



El Dorado Hills Area Planning Advisory Committee

Tuesday July 18, 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 jrazepub@sbcglobal.net

Timothy White, Vice Chair twwhite@gmail.com

Brooke Washburn, Vice Chair Washburn_bew@yahoo.com

Robert Williams, Secretary rlw180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday July 18, 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/85132006605>

PHONE IN OPTION (669) 900-9128 Meeting ID: 851 3200 6605

LIVE on YOUTUBE: <https://www.youtube.com/watch?v=ObKERQ4VxGo> (no discussion option)

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications:
D1 Supervisor John Hidahl D2 Supervisor George Turnbo
5. Guest Speaker: N/A
6. APAC Projects
 - a. [PA23-0007 – MONTANO MASTER PLAN MIXED USE PROPOSAL](#) A Pre-Application request to propose a mixed-use development which will add up to 300 multifamily housing units, a neighborhood gathering space and associated improvements to the existing Montano De El Dorado shopping center. The property consists of 16.85 acres, and is located on the south side of White Rock Road, approximately 350 feet east of the intersection with Latrobe Road
 - b. [UPDATE EDH 52 Costco CUP-R21-0024 Z17-0004 P17-0007 S17-0017 PD15-0001](#)
Development of two sites: 1) The southerly/western site is approximately 17 acres where 156,000 square feet of commercial uses are proposed for a Costco Warehouse store. 2) The northerly/eastern site is approximately 18 acres where a mixed-use development is proposed. The mixed-use development will include 14,000 square feet of neighborhood commercial uses, as well as 304 multifamily units within five four-story buildings. Amenities include a pool area, gym and outdoor gathering space, with associated site improvements.
 - c. [UPDATE Subcommittee Reviews, Assignments](#)
 - d. [UPDATE Town & Country Village El Dorado](#) Scoping Meeting expected in August
 - e. [UPDATE "Notification – No Review" EDH Area Project Statuses](#)

Adjournment:

The Next EDH APAC meeting is: **August 9, 2023 6:30PM 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 edhapaccomment@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 [johndaveyapac@gmail.com](mailto: johndaveyapac@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



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



4. Supervisor Communications

District 1 Supervisor John Hidahl

District 2 Supervisor George Turnboo



5. Guest Speaker

N/A



6. APAC Matters & Projects



PA23-0007 – MONTANO MASTER PLAN MIXED USE PROPOSAL



EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007

Montano de El Dorado Phase 2
Approved 2021

New Pre-Application to consider
modifying the approved 2021
Montano Master Plan to incorporate
a Mixed Use Proposal of:

14.2 Acres

330 Dwelling Units

23.2 Dwelling Units per acre

4-story multiplexes featuring 42 to
72 units per building

TAC MEETING July 31, 2023

**COMMENTS FROM AGENCIES
DEADLINE JULY 25, 2023**



April 10, 2023

Parcel Map - Montano de El Dorado

2023 JUN - 2 AM 11:22



EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007

Pre-Application Supplemental Letter

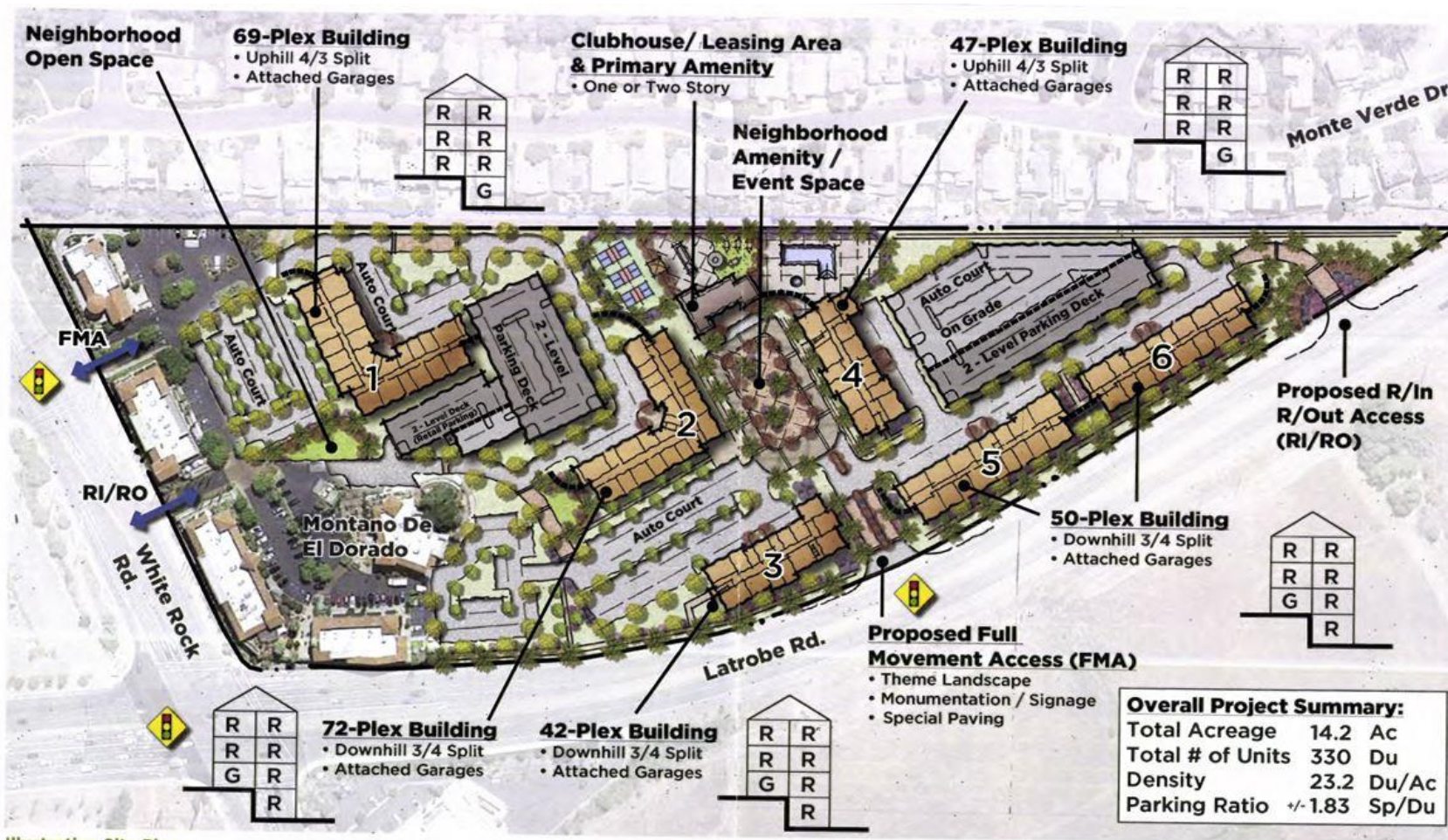
We believe Montano De El Dorado is the prime “Mixed Use” project for this new trend and the future of El Dorado Hills living at this key area where EDH Town Center & Montano meet. This project will lend itself to the encouragement of the walkable path to goods and services directly from the residential front door in a horizontally Mixed-Use environment. Montano currently offers restaurants, banking, spa services, boutiques, morning coffee, and Pilates/fitness services. We are strategically located just one crosswalk away from EDH Town Center where the walkable path continues to movies, shopping, community events and much more.





EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007



Illustrative Site Plan

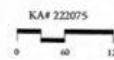
MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

PA23-0007





UPDATE EDH 52 - Costco

CUP-R21-0024 Z17-0004 P17-0007

S17-0017 PD15-0001



UPDATE EDH 52 – Costco

PD15-0001, Z17-0004, P17-0007, LLA21-0009, V22-0001 – EDH 52 (AKT Investments/EDH 52 GP/RSC Engineering, Inc.-Tiffany Wilson): A Planned Development Permit, Rezone, Tentative Parcel Map, Lot Line Adjustment and Variance to develop two sites

The southerly site is approximately 17 acres where 156,000 square feet of commercial uses are proposed – a Costco Members Warehouse Store with **NO** fuel station.

The northerly site is approximately 18 acres where a mixed-use development is proposed. The mixed-use development will include 14,000 square feet of neighborhood commercial uses, as well as 304 multifamily units within five four-story buildings, amenities include a pool area, gym and outdoor gathering space, with associated site improvements. The properties, identified by Assessor's Parcel Numbers 122-720-002, 122-720-003, 122-720-018, 122-720-019, 122-720-020 and 122-720-021, consist of 40.56 acres, and are located directly north of US Highway 50 at the Silva Valley Parkway exit, in the El Dorado Hills area, Supervisorial District 1.

