



El Dorado Hills Area Planning Advisory Committee

Wednesday October 18, 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 October 18, 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/81637129350>

PHONE IN OPTION (669) 900-9128 Meeting ID: 816 3712 9350

LIVE on YOUTUBE: <https://www.youtube.com/live/3oo1f-X-qY?si=Sqtsi5GGriA9WHak>

(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 Turnboo
5. Guest Speaker: N/A
6. APAC Projects
 - a. UPDATE: [PD-R23-0003 Superior Self Storage Development Plan Revision](#)
Project proposed to construct a third phase on the property – including four new buildings.
 - b. UPDATES *Notification – No Review* EDH Area Project Statuses
- Informational only: NO ACTION
UPDATE: [Summer Brook TM-R21-00021](#)
UPDATE: [CUP22-0014/PD-R22-0004 – Sienna Ridge QuickQuack Car Wash](#)
UPDATE: [SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision](#)
UPDATE: [Generations At Green Valley](#)
UPDATE: [FDH 52 / Costco](#)
UPDATE: [Central El Dorado Hills Specific Plan](#)

Adjournment:

The Next EDH APAC meeting is: **November 8, 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



PD-R23-0003

**Superior Self Storage Development
Plan Revision**



PD-R23-0003 Superior Self Storage Development Plan Revision

The expansion would include four buildings consisting of 557 storage units ranging between 25 to 480 square feet.





PD-R23-0003 Superior Self Storage Development Plan Revision





PD-R23-0003 Superior Self Storage Development Plan Revision





UPDATE *Notification - No Review*

EDH Area project updates

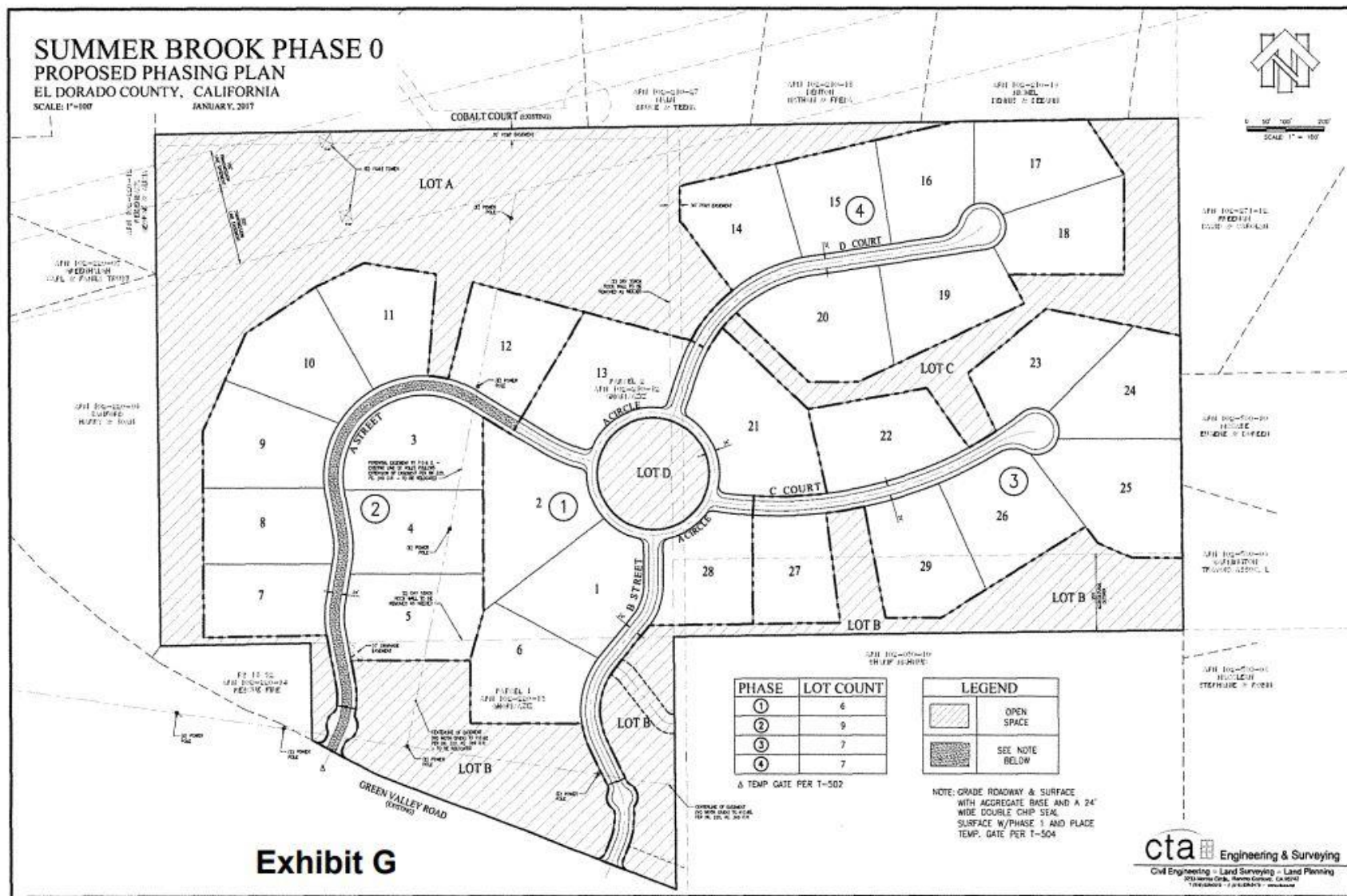


Summer Brook TM-R21-00021

TM-C23-00002 - Oak Haven



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





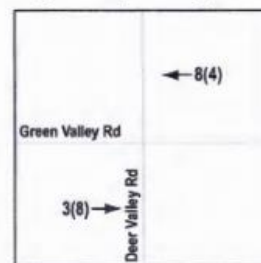
Summer Brook TM-R21-00021 TM-C23-0002 - Oak Haven

Traffic Signal COA for Green Valley Rd at Deer Valley Rd (west) removed

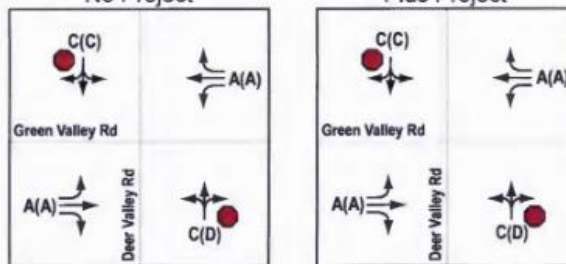
New COA established for street lights at the Green Valley Rd-Deer Valley Rd Intersection. Applicant will fund Street Light maintenance via HOA. Applicant will install underground cabling conduit and equipment facilities for future intersection signalization.

