



El Dorado Hills Area Planning Advisory Committee

Wednesday March 20, 2024
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 2024 Officers

John Davey, Chair jdavey@daveygroup.net Timothy White, Vice Chair twhitejd@gmail.com
John Raslear, Vice Chair jrazpub@shwglobal.net Brooke Washburn, Vice Chair Washburn_bew@yahoo.com
Robert Williams, Secretary robw1800@gmail.com

AGENDA FOR MEETING: TUESDAY March 20, 2024 - 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/82435382695>

PHONE IN OPTION (669) 900-9128 Meeting ID: 824 3538 2695

LIVE on YOUTUBE: <https://youtube.com/live/0ay1wJgu5ps>

(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: Rafael Martinez Director, El Dorado County Transportation Dept.
Discussion of EDH area Transportation Projects, including northbound EDH Blvd Left turn lane to westbound Saratoga Way
6. APAC Projects
 - a. EDH APAC Standing Transportation Subcommittee Report - Bill Jamaca Chair
 - b. EDH APAC Standing Environmental Subcommittee Report - George Steed Chair
 - c. [Generations At Green Valley GPA22-0001 Z22-0001 TM22-0001 DA24-0001](#)
379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots. Located south of Green Valley Road, and east of Malcolm Dixon Rd. NOP of DEIR, Scoping Meeting on March 12, 2024
 - d. UPDATE: "Notification" - EDH Area Project Status Updates

Adjournment:

The Next EDH APAC meeting is: **Wednesday April 10, 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 [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 Speakers

Rafael Martinez

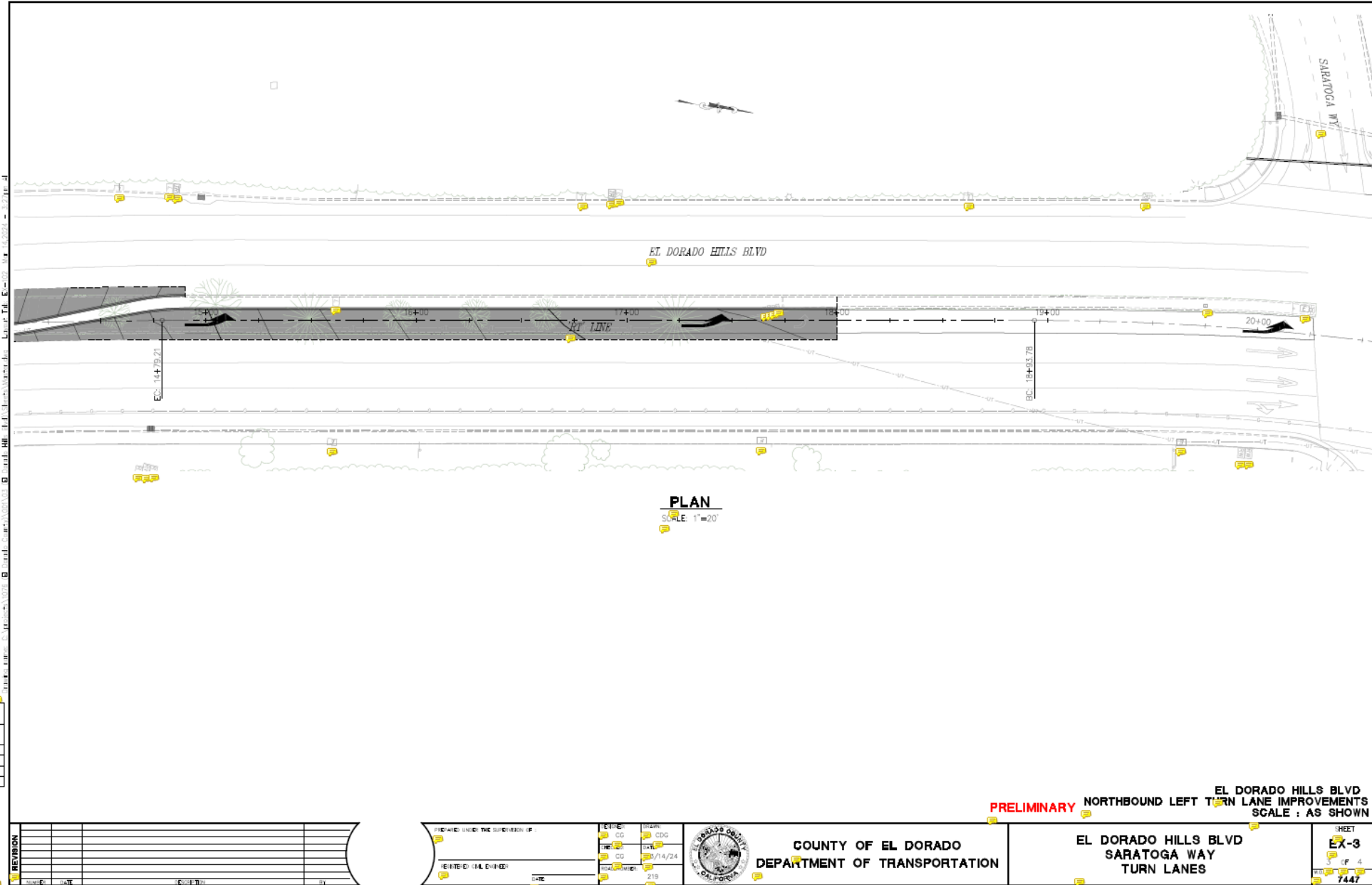
Director

El Dorado County Transportation Department





El Dorado Hills Area Planning Advisory Committee



NO.	REVISION	DATE	BY	CHKD.