TAC MEETING JULY 31st – Comments from agencies deadline JULY 25



UPDATE EDH 52 – Costco



Legend

- EDH 52 North
- EDH 52 Costco South



DBA # P.290



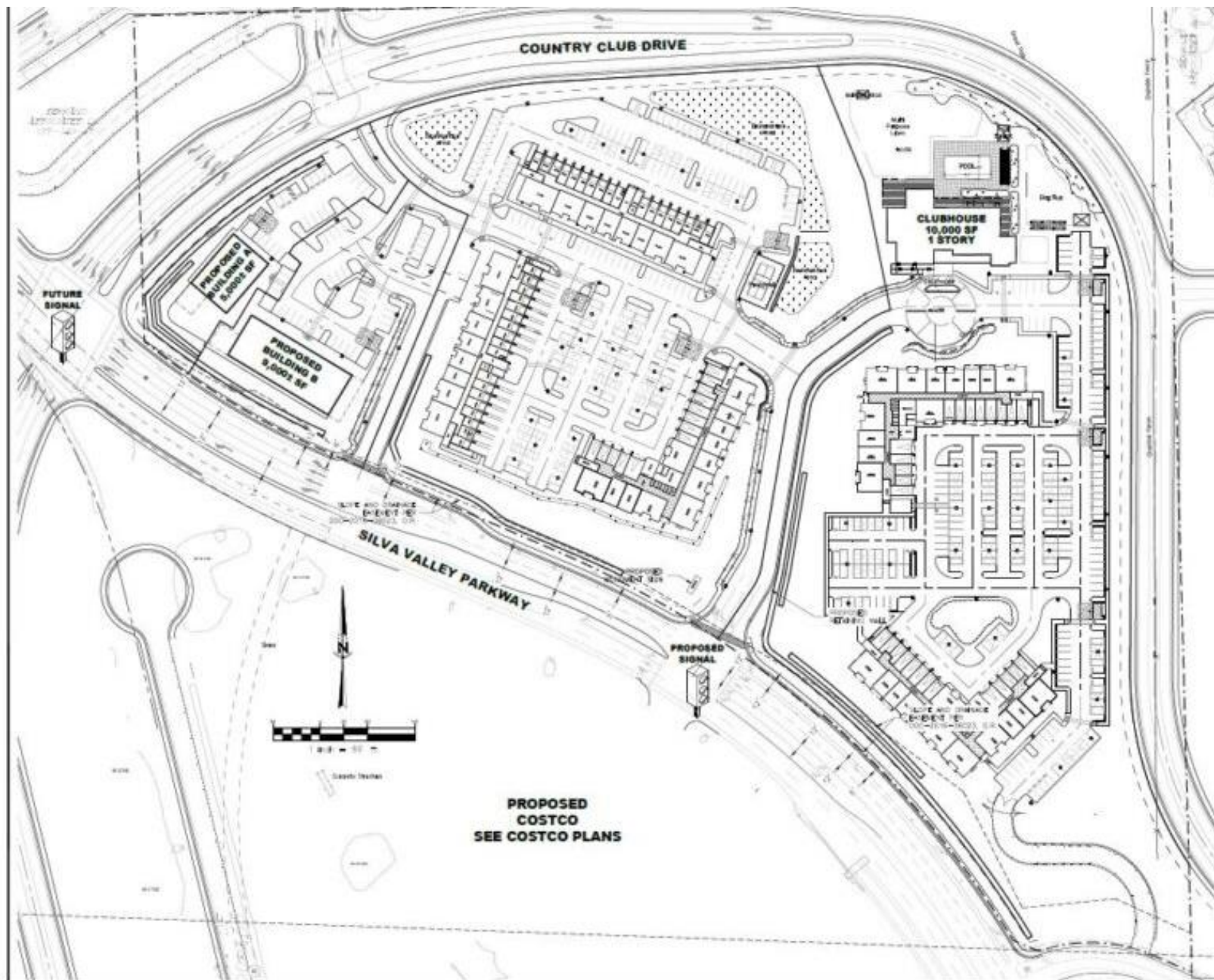


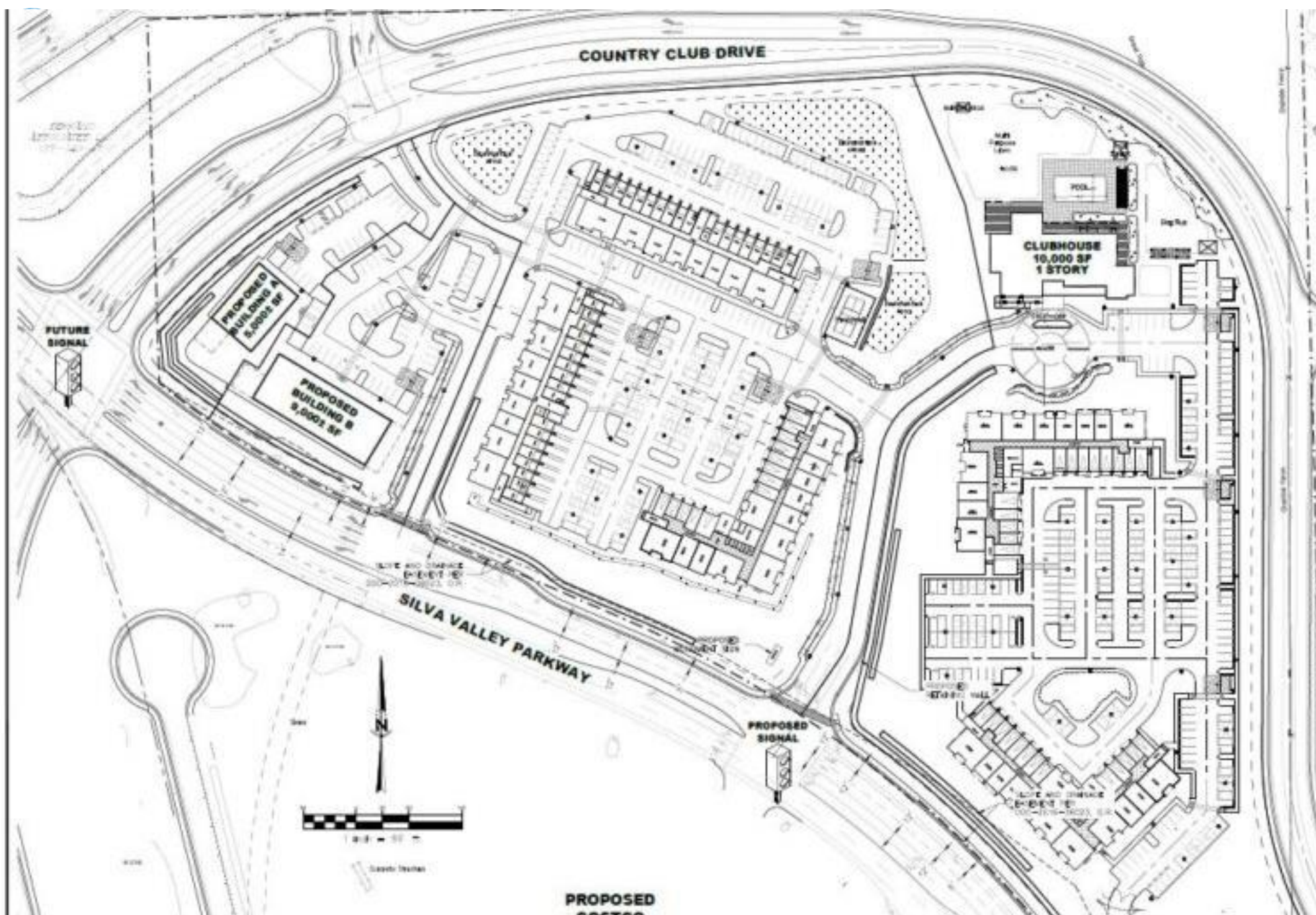
UPDATE EDH 52 – Costco





El Dorado Hills Area Planning Advisory Committee







EDH APAC

Subcommittee Review & Assignments



Subcommittee Review & Assignments

Transportation Subcommittee:

Carson Creek R&D Project Parcel Split P22-0009
Latrobe Road Self Storage CUP22-0017

Parks & Recreation Subcommittee:

To include the regional planning aspects of proposed park development for Bass Lake, potential CEDSHP Park, Carson Creek SP regional park, & potential future Winn Properties park proposals. The goal is to explore development projects' consistency with the general plan and specific plans related to parks and recreation, plus traffic and environmental impacts, not internal EDH CSD concerns such as funding or designs. To provide resident support of park and recreation aspects of development to benefit the EDH CSD, El Dorado County, and developers

NEW PROJECT Subcommittees:

EDH52-Costco
Montano Master Plan Mixed Use PA23-0007
PD22-0001 EDH Sophia Parkway Neighborhood Retail Center
Carson Creek R&D Parcel Split P22-0009
Latrobe Road Self Storage CUP22-0017



Town & Country Village El Dorado

GPA22-0003 PD-R19-0003

TM22-0005 PD21-0005 SP-R21-0002

Z21-0013 CUP23-0008

Scoping Meeting



Town & Country Village El Dorado

Notice of Preparation of DRAFT Environmental Impact Report

Review Period July 18 2023 to August 17 2023

Two Scoping Meeting dates:

Two scoping meetings – both open to agencies, organizations, and individuals – will be held to receive public comments and suggestions on the scope of environmental issues to be studied in the EIR. The scoping meetings will be held as follows:

In-Person Tue Aug 8, 2023 6PM

An in-person scoping meeting will be held: Date: Tuesday, August 8, 2023 Time: 6:00 PM Location: El Dorado Hills Fire Department Community Room 1050 Wilson Boulevard El Dorado Hills, CA 95762

Virtual Wed Aug 9, 2023 11AM

A virtual scoping meeting will be held: Date: Wednesday, August 9, 2023 Time: 11:00 AM Link: <https://us06web.zoom.us/j/86521211649> Call In Phone #'s: 530-621-7603 or 530-621-7610 Webinar ID: 865 2121 1649

El Dorado County is also soliciting written comments from public agencies, organizations, and individuals regarding the scope and content of the environmental documentation. Because of time limits mandated by state law, comments should be provided no later than 5:00 PM on August 17, 2023.



Town & Country Village El Dorado

The project site is located north of Highway 50 east of Bass Lake Road and south of Country Club Drive.

The Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which may require a conditional use permit.

A second project site of the development is “the Program Study Area” – this site consists of the central and easternmost 30.2 acres of the project site, and may include further development in the future such as additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts.



Town & Country Village El Dorado

Figure 1
Project Vicinity





Town & Country Village El Dorado

General Plan Amendment

The General Plan Land Use Designation for the project site is Adopted Plan (AP). The General Plan designates the portion of the project site north of Country Club Drive as within the El Dorado Hills Community Region, and the area south of Country Club Drive as within the Rural Region. The proposed General Plan Amendment would modify the Community Region boundary to include the entire project site within the El Dorado Hills Community Region

Bass Lake Hills Specific Plan Amendment

The existing BLHSP land use designations for the project site are L.7-PD and L.2-PD. The BLHSP designates the portion of the project site north of Country Club Drive as L.7-PD [maximum allowable density of 0.7 dwelling units per acre (du/ac)], and the portion south of Country Club Drive is designated L.2-PD (maximum allowable density of 0.2 du/ac). The requested BLHSP Amendment would establish three new land use designations for the specific plan: Commercial (C), Multi-Family Residential (MFR), and Open Space (OS). Application of these proposed new land use designations would be limited the project site. These land use designations would be allocated to the project site as follows: 26.2 acres of C, 23.0 acres of MFR, and 7.6 acres of OS. In addition to changing the land use designations of the project site, the BLHSP Amendment would include content revisions to the BLHSP itself to accommodate the proposed project. As part of the BLHSP Amendment, a Fiscal Impact Analysis and update to the Bass Lake Hills Specific Plan Public Facilities Financing Plan (PFFP) would be completed. The PFFP sets forth a strategy to finance the backbone infrastructure and other public facilities required to serve the proposed land uses in the BLHSP.



