



El Dorado Hills Area Planning Advisory Committee

Wednesday December 14, 2022
6:30PM

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

2022 Chair: John Davey

2022 Vice Chair: John Raslear

2022 Vice Chair Tim White

2022 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2022 Officers

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

1021 Harvard Way, El Dorado Hills, CA 95762



AGENDA FOR MEETING: Wednesday December 14, 2022, 6:30 PM

VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/85387159157>

PHONE IN OPTION (669) 900-9128 Meeting ID: 853 8715 9157

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) **UPDATE *Notification – No Review* EDH APAC 2023 Officer Election**
 - b) **2023 Proposed EDH APAC Meeting Schedule**
 - c) **UPDATE *Notification – No Review* El Dorado County Planning Commission Dec 8th Water Planning Workshop**
 - d) **UPDATE *Notification – No Review* EDH Area Project Statuses**
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday January 11, 2023 6:30PM START TIME**
HYBRID: In-Person & Virtual: EDH Fire Dept Station 85 Meeting Room1050 Wilson Blvd El Dorado Hills 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 edhapaccomment@gmail.com and please identify the project or subject you wish to address.



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



UPDATE *Notification - No Review*

**EDH APAC 2023
Officer Election**



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* EDH APAC 2023 Officer Election Slate

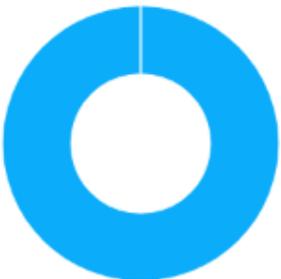
- Chair
John Davey
- Vice Chair
John Raslear
- Vice Chair
Tim White
- Vice Chair
Brooke Washburn
- Secretary
Robert Williams



**El Dorado Hills Area Planning Advisory Committee
2023 Officers**

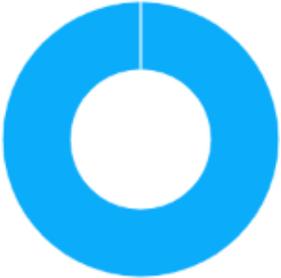
EDH APAC Vice Chair (A)

Option	Votes
<input checked="" type="checkbox"/> John Raslear EDH APAC Vice Chair	100% 10



EDH APAC Vice Chair (B)

Option	Votes
<input checked="" type="checkbox"/> Tim White EDH APAC Vice Chair	100% 10



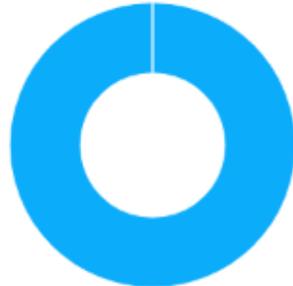
EDH APAC Vice Chair (C)

Option	Votes
<input checked="" type="checkbox"/> Brooke Washburn EDH Vice Chair	100% 10



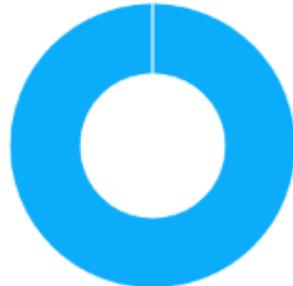
EDH APAC Secretary/Treasurer

Option	Votes
<input checked="" type="checkbox"/> Robert Williams EDH APAC Secretary/Treasurer	100% 10



EDH APAC Chair

Option	Votes
<input checked="" type="checkbox"/> John Davey EDH APAC Chair	100% 10





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



UPDATE *Notification - No Review*

**EDH APAC Proposed Meeting
Schedule**



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* EDH APAC Proposed 2023 Meeting Schedule

DATE	Day of Week	Time	Place
January 11, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
February 8, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
March 8, 2023 *	Wednesday	6:30PM	EDH Fire - HYBRID
April 12, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
May 10, 2023 *	Wednesday	6:30PM	EDH Fire - HYBRID
June 14, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
July 12, 2023 *	Wednesday	6:30PM	EDH Fire - HYBRID
August 9, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
September 13, 2023 *	Wednesday	6:30PM	EDH Fire - HYBRID
October 11, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
November 8, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
December 13, 2023	Wednesday	6:30PM	EDH Fire - HYBRID
* Possible postponement dates			



