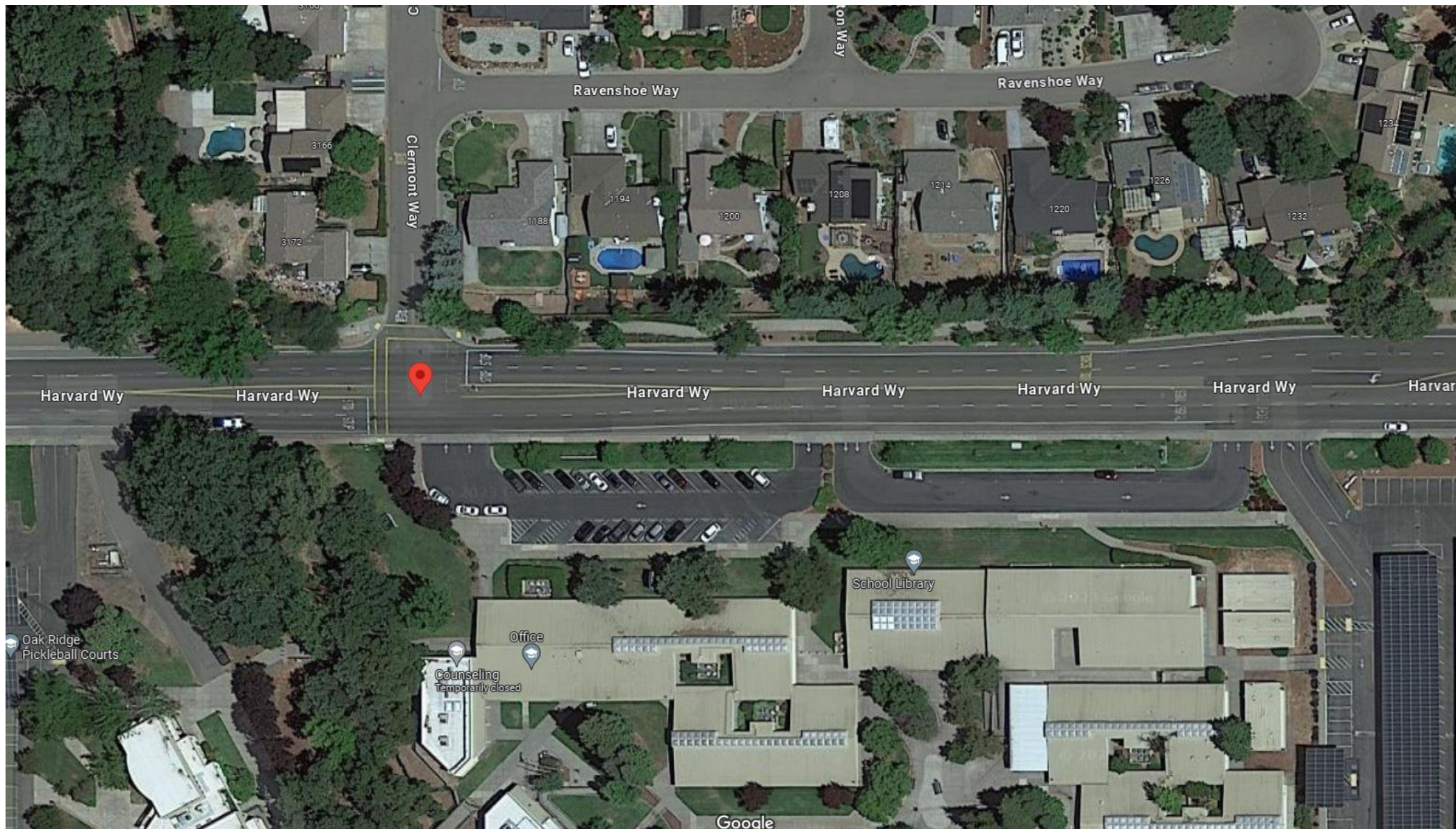


Harvard Way - Oakridge HS intersection traffic signal project



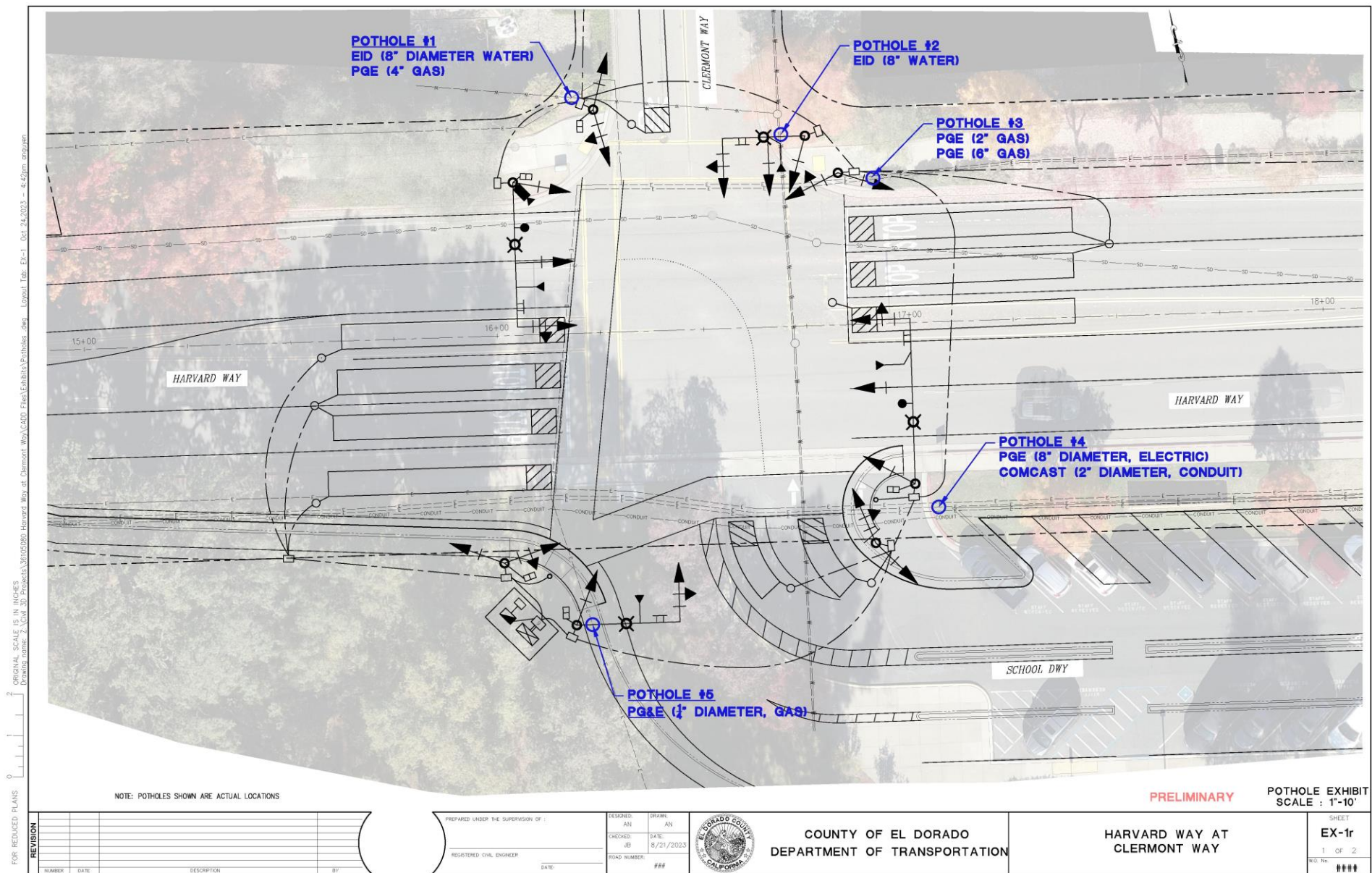


Harvard Way - Oakridge HS intersection traffic signal project



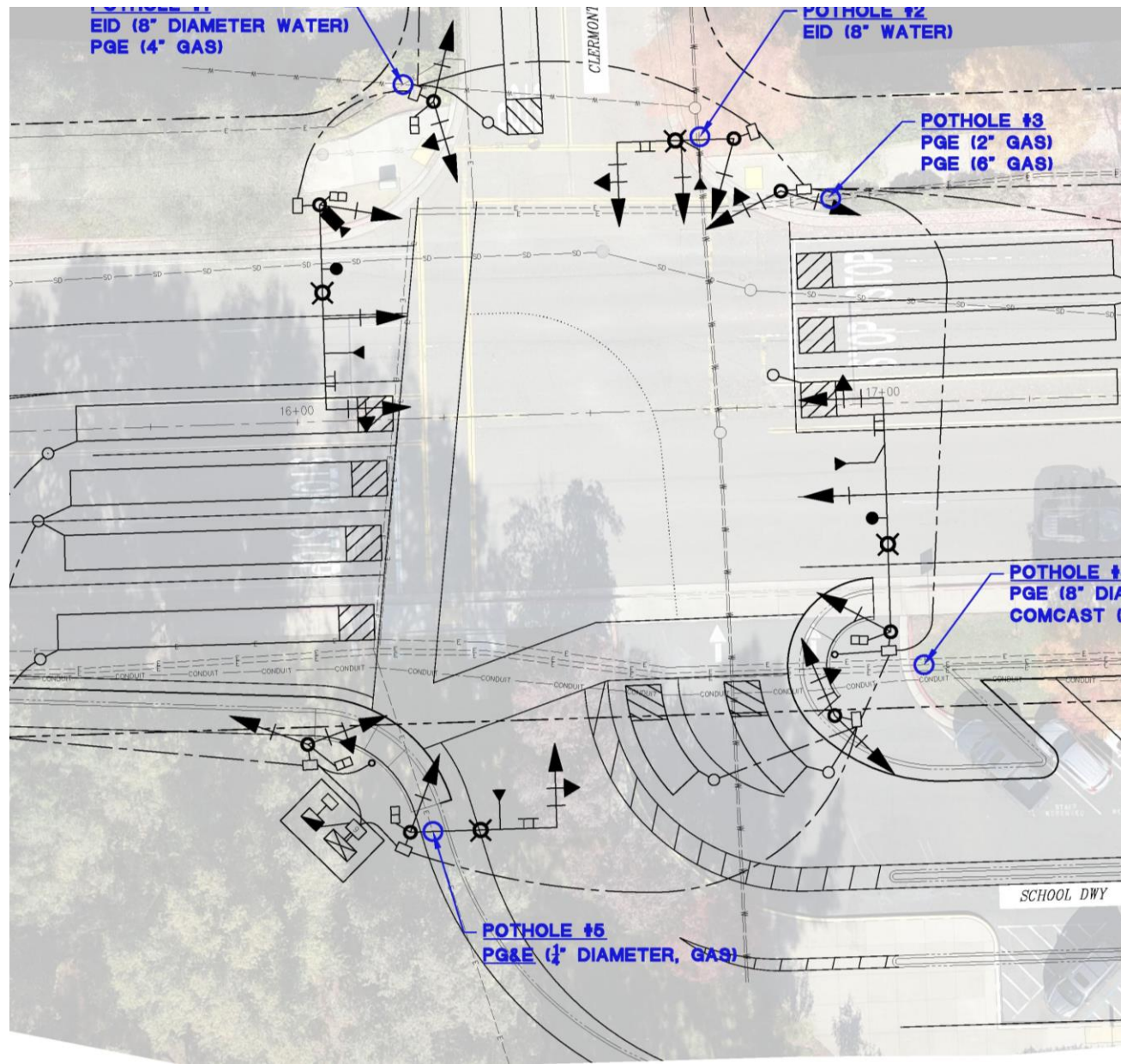


Harvard Way - Oakridge HS intersection traffic signal project



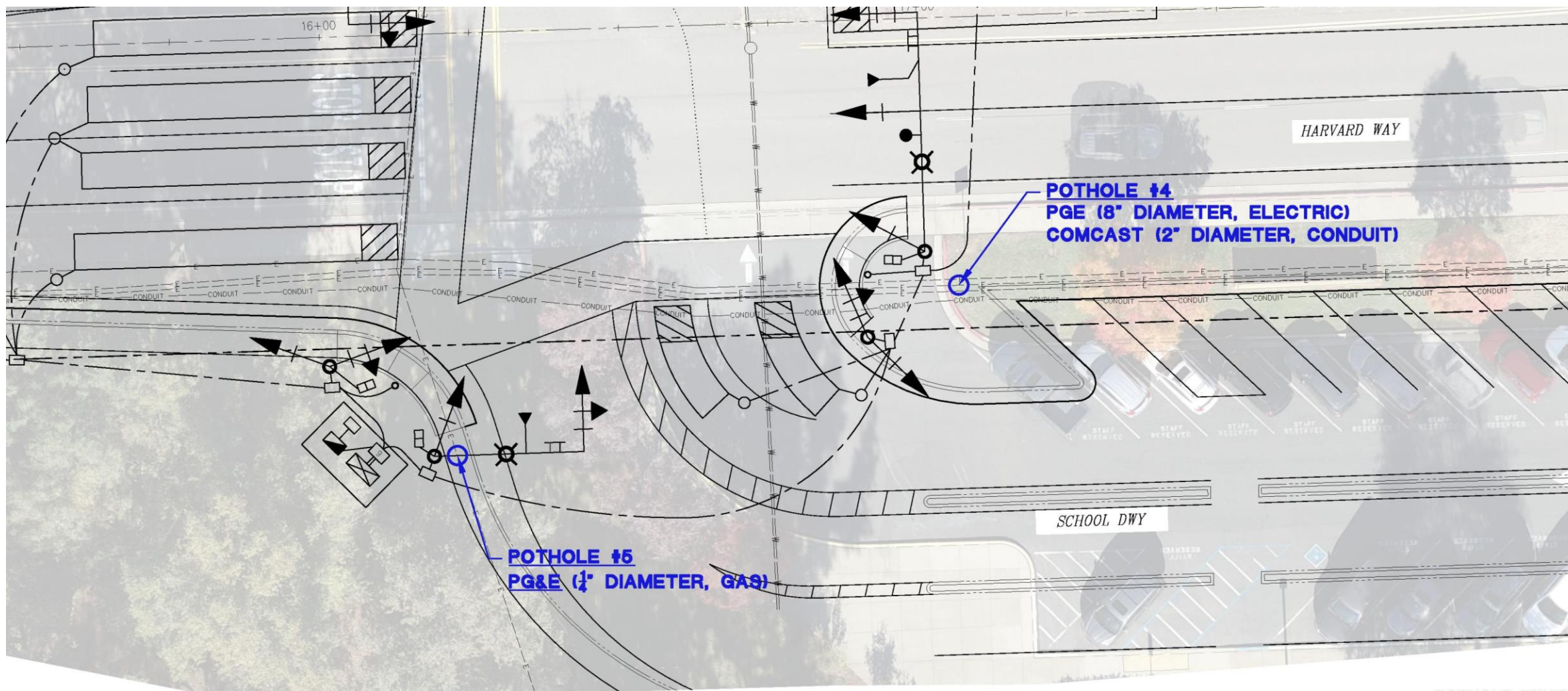


Harvard Way - Oakridge HS intersection traffic signal project





Harvard Way - Oakridge HS intersection traffic signal project





6. APAC Matters & Projects



EDH APAC Transportation Standing Committee Report

