



El Dorado Hills Area Planning Advisory Committee

Wednesday February 8, 2023
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

"Non-Partisan Volunteers Planning Our Future Since 1981"

APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net

John Raslear, Vice Chair jrazpub@shs-global.net

Timothy White, Vice Chair twwhite@gmail.com

Brooke Washburn, Vice Chair Brooke.Washburn@libertymutual.com

Robert Williams, Secretary rhwh180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday February 8, 2023, 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/85978803436>

PHONE IN OPTION (669) 900-9128 Meeting ID: 859 7880 3436

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:

Rafeal Martinez, Director, and El Dorado County Department of Transportation Staff

Transportation/ circulation updates regarding:

- a) proposed EDH COSTCO / Country Club Drive projects
- b) updates/discussion on Carson Crossing Road

6. APAC Projects

- a. Town and Country Village El Dorado - SP-R21-0001 PD-R19-0003 TM22-0005 PD21-0005 SP-R21-0002 Z21-0013
Update on project NOP and DEIR status from project applicants for project located at Bass Lake Road and Country Club Drive
- b. UPDATE "Notification – No Review" EDH Area Projects
- c. Subcommittee member assignments
- d. Rescheduled 2023 EDH APAC Meeting Dates

7. Adjournment:

The Next EDH APAC meeting is: **Wednesday March 15, 2023 6:30PM START TIME**

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 john.davey@pac@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



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

El Dorado County Transportation Department

Director Rafael Martinez & Staff





6. APAC Matters & Projects



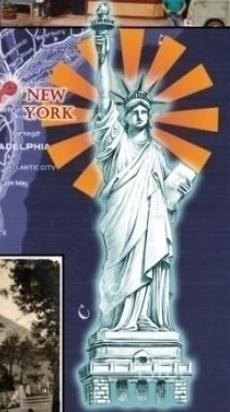
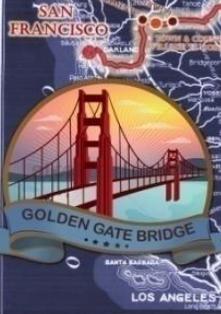
Town and Country Village El Dorado