Summer Brook Intersection Analysis

Project Trip Assignment



Existing (2022) Level of Service



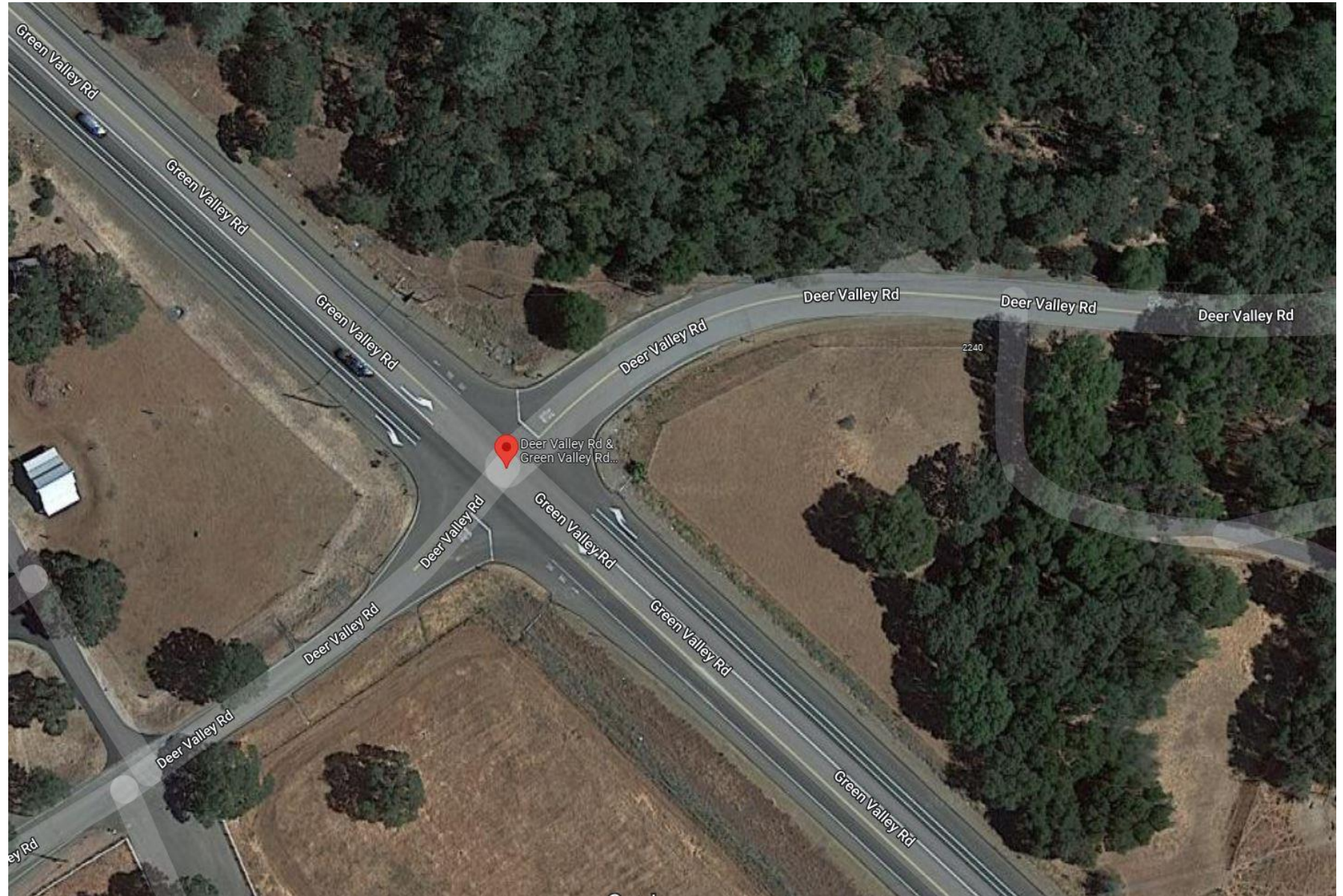
LEGEND

- Project Site
- Study Intersection
- A(A)** AM(PM) Approach LOS

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





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

September 2023
Planning Commission
Meeting Cancelled

Rescheduled for
November 9, 2023
Planning Commission
Hearing

Exhibit A
Location Map





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





UPDATE

SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision



El Dorado Hills Area Planning Advisory Committee

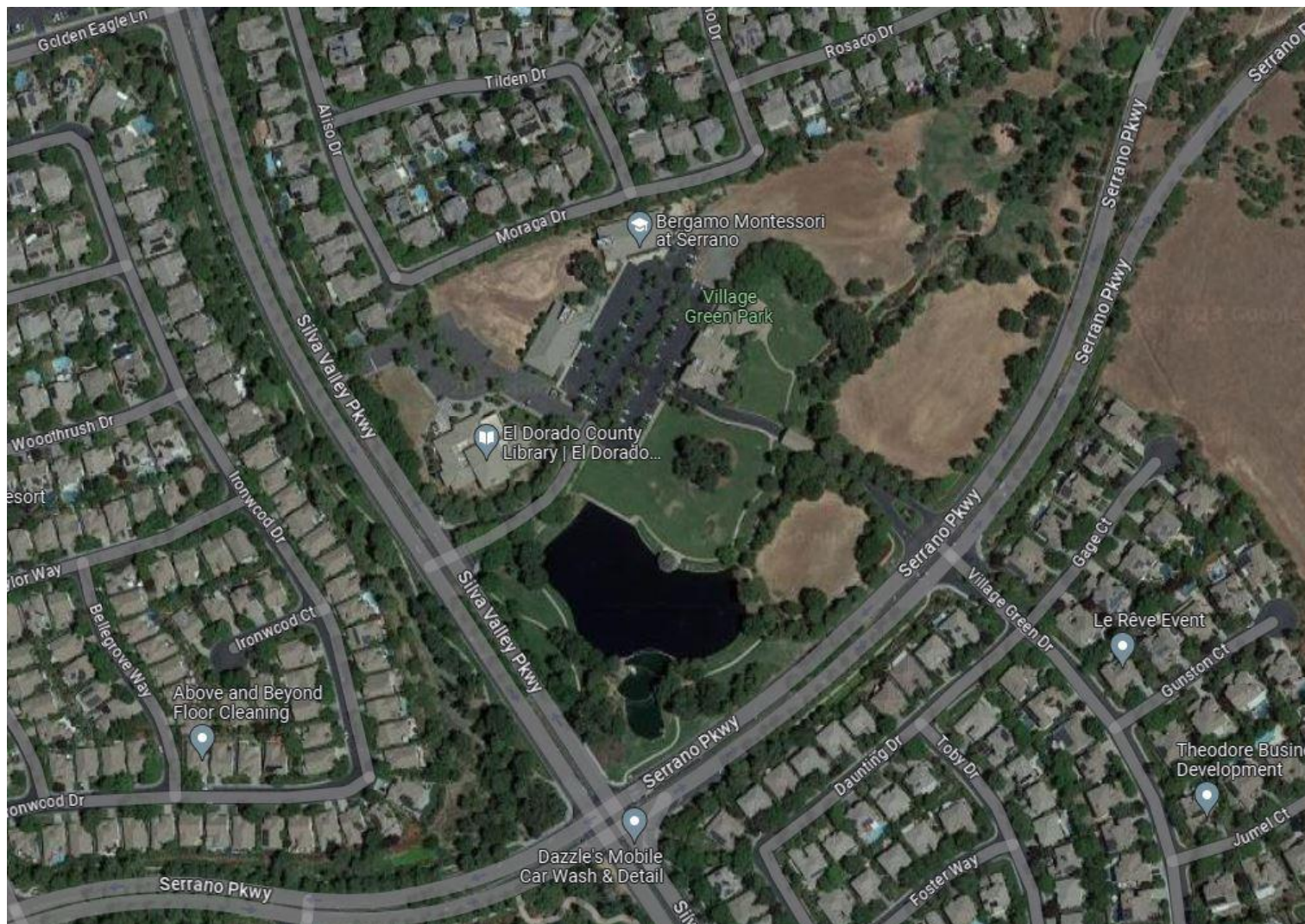
SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

Amendment to the El Dorado Hills Specific Plan to allow Mixed Use Development on CC-PD parcels in the Serrano Village Green, as allowed by Ordinance 130.40.180

SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

PD-R23-0002 PD95-0013
VILLAGE GREEN Mixed Use
Development Plan Revision

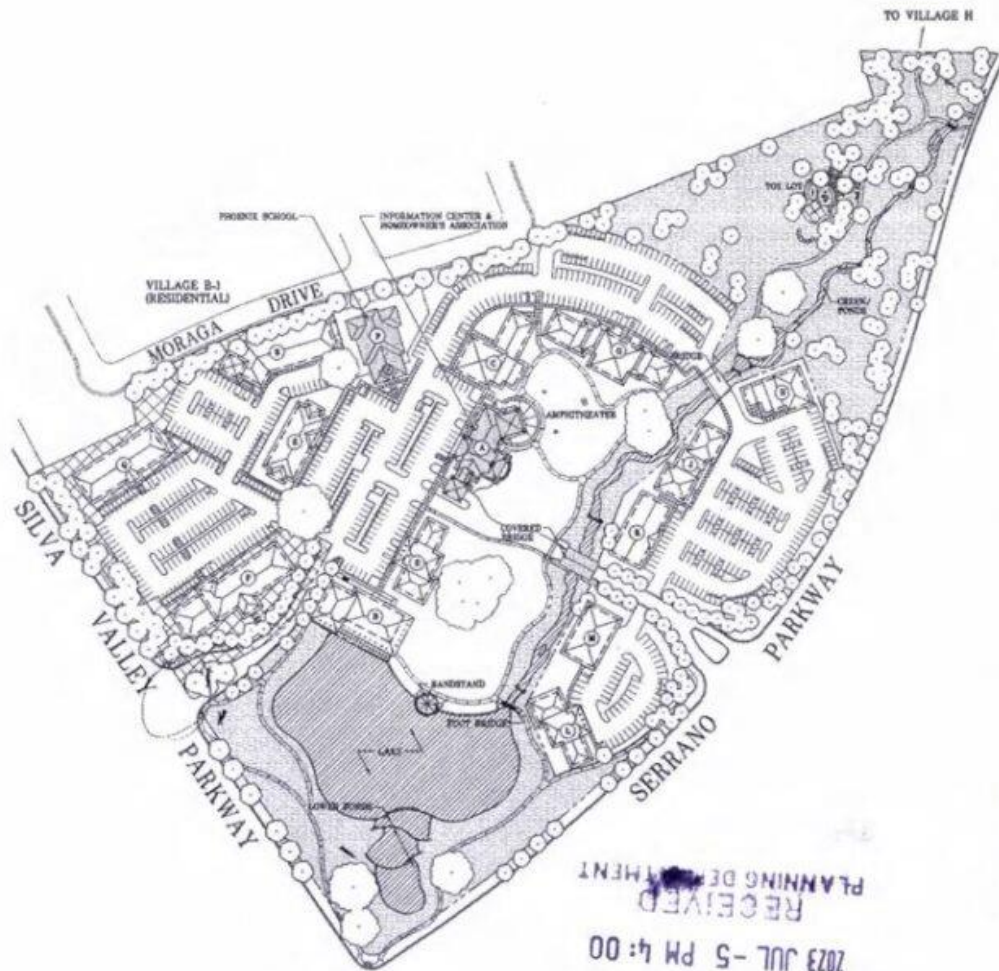
TS23-0007 TS (traffic study)
Serrano Village Green Work Order #86





SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

Parcels with
Community Commercial
Planned Development
Entitlements



RECEIVED
PLANNING DEPARTMENT
2023 JUL -5 PM 4:00

THE VILLAGE GREEN

EL DORADO HILLS
DEVELOPMENT COMPANY

PROJECT DATA:

PRIVATE USE:				
SYMBOL	USE	ANTICIPATED BLDG. S.F.	REQUIRED PARKING	PARKING PROVIDED
A	EXISTING	21,879 sf	47	47
B	RESTAURANT	6,790 sf	89	122
C (opt LTV)	RETAIL	5,400 sf	18	18
C (opt LTV)	OFFICE	5,200 sf	23	37
D	RETAIL	5,500 sf	18	18
E	OFFICE	6,250 sf	25	29
F	EXISTING	6,726 sf	22	22
G	OFFICE	10,200 sf	41	46
H	OFFICE	5,000 sf	20	23
J	OFFICE	5,000 sf	23	26
K	OFFICE	5,000 sf	23	26
L	RESTAURANT	5,550 sf	69	89
M	OFFICE	5,000 sf	20	23
SUBTOTAL		86,055 sf	489	536
COUNTY USE:				
F (opt PLM)	OFFICE	11,400 sf	45	69
F (opt PLM)	OFFICE	5,400 sf	24	24
Q	OFFICE	7,090 sf	31	31
R (opt PLM)	OFFICE	2,540 sf	40	41
R (opt PLM)	OFFICE	2,540 sf	40	40
SUBTOTAL		47,170 sf	191	215
GRAND TOTAL		138,225 sf	680	741

LEGEND

SYMBOL	USE	ACRES
	WATER	
	COUNTY/CIVIC	4.04
	PARK LAND	10.04
	EXISTING STRUCTURES	

MASTER PLAN



FORRAN
WILLIAMS
ARCHITECTS
1418 TWENTY STREET
SACRAMENTO, CALIF. 95814
TELEPHONE: (916) 448-2724

043-14-0076-00



SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision





SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

El Dorado Hills Specific Plan Amendment

June 2023

4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

- a. Residential development may occur within the Village Green as contemplated by the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit.



El Dorado Hills Specific Plan Amendment

June 2023

4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

4.1.7 Circulation and Access to the Village Green

a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.



Applicant letter to Planning Dept included in Application:

I am submitting an application to Planning today to amend the El Dorado Hills Specific Plan and PD 95-13 for the Village Green to add residential dwellings as part of a Mixed Use Development (MUD) as allowed by the Zoning Ordinance. We do not have any specific development plans at this time; just seeking from a programmatic perspective to bring our specific plan into alignment with the County's CC-PD Zone district as it relates to MUD and residential dwellings.

Description of Project: (Use, Number of Units, Building Size, etc.)

The Serrano Village Green is part of the El Dorado Hills Specific Plan with an approved Planned Development Permit 95-13. The Village Green is zoned CC-PD and partially developed with office buildings. We are seeking an amendment to the EDHSP and PD to allow Mixed Use Development in the CC Zone as allowed by the County's Current Zoning Ordinance Section 130.40.180. No detailed design plans or building quantities are available at this time.