December 14, 2023





Committee Information

- Committee Members
 - Bill Jamaca, Chairperson
 - Roger Bailey
 - Jeff Lewis
 - John Raslear
 - Bob Williams



Current Situation

- Major projects are being proposed and the traffic impacts are being reviewed discretely. While it appears that the final determinations are made with clear and consistent, industry defined metrics, they are not shared or collaborated with APAC regularly.
- EDHAPAC does not have a clear process for engagement with EDC Planning, EDC Traffic, EDH Fire, and the BOS.



Traffic Committee Goal

- Work collaboratively with EDC to develop a pro-active approach to help keep APAC, and the community, informed of traffic impacts of “build-out” of the area development land and to get a better idea of the needed improvements on **major and minor routes** by utilizing the model improvements for the current roadway infrastructure.
 - Identify and quantify traffic impacts of all proposed projects (Strategic and Tactical)
 - Agree on standard metrics
 - Establish engagement process with EDC Planning, EDC Traffic, EDH Fire, and BOC to review impacts holistically



Proposed Projects with Greatest Traffic Impacts

<u>Project Name</u>	<u>Type</u>	<u>Description</u>	<u>Traffic Impact Metric</u>
Gateway	Commercial/Retail	2 R&D/3 Retail-Restaurant	TBD
Montano	Mixed Use/Residential	330 Units	TBD
Latrobe Self Storage	Commercial	Storage/Incubator	TBD
Carson Creek R&D - Parcel Split	Wholesale Distribution	1.1 M sq/ft of warehouse	TBD
Winn Dev-CreekSide Village	Residential	958 Homes	TBD
Costco (South)	Retail		TBD
Costco Residential (North)	Residential		TBD
Town and Country Village	Commercial/Mixed Use		TBD
Central El Dorado Hills	Residential		TBD