Town & Country Village El Dorado

Rezone

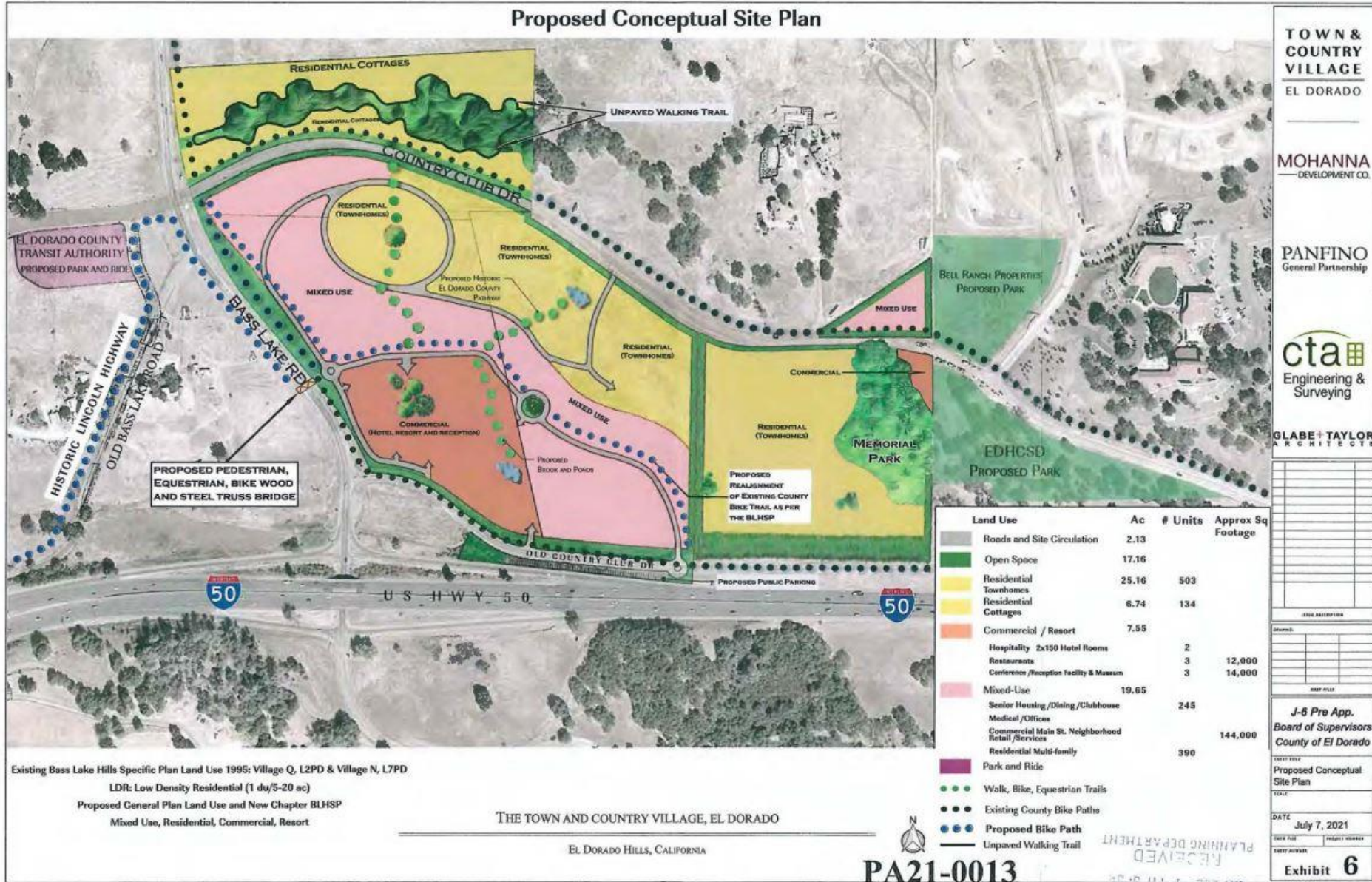
The current zoning designation for the entire project site is RE-10. The proposed project would require the approval of a Rezone from RE-10 to the following El Dorado County zoning districts: Community Commercial (CC), Multi-Unit Residential (RM), and Open Space (OS). Additionally, as required by the BLHSP, the Planned Development Combining District (-PD) suffix would be added to all the zoning district designations listed above.

Buildout of the Project Development Area of the project site would include two 150-room hotels, 112 residential cottages, retail uses, restaurants, an event center/museum, recreational amenities, and parking lots.

Additionally, the Project Development Area would be developed with internal roadways and a new Class I Bicycle Path. Development within the Program Study Area of the project site is not currently proposed to occur concurrently with development of the Project Development Area; however, a maximum buildout scenario is included for program level analysis in the EIR.



