

Tuesday January 9, 2024 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 https://edhapac.org

"Non-Partisan Volunteers Planning Our Future Since 1981" 1021 Harvard Way, El Dorado Hills, CA 95762



John Davey, Chair idavey@daveygroup.net Robert Williams, Secretary hobw1800@omail.com

Timothy White, Vice Chair tiwhiteid@gmail.com John Raslear, Vice Chair jirazzpub@sbcglobal.net Brooke Washburn, Vice Chair Washburn bew@yahoo.com

AGENDA FOR MEETING: TUESDAY January 9, 2024 - 6:30 PM

IN-PERSON EDH Fire Station 85 Executive Conference Room 1050 Wilson Blvd, EDH, CA 95762

VIRTUAL Zoom Meeting https://us02web.zoom.us/j/87998859456

PHONE IN OPTION (669) 900-9128 Meeting ID: 879 9885 9456 LIVE on YOUTUBE: https://youtube.com/live/i-rL1evX21I?feature=share

(no discussion option via YouTube)

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 Turnboo
- 6. APAC Projects
- a. EDH APAC Standing Transportation Subcommittee Report Bill Jamaca Chair
- b. EDH APAC Standing Environmental Subcommittee Report George Steed Chair
- c. UPDATES *Notification No Review* EDH Area Project Statuses
- Informational only: NO ACTION

UPDATE: PA23-0015 Community for Health and Independence

Pre-Application - proposed 4000 unit residential mixed use development on approximately 1400 acres west and south of the EDH Business Park - Dual jurisdiction project between El Dorado County, Sacramento County/City of Folsom **UPDATE: Central El Dorado Hills Specific Plan**

UPDATE: PA23-013 Ciconia Village GPA and PD seeking +/-43 res units plus ag uses on Old Bass Lake Golf Course Property in Rescue CA.

The Next EDH APAC meeting is: Wednesday February 14, 2024 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 da 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 johndaveyapac@gmail.com Mailing address: c/o El Dorado Hills APAC 1021 Harvard Way, El Dorado Hills, CA, 95762 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 Speakers N/A



6. APAC Matters & Projects



EDH APAC Transportation Standing Committee Report

January 9, 2024



Committee Information

- Committee Members
 - Bill Jamaca, Chairperson
 - Roger Bailey
 - Jeff Lewis
 - John Raslear
 - Bob Williams



Current Situation

No major activity since the last meeting.



Traffic Committee Goal

- Work collaboratively with EDC to develop a pro-active approach to help keep APAC, and the community, informed of traffic impacts of "build-out" of the area development land and to get a better idea of the needed improvements on <u>major</u> <u>and minor routes</u> by utilizing the model improvements for the current roadway infrastructure.
 - Identify and quantify traffic impacts of all proposed projects (Strategic and Tactical)
 - Agree on standard metrics
 - Establish engagement process with EDC Planning, EDC Traffic, EDH Fire, and BOC to review impacts holistically



Traffic Committee Goal

- The Committee's specific priorities have been communicated to EDC DOT with action pending:
 - Consolidated Traffic Study remains the highest priority How do we make that happen?
 - Gateway Project Approved without CEQA study APAC Concern Letter submitted without reply. - How is DOT addressing?
 - Pac West Parcel Split How is DOT evaluating the traffic impact?
 - Carson Crossing Classified as Residential Connector in the Carson Crossing Specific Plan –
 How is DOT factoring this into the traffic planning/analysis?
 - El Dorado Blvd/US50 Interchange Who is DOT working on the project with CALTRANS? It is our committee's strong belief that EDHAPAC has valuable input on the current plan. Jeff Lewis on the committee is a retired CALTRANS Traffic Engineer and might be a great resource to facilitate 3-way communication. What are the next steps?
- We will target the MARCH meeting for detailed update