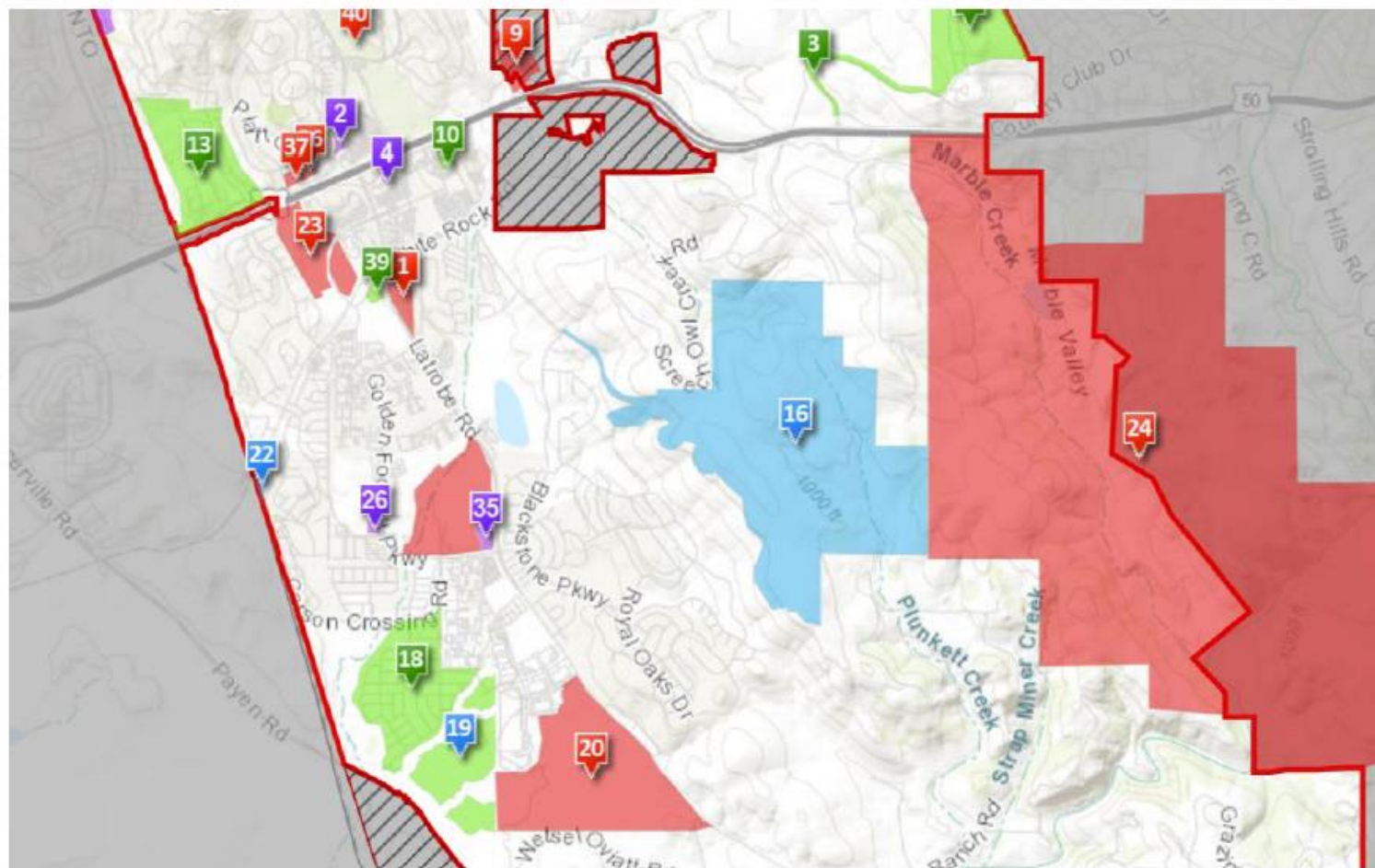
Additional Factors

School traffic in Business Park

Is this being evaluated?



Impact Planning Visibility EDH Fire ARCGIS Trial 2019 (Partial Data)





Recommendations/Requests

- Project Data
 - Can we implement the ARCGIS (or similar) tool for complete and consistent communication?
- Metrics
 - Are there defined and consistent traffic metrics for different types of projects? If so, what is the source? If not, can we define a working set for our use?
- Process
 - We recommend that we establish an on-going operating model to ensure all organizations, functions, and oversight can effectively cooperate.



