



El Dorado Hills Area Planning Advisory Committee

Wednesday May 12, 2021
7:00PM
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

2021 Chair: John Davey

2021 Vice Chair: John Raslear

2021 Vice Chair Tim White

2021 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2021 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhite@gmail.com
Brooke Washburn, Secretary washburn_bew@yahoo.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: May 12, 2021, 7:00 PM

Held at: **VIRTUAL MEETING ONLINE:**

Join Zoom Meeting <https://us02web.zoom.us/j/89886527900>

PHONE IN OPTION (669) 900-9128 Meeting ID: 898 8652 7900

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: N/A
6. APAC Projects
 - a) **Central El Dorado Hills Specific Plan A14-0003, SP12-0002, SP86-0002-R-2, Z14-0005, PD14-0004, TM14-1516, DA14-0003**
Serrano Associates to present and discuss the project's Second Recirculated Draft Environmental Impact Report, which reflects changes to CEQA that removes Level of Service/Delay Time metrics for transportation impacts, and instead implements the Vehicle Miles Traveled metric. The Project also has been updated with two additional alternate use scenarios for the old El Dorado Hills Executive Golf Course property that is currently zoned as Recreational Facility – High (RF-H):
Alternative 4 – Zoning Consistent Alternative
Alternative 5 – Senior Living Alternative
 - b) **UPDATE *Notification - No Review* EDH area project status updates.**
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday June 9, 2021 7PM**
Depending upon current COVID restrictions Either Virtual online session, or at the El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762



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



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

N/A



6. APAC Matters & Projects



Central El Dorado Hills Specific Plan
A14-0003, SP12-0002, SP86-0002-R-2,
Z14-0005, PD14-0004, TM14-1516,
DA14-0003



