



El Dorado Hills Area Planning Advisory Committee

Wednesday October 9, 2019

7:00PM

El Dorado Hills Community Services District Norm Rowett Pavilion

1021 Harvard Way, El Dorado Hills, CA



1. Call To Order

2019 Chair: John Davey

2019 Vice Chair: John Raslear

2019 Vice Chair Tim White

2019 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

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

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhitejd@gmail.com
Brooke Washburn, Secretary BWashburn@murphyaustin.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: October 9, 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. None
6. APAC Projects

a) Z16-0002/PD16-0001/TM16-1528 The Vineyards at El Dorado Hills

Michelle Smira Brattmiller, President of MMS Strategies, will provide an update from the applicant on their proposed residential subdivision on 114.03 acres of 42 single-family residential lots. The EDH APAC Vineyards at El Dorado Hills Subcommittee provided written public response to the project Draft Environmental Impact Report (DEIR) in January 2019.

b) *Notification - No Review* Pre-Application PA19-0003/Town Center West Presented to the Board of Supervisors September 24, 2019.

Pre-Application PA19-0003/Town Center West Planned Development submitted by Oakmont Senior Living for an Initiation Hearing (BOS Policy J6 Conceptual Review) for a proposed Specific Plan Amendment for the El Dorado Hills Specific Plan and the Town Center West Planned Development to allow the inclusion of Mixed Use Development in the plan area. No application or project on file yet – offered as an update only.

c) *Notification - No Review* SP12-0002 Central El Dorado Hills Specific Plan:

The Central El Dorado Hills Specific Plan (CEDHSP) is expected to be before the El Dorado County Planning Commission for two hearings, the first in November and the second in December, regarding the Final Environmental Impact Report, and the associated Development Agreement with the County of El Dorado. EDH APAC submitted public comments on the April 2016 Re-Circulated Draft Environmental Impact Report. This item is offered as an informational status update for El Dorado Hills residents, with a rough outline of the anticipated project approval hearing timelines.

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

Updates on other Area Projects

7. Adjournment:

The Next EDH APAC meeting is:

Wednesday November 13, 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

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> | Twitter: <https://twitter.com/EDHAPAC>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

None



6. APAC Matters & Projects



Z16-0002/PD16-1528

The Vineyards at El Dorado Hills

Michelle Smira Brattmiller



Pre-Application PA19-0003/Town Center West Mixed-Use

Presented to the Board of Supervisors September 24, 2019

Notification - No Review



PA19-0003 Town Center West Mixed Use Pre-App

Pre application for feedback regarding the conceptual project:

Adding mixed-use commercial and age restricted apartment rentals to the 1989 El Dorado Hills Specific Plan for PD95-02 (Village-U, Town Center West). Specific Plan Amendment required.





PA19-0003 Town Center West Mixed Use Pre-App

Pre-Application Conceptual Review – A required process associated with Board Policy J-6, “General Plan Amendment Initiation Process” (Specific Plan), which requires an “initiation” hearing before the Board. The hearing is for determination of compliance with the criteria of Policy J-6 only. There are no entitlements or approvals authorized from a Pre-Application public hearing. Item is for discussion purposes only.

The purpose of the change is to provide the potential for development of a mixed use area that buffers the existing residential neighborhood from future commercial development in Town Center West and to provide for a transitional housing option for the surrounding age-restricted housing developments in the immediate vicinity.



PA19-0003 Town Center West Mixed Use Pre-App

Proposed future Mixed Use Development would include a mix of commercial development and feature an age-restricted residential development of up to 20 residential units per acre, as part of the Development Plan for the center located in Village U. The property consists of 116 acres.

Proposed project would require a Specific Plan Amendment to allow the residential component of mixed use development, which results in a proposed density increase of over 50 units. The existing El Dorado Hills Specific Plan and Development Plan for El Dorado Hills Town Center West allow commercial/light industrial uses only.