Road Planning in EDH in 1960s





Road Planning in EDH in 1960s





Road Planning in EDH in 1960s



Environmental Standing Committee Report



December 14, 2023



Committee Information

- Committee Members

- George Steed, Chairperson
- Jan Kuenzi
- Melinda Peak
- David Yeh
- Bob Williams

- Initial Meeting

- December 4, 2023

- Committee Goals

- Develop processes with EDC departments and EDH community to gather and incorporate comments, concerns, and recommendations
- Build awareness and knowledge of environmental processes associated with EDC land use policies and ordinances
- Engage constructively, work collaboratively



Current Activities

- Verizon/Epic Wireless Monopole
 - Prepared comment letter from APAC for 12/14 Planning Commission meeting
- CEDHSP 3rd Partial Revised DEIR
 - Review and prepare recommendation for APAC action at January meeting
- EDH Business Park
 - Assess state of formation documents related to environmental impact reports and studies
 - Assess impact of recent studies and prepare report and recommendations to APAC



CEDHSP 3rd Partial Revision DEIR

- Committee Members are concerned and frustrated with EDC direction
 - This revision fails to address any issues in the previous APAC Findings Report
 - EDC condoning the applicant's proposed process is unacceptable
 - Most likely scenario now is the sale of land to CSD
 - Continuing wastes scarce staff resources to the detriment of other projects and applicants
 - EDC Planning Notice of Availability includes Project Information that states:
 - Conflicts with or *obstructs* implementation of the applicable air quality plan
 - Exposes sensitive receptors to *substantial* toxic air contaminants
 - Causes a *substantial adverse* change in the significance of an archaeological resource
 - Generates *significant* GHG and conflicts with applicable plan, policy or regulation adopted
 - Exposes people or generates noise in excess of General Plan Standards
- Committee will review and report at January meeting



EDH Business Park

- Formation Documents
 - Environmental reports and studies are not readily available
 - Predate EDC and State digitizing
 - Predate creation of Carson Creek Preserve
- New Environmental Information
 - Helix and ESA reports
 - Special Status Wildlife, Species of Special Concern, Birds of Prey and Migratory Birds identified in CC Preserve and within 5-mile radius
- Current Projects
 - Gateway El Dorado
 - Industrial Wholesale Distribution
 - Retail/Commercial
 - Latrobe Self-Storage (CUP22-0017)
 - Water Run-off into CC Preserve
 - Carson Creek R&D (P22-0009)
 - Industrial Wholesale Distribution
 - Significant truck trips
 - EDC AQMD Waiver??



Other Items

- Research and Learn – Land Use Environmental Issues
 - Research area policies, precedents and history
 - Review pending projects and documents
 - Identify best practices of surrounding communities
- Coordinate closely with Transportation Committee
 - EDH Business Park research and assessment
 - **Cumulative** impact of projects **must** be considered
- Monitor projects with DEIRs in process
 - Creekside Village
 - Town and Country



UPDATE *Notification - No Review*

EDH Area project updates



CUP 22-0014 PD22-0004
Sienna Ridge
Quick Quack Car Wash



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

APPROVED at
November 9, 2023
Planning Commission
Hearing

Additional Sound study
At completion of
Construction

Ongoing Noise Monitorin

Exhibit A
Location Map





Central El Dorado Hills Specific Plan A14-00003, SP12-00002, Z14-00005, DA14-00003