UPDATE *Notification - No Review*

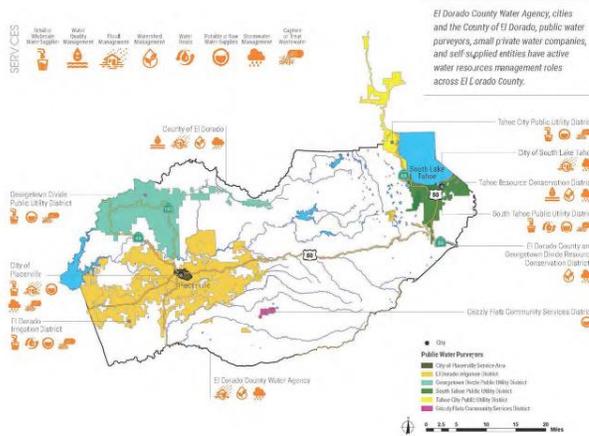
**El Dorado County Planning
Commission Dec 8th Water Planning
Workshop**



UPDATE *Notification - No Review* EDC Planning Commission Water Planning Workshop

Overview of Countywide Water Resources Management

El Dorado County Planning Commission
December 8, 2022

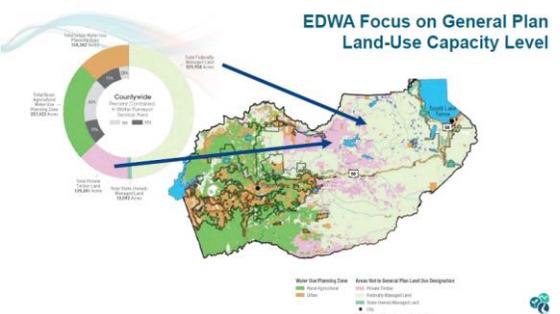


EL DORADO IRRIGATION DISTRICT WATER SUPPLIES AND AVAILABILITY

2022 Water Meter Availability

El Dorado Hills Supply Area	Western/Eastern Supply Area
Unallocated Water Supply 9,600 AF	Unallocated Water Supply 4,368 AF
Residential Unit Demand 0.57 AF/EDU	Residential Unit Demand 0.38 AF/EDU
Water Meter Availability 16,910 EDUs	Water Meter Availability 11,414 EDUs

- ### Topics Discussed
- Water Conveyance and Treatment
 - Water Sources
 - 2020 Urban Water Management Plan
 - 2022 Water Supply and Demand Report
 - State Policies



The Problems of Today are not New

"In planning the use of land, therefore, it is necessary to keep in mind the different points of view represented by:

- the landowners,
- the resident farmers,
- the local business and industrial organizations,
- the holders of bonds and mortgages secured by local properties,
- the taxpayers of the county and state,
- the users of water having its source in El Dorado County, and
- the motoring, fishing, hunting and recreation-seeking public."

"... If it can be denied that the lovers of beauty have a real vested interest in the esthetic values of the forested hillsides, estimates of material economic values of future lumber supplies are sufficiently great to convince the more sober-minded citizen that there is a public interest in the maintenance and protection of the forest."

Expected Total Connections

Customer Class	2025	2030	2035	2040	2045
Single Family Residential	34,141	37,813	39,609	41,473	43,431
Single Family Residential - Dual	5,244	5,244	5,244	5,244	5,244
Multi-Family Residential	1,021	1,118	1,163	1,211	1,259
Commercial / Industrial	1,336	1,504	1,588	1,672	1,756
Commercial Landscape	401	427	440	453	466
Recreational Turf Services	109	119	124	129	134
Ditch Systems (potable)	14	14	14	14	14
Small Farm Irrigation	445	470	483	496	509
Agricultural Metered Irrigation	224	239	246	253	260
Total Connections	42,935	46,948	48,911	50,944	53,073



UPDATE *Notification - No Review*

EDH Area project updates



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* EDH Area project updates

PROJECT	STATUS
CEDHSP	Planning Commission Recommended Denial 5-0 in June 2022. Board of Supervisors Hearing to be determined – Expected no sooner than January 2023
Costco/EDH - 52	Notice of Preparation of DEIR August 2021. Virtual Scoping meeting September 2021. (eTRAKiT shows 'processing')
Creekside Village Specific Plan	Notice of Preparation of DEIR November 2020. Virtual Scoping Meeting November 2020. (eTRAKiT shows 'ON HOLD')
Carson Creek Village	Pre-application Hearing at the BOS February 2021. (eTRAKiT shows pre-app as 'complete')
Town & Country Village El Dorado	Project Pre-application July 7, 2021. BOS Pre-application Hearing October 2021. (eTRAKiT shows 'processing')
Generations at Green Valley	Project Application January 2022. (eTRAKiT shows 'incomplete')
Marble Valley Specific Plan	Notice of Preparation of DEIR and Scoping Meeting in 2012. (eTRAKiT shows 'processing')
Lime Rock Valley Specific Plan	Notice of Preparation of DEIR and Scoping Meeting in 2012. (eTRAKiT shows 'processing')
Summer Brook	Modification of Conditions of Approval (traffic signal Green Valley RD – Deer Valley RD) At Planning Commission April 2022: Taken off Calendar
PA21-0012 Lakeside Boat & RV Storage	Pre-application July 2021. TAC Meeting September 13, 2021.
Villages At Town Center West	At Town Center West SP-R19-0001 PD-R19-0003 PA19-0003 Pre-App Hearing at BOS Application filed October 2019. (eTRAKiT shows 'processing')
TM22-0003 La Canada, Unit 1 (TM 08-1463)	Subdivision Map filed June 17, 2022 – no documents available on eTRAKiT
PD22-0001 EDH Sophia Parkway Neighborhood Retail Center	Development Plan for four retail buildings – southwest corner of Green Valley Rd and Sophia Parkway. TAC Meeting held Aug 15, 2022