PA19-0003 Town Center West Mixed Use Pre-App





PA19-0003 Town Center West Mixed Use Pre-App



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
COMMERCIAL



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
COMMERCIAL



PA19-0003 Town Center West Mixed Use Pre-App



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
2-STORY AGE RESTRICTED SENIOR APARTMENTS



TOWN CENTER WEST - CONCEPTUAL ARCHITECTURE
2&3-STORY AGE RESTRICTED SENIOR APARTMENTS



SP12-0002

Central El Dorado Hills Specific Plan

Notification - No Review



Central El Dorado Hills Specific Plan

250 acre project

Approximately 1028 residential units

50,000 SQ FT of Commercial

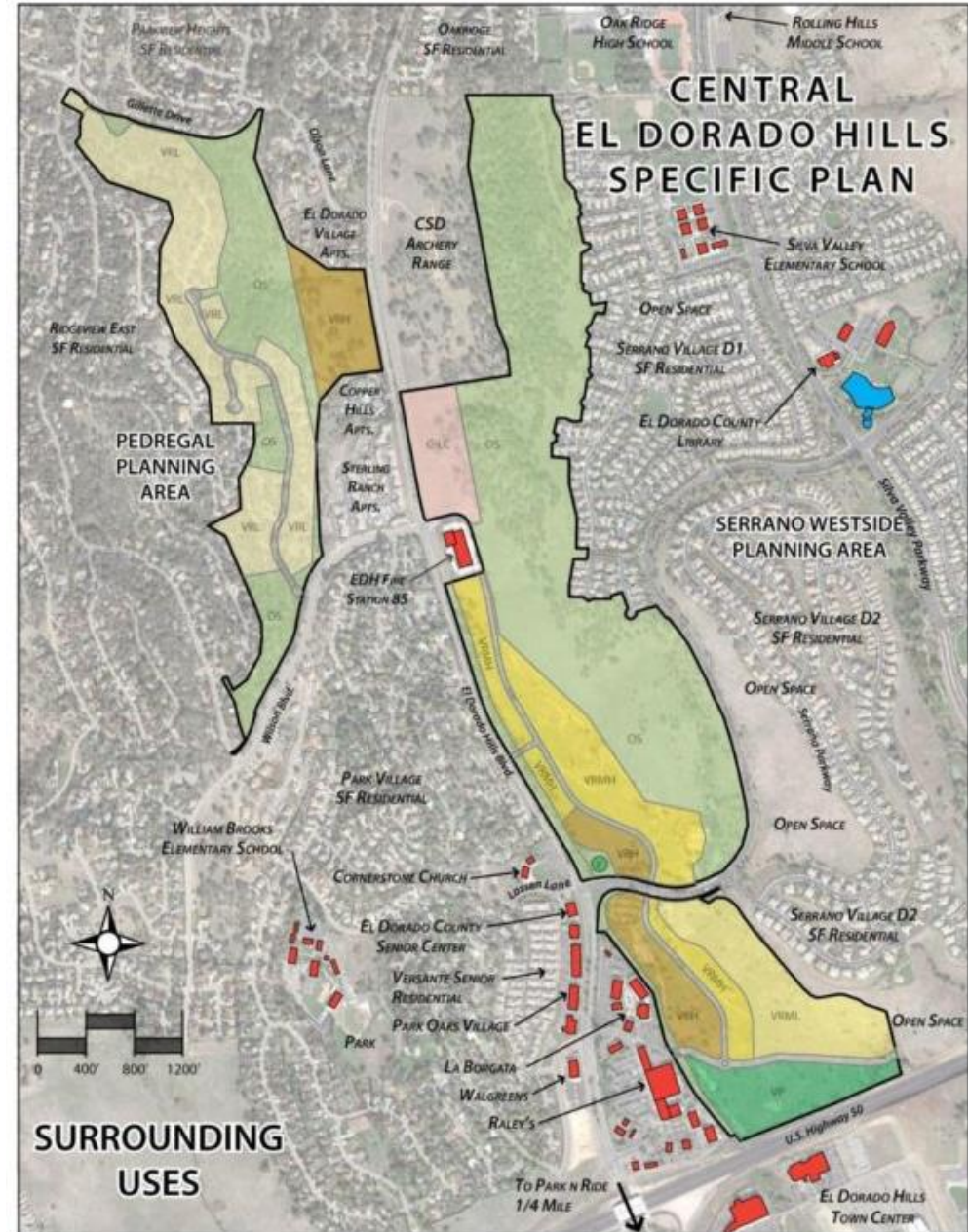
84.9 acres Open Space

15.3 acres of recreational park

Includes an Amendment to the 1988 El Dorado Hills Specific Plan

Recirculated DEIR Comments submitted August 2016
On the Planning Commission Calendar
Development Agreement negotiated with the County of El Dorado

El Dorado Hills CSD Measure E (2015)		
Advisory	Total	Percentage
Number of Precints	9	
Precincts Reporting	9	100%
Vote For	1	
Times Counted	9,057/22,240	40.7%
Total Votes	9,047	
Yes	811	8.96%
No	8,236	91.04%