El Dorado Hills Area Planning Advisory Committee

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

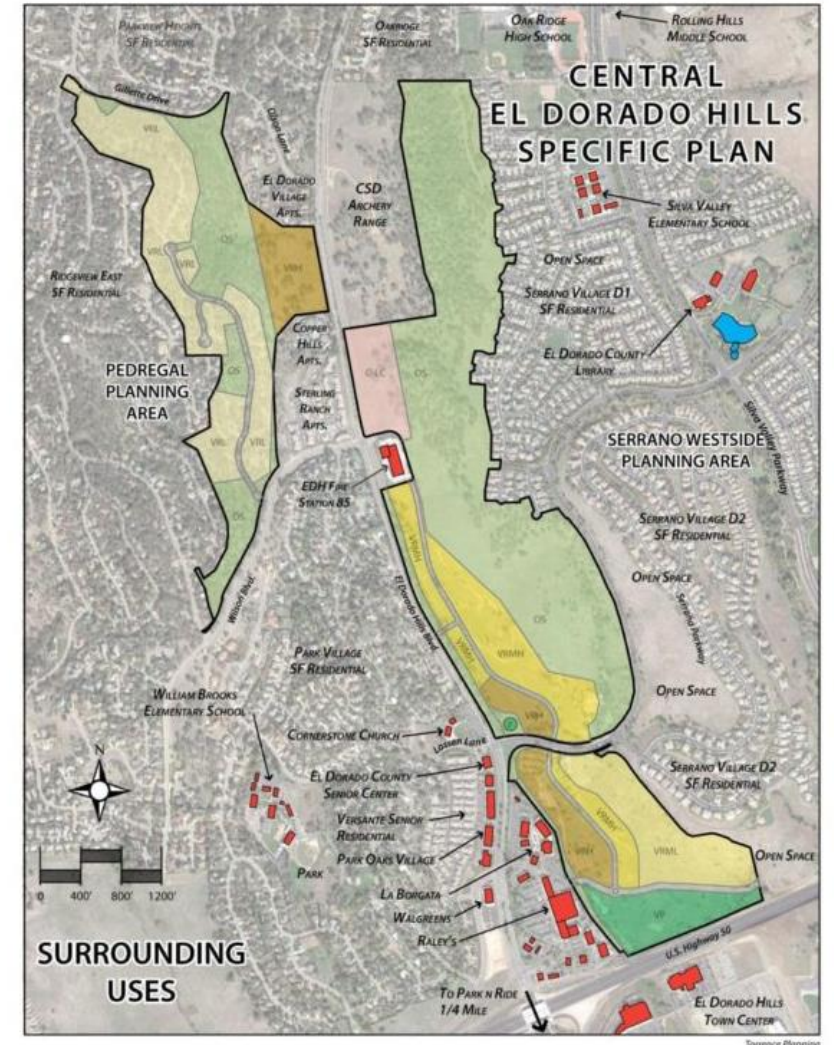
The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1- acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres 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.

A Third Partially Recirculated DRAFT Environmental Impact was released to the public on Nov 27, 2023. The DEIR has been partially revised due to adoption of the statewide 2045 GHG reduction goal per Assembly Bill 1279, release of the California Air Resources Board’s 2022 Scoping Plan, and project-level implications of California Association of Restaurants vs. City of Berkeley. Therefore, the changes to the DEIR contained in this Third RDEIR are focused on updating the Air Quality and GHG sections, remodeling emissions (using an updated version of CalEEMOD), and 2022 Scoping Plan consistency analysis. There are no changes to the CEDHSP project itself. The Public Comment period for the third recirculated DEIR end on January 26, 2024.

The remainder of the DEIR previously released for public review is not a part of this recirculation.

The project may go before the Board of Supervisors at the end January 2024 with one hearing IN El Dorado Hills

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





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

EDC CSD Intent to Purchase of 55 acres of the Old Executive Golf Course Property

On November 20, 2023, the El Dorado Hills Community Services District (EDH CSD) Board of Directors approved an agreement to purchase 55 acres of the old Executive Golf Course property for \$10 million from the property owner. The 55 acres begins at the north end of the old Golf Course property, and extends south to cross Serrano Pkwy, and includes the old Golf Course Clubhouse and parking lot.

An additional 11 acres on the north east corner of EDH Blvd at Wilson Way is being donated at no additional cost.

After the purchase of the 55 acres is completed, the EDH CSD has an 18 month option from the developer to obtain funding to purchase the remaining 43 acres of the old Golf Course south to US50 for an additional \$240,000 per acre.

As a condition of the sale, the remaining 43 acres – whether purchased by the EDH CSD or not, will retain the Recreational Facilities H (high intensity use), and will only be allowed to be developed with project(s) consistent with the RF-H zoning.

The CEDHSP applicant will continue to pursue entitlements for their proposed project, in the event that the EDH CSD is unable to finance and finalize the purchase of the 55 acres.

A new project may be proposed for the Pedregal Plan Area of the CEDHSP.



EDH CSD potential property acquisition





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.





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.



UPDATE EDH 52 – Costco

The original intent of both projects was to produce an environmental review and seek entitlements concurrently under two project developments – Costco for the “south” project site, and EDH52 GP for the “north” project site.

At the beginning of December 2023, it was announced by the El Dorado County Planning and Building Department that the EDH52 GP ownership group would process BOTH projects for development as a single project application.

The new project application has not been provided to the public yet.