Environmental Standing Committee Report

January 9, 2024



UPDATE *Notification - No Review*

EDH Area project updates



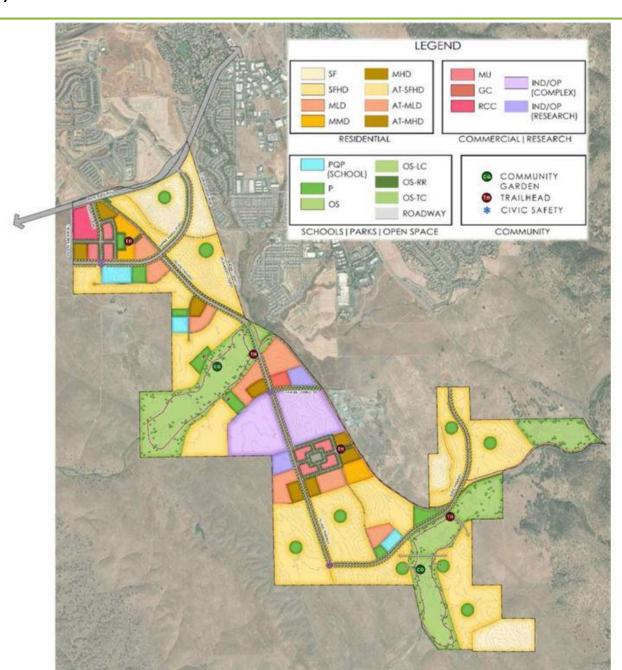
PA23-0015 Community for Health and Independence Pre-Application



PA23-0015 Community for Health and Independence

Proposed 4000 unit residential mixed use development on approximately 1400 acres west and south of the EDH Business Park

- Dual jurisdiction project between El Dorado County, Sacramento County/City of Folsom





AKT Development and UC Davis Health submitted a proposal to both El Dorado County and the City of Folsom on Friday December 22, 2023 for a project described as a "Community for Health and Independence" that would provide a residential development for healthy senior communities, and residential housing for disabled residents. The project proposes 4000 residential housing units in Sacramento County, and 4000 residential housing units in El Dorado Hills. Parks, Schools, and commercial development would also occur in both counties – with El Dorado Hills initially planned for one Elementary/Middle School site, which would appear to be inside the boundaries of the tiny Latrobe Union School District.

The project would also feature A 200-acre UC Davis teaching, research and health complex planned as the centerpiece of the community.



The Project seeks annexation into the city of Folsom for parcels south of the Folsom City limit in Sacramento County along the Sacramento and El Dorado County lines south of White Rock Road and the future Empire Ranch Rd US50 interchange. Parcels for the in El Dorado Hills are primarily located west and south of the EDH Business Park, and the Four Seasons and Heritage residential villages. The project would also construct a roadway system that would extend from the future Empire Ranch Rd extension to White Rock Road in Sacramento County, and provide a connector road/beltway from White Rock Rd in Sacramento County south and east to Latrobe Road in El Dorado County

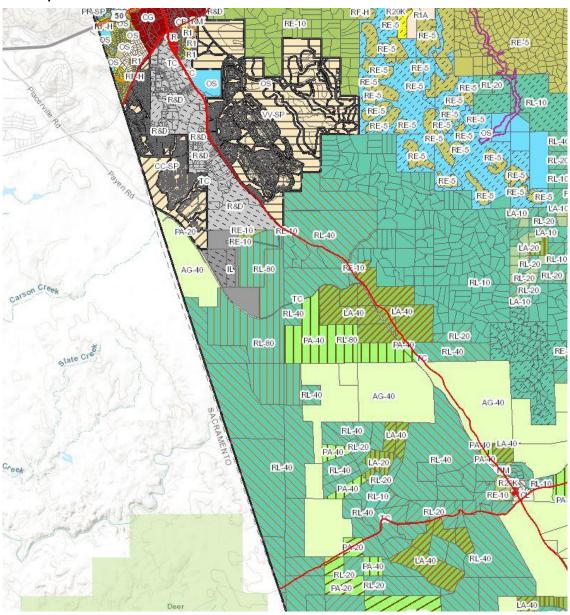


In El Dorado Hills, the County zoning designations for the majority of the parcels and adjacent parcels are:

- AG-40 Agricultural Grazing (40 acre minimum)
- IL Industrial Light
- RL-80 Rural Lands (80 acre minimum)
- RL-40 Rural Lands (40 acre minimum)
- PA-40 Planned Agricultural (40 acre minimum)
- LA-40 Limited Agricultural (40 acre minimum)
- RE-10 Residential Estate (10 acre minimum)