DESIGNED BY: THE CONSULTING ENGINEERS	DATE: 1/14/24	PROJECT NO: 219
DATE: 1/14/24	PROJECT NO: 219	PROJECT NO: 219



COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

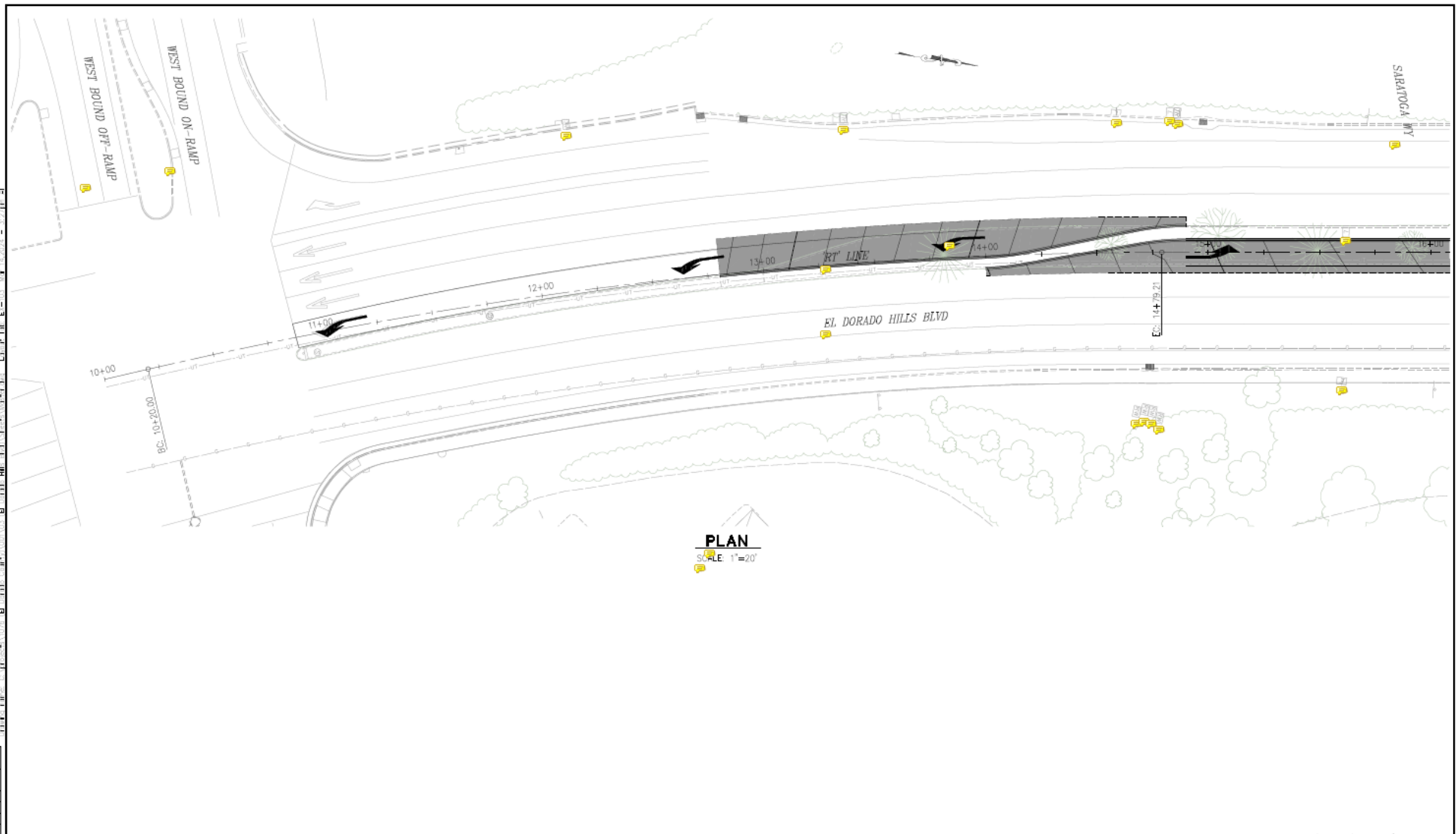
PRELIMINARY EL DORADO HILLS BLVD
NORTHBOUND LEFT TURN LANE IMPROVEMENTS
SCALE: AS SHOWN

EL DORADO HILLS BLVD
SARATOGA WAY
TURN LANES

SHEET
EX-3
OF 4
7447



El Dorado Hills Area Planning Advisory Committee



PLAN
SCALE: 1"=20'

NO.	REVISION	DATE

DESIGNED UNDER THE SUPERVISION OF	DATE	PROJECT NO.
ENTERED BY (ALL DIMENSIONS)	DATE	PROJECT NUMBER



COUNTY OF EL DORADO
DEPARTMENT OF TRANSPORTATION

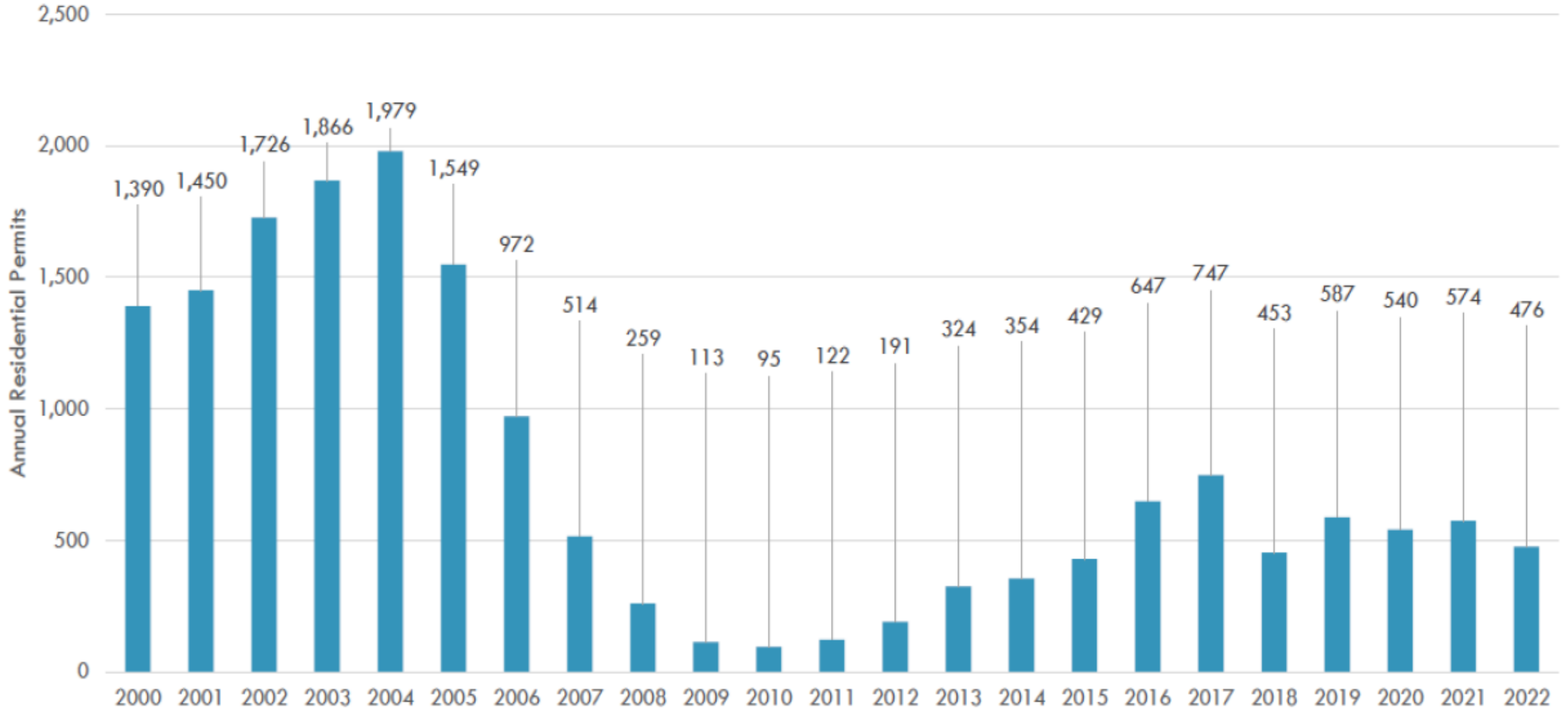
PRELIMINARY EL DORADO HILLS BLVD
SOUTHBOUND LEFT TURN LANE IMPROVEMENTS
SCALE: AS SHOWN