CEDHSP Recirculated Draft Environmental Impact Report

Final EIR released November 2019

Three Planning Commission Hearings 2019/20

Recirculated Draft Environmental Impact Report

45 Day Review/Comment Period April 30 – June 14

Planning Commission Workshop May 27

VMT Analysis, New Project Alternatives

Alternative 1—No Project

Alternative 2—Reduced Density

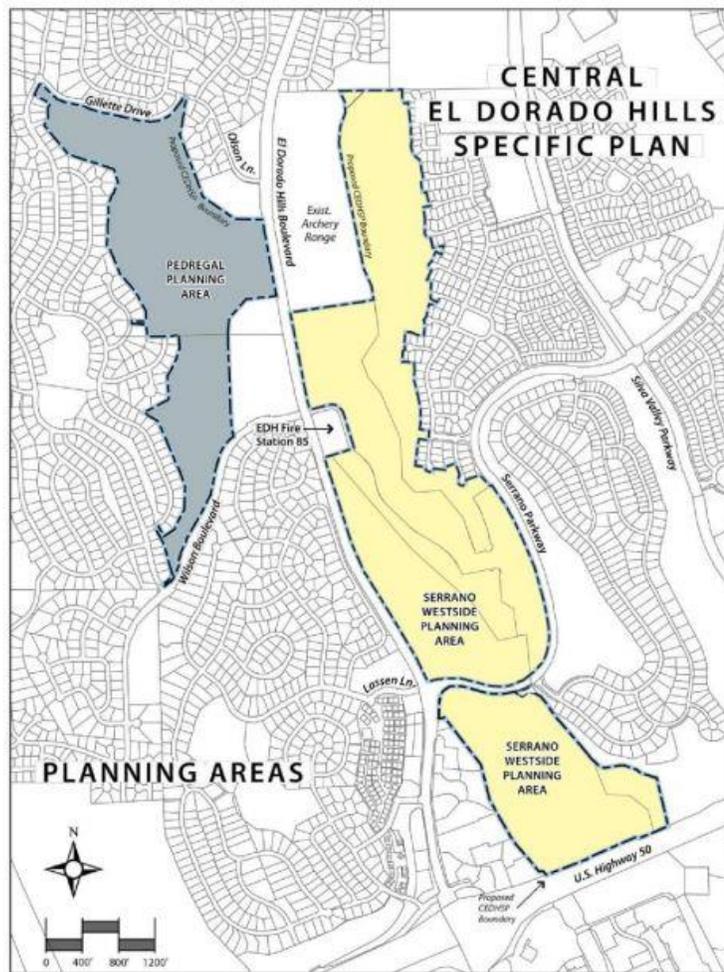
Alternative 3—Reduced Wetland Impact

NEW Alternatives

Alternative 4—Zoning Consistent

Alternative 5 – Senior Living

Project Setting & Planning Areas



Pedregal

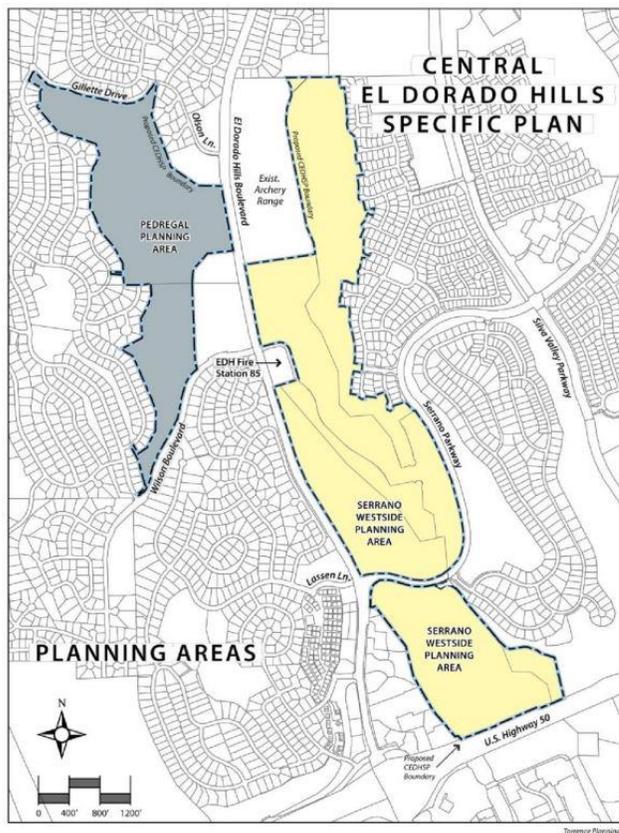
- 102 acres
- Surrounded by existing single-family and multi-family residential
- Existing General Plan Land Use:
 - High Density Residential
 - Multi-Family Residential

Serrano Westside

- 234 acres
- Surrounded by existing retail and single-family residential
- Existing General Plan Land Use:
 - Open Space
 - Adopted Plan (El Dorado Hills Specific Plan)
 - Commercial



CEDHSP Recirculated Draft Environmental Impact Report



Serrano Westside Land Plan (600 – 758 DU_s)



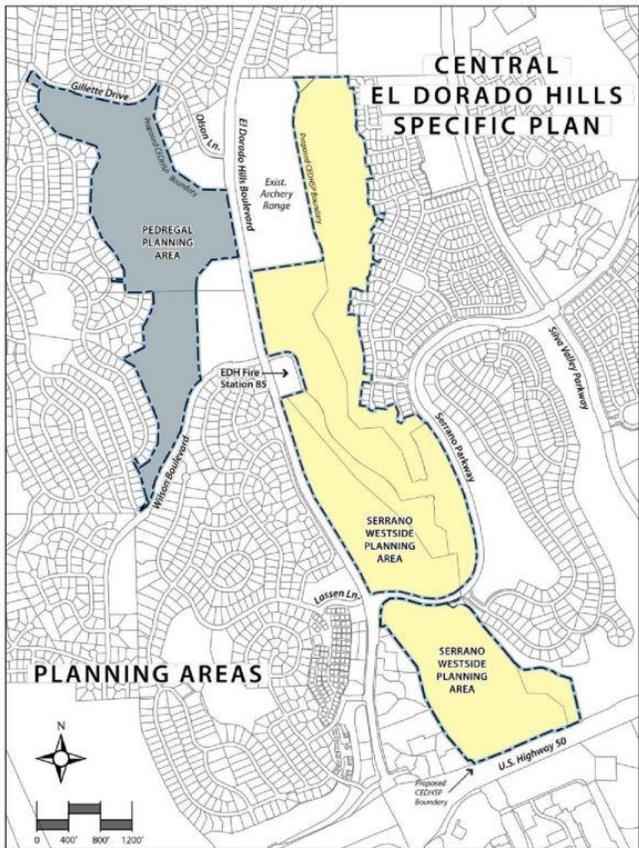
Land Use Summary

Residential	68 ac.	29%
Open Space	133 ac.	57%
Community Park	15 ac.	6%
Civic - Limited Commercial	11 ac.	5%
Roads & Landscape	7 ac.	3%
TOTAL	234 ac.	