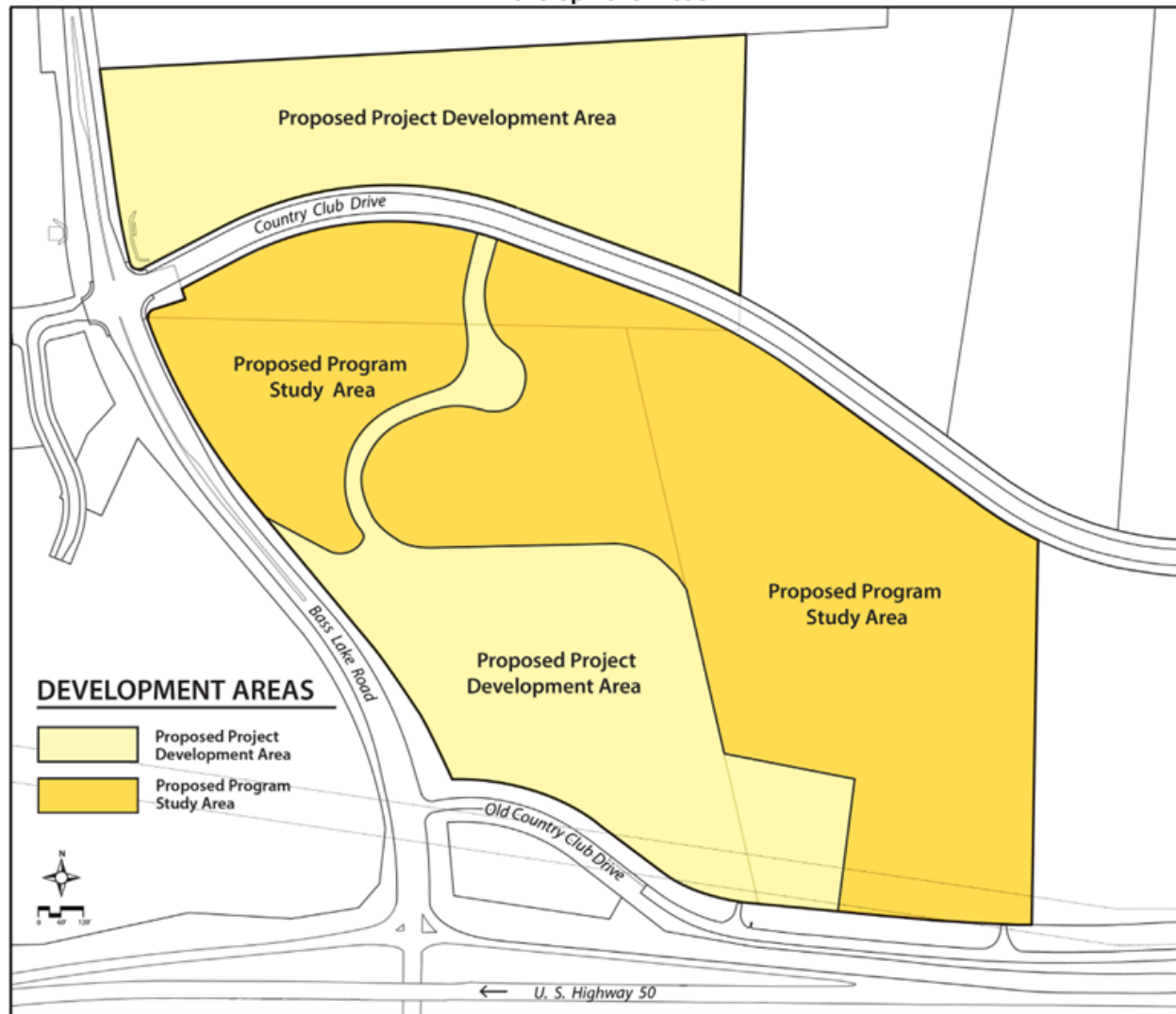
Town & Country Village El Dorado





Town & Country Village El Dorado

Figure 2
Development Areas



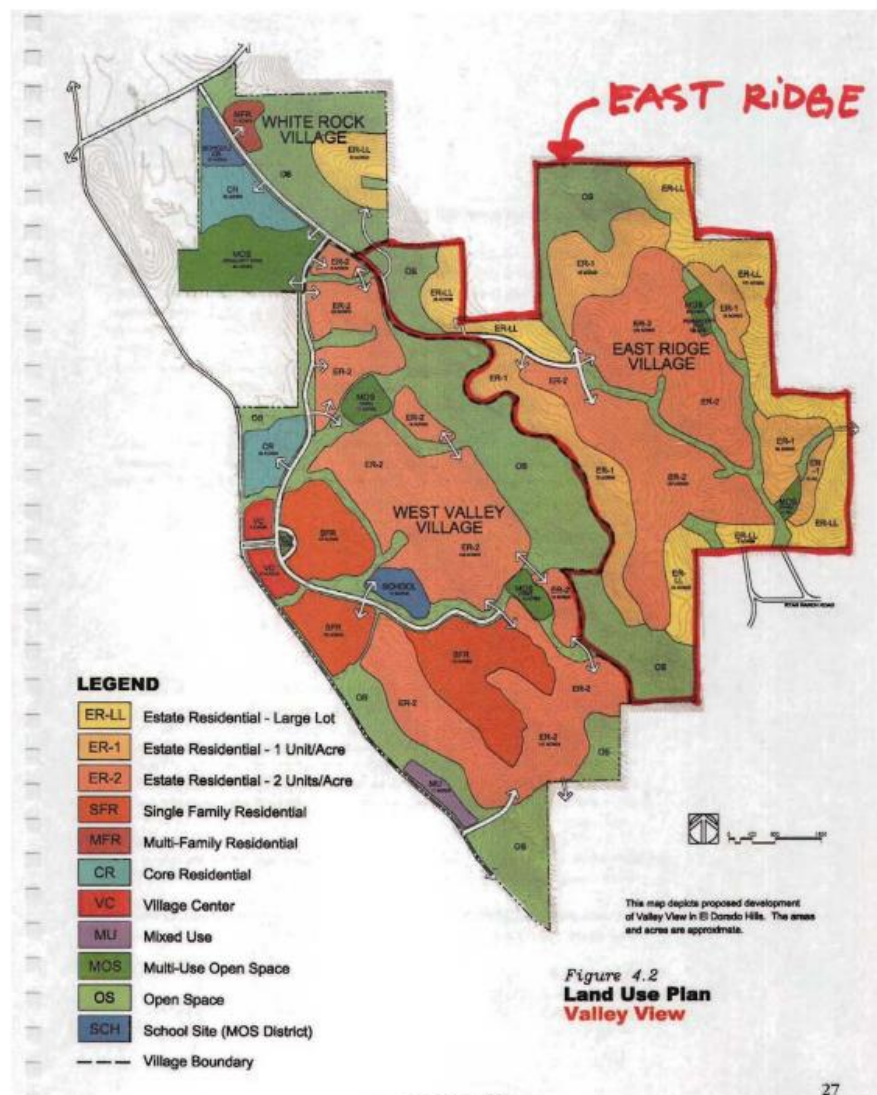