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* EDH Area project updates

PA22-0018 – 25.43 acres Green Valley Rd at Silver Springs Pkwy
Rezone from RL-20 (rural lands) to R1 (residential single unit)

General Plan Amendment from Rural Residential (RR) to High Density Residential (HDR)

54 Lots from 0.25 acres to 0.51 acres

LOT A – Preservation of 4.25 acre pond

LOT B – Donation of 0.87 acres (Pleasant Grove House)

TAC Meeting January 30, 2023



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

PLACERVILLE OFFICE:

2850 Fairlane Court, Placerville, CA 95667

BUILDING

(530) 621-5315 / (530) 622-1708 Fax

bdgdept@edcgov.us

PLANNING

(530) 621-5355 / (530) 642-0508 Fax

planning@edcgov.us

LAKE TAHOE OFFICE:

924 B Emerald Bay Rd

South Lake Tahoe, CA 96150

(530) 573-3330

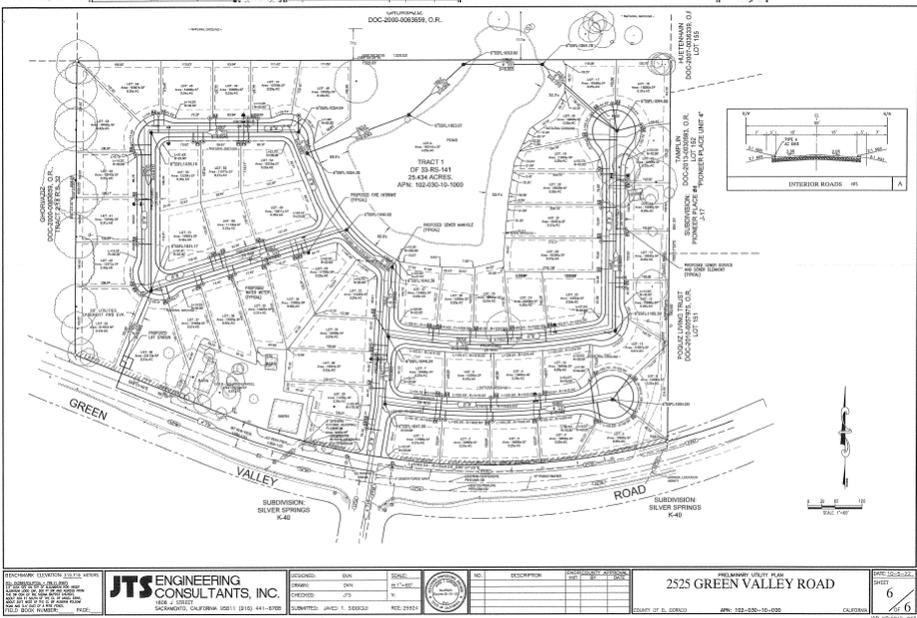
(530) 542-9082 Fax

December 13, 2022

TO ALL CONCERNED AGENCIES:

Please find enclosed the Initial Consultation information for your review and comment regarding the following application:

PA22-0018 – GREEN VALLEY ROAD SUBDIVISION MAP PRE-APPLICATION REVIEW (JTS Engineering Consultants, Inc, Javed Siddiqui/M&H Rescue, a California LLC, Omar Sharif): A Pre-Application request for a conceptual review of proposed residential development of a 25.4-acre parcel that would include a proposed Zone Change from Rural Lands, Twenty-acres (RL-20) to Residential, Single-unit (R1); a General Plan Amendment from Rural Residential (RR) to High Density Residential (HDR); and a Tentative Subdivision Map to create 54 lots ranging in size from 0.25-acres to 0.51-acres, preservation of the existing pond of 4.25-acres (Lot A), and donation of 0.87-acres (Lot B). The property, identified by Assessor's Parcel Number 102-030-010, consists of 25.43 acres, and is located on the north side of Green Valley Road, at the intersection with Silver Springs Parkway, in the Rescue area, Supervisorial District 4.





2022 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
January 11, 2023
6:30PM