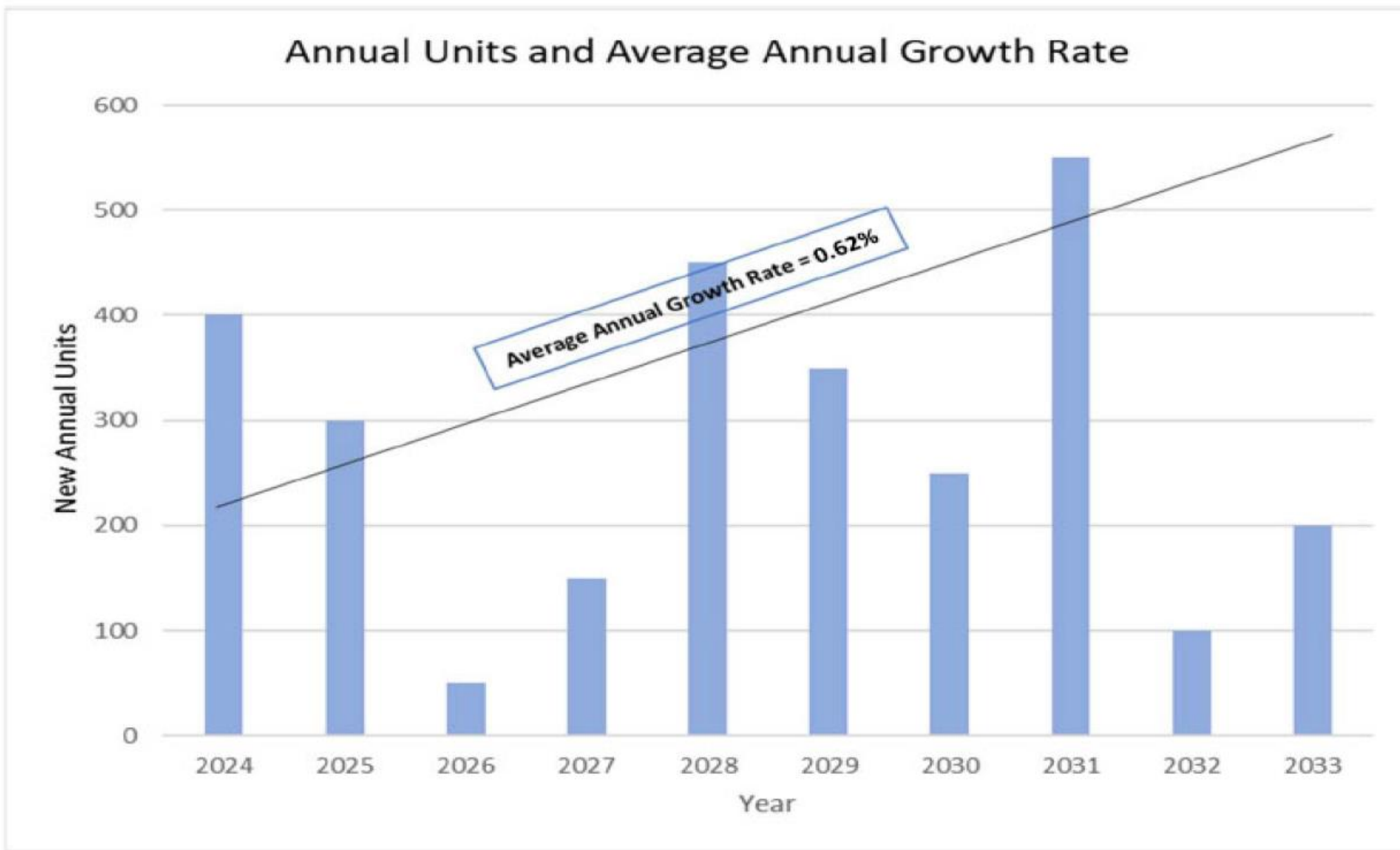
EL DORADO HILLS BLVD
SARATOGA WAY
TURN LANES

SHEET
EX-4
OF 4
7447



Annual Residential Permits 2000 - 2022







WHAT IS LEVEL OF SERVICE?

A primer from the Department of Transportation



Level of Service (LOS) is a general measure of traffic operating conditions whereby a letter grade, from A (the best) to F (the worst), is assigned based on the average control delay experienced by drivers.

Average control delay is essentially the delay resulting from initial deceleration, queue move-up time, time stopped, and final acceleration.

LOS is based on criteria from the Highway Capacity Manual:

SIGNAL-CONTROLLED INTERSECTIONS AND ALL-WAY STOP-CONTROLLED INTERSECTIONS

Based on the average control delay for the entire intersection

Evaluated separately for each individual movement; delay reported for the critical (worst case) turning movement

SIDE-STREET STOP-CONTROLLED INTERSECTIONS

ROADWAY SEGMENTS

Compare traffic volumes with peak hour LOS capacity thresholds

Per the General Plan, County-maintained roads and state highways shall not be worse than LOS E in the Community Regions, or LOS D in the Rural Centers and Rural Regions.

Some County roadways may operate at LOS F: portions of Cambridge Road, Cameron Park Drive, Missouri Flat Road, and Pleasant Valley Road, sections of US50 through Placerville and Pollock Pines, and CA-49 south of US50. *No new roads may be added to the list without voter approval.*

A 	Free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.
B 	Stable operating conditions with a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.
C 	Stable operating conditions, but the operation of individual users is significantly affected by the interaction with others.
D 	High-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver.
E 	At or near capacity. Speeds are reduced to a low but relatively uniform value. Freedom to maneuver is difficult.
F 	Forced or breakdown conditions. Exists wherever the volume of traffic exceeds the capacity of the roadway.