SP-R21-0001 PD-R19-0003

TM22-0005 PD21-0005 SP-R21-0002

Z21-0013

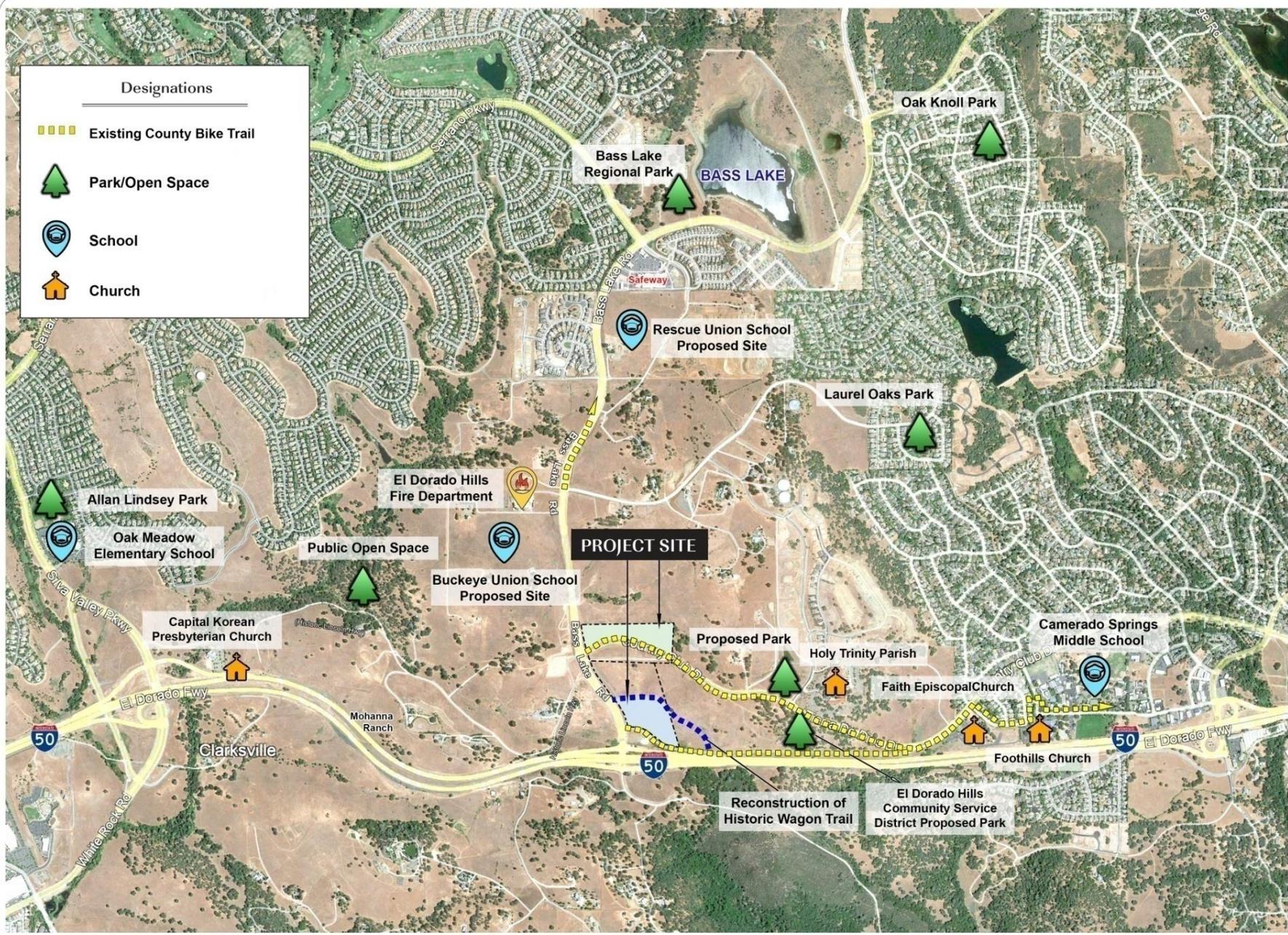




"PLACERVILLE" THROUGH THE TIME...

Placerville in 1854
150th Anniversary

M. H. Mohanna Development Co.



TOWN & COUNTRY VILLAGE
EL DORADO

MOHANNA
— DEVELOPMENT CO.

PANFINO
General Partnership

cta
Engineering & Surveying

HRGA
ARCHITECTS

GLABE + TAYLOR
ARCHITECTS

YOUNGDAHL
CONSULTING GROUP, INC.

DRAWING TITLE:
Public Facilities

DATE:

SHEET NUMBER:
PD-Exhibit 21















TOWN AND COUNTRY VILLAGE, EL DORADO
El Dorado County, California



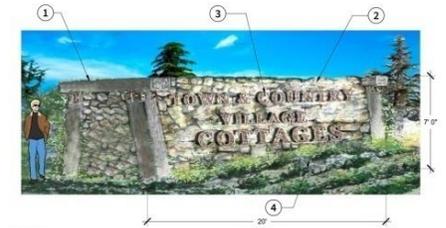
A MAIN PROJECT MONUMENT SIGN
1/4" = 1'-0" C-22049-20



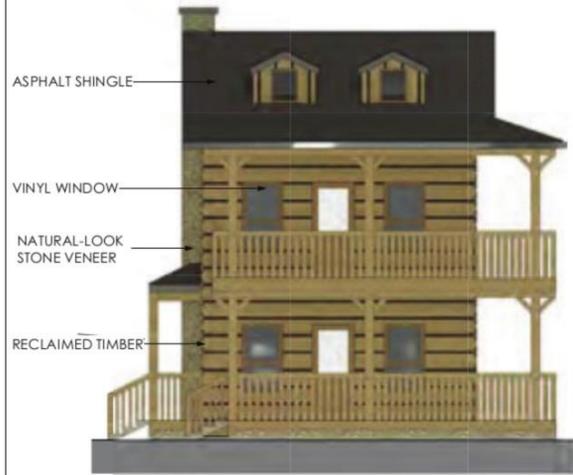
B CIVIC | HOTEL MAIN ENTRY
1/4" = 1'-0" C-22049-22



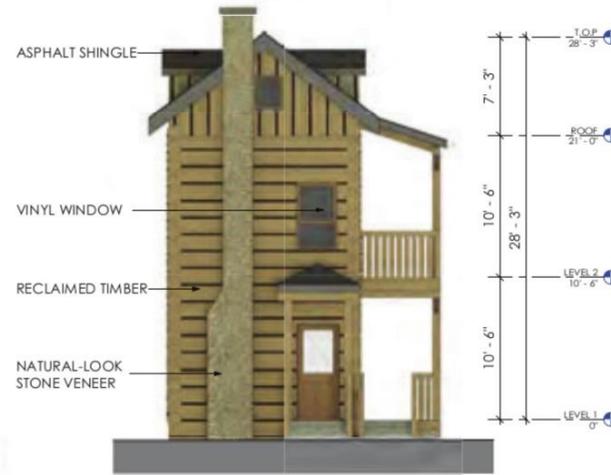
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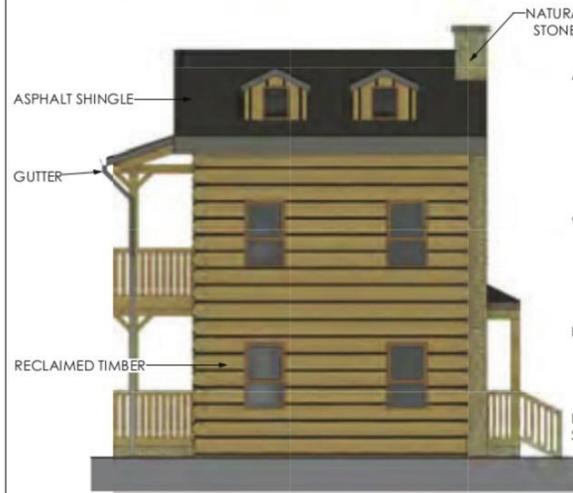
D COTTAGES MONUMENT SIGN
1/4" = 1'-0" C-22049-19



