

**El Dorado Hills Area
Planning Advisory Committee
APAC 2019 Board**



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1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: September 11, 2019, 7:00 PM

Held at:

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills CA 95762

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: Derek Minnema, Director, Capital SouthEast Connector JPA
6. APAC Projects

a) *Notification - No Review* Finding of Consistency of the 2019 Annual Capital Improvement Program (CIP) with the General Plan

Approved at the August 22 2009 Planning Commission Hearing: Approve the Finding of Consistency of eight additional projects to be included in the Annual CIP: (EDH Area Projects) b) Latrobe Railroad Track Washout Repairs (CIP# 99455) e) Road Safety Improvement Various Location (CIP# 72195) f) US 50 / EB Bass Lake Rd - Signalization

b) *Notification - No Review* PD18-0005/TM18-1536 Serrano Village J7.

August 22, 2019 Planning Commission Hearing for changes to the previously approved 71 unit half-plex residential project to allow for a new Tentative Subdivision Map creating 65 single family residential lots. If approved development of either configuration would be allowed. Continued to the October 24, 2019 Planning Commission Meeting

c) *Notification - No Review* TM-E19-0001/TM-R19-0002/TM14-1522: Bass Lake North:

TM-R19-0002 Request to amend Condition 67 of 2017 approved Bass Lake North 90 Lot Single Family Home project. Condition 67 requires construction of 100 spaces of the 200-space Park and Ride Lot as stipulated in the Bass Lake Hills Specific Plan. Applicant cites increased PFFP Fees including improvements of \$26,237 per unit, and, being 2.6 times the PFFP, is excessive for one project. Applicant proposes Condition 67 be amended so that Bass Lake North only constructs 50-spaces in the Park and Ride Lot.

TM-E19-0001 Request for time extension to the 2017 approved subdivision tentative map.

d.) Minor Status Updates: El Dorado Hills area projects

STATUS UPDATE: Oakmont of El Dorado Hills September 5th Grand Opening event

STATUS UPDATE: TM17-1532 Sierra Sunrise Approved by Planning Commission July 25th

TIM Fee revision process

Updates on other Future Area Projects

7. Adjournment:

The Next EDH APAC meeting is:

Wednesday October 9, 2019 7PM

El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762

Questions regarding this agenda should be addressed to John Davey at jdavey@daveygroup.net

Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762

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