- VRML** Village Residential Medium - Low
 - 30 acres, 156 units, density 5 DU/ac
- VRMH** Village Residential Medium - High
 - 22 acres, 220 units, density 10 DU/ac
- VRH** Village Residential High
 - 16 acres
 - 224 units market rate, density 14 DU/ac or 382 units age-restricted, 24 DU/ac



CEDHSP Recirculated Draft Environmental Impact Report



Pedregal Land Plan (137 – 242 DUs)



Land Use Summary

Residential	55 ac.	54%
Open Space	42 ac.	41%
Roads & Landscape	5 ac.	5%
TOTAL	102 ac.	

- VRL** Village Residential Low
- 45 acres, 37 units, density < 1.0 DU/a
 - Lot sizes ≥ Ridegeview lots

- VRH** Village Residential High
- 10 acres
 - 100 units market rate, 10 DU/ac or 205 units age-restricted, 20 DU/ac



UPDATE *Notification - No Review*

EDH area project status updates.

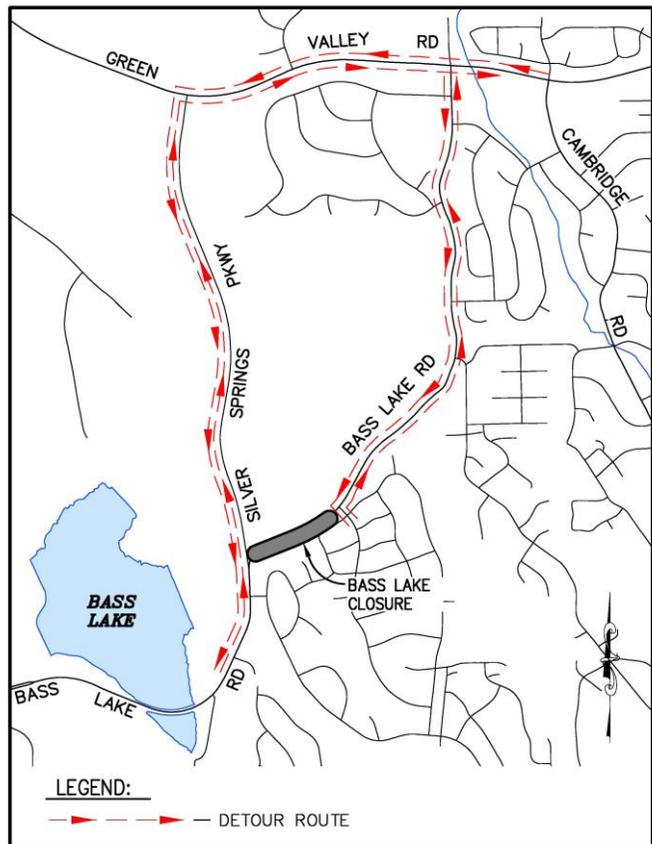


El Dorado Hills Area Planning Advisory Committee

Silver Springs Parkway Southern Connection To Bass Lake Road

Bass Lake Road closed from Silver Springs Parkway to Magnolia Hills Drive

Expected to remain closed for 54 Days – April 13 through June 11 – updated estimate is the project will run through mid summer.





PD21-0002 Commercial Condominiums

Private commercial project made up of large buildings containing individual units of 1000 sf to 1500 sf.

The project will have an owners shared common space roughly 2000 sf.