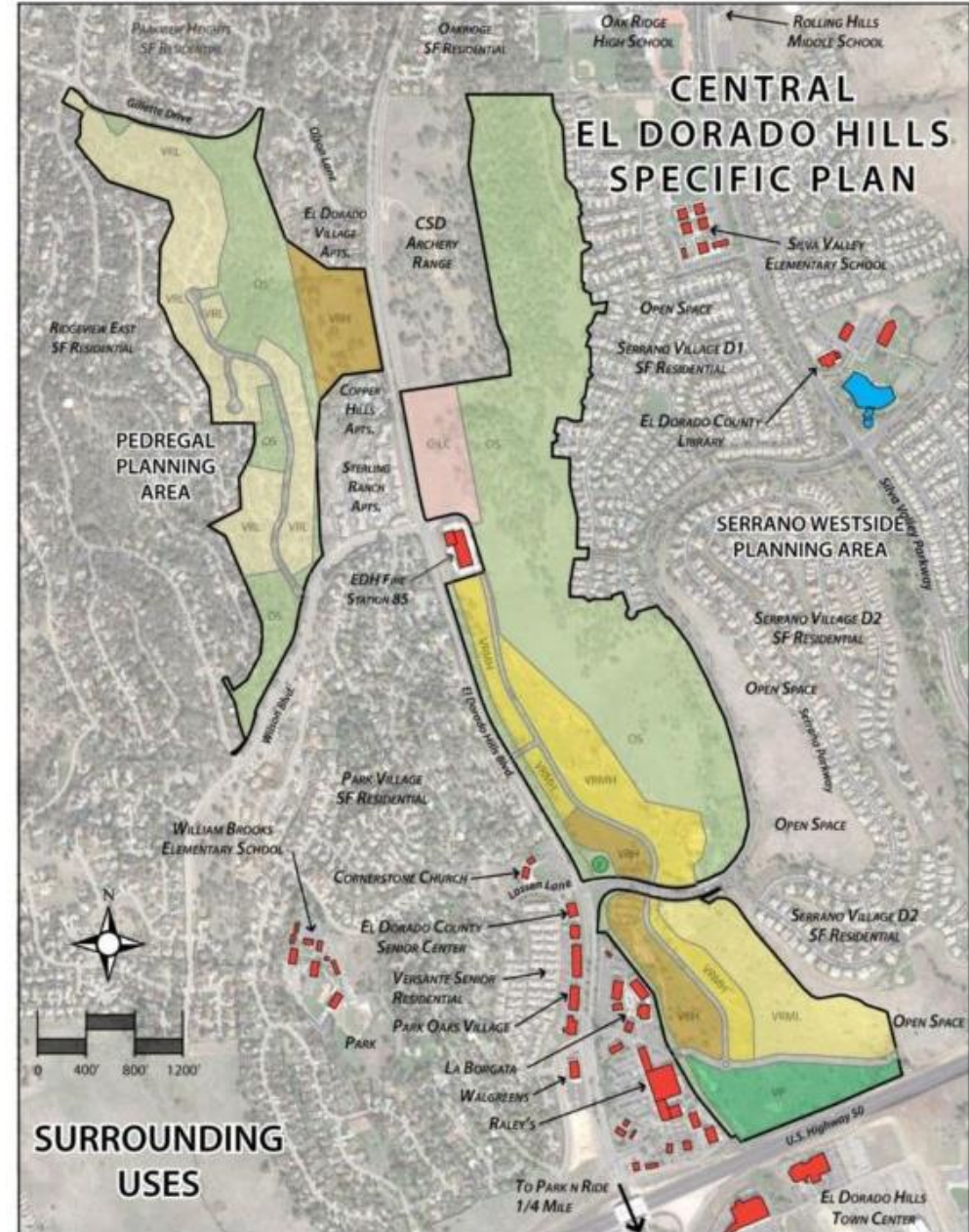




Central El Dorado Hills Specific Plan

APAC Timeline

- Review Final Environmental Impact Report
 - Break into sections for subcommittee volunteers
- Review Development Agreement
- Schedule “Extra” EDH APAC Meeting
 - End of October?
- Respond to project with subcommittee findings
 - Offer Support, Conditional Support, or Non-Support





7. Adjournment

Next EDH APAC Meeting

Wednesday November 13, 2019 7PM

El Dorado Hills CSD Pavilion

El Dorado Hills CA