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ROADWAY SEGMENTS

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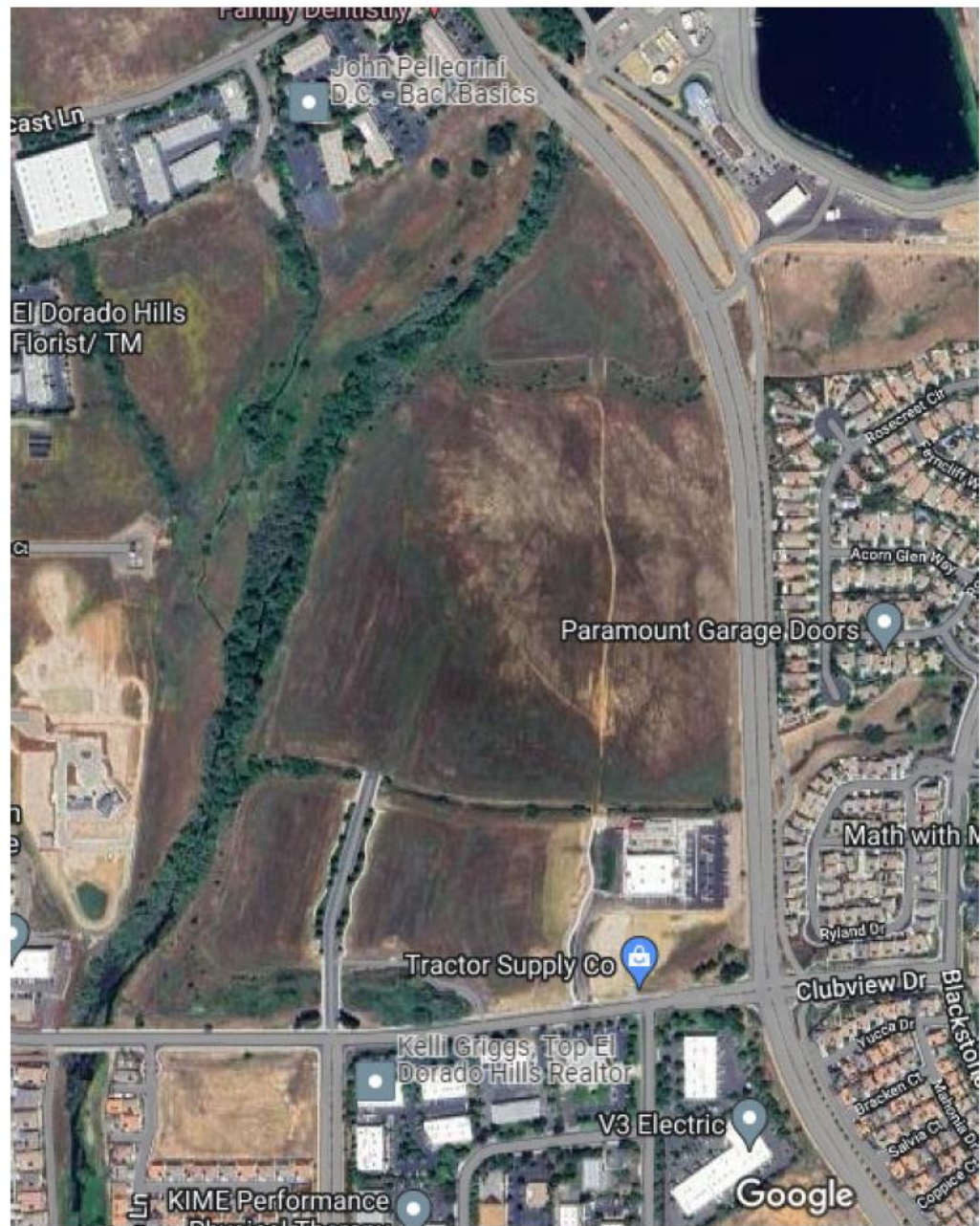
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	 <p>Free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.</p>		<p>High-density, but stable flow. Users experience severe restriction in speed and freedom to maneuver.</p>
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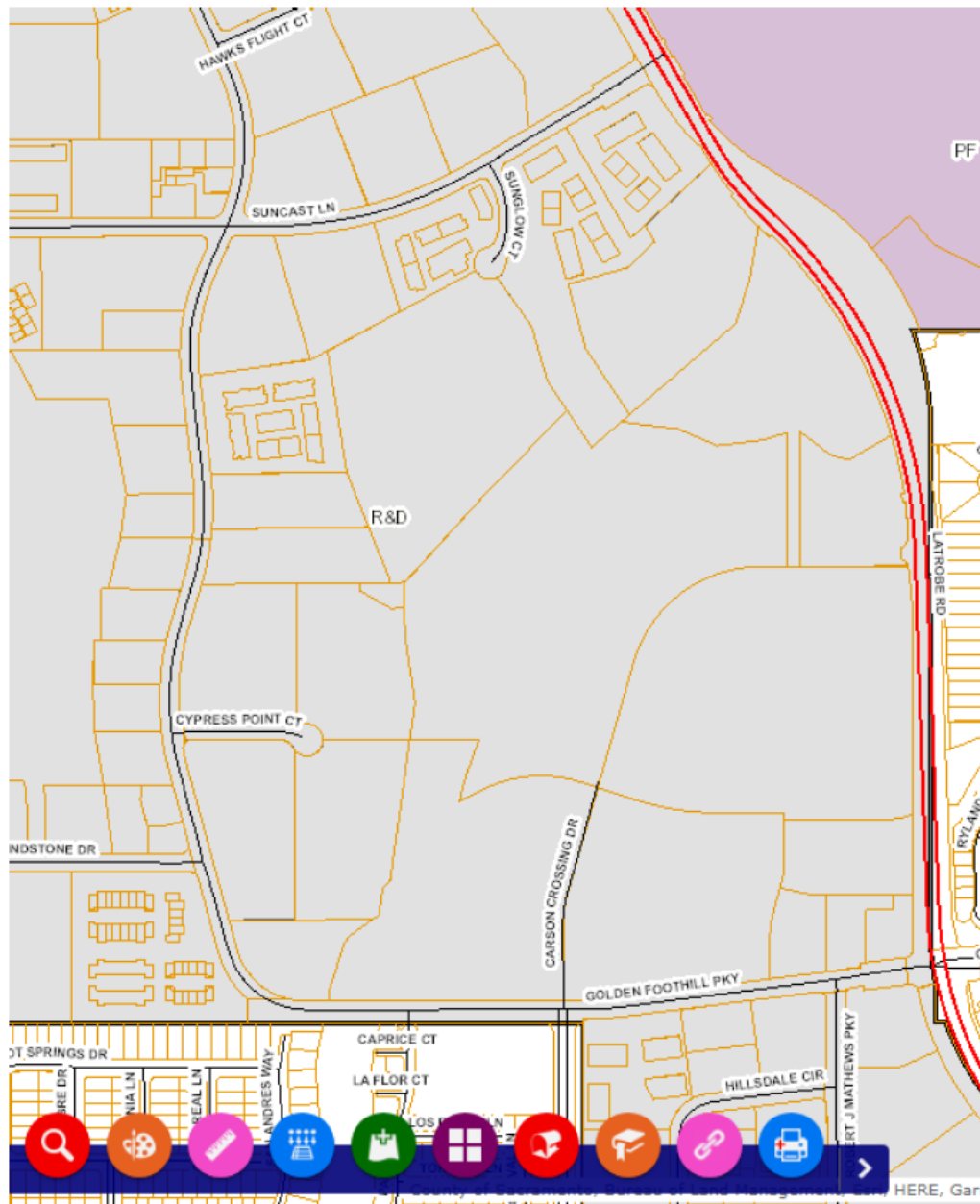