UPDATE EDH 52 – Costco



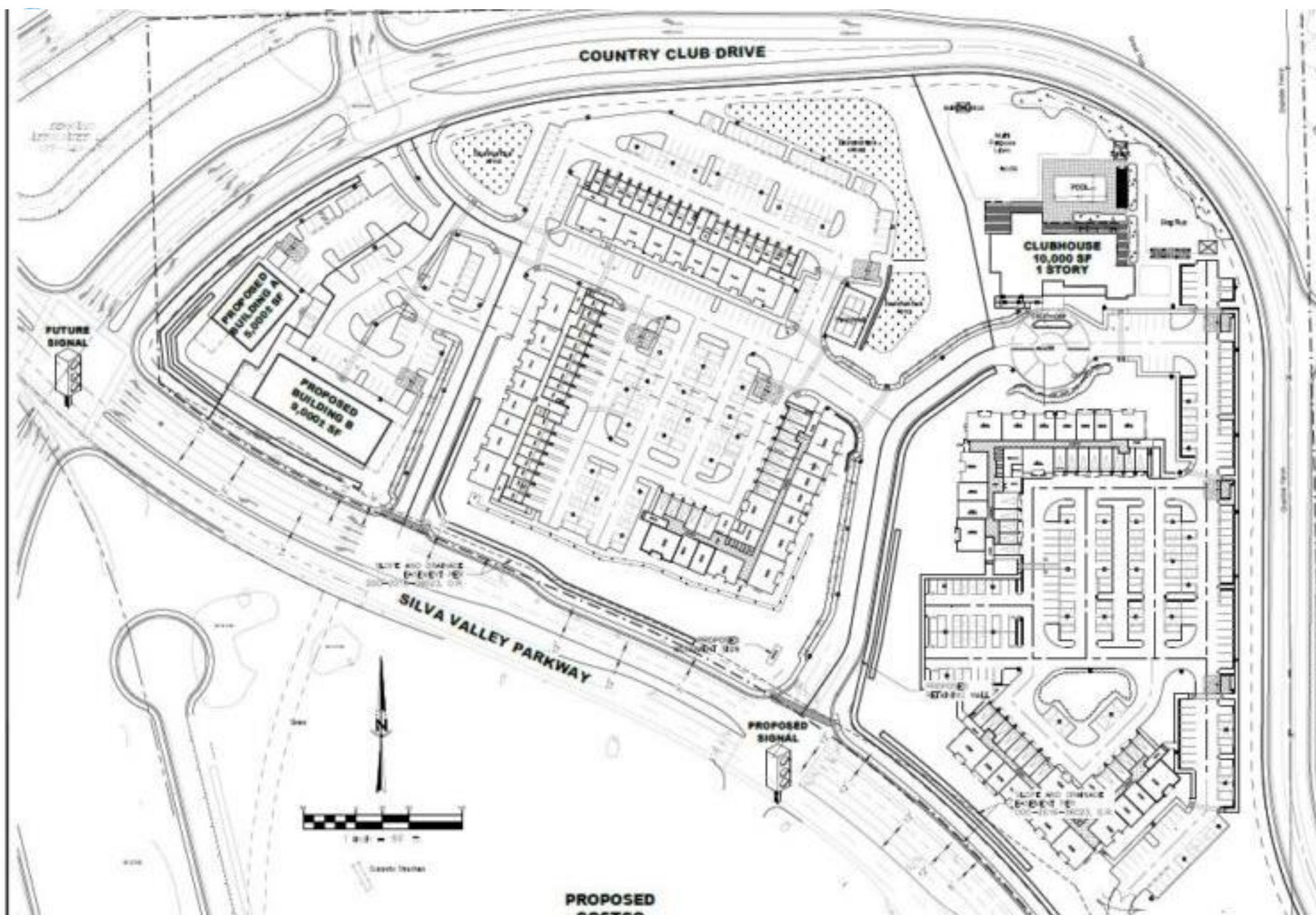
Legend

- EDH 52 North
- EDH 52 Costco South



DBA # P.290







EDH APAC 2024 Officer Election Results



EDH APAC 2024 Officer Election Results

Chair

John Davey

Vice Chair

John Raslear

Vice Chair

Tim White

Vice Chair

Brooke Washburn

Secretary

Robert Williams



EDH APAC 2024 Meeting Schedule



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* EDH APAC Proposed 2024 Meeting Schedule

DATE	Day of Week	Time	Place
January 9, 2024 *	TUESDAY *	6:30PM	EDH Fire - HYBRID
February 14, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
March 20, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
April 10, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
May 8, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
June 12, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
July 10, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
August 14, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
September 11, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
October 9, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
November 13, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
December 11, 2024	Wednesday	6:30PM	EDH Fire - HYBRID
* Alternate Day			



8. Adjournment

Next EDH APAC Meeting

****Tuesday****

January 9, 2024

6:30PM