UPDATE

Generations At Green Valley

TM22-0001

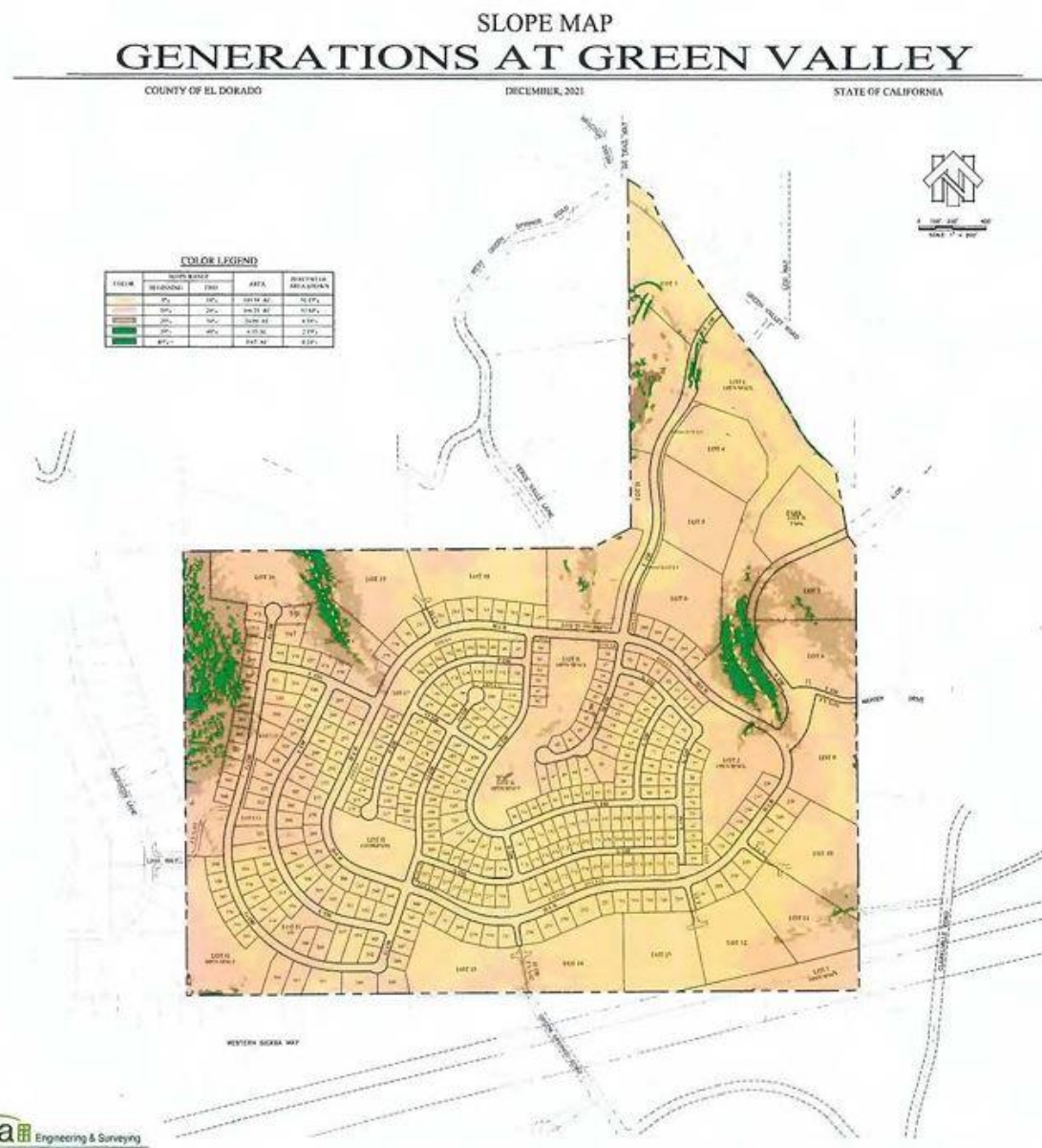
GPA22-0001

Z22-0001



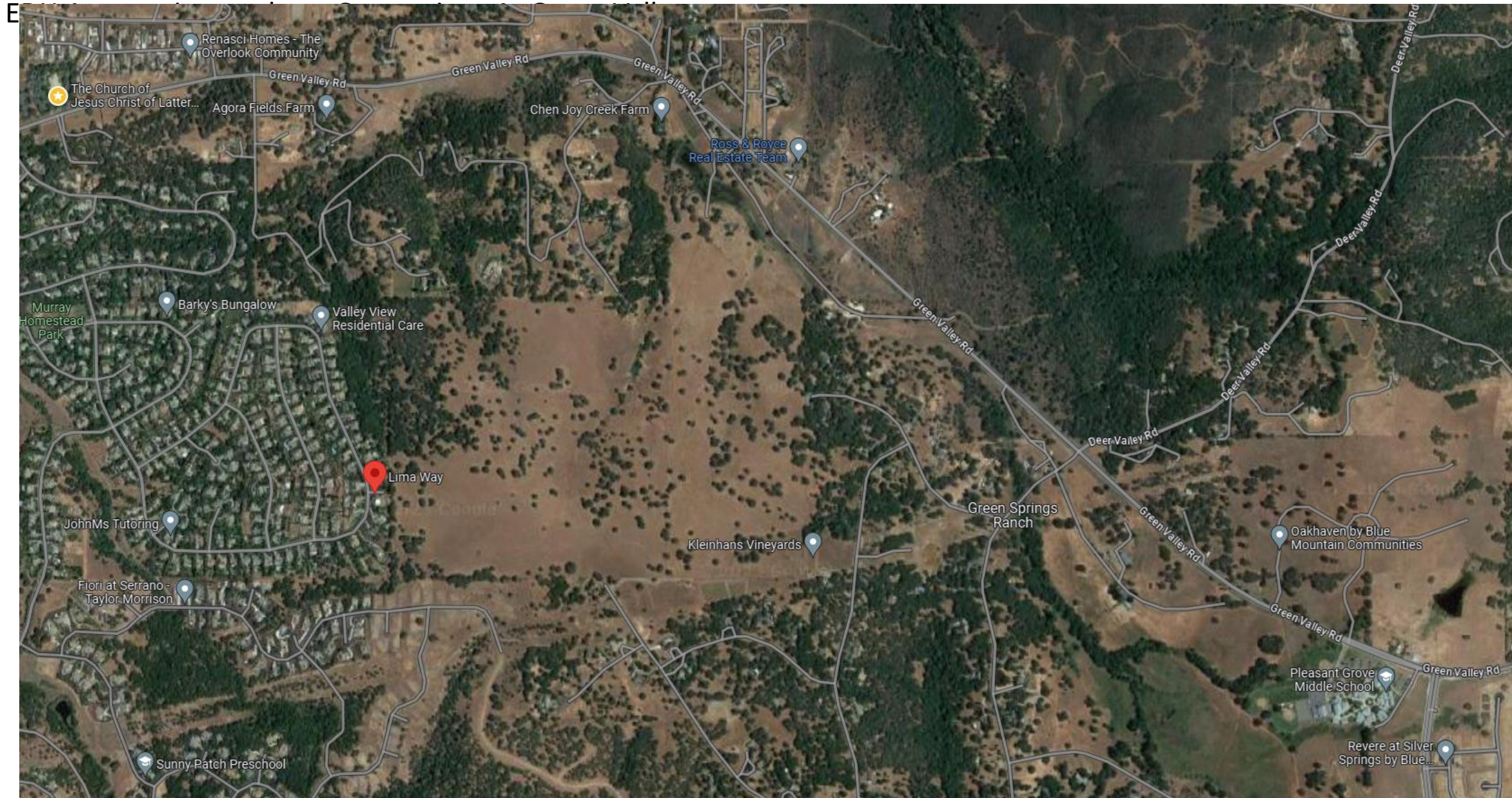
EDH Area project updates Generations At Green Valley

- Generations at Green Valley
- 379 single-family residential lots
- 1 Park lot
- 1 clubhouse
- 9 open space lots
- 13 landscape lots
- 3 road lots