El Dorado Hills Area Planning Advisory Committee





El Dorado Hills Area Planning Advisory Committee





6. APAC Matters & Projects



EDHAPAC Gateway EDH project Overview and Standing Committee Review

- EDH APAC became aware of GATEWAY while reviewing application P22-0009 entitled the “Carson Creek R&D Project,” which was presented as a parcel split for use as “industrial wholesale distribution buildings.”
- June 7, 2023 - APAC submitted an extensive list of comments, concerns, and questions to the Planning Department and DOT with no reply
- August 9, 2023 - a PacTrust representative presented to APAC information about GATEWAY Phase 1 (two initial industrial buildings and three fast food facilities) and Phase 2 (parcel split and 4 industrial wholesale distribution buildings).
- Without public notice or review, permits were issued for grading the Phase I industrial buildings in December 2023, and Building in January 2023
- **Due to the urgency represented by current construction and the direct impacts on traffic and nearby communities, the following report and recommendations are presented while noting that productive discussions continue.**



Environmental Standing Committee Report

March 20, 2024



Committee Information

- **Committee Members**

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

- Review plans and projects to assess impacts as concerned citizens
- Focus on impacts to our environment, health, and quality of life
 - **Biological Resources**
 - Plants
 - Wildlife
 - **Air Quality**
 - **Noise**
 - **Historical and Cultural Resources**
- We welcome motivated people to join us!



Current Activities

- Review and Report of Gateway El Dorado
 - 1.4 M sq ft of Industrial Wholesale Distribution
 - 6 Warehouses
 - 3700 daily vehicle trips
 - Multiple projects including
 - Subdivision of 4 parcels to 16
 - 3 Commercial/Retail buildings
 - 2 warehouses under construction
 - 150,000 sq ft
 - 42 loading docks
 - 8 loading ramps
- Actively marketed for lease or build to suit
- Within 1 mile radius
 - 12 Schools
 - 3 Churches
 - 4 Parks and 11 Fitness/Exercise Facilities
 - 2 Senior Care Facilities
 - 2 Senior Communities of over 2,000 residents
- Within 2 mile radius
 - Numerous Retail stores and Restaurants
 - Over 4,000 residents
 - Pending development of additional 4,000 residents



Committee Concerns

- Piecemeal Approvals
 - Pending subdivision application
 - Ministerial approval of 2 warehouses
 - Pending approval of 3 retail buildings
- Lack of CEQA Impact Reports
 - CA DOJ Report on Warehouse Projects

“New warehouse projects are not ministerial under CEQA because they involve public officials’ personal judgement as to the wisdom or manner of carrying out the project, even when warehouses are permitted by a site’s applicable zoning or general plan land use designation.”

- Biological Resources
 - Carson Creek Preserve 2016
 - CDFW Identified Endangered Species
- Air Quality Analysis
 - EDC AQMD
- Noise Analysis
 - Diesel Truck Movement
- Health Risk
 - Cancer, Cardiopulmonary, Asthma
- Archeology and History
 - Native American Artifacts
- Community and Agency Engagement



Conclusions for Gateway El Dorado

- Project has significant impact beyond El Dorado Hills
- Must be assessed as a project in its totality
- New, Subsequent or Supplemental Impact Report is necessary
 - Carson Creek Preserve created in 2016
 - New Warehouse Project by CA DOJ definition
 - Survey for archeological and historical artifacts
- Individual impacts of project must be assessed for cumulative impacts
 - Air Pollution
 - Traffic
- Citizen and Agency Engagement
 - This project requires full and open public review and approval process
 - Revisit Interpretation of Fulfillment Center/Heavy Distribution/Parcel Hubs



EDH APAC Transportation Standing Committee Report

January 10, 2024



Committee Information

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



March Status Update

- The primary activity this year has been the review of the traffic impact of the GATEWAY EDH development project in the EDH Business Park. Based on detailed review of *publicly available* information on the project, the Committee has prepared a detailed report with the following concerns:
 - Increased Traffic Load must be verified and measured – **Currently projected at 3,700 ADT**
 - Traffic Routing must be optimized for flow and safety -
 - Traffic Safety must be addressed through roadway improvements, signage, designated flows, and speed limits
 - Truck, and other vehicle, parking must be addressed through roadway improvements and enforceable parking restrictions



APAC TRANSPORTATION STANDING COMMITTEE CONCLUSIONS

- The EDHAPAC Transportation Standing Committee does not support the Gateway EDH project as defined due to significant Traffic load, congestion, routing, parking, and safety concerns.
- As there are many open questions that need to be addressed by both the developer and the county, the EDHAPAC Standing Committee on Traffic recommends a joint review and planning session with the Committee, the developer, and the EDC Planning and DOT departments to ensure clear and complete communication.