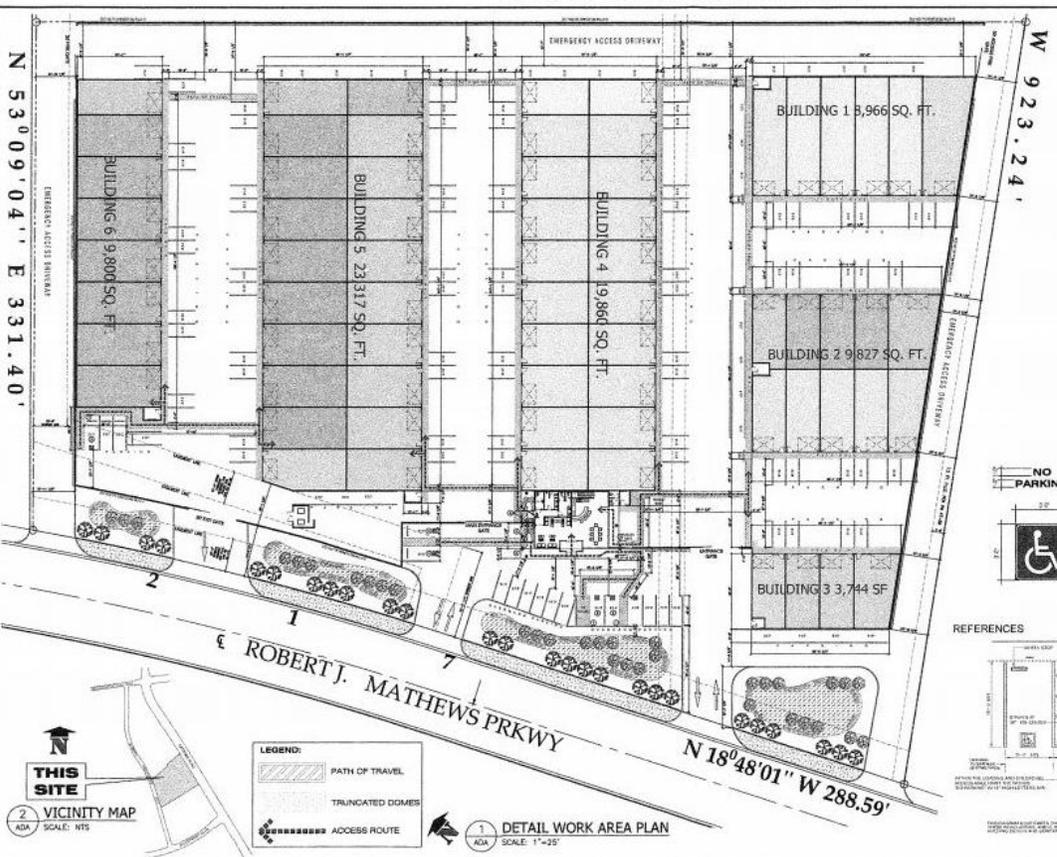
The project will be gated.

1 parcel with 84 units

PROPOSED COMMERCIAL CONDO UNITS PD21-0002

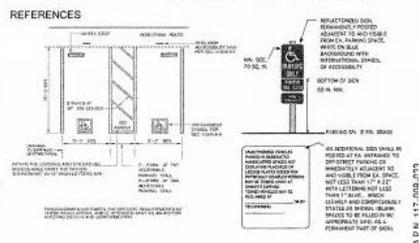
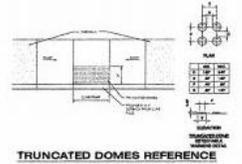
LATROBE ROAD, EL DORADO HILLS, CALIFORNIA 95762

RECEIVED
PLANNING DEPARTMENT



- KEY NOTES:**
1. ADA PARKING ONLY SIGNAGE PER SPEC.
 2. 6 FOOT HC STALL W/ BLUE LINES AND HC SYMBOL.
 3. RAMP UP TO SIDEWALK GRACE @ 0.32% MAX. TRAPER CURB WITH RAMP AS OCCURS.
 4. MAX. CROSS SLOPE TO CURB @ 2%.
 5. MAX. 10% FLARE.

- CONTRACTOR AND CONSTRUCTION NOTES:**
- FINAL LAYOUT SUBJECT TO FIELD CONDITIONS TO MEET CODE.
 - MAX RAMP AT 1:12 = 8.33%.
 - MAX WALKWAY SLOPE @ 1:20 = 5%.
 - MAX CROSS SLOPE AT 1/4" PER FT. = 2%.
 - MIN. SLOPE FOR DRAINAGE = 1/8" PER FT. = 1%.
 - PROVIDE CRACK AND CONTROL JOINTS @ 10 FT. MIN.
 - CONCRETE TO BE BROOM FINISH.



- *Parcel Notes**
- Block 4**
18 - PM 42/105/2
- Block 5**
9 - PM 36/115/78
14 - POR PM 36/115, 0.75 A
17 - PM 41/7/1
18 - PM 41/7/2
19 - PM 41/37/1

Assessor's Map Pages Shown in Grey Text
Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Rev. JUN 27, 2014 Assessor's Map Bk. 117, Pg. 08
County of El Dorado, CA

PD21-0002



8. Adjournment

Next EDH APAC Meeting

Wednesday
June 9, 2021 7PM