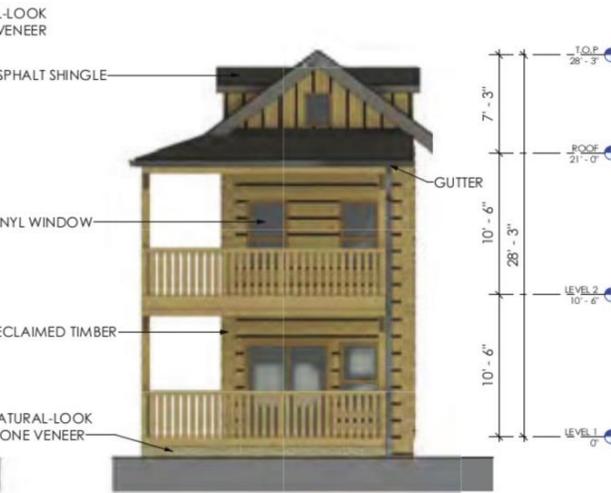
WEST ELEVATION 1/4" = 1'-0" 4



NORTH ELEVATION 1/4" = 1'-0" 5



EAST ELEVATION 1/4" = 1'-0"



SOUTH ELEVATION 1/4" = 1'-0" 7



HRGA

2277 Fair Oaks Boulevard, Studio 220
 Sacramento, California 95823
 916.973.4800 | www.hrgaarchitect.com

RESIDENTIAL COTTAGES
THE TOWN AND COUNTRY VILLAGE, EL DORADO
 EL DORADO HILLS, CALIFORNIA

2

Table 1: Town & Country Village El Dorado Land Use Summary

Land Use Symbol	Land Use Designation	Gross Area (Ac.)	% of Total Project Area	Allocated Hotel Units	Allocated Bldg. Area (Sq. Ft.)	Allocated Residential Dwelling Units	Density Range	F.A.R. [4]
Proposed Project Development Area								
MFR	Multi-Family Residential	8.0	13.2%			112	12-24	
C	Commercial [1]	10.9	18.0%	300	181,000			0.38
OS	Open Space [3]	4.4	7.3%					
	Major Circulation [2]	2.5	4.1%					
<i>Subtotal</i>		25.8	42.6%	300	181,000	112		
Program Study Area								
MFR	Multi-Family Residential	15.9	26.3%			352	12-24	
C	Commercial [1] [5]	15.3	25.3%		90,000	350	22-30	0.04 & 0.28
OS	Open Space	3.5	5.8%					
<i>Subtotal</i>		34.7	57.4%		90,000	702		
Grand Total		60.5	100.0%	300	271,000	814		

[1] Mixed Use development is allowed per General Plan Policies 2.1.1.3 and 2.1.2.5.

[2] New Country Club Drive I.O.D. right-of-way area included in total *Project* area.

[3] 38% of Proposed Project Development Area north of Country Club Drive.

[4] Refer to Table 130.22.030 - Commercial Zones Development Standards of the El Dorado County Code.

[5] 6.0 acres of commercial land use reserved for a mixed use senior housing development of 150 units and 10,000 Sq.Ft. of commercial development.

9.3 acres of commercial land use reserved for a mixed use development project consisting of 80,000 Sq. Ft. of commercial use and 200 apartment/condominium residential dwelling units.