UPDATE *Notification - No Review*

EDH Area project updates



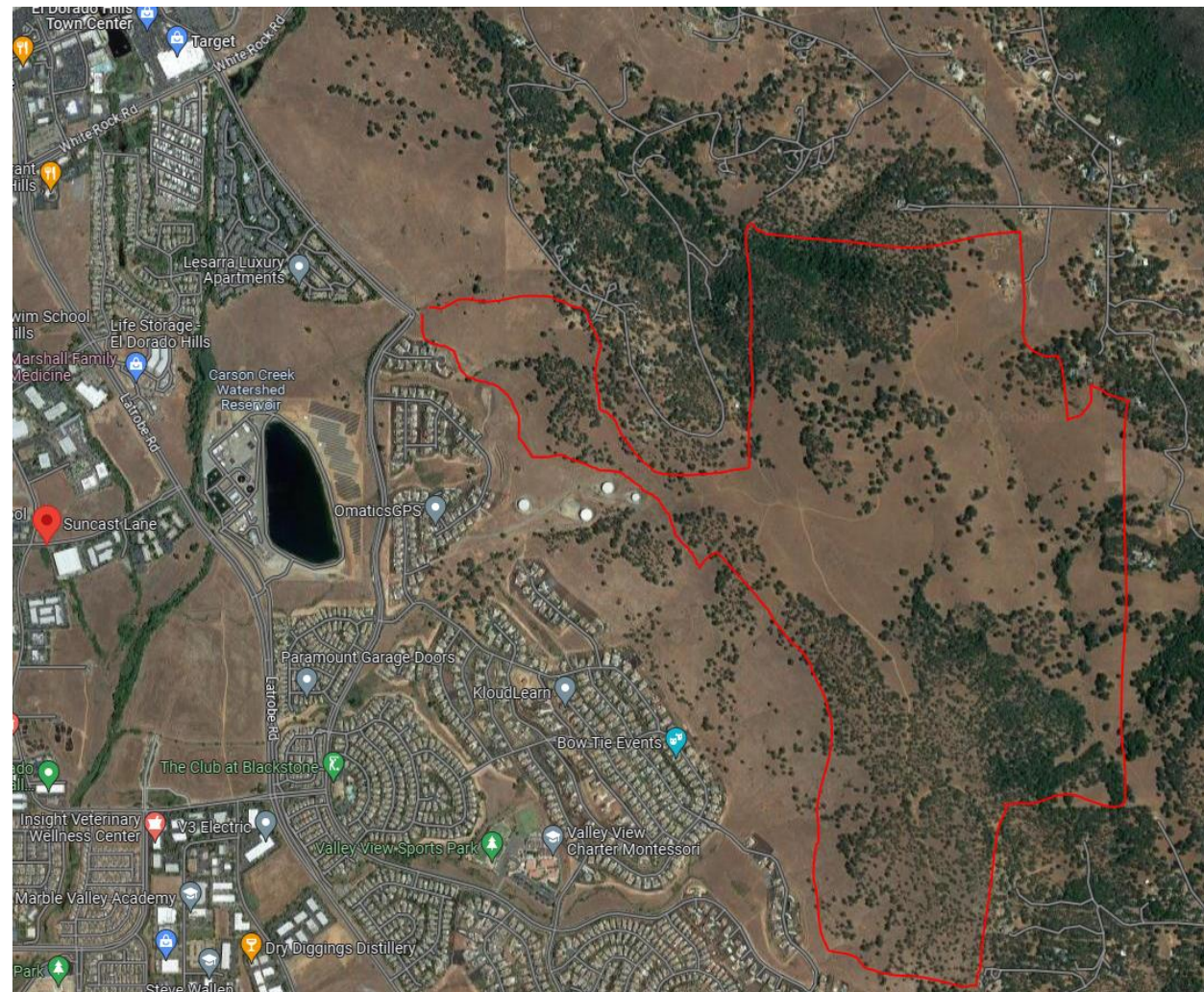
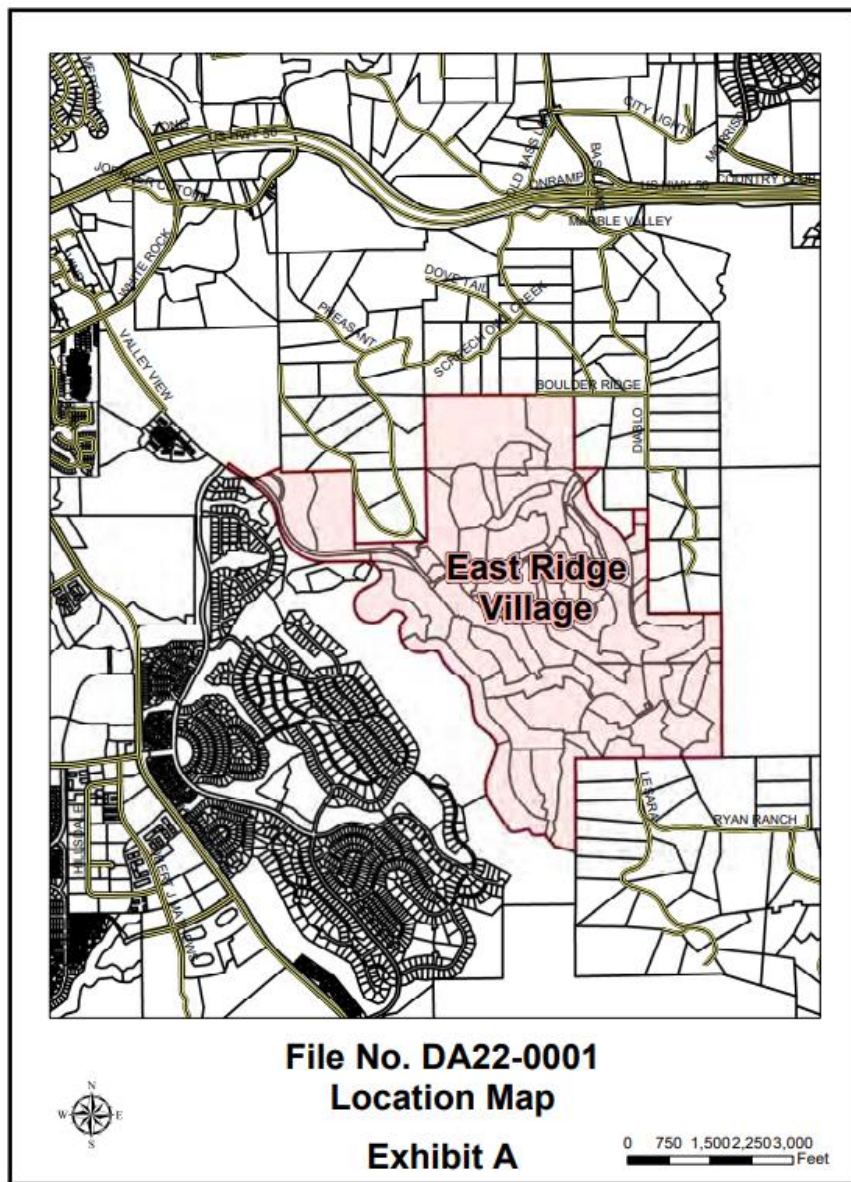
UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village



File No. DA22-0001
VVSP Land Use Plan
Exhibit D

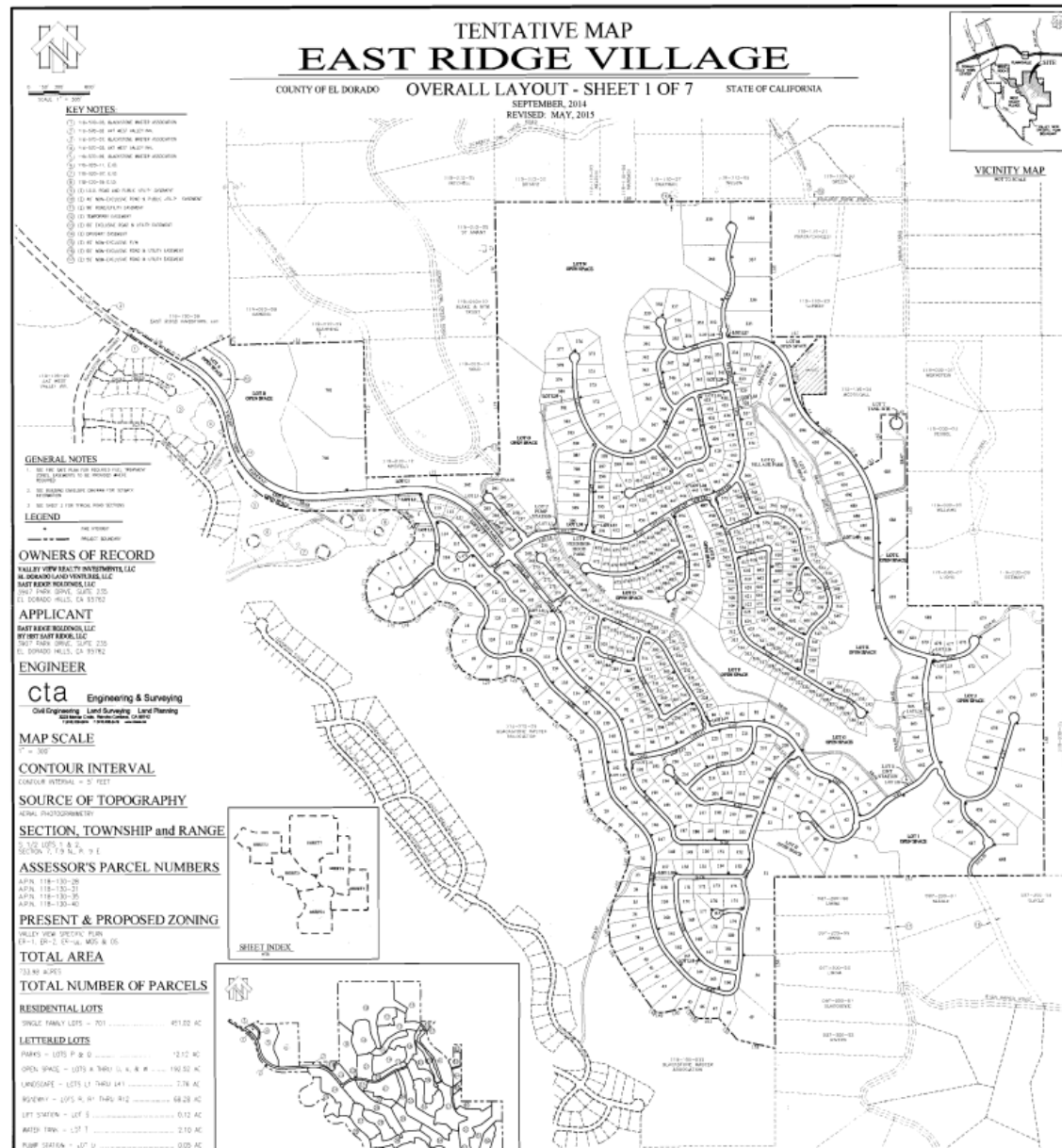


UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

**SECTION 3.
OBLIGATIONS OF THE PARTIES**

3.1 Property Development. The Property shall be developed in accordance with the Project Approvals described in Section 2.1.

3.2 Landowners' Obligations. As consideration for County entering into this Agreement and to provide county-wide benefits, Landowners agree as follows:

3.2.1 The Project shall be subject to a one-time Five Hundred Dollars (\$500.00) per dwelling unit fee, subject to annual adjustment based on the percentage change in the CPI, to be utilized for any purpose benefiting the community, as determined in the sole discretion of the Board of Supervisors ("Community Benefit Fee"), payable in connection with issuance of each building permit within the Project.

3.2.2 County shall be entitled to receive PAYGO 2023 CFD special tax revenues beginning in the first year the special tax is levied in the 2023 CFD as further set forth in that certain Use of Special Tax Funds Agreement being entered into concurrently with this Agreement.

3.2.3 Landowner's Obligations shall survive expiration of the Term of this Agreement.



UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

J. In connection with the 2023 Development Agreement, Landowners have requested that the 2015 CFD be abandoned and that the County now form the new community facilities district contemplated by the 2023 Development Agreement, to be known as Community Facilities District No. 2023-1 (East Ridge) (the “**2023 CFD**”) on updated terms, which will be authorized to provide funding for infrastructure improvements and provide the “**PAYGO**” referenced in the 2023 Development Agreement.

K. In consideration for County entering into the 2023 Development Agreement and forming the 2023 CFD, and to provide county-wide benefits, concurrent with execution of the 2023 Development Agreement, Landowners and County desire to enter into this Agreement pursuant to which County will be entitled to receive 2023 CFD special tax revenues in excess of debt service on bonds to be issued for the 2023 CFD, as provided herein.



El Dorado Hills Area Planning Advisory Committee

UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

Planning Commission May 11, 2023

A motion was made by Chair Nevis and seconded by Commissioner Vegna to: Recommend staff recommendations #1 (*Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162*) and #2 (*Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented*) **with 3 additional items:**

- 1) Staff should meet with the EDH Fire Department and EDH Community Services District and other interested agencies prior to the BOS consideration of the Development Agreement (DA) and provide an update.
- 2) The BOS should consider if PAYgo funds contemplated under the DA be prioritized to mitigate local road impacts.
- 3) The BOS should consider an additional term to be added to the proposed DA similar to the current Carson Creek DA section 3.9 regarding a regional connector road.

Board of Supervisors June 6, 2023 Agenda

Auditor-Controller recommending the Board: 1) Adopt and authorize the Chair to sign the attached Resolution 087-2023 related to the formation of the El Dorado County Community Facilities District 2023-1 (East Ridge); and 2) Receive and file Boundary Map of Community Facilities District 2023-1 (East Ridge); and 3) Set a Public Hearing for July 18, 2023 at 10:00 A.M. FUNDING: N/A

This matter was Approved and Resolution 087-2023 was Adopted upon Approval of the Consent Calendar.