Generations at Green Valley

GPA22-0001

Z22-0001

TM22-0001

DA24-0001



El Dorado Hills Area Planning Advisory Committee

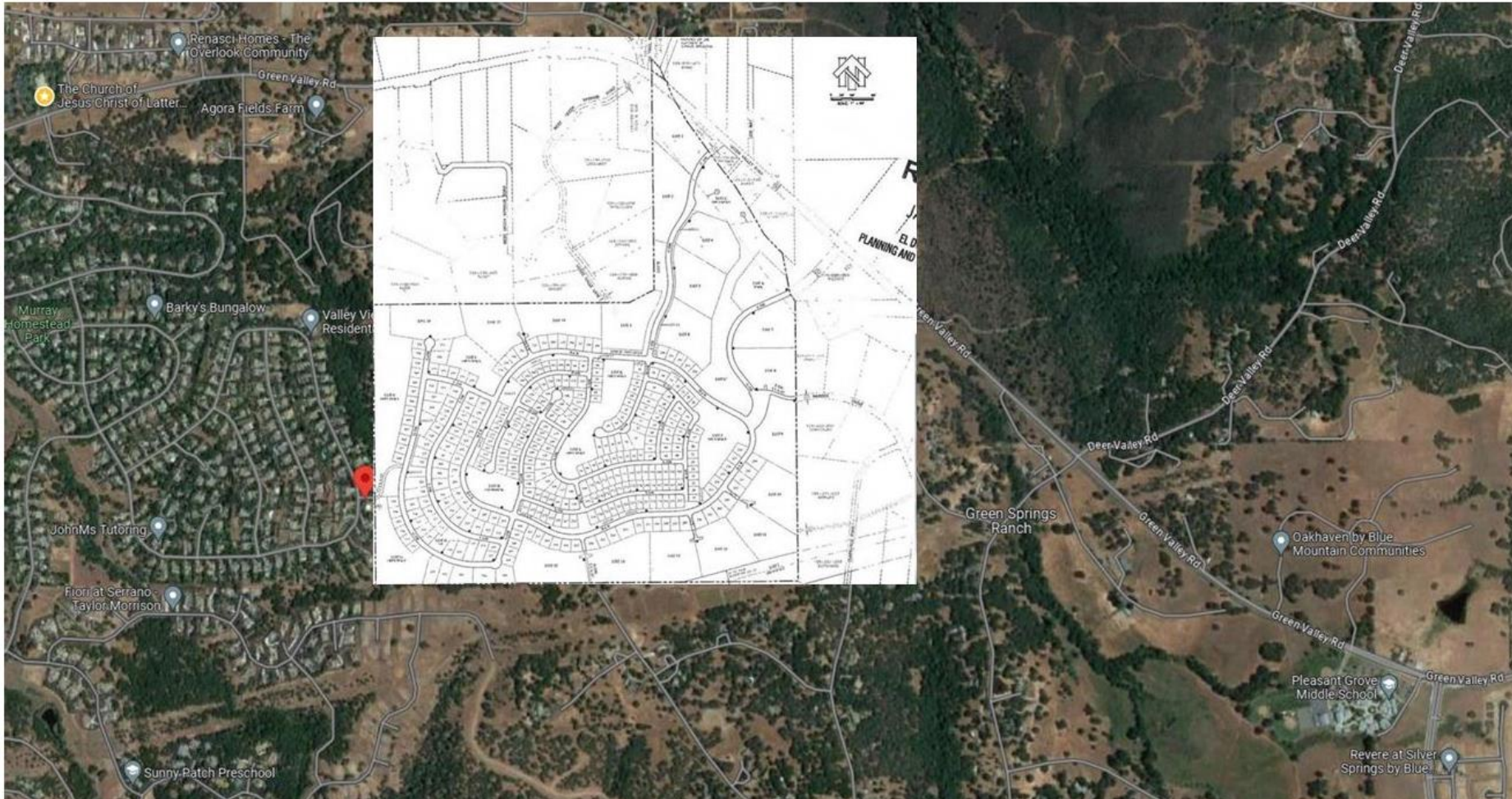
Generations at Green Valley

SOUTH SIDE OF GREEN VALLEY ROAD, 100 FEET EAST OF MALCOM DIXON

379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots

Previous project: Dixon Ranch – Denied by the El Dorado County Board of Supervisors February 2017.

Scoping meeting was held March 12th. Scoping Comment Period ends March 26th





Generations at Green Valley

SOUTH SIDE OF GREEN VALLEY ROAD, 100 FEET EAST OF MALCOM DIXON

379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots

Entitlements requested:

Zone Change from

RE-10, RE-5 and RF-L

to: **R1, RE-5, OS (open space), and RF-H**

General Plan Amendment Land Use Map change from

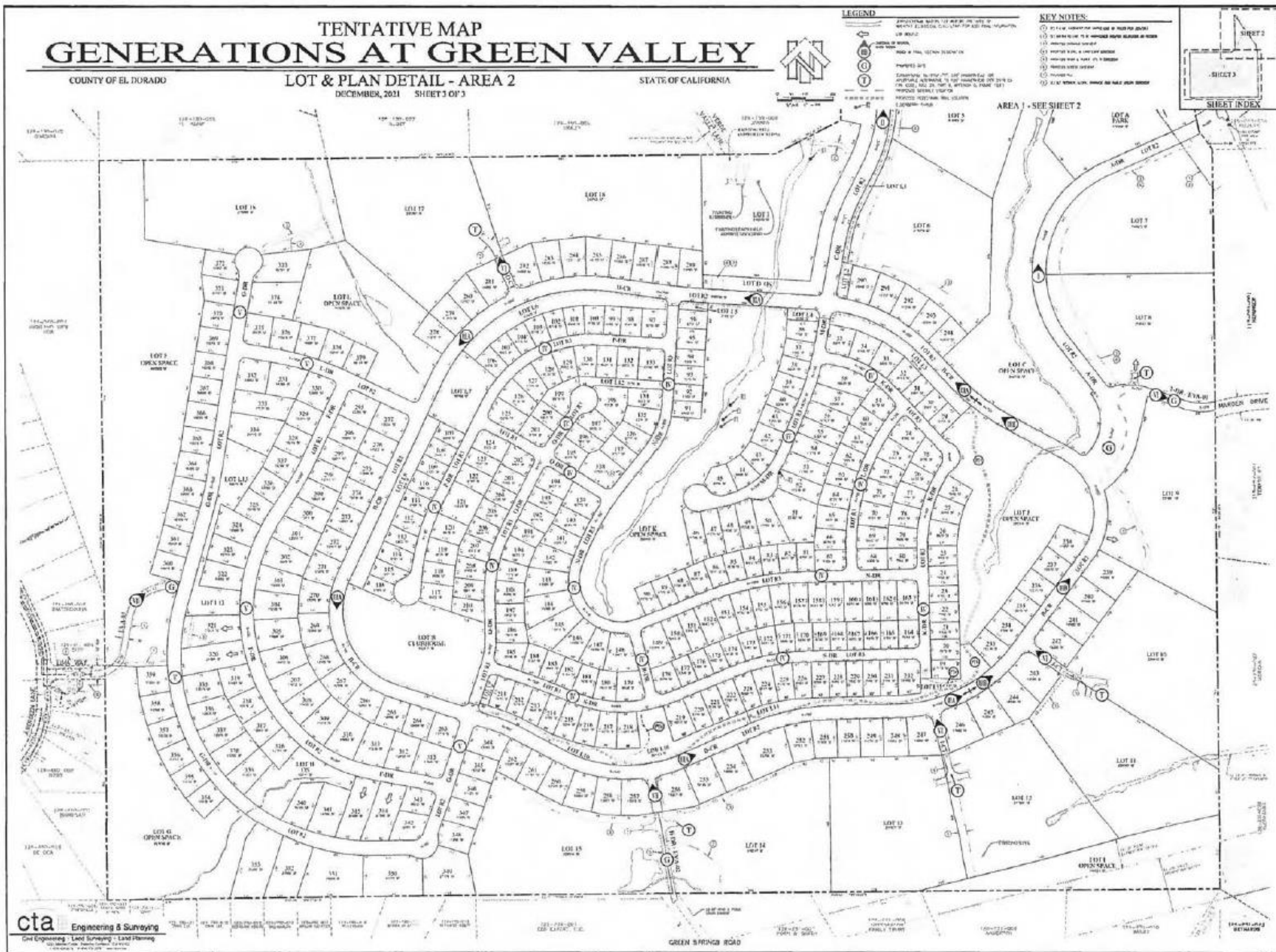
LDR and OS

to: **HDR and PF**



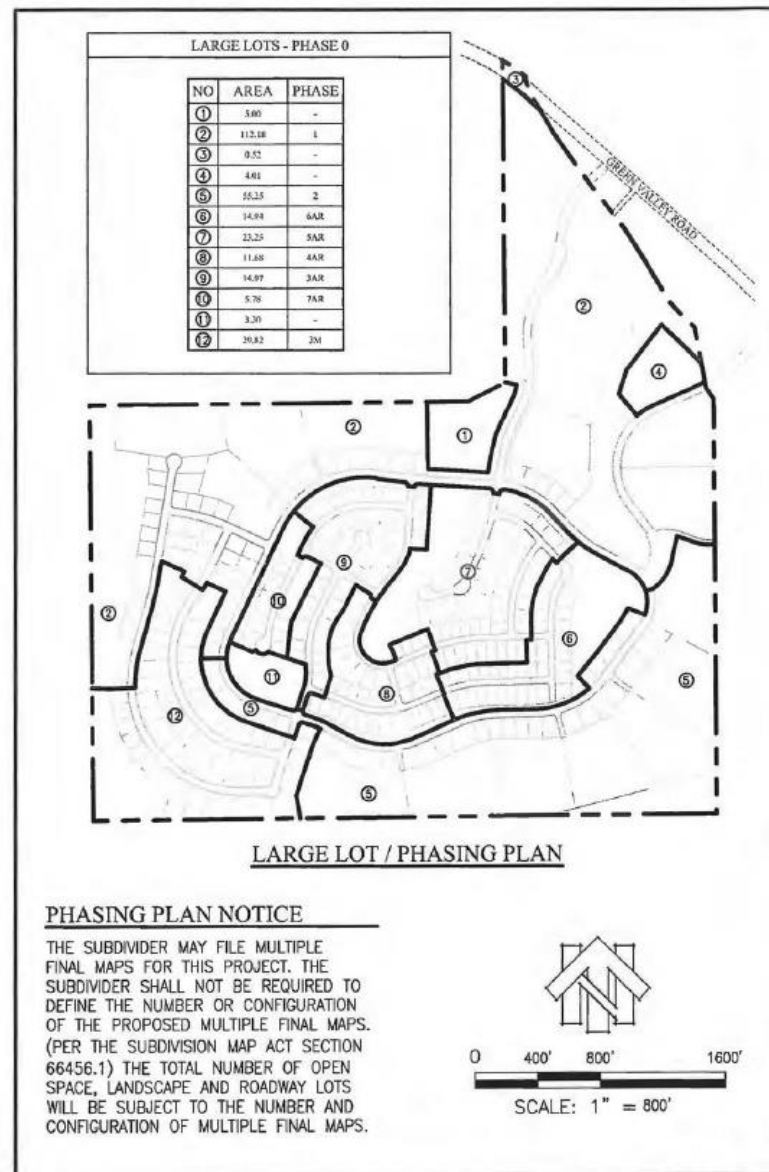
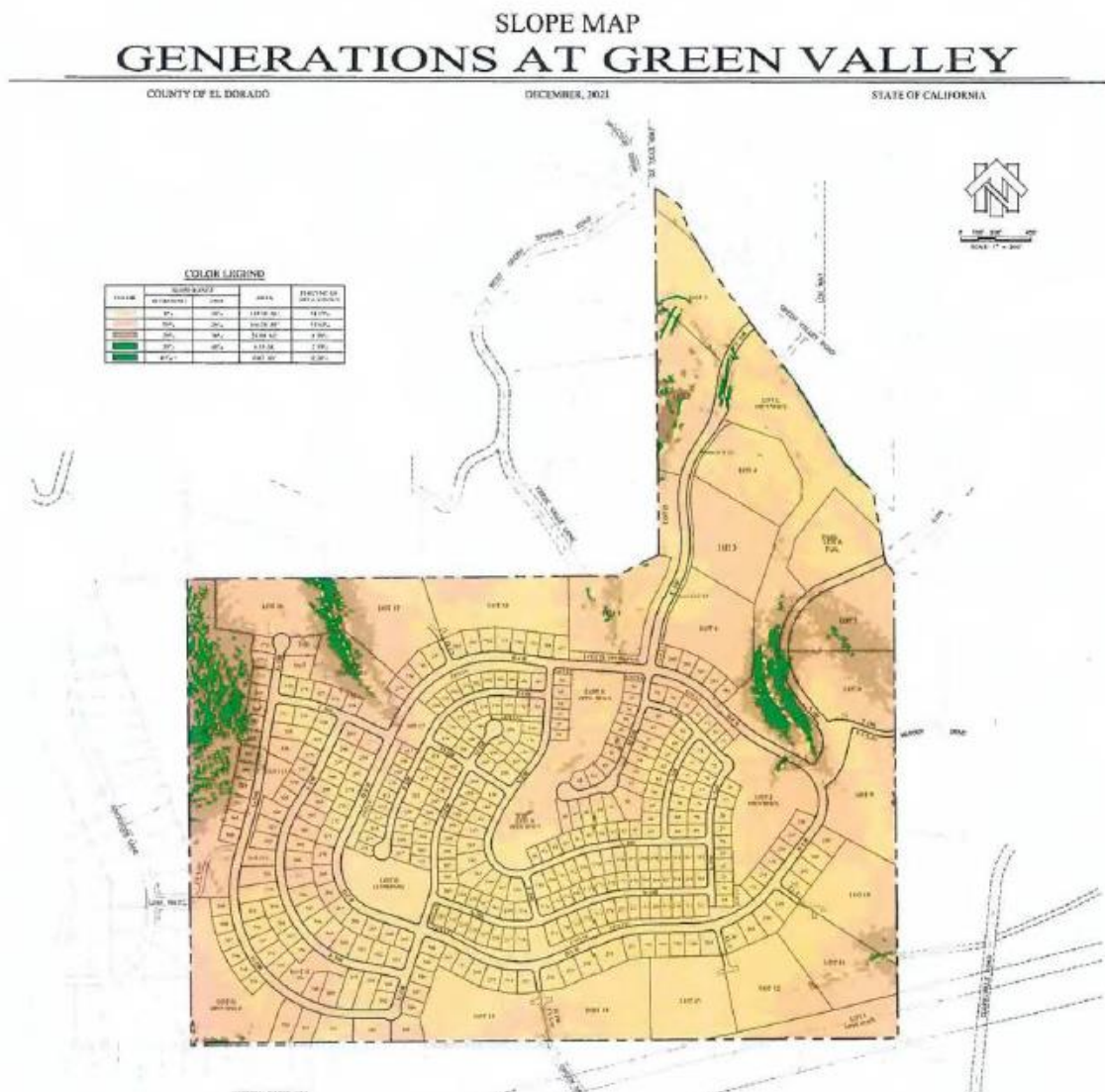
El Dorado Hills Area Planning Advisory Committee