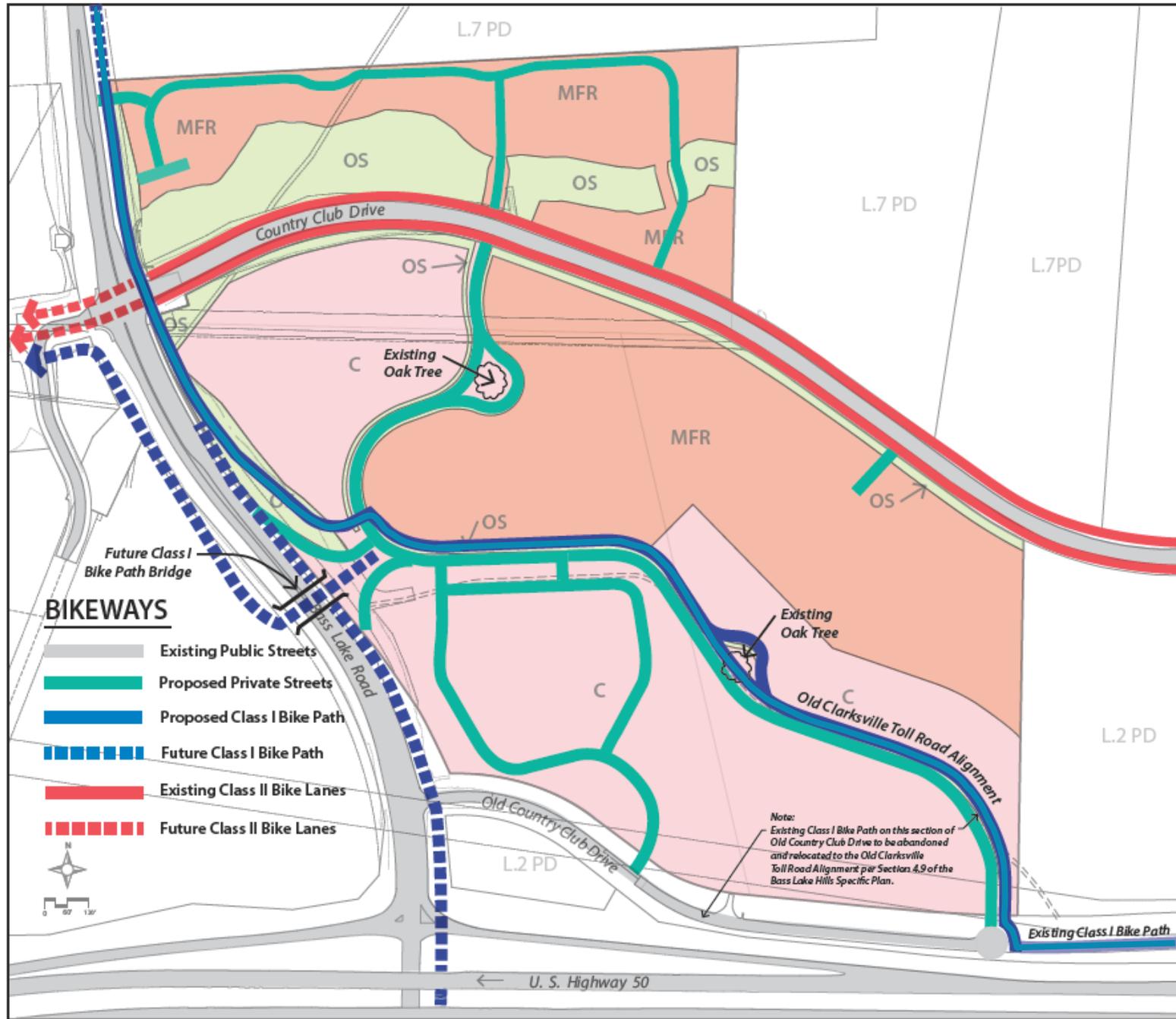


Figure 13 - Bikeways

TOWN & COUNTRY VILLAGE EL DORADO

OVERALL SITE PLAN

EL DORADO COUNTY, CALIFORNIA
 SCALE: 1"=100' JANUARY, 2023

APPLICANT

JOSH PANE
 1123 J STREET, 3RD FLOOR
 SACRAMENTO, CA 95814

OWNER

MOHAMMAD MOHANNA
 CAP FUNDING
 1025 9TH STREET, SUITE 205
 SACRAMENTO, CA 95814

ENGINEER

cta Engineering & Surveying
 CMI Engineering - Land Surveying - Land Planning
 3201 Middle Creek, Nevada City, CA 95959
 530.255.0200 | 530.255.0201 | www.cta.com

PROPOSED BUILDINGS	GROSS SQUARE FOOTAGE (FOOTPRINT)
HOTELS	16,000
EVENT CENTER	7,000
COTTAGES	280
CLUBHOUSES	600

LEGEND

- PROJECT BOUNDARY
- (E) LOT BOUNDARY
- (E) RIGHT OF WAY
- (E) EASEMENT
- (E) EDGE OF PAVEMENT
- (E) FENCE
- GRASS PAVERS
- LANDSCAPE PAVERS
- FIRE DEPARTMENT PATH OF TRAVEL TURNING RADII INSIDE RADIUS=35' OUTSIDE RADIUS=55'
- FIRE HYDRANT
- PROJECT DEVELOPMENT AREA
- PROGRAM STUDY AREA



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UPDATE *Notification - No Review*