Public Hearing scheduled for July 18, 2023 at 10:00 A.M

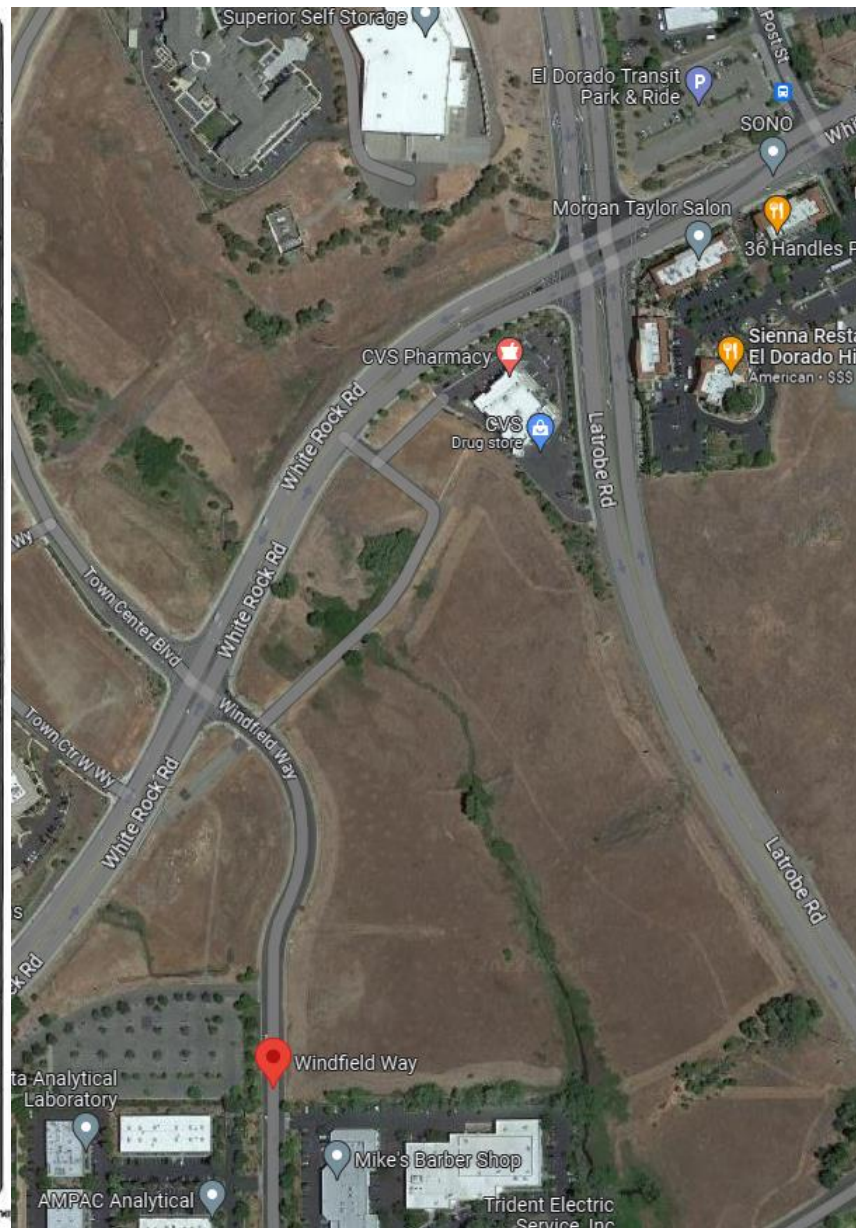
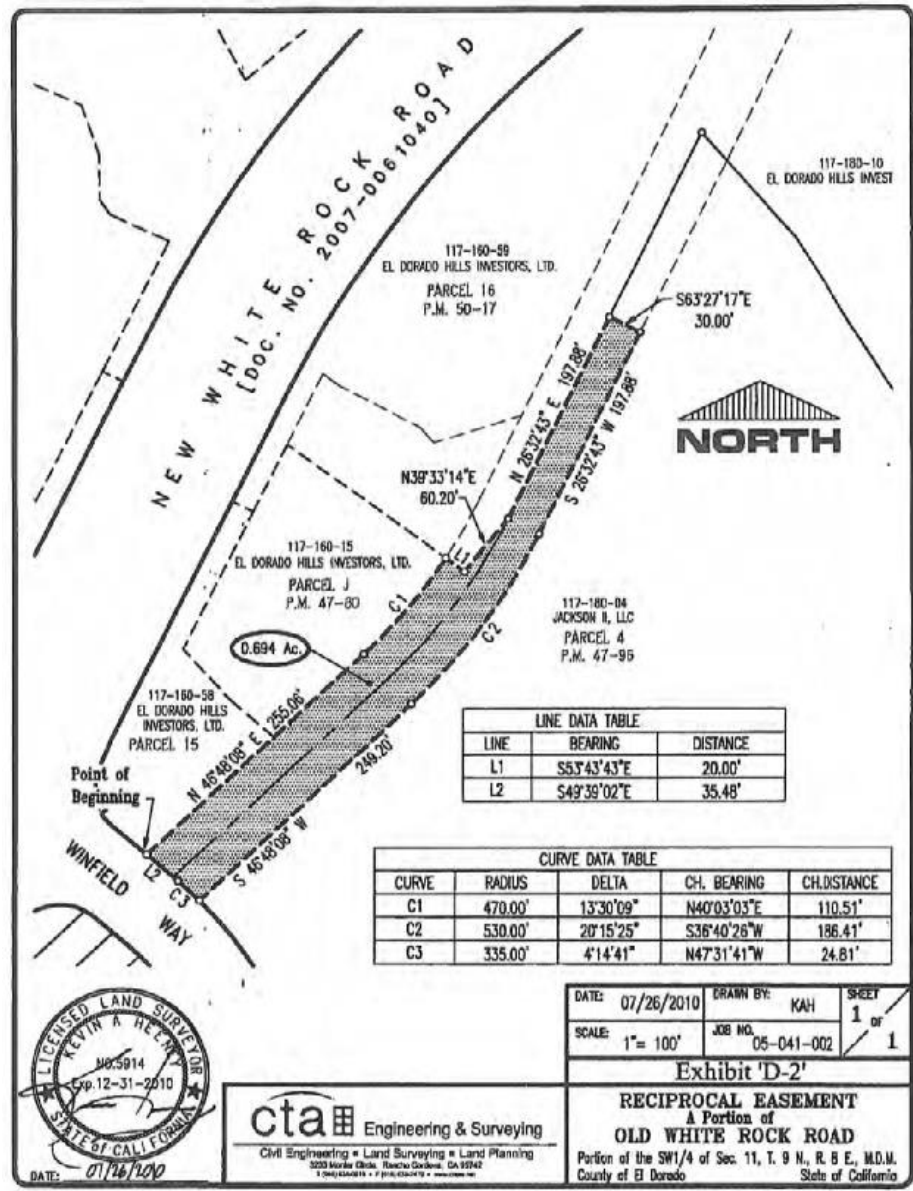


EDH Area project updates

CERTIFICATE OF COMPLIANCE COC22-0001

COC22-0001 – PG&E COC
 A certificate of compliance is needed for the 9.48 acres that Pacific Gas and Electric purchased from LL3, LLC. The property, formerly identified by Assessor's Parcel Number 117-180-004, consisted of 13.26 acres. The property is currently identified by Non-Parcel Number NP1516088 and consists of 9.48 acres. The property is located on the east side of Windfield Way, approximately 200 feet southeast of the intersection with White Rock Road, in the El Dorado Hills area, Supervisorial District 2.

At the Zoning Administrator July 19, 2023





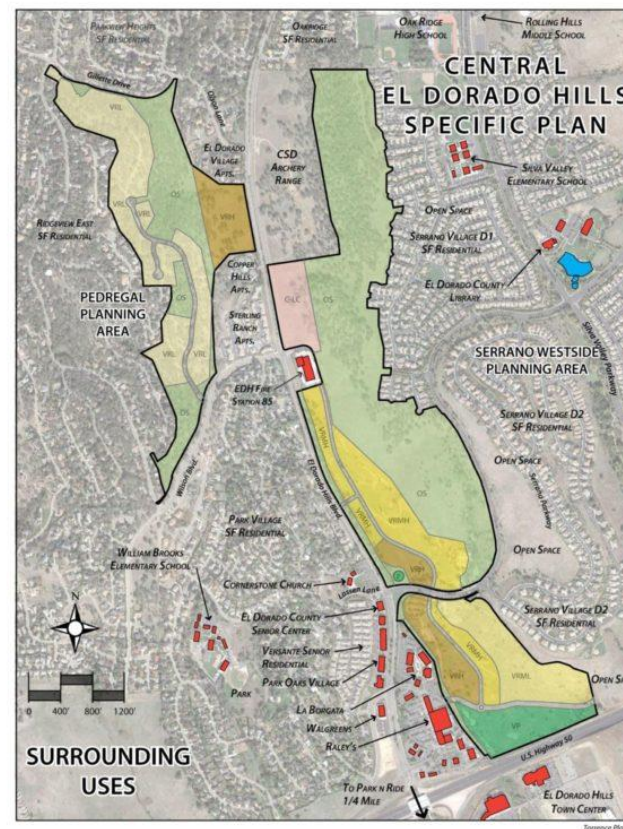
EDH Area project updates

Central El Dorado Hills Specific Plan A14-0003, SP12-0002, Z14-0005, DA14-0003

The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1-acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres in the vicinity of El Dorado Hills Boulevard between Olson Lane and U.S. Hwy 50. The proposed project consists of two planning areas: Serrano Westside and Pedregal.

It has been suggested that the project may go to the Board of Supervisors in October - December 2023

Central El Dorado Hills Specific Plan
Project Site Aerial Photo and Surrounding Uses (DRAFT, November 2013)





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****

August 9, 2023

6:30PM