Generations at Green Valley





Generations at Green Valley



GPA22-0001, Z22-0001,
TM22-0001



UPDATE *Notification - No Review*

EDH Area project updates



UPDATE

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



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

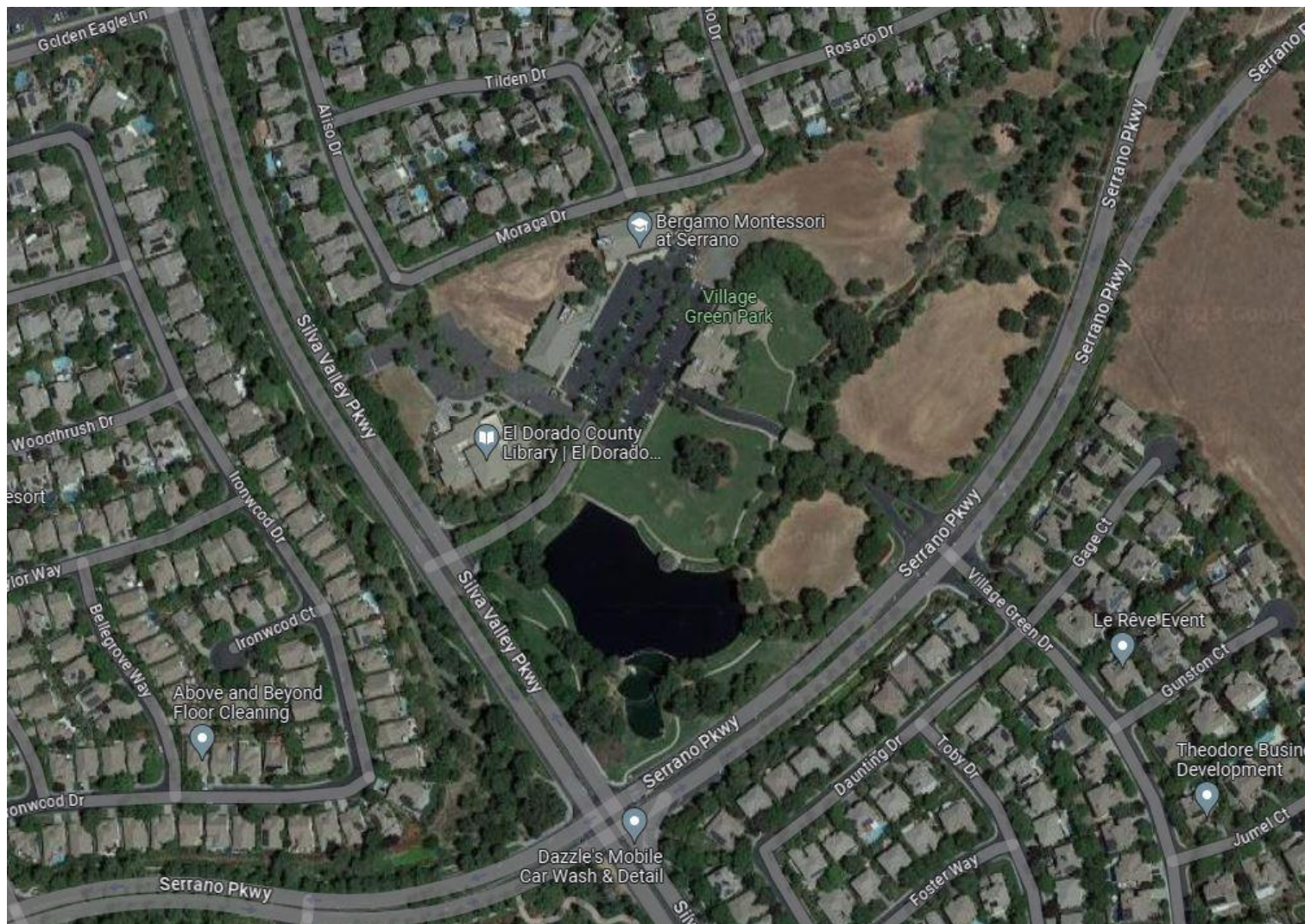
SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

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

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

TAC MEETING

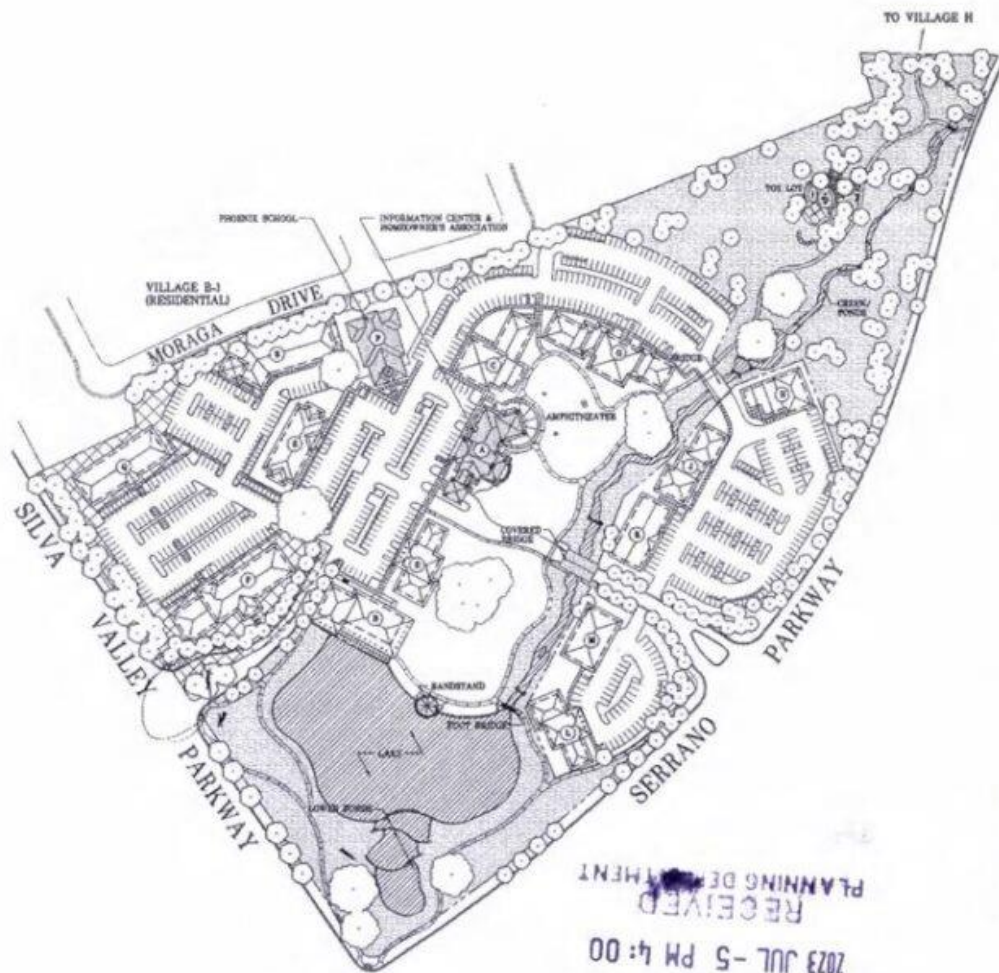
April 15, 2024





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 (off lot)	RETAIL	5,400 sf	18	18
C (on lot)	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	586
COUNTY USE:				
F (off plan)	OFFICE	11,400 sf	45	69
F (on plan)	OFFICE	5,400 sf	24	24
Q	OFFICE	7,090 sf	31	31
R (off plan)	OFFICE	2,540 sf	40	41
R (on plan)	OFFICE	2,540 sf	40	40
SUBTOTAL		47,170 sf	181	215
GRAND TOTAL		138,225 sf	600	741

LEGEND

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

MASTER PLAN



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

043-14-0876-00



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.



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.



Adjournment

Next EDH APAC Meeting

Wednesday
April 10, 2024
6:30PM