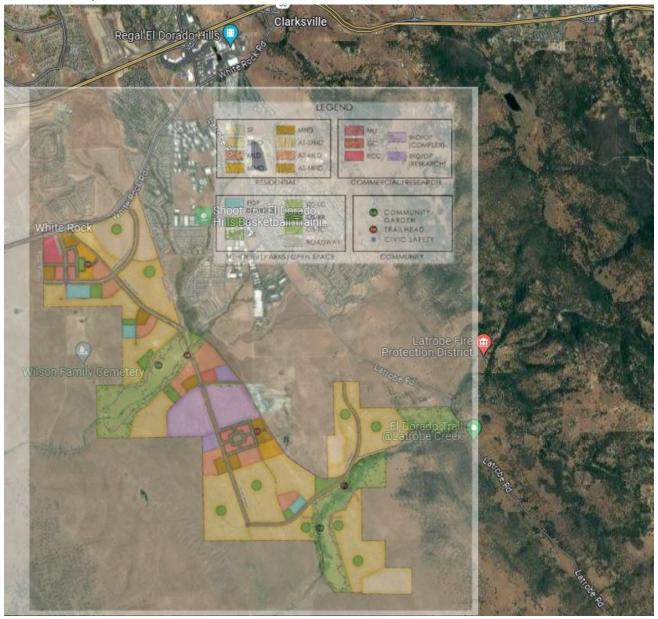


PA23-0015 Community for Health and Independence





PA23-0015 Community for Health and Independence





Transportation Plan in El Dorado County

The project envisions a new connector road from White Rock Road in Sacramento County that is identified as "Village Parkway" that would roughly travel north to south through the project area.

In El Dorado County a connector road from "Village Parkway" identified as "Latrobe Connector" would cross over from Sacramento County to El Dorado County in a west to east direction providing a connection to Latrobe Road south of the EDH Business Park and the Heritage and Blackstone Villages. Another connector road, further to the south, would extend from Village Parkway eastward into El Dorado County, and is identified as "Rural Parkway".

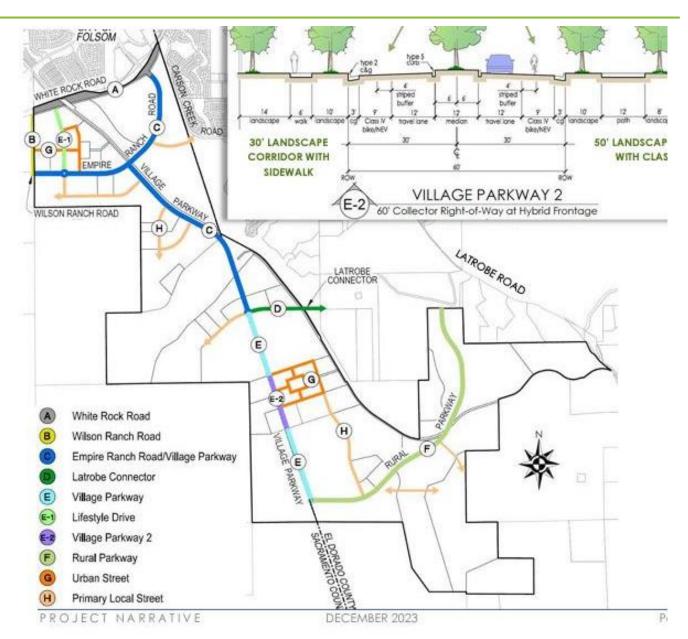


PA23-0015 Community for Health and Independence

COMMUNITY for HEALTH and INDEPENDENCE

LATROBE ROAD TO WHITE ROCK ROAD CONNECTOR | Regional transportation planning efforts identified the potential for a Latrobe Road to White Rock Road connector that would facilitate east-west access and ultimately improve access to Highway 50, through THE COMMUNITY. Design of the Plan Area accommodates the Latrobe Road to White Rock Road connector by linking Plan Area roadways at the heart of the Plan Area to an approved off-site irrevocable offer of dedication (IOD) for a roadway at the south side of the proposed regional park site in the approved Carson Creek project.