EDH Area project updates



UPDATE *Notification - No Review*

TM-R22-0001 Bass Lake Estates



UPDATE *Notification - No Review* TM-R22-0001 Bass Lake Estates

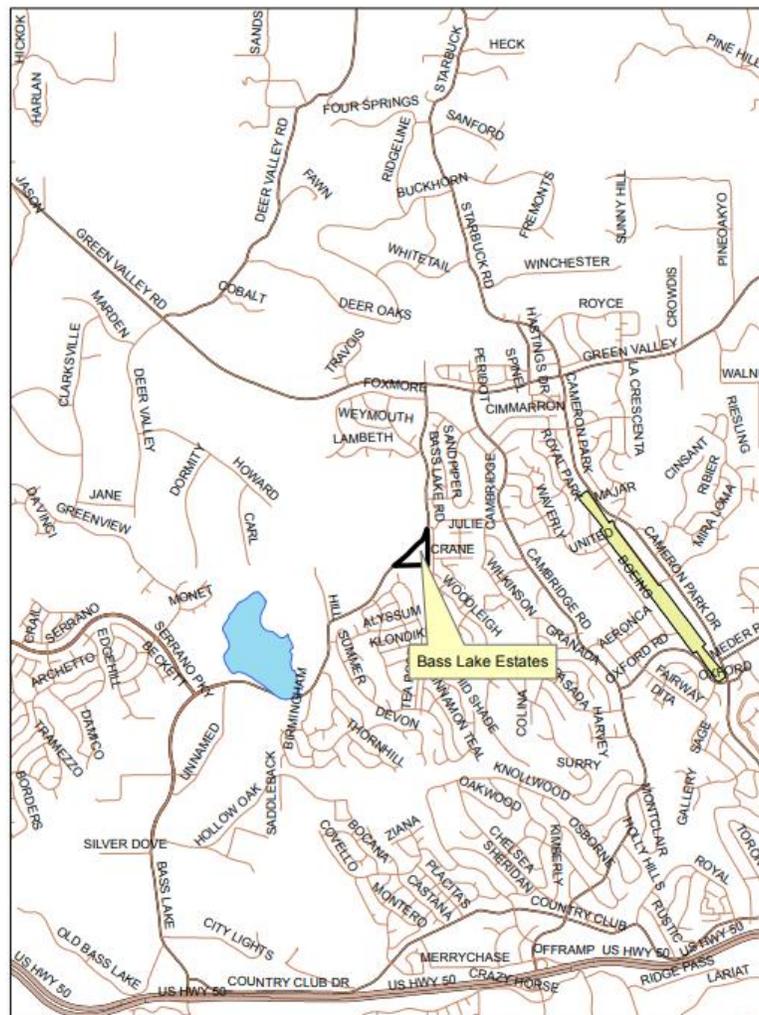




El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* TM-R22-0001 Bass Lake Estates

Rezone/Tentative Map/Planned Development application in 1996 – 36 residential lots, 3 open space lots. Time Extensions approved through 2017 expired. New six year time extensions approved at Planning Commission 2017 expiring 2023. Conditions of approval that required all Bass Lake Road curb, gutter and sidewalks for both sides of Bass Lake Road were modified in 2017 – sidewalks, curbs, and gutters only at the project site on Bass Lake Road, not both sides.



TM06-1420-E/Bass Lake Estates
Location Map
Exhibit A

- Cameron_Park_Airport
- Bass_Lake
- Bass_Lake_Estates

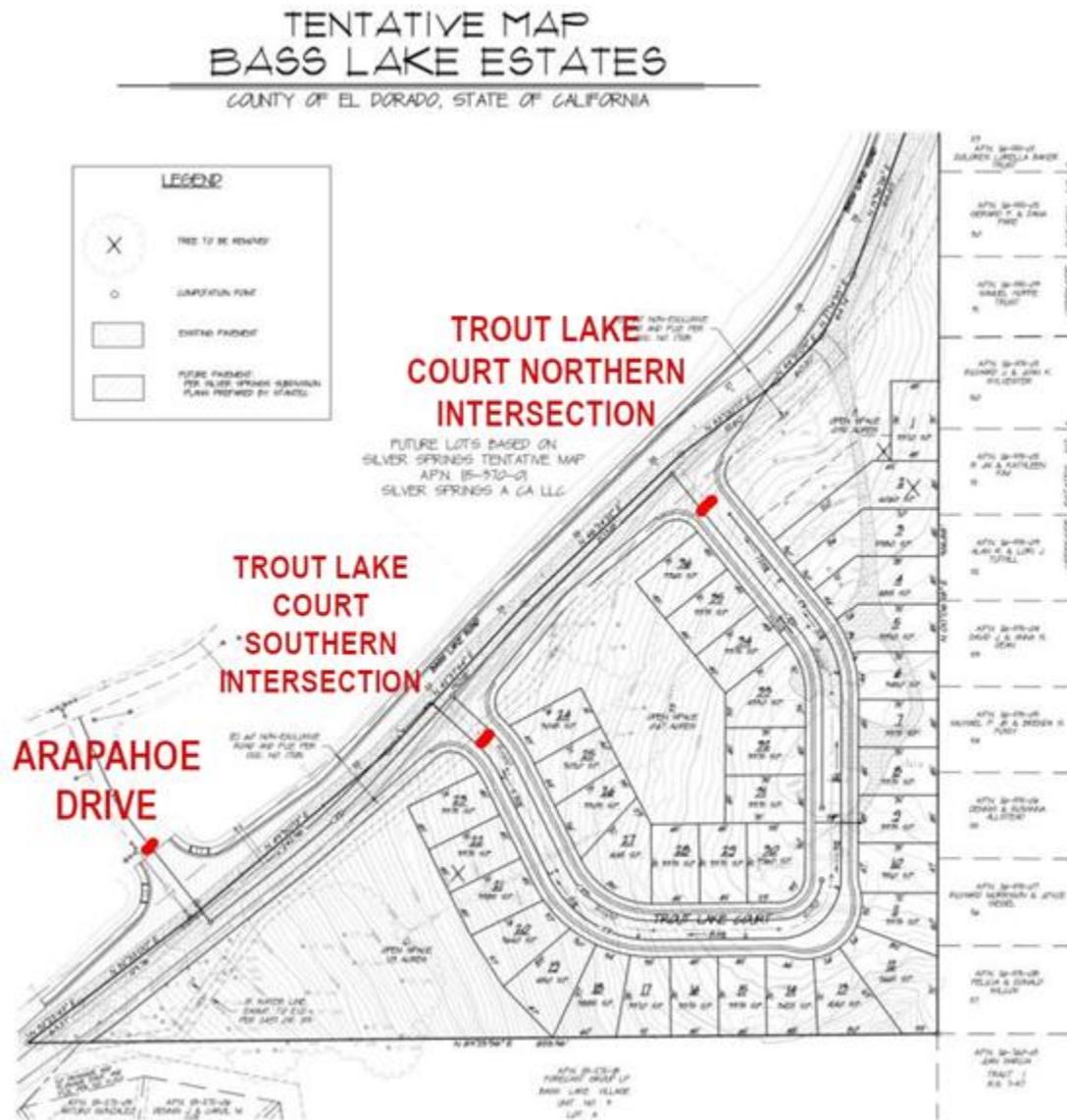
0 0.25 0.5 1.0 1.5 Miles



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification - No Review* TM-R22-0001 Bass Lake Estates

January 12th Planning Commission Hearing seeking to add a Phasing Plan - two (2) phases - in accordance with El Dorado County Subdivision Ordinance Section 120.28.010 and Subdivision Map Act Section 66456.1 for financing and phasing purposes.





UPDATE *Notification - No Review*

DR22-0003 CUP22-0016

Project Frontier



DR22-0003 CUP22-0016 Project Frontier

207.89 Acres located on the west side of Latrobe Road

Property was de-annexed from the El Dorado Hills Business Park. Even though de-annexed from the Business Park, the Property still retains the Industrial/R&D Zoning

Following de-annexation, property was proposed to be developed as the 700-900 residential unit Creekside Village Specific Plan. The Specific Plan sought to change the property zoning to residential & open space.

New Project:

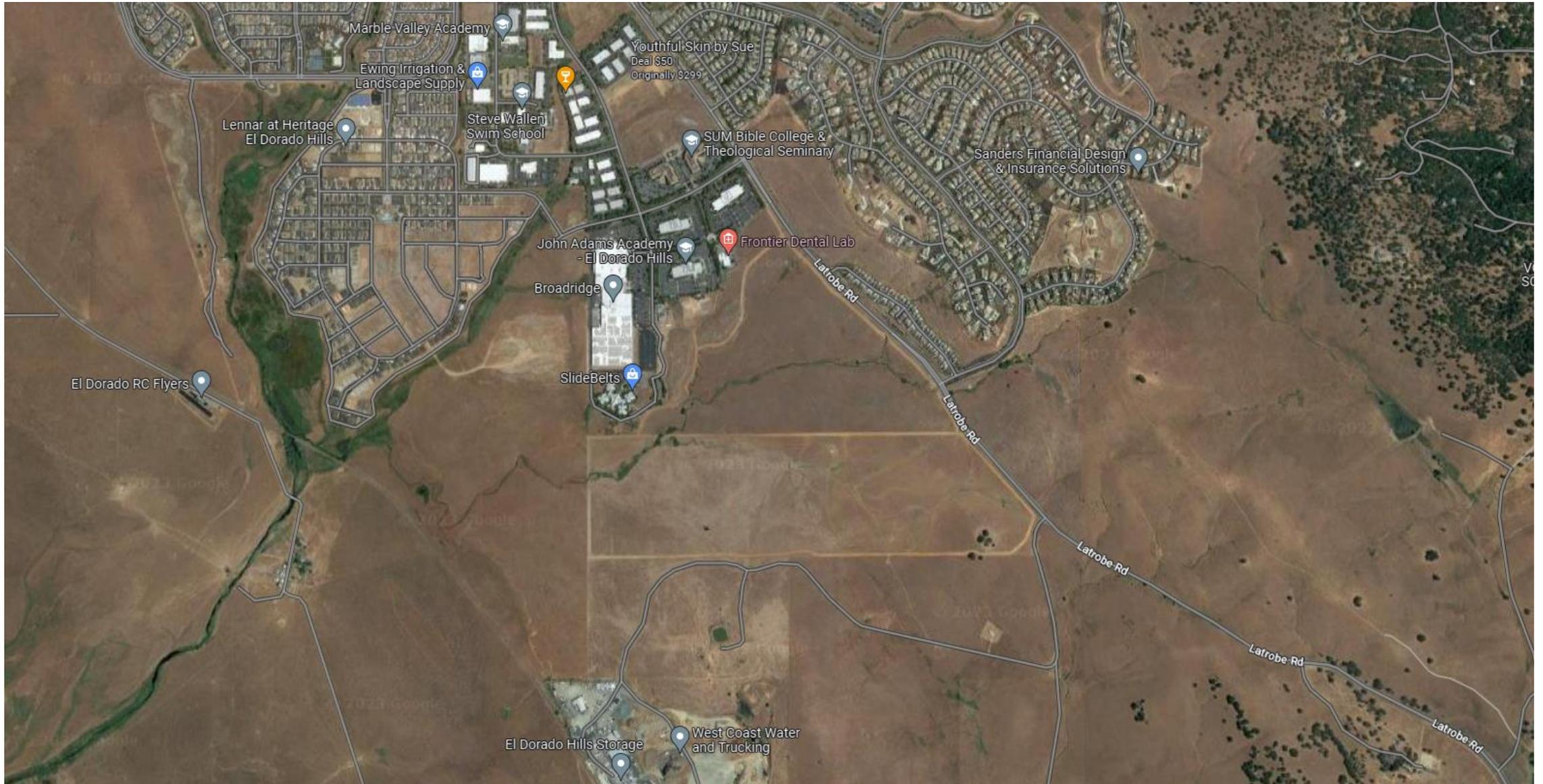
Bldg. 1 – new construction of a 5-story distribution & sortation building (+/- 2,800,000 SF).

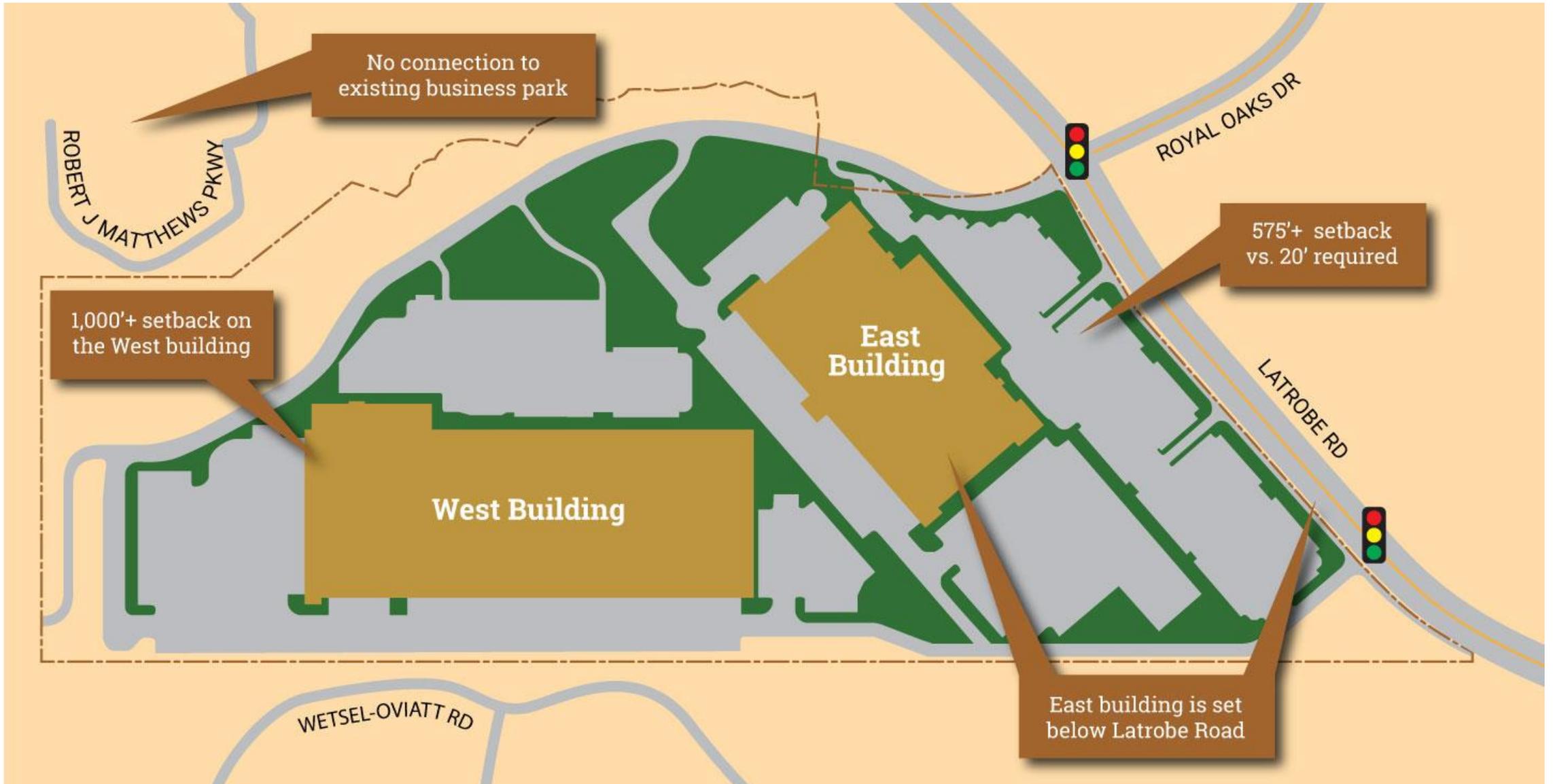
Bldg. 2 – new construction of a 1-story distribution & sortation building w/mezzanine (+/- 1,330,820 SF).

***Project Applicants Scheduled For APAC Presentation March 15th 6:30PM**



PD22-0003 CUP22-0016 Project Frontier







NEW LOCAL JOBS, TAX REVENUE + CONSISTENT ZONING

Project Frontier will bring significant new job opportunities and tax revenue to El Dorado Hills and the surrounding community. The proposed project is immediately south of the El Dorado Hills Business Park and will include two buildings with a total footprint of about 1.7 million square feet that will accommodate approximately 2,000 employees.

The site is adjacent to the El Dorado Hills Business Park and has been zoned for the same uses for decades. The project will be accessed only from Latrobe Road and generate considerably less traffic than what the El Dorado County General Plan EIR analyzed for the site.

To buffer noise and visual impacts, landscaping and sound walls have been designed to shield on-site activity and reduce noise impacts. The project will comply with the County's noise ordinance and, while it will not connect to the Business Park, the General Plan intends that development on the site is consistent with the rest of the Business Park.

In 2018, the property was de-annexed from the Business Park to proceed with a project not consistent with the general plan. A new project applicant found the location attractive for warehouse distribution facilities due to its proximity to customers and a skilled workforce. They proposed Project Frontier, a project consistent with the current zoning. Once approved, the project applicant will apply to re-annex the Project Frontier site into the Business Park.



Non-Project Review Subcommittees 2023



Non-Project Subcommittees 2023

Environmental Review Subcommittee

Bob Williams, Tim White, George Steed, Janet Kuenzi

Circulation - Traffic/Transportation/Pedestrian Subcommittee

John Davey, Bob Williams, George Steed

Residential Subcommittee

Bill Knox

Utility Subcommittee

John Davey

Recreation Subcommittee

Bob Williams

Community Plan Subcommittee

Bill Knox, Bob Williams



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

Original DATE	NEW DATE	Time	Place
January 11, 2023	Completed	6:30PM	EDH Fire - HYBRID
February 8, 2023	Unchanged	6:30PM	EDH Fire - HYBRID
March 8, 2023	March 15, 2023 WED	6:30PM	EDH Fire - HYBRID
April 12, 2023	April 19, 2023 WED	6:30PM	EDH Fire - HYBRID
May 10, 2023 *	Unchanged	6:30PM	EDH Fire - HYBRID
June 14, 2023	June 21, 2023 WED	6:30PM	EDH Fire - HYBRID
July 12, 2023 *	July 18, 2021 *TUESDAY*	6:30PM	EDH Fire - HYBRID
August 9, 2023	Unchanged	6:30PM	EDH Fire - HYBRID
September 13, 2023 *	September 20, 2023 WED	6:30PM	EDH Fire - HYBRID
October 11, 2023	October 18, 2023 WED	6:30PM	EDH Fire - HYBRID
November 8, 2023	Unchanged	6:30PM	EDH Fire - HYBRID
December 13, 2023	Unchanged	6:30PM	EDH Fire - HYBRID
* Possible postponement dates			



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



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.



8. Adjournment

Next EDH APAC Meeting

Wednesday

March 15, 2023

6:30PM