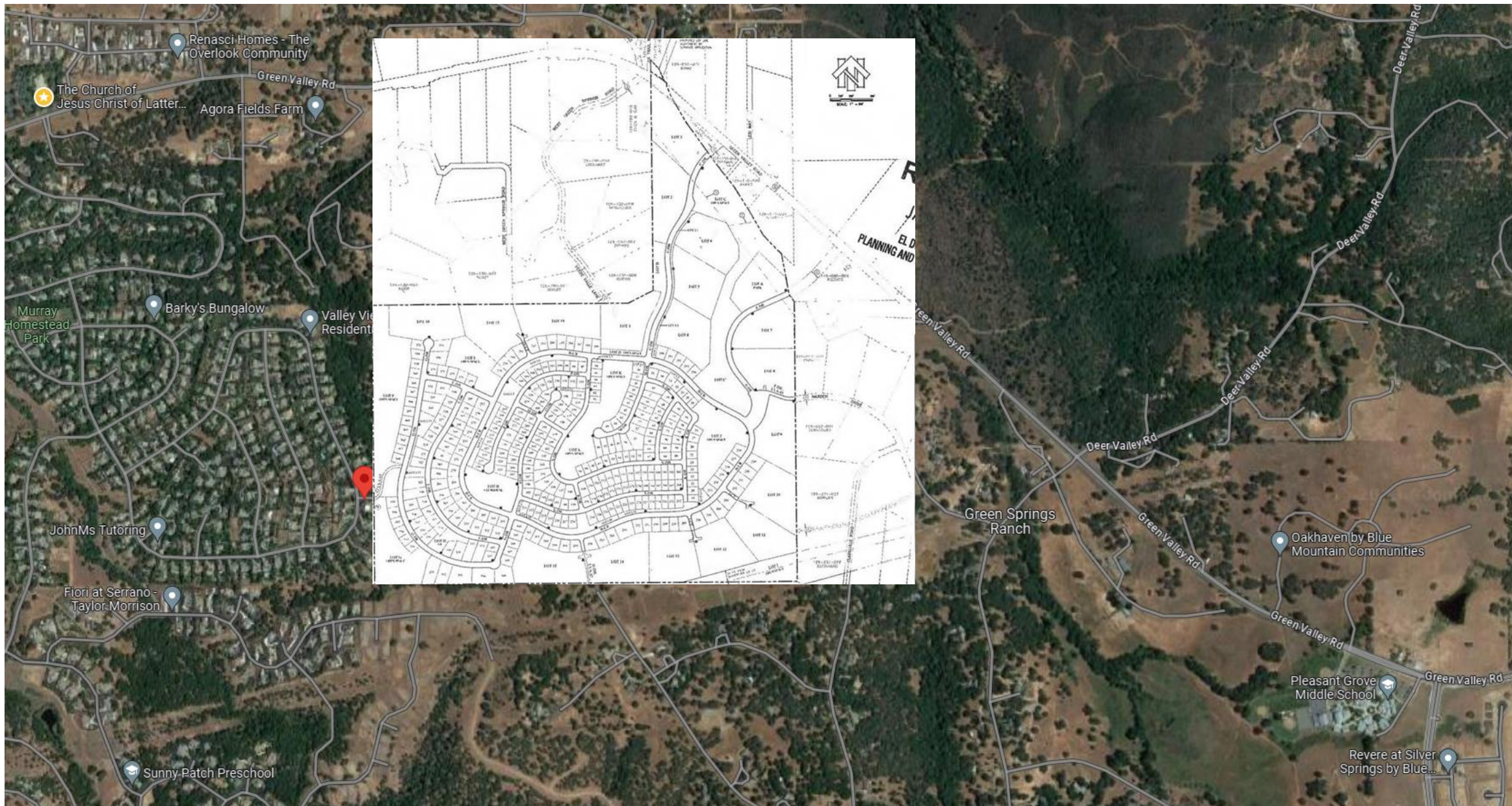


El Dorado Hills Area Planning Advisory Committee





El Dorado Hills Area Planning Advisory Committee





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



Legend

- EDH 52 North
- EDH 52 Costco South



DBA # P.290





UPDATE EDH 52 – Costco

Costco (“south”) plans remain unchanged

NO Fuel Station – partly due to concerns raised about the Oak Meadow elementary school proximity.

40,000-plus EXISTING COSTCO Members in the immediate area.

Other Costco stores within 3 miles nationally and in California

NO INTEREST in any other EDC project site:

Placerville – population too small, NO adequate highway access

Cameron Park – population too small, NO adequate highway access

Shingle Springs Park – population too small, NO adequate highway access

Bass Lake Rd – NO adequate highway access

EDH Business Park – NO adequate highway access, too remote from the highway.





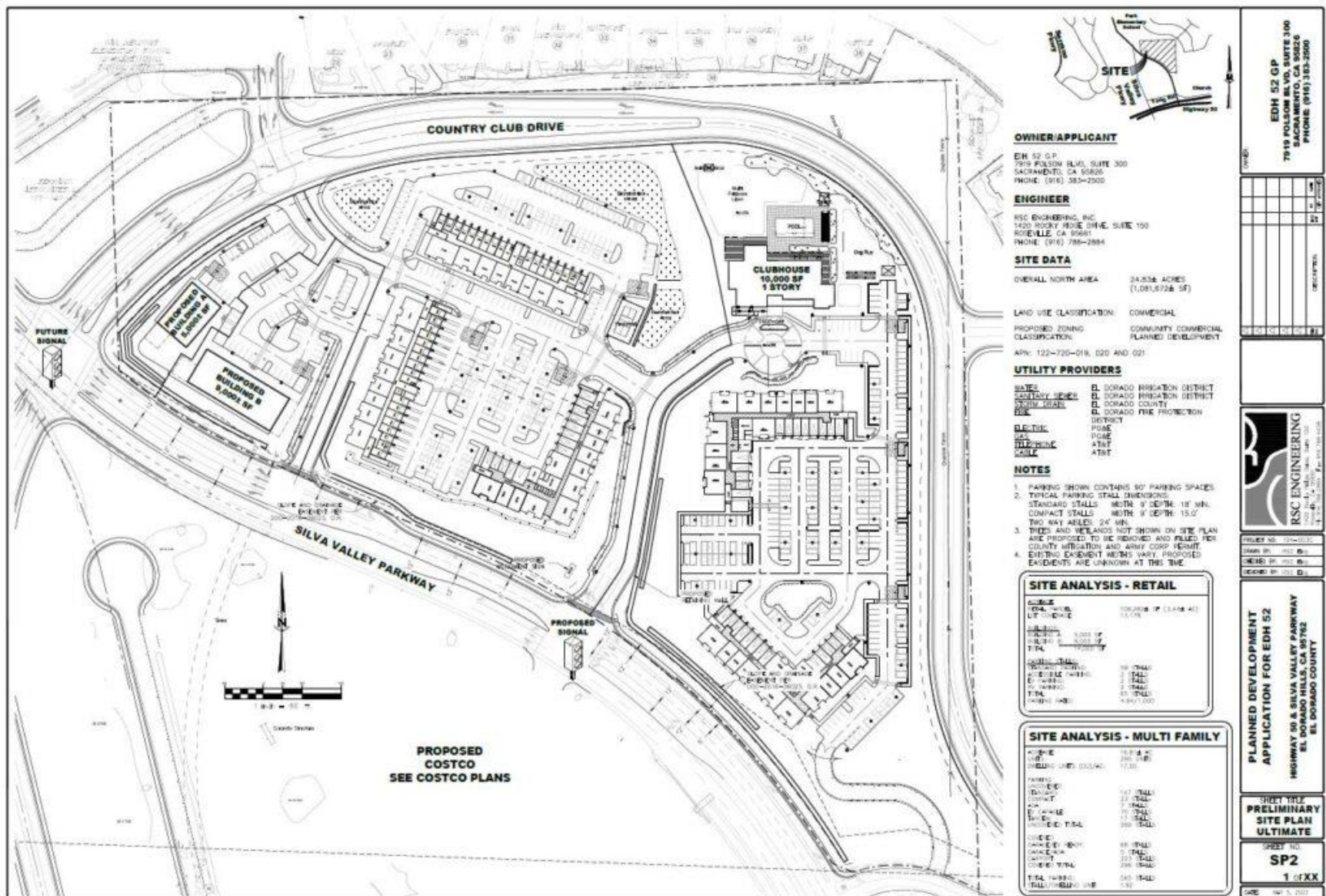
UPDATE EDH 52 – Costco

“North Site”

Convert to Mixed Use

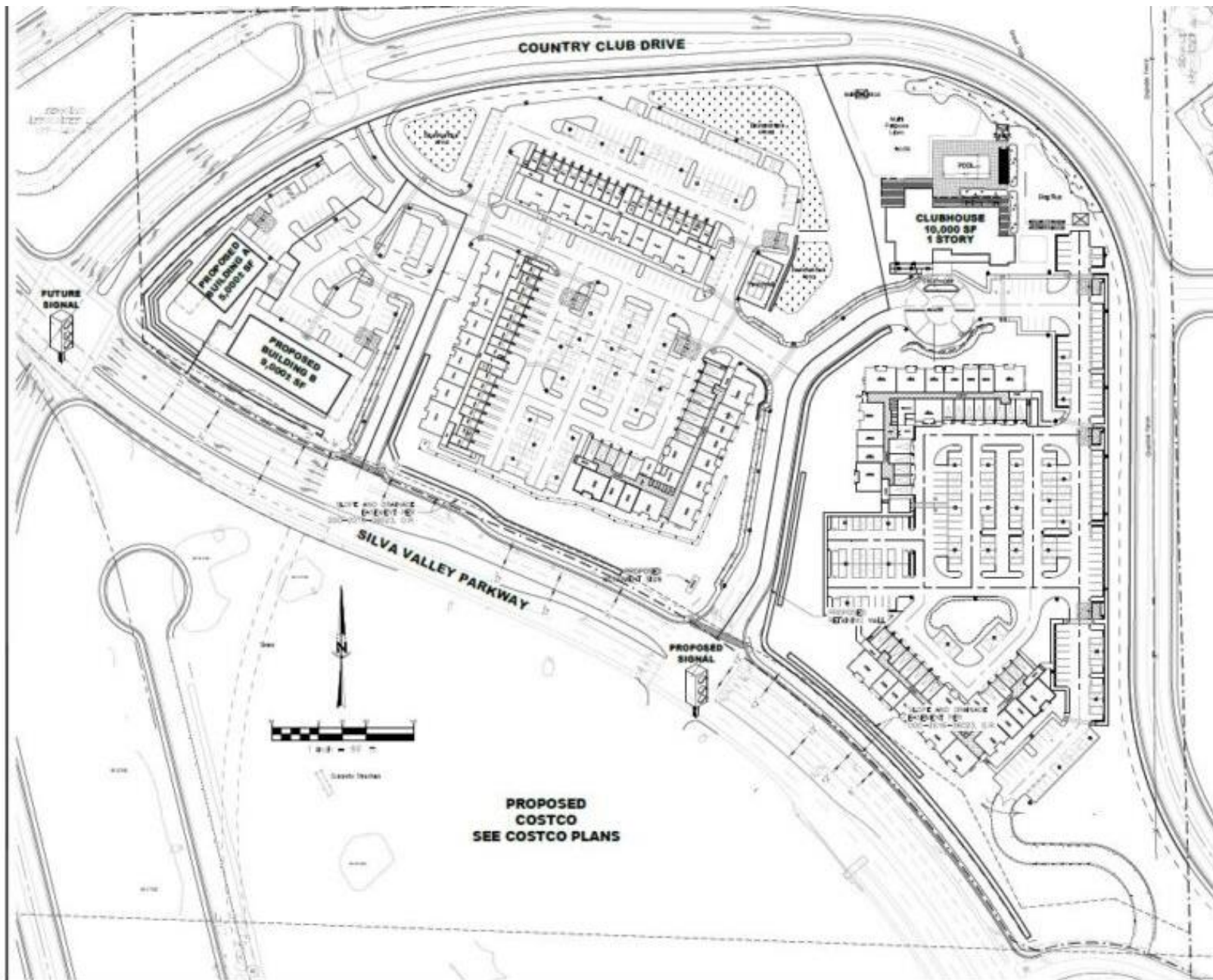
304 Apartment Units
Studio to 3-bedroom
4-stories
First Floor “tuck-under”
garages
9,500 sf Clubhouse

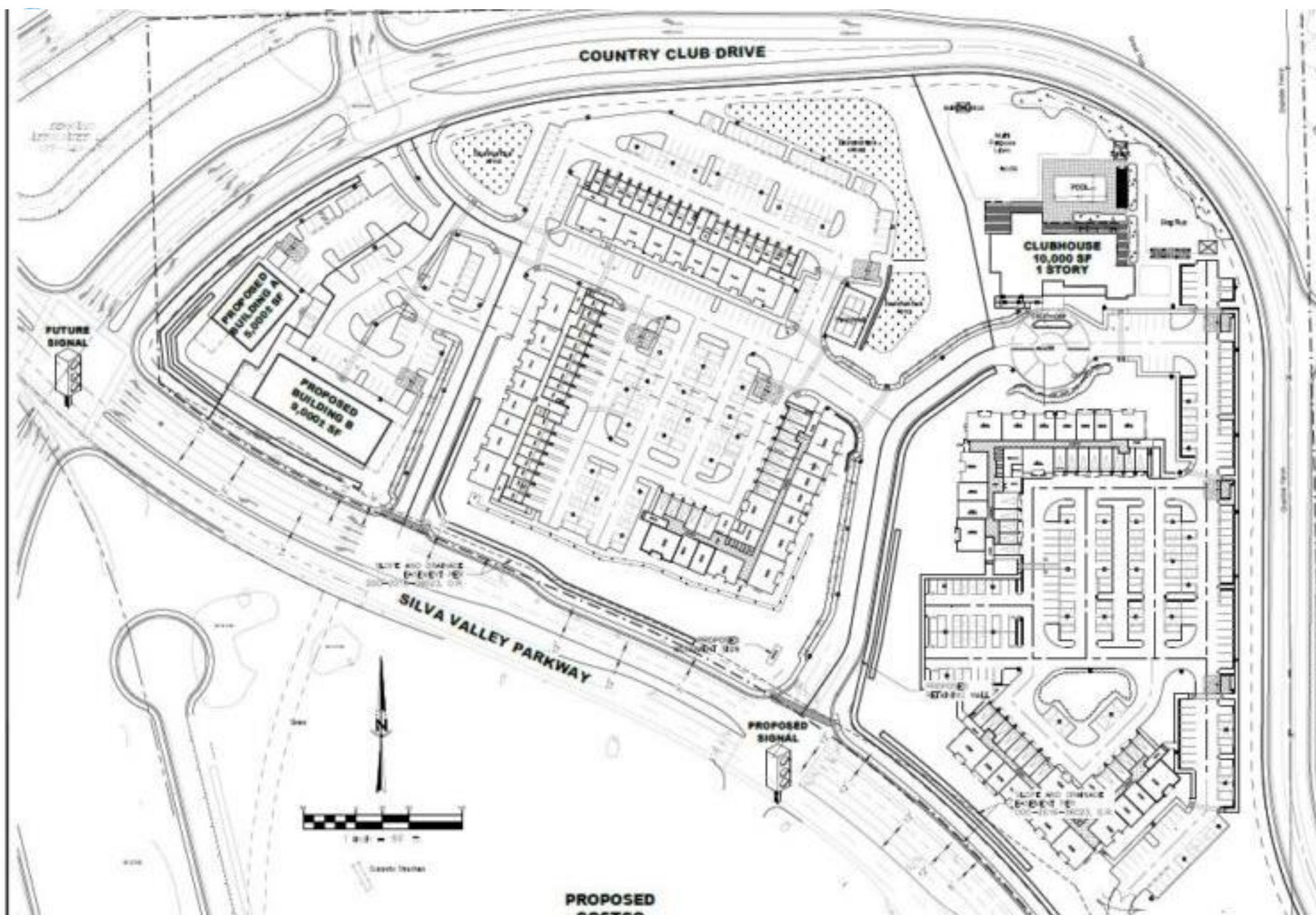
14,000 sf retail space in
two buildings, with an
outdoor patio & plaza
between the buildings





El Dorado Hills Area Planning Advisory Committee







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



El Dorado Hills Area Planning Advisory Committee

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

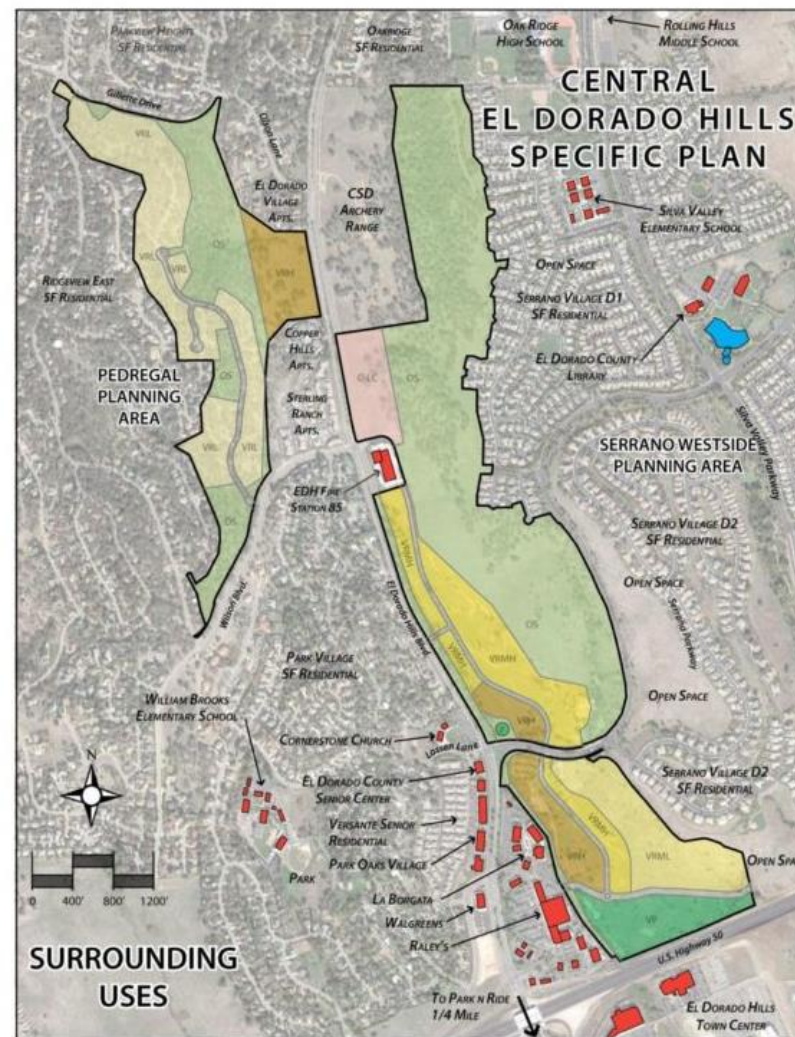
The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1- acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres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

Ongoing discussions from the summer of 2022 have focused on modifying the DRAFT Development Agreement. No changes to the DRAFT Development Agreement have been publicly announced.

No changes to the project, or to the project’s environmental review have been publicly announced

It has been suggested that the project may go before the Board of Supervisors early in 2024 with one hearing IN El Dorado Hills

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****

November 8, 2023

6:30PM