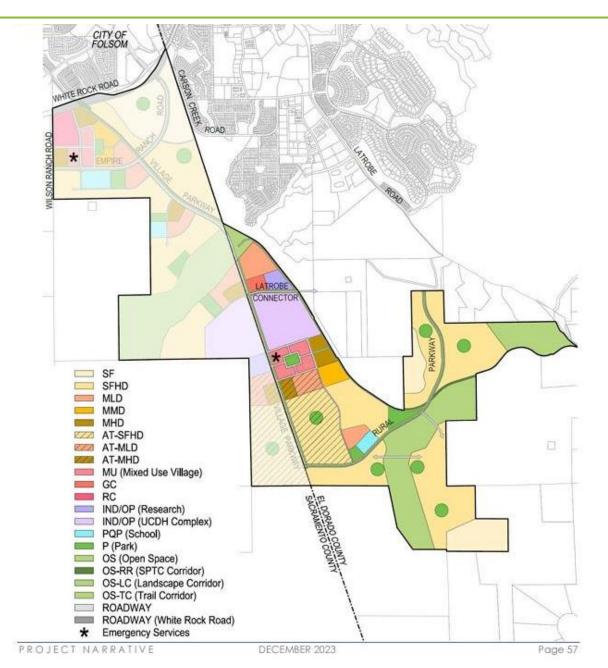
BUS RAPID TRANSIT (BRT) | A Bus Rapid Transit (BRT) route is provided in the Folsom Plan Area Specific Plan that extends from Prairie City Road to White Rock Road. This BRT route is also shown extending south of White Rock Road in THE COMMUNITY along the Sacramento Placerville Transportation Corridor (SPTC rail corridor) to an undetermined location within the Plan Area. Details of a potential future extension of BRT will be defined in the future.





Plan Areas

Since the project spans across municipalities in two counties, the Sacramento County side of the project is referred to as the "West Plan Area" in the Project Narrative document, and the El Dorado County side of the project is referred to as the "East Plan Area".





PA23-0015 Community for Health and Independence

The residential land use in El Dorado County proposes:

295 Single Family units over 105 acres

2157 Single Family High Density units over 490 acres

337 Multi-Family Low Density units over 46 acres

232 Multi-Family Medium Density units over 19 acres

311 Multi-Family High Density units over 19 acres

The Age-Target Residential land use proposes

526 Age Targeted Single Family High Density units over 119 acres

144 Age Targeted Multi-Family Low Density units over 20 acres

160 Age Targeted Multi-Family High Density units over 10 acres

Mixed Use land use proposes

144 Mixed Use Village residential units over 32 acres

Commercial, Employment and Civic land use proposes

10 acres of General Commercial use

100 acres of industrial/Office Park UC Davis Health Complex

15 acres of Industrial/Office Park Research

10 acres for public or quasi public Schools

THE EAST PLAN AREA Land Use Summary Table

Land Use	Gross Area (Acres)	Dwelling Units
Residential		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
Subtotal Traditional Residential	681.1	3,332
Age-Targeted Residential		
AT-SFHD (4-7du/ac) Age-Targeted Single Family High Density	119.5	526
AT-MLD (7-12 du/ac) Age-Targeted Multi-Family Low Density	20.0	144
AT-MHD (20-30du/ac) Age-Targeted Multi-Family High Density	10.0	160
Subtotal Age-Targeted Residential	149.5	830
Mixed-Use		
MU (9-30du/ac & 0.5 FAR) Mixed-Use Village	22.0	144
(Assumes 25% Residential / 75% Commercial)	32.0	
Subtotal Mixed-Use	32.0	144
Commercial, Employment & Civic		
GC (0.5 FAR) General Commercial	10.0	
IND/OP Complex (1.0 FAR) Industrial/Office Park UCDH Complex	100.0	
IND/OP Research (0.5 FAR) Industrial/Office Park Research	15.0	
PQP (0.5 FAR) Public/Quasi-Public Public Schools	10.0	
Subtotal Commercial & Employment	135.1	
Parks & Open Space		
P Parks	53.4	
OS Open Space	306.6	
OS-RR Open Spoce Rail Road Parcels	4.5	
OS Open Space Landscape/Trail Corridor	51,4	
Subtotal Parks & Open Space	416.0	
Circulation		× -
Major Circulation	46.2	
Subtotal Circulation & Misc	46.2	
EAST PLAN AREA TOTAL	1,459.9	4,306



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



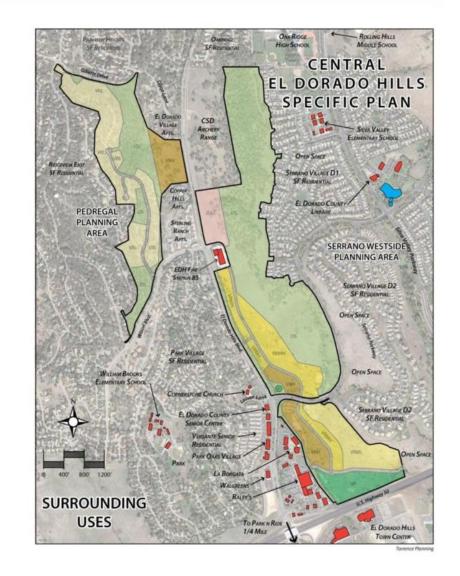
Central El Dorado Hills Specific Plan A14-0003, SP12-0002, Z14-0005, DA14-0003

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.

A Third Partially Recirculated DRAFT Environmental Impact was released to the public on Nov 27, 2023. The DEIR has been partially revised due to adoption of the statewide 2045 GHG reduction goal per Assembly Bill 1279, release of the California Air Resources Board's 2022 Scoping Plan, and project-level implications of California Association of Restaurants vs. City of Berkeley. Therefore, the changes to the DEIR contained in this Third RDEIR are focused on updating the Air Quality and GHG sections, remodeling emissions (using an updated version of CalEEMOD), and 2022 Scoping Plan consistency analysis. There are no changes to the CEDHSP project itself. The Public Comment period for the third recirculated DEIR end on January 26, 2024.

The remainder of the DEIR previously released for public review is not a part of this recirculation.

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



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

EDC CSD Intent to Purchase of 55 acres of the Old Executive Golf Course Property

On November 20, 2023, the El Dorado Hills Community Services District (EDH CSD) Board of Directors approved an agreement to purchase 55 acres of the old Executive Golf Course property for \$10 million from the property owner. The 55 acres begins at the north end of the old Golf Course property, and extends south to cross Serrano Pkwy, and includes the old Golf Course Clubhouse and parking lot. An additional 11 acres on the north east corner of EDH Blvd at Wilson Way is being donated at no additional cost.

The EDH CSD Board of Directors approved a cash financing plan for the purchase. The Purchase agreement "Feasibility Period" was established as 45 days from the effective date of the Purchase and Sale Agreement. The 45-day feasibility period will end on January 11, 2024, and therefore extends beyond the original escrow closing date of January 3, 2024. An amendment has been executed to extend the original closing date to align with the end of the feasibility period. The new effective closing date is January 12, 2024.

After the purchase of the 55 acres is completed, the EDH CSD has an 18 month option from the developer to obtain funding to purchase the remaining 43 acres of the old Golf Course south to US50 for an additional \$240,000 per acre.

As a condition of the sale, the remaining 43 acres – whether purchased by the EDH CSD or not, will retain the Recreational Facilities H (high intensity use), and will only be allowed to be developed with project(s) consistent with the RF-H zoning.

The CEDHSP applicant will continue to pursue entitlements for their proposed project, in the event that the EDH CSD is unable to finance and finalize the purchase of the 55 acres.

A new project may be proposed for the Pedregal Plan Area of the CEDHSP.



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

EDH CSD Proposed Property Acquisition







UPDATE PA23-013 Ciconia Village

PA23-0013 GPA and PD seeking 43 residential units plus agricultural uses.

Former Bass Lake Golf Course Property in Rescue CA.

Zone Change from RL-10 to

RE-5-PD RL-10-PD OS-PD

General Plan Amendment from RR (Rural Residential – Rural Region to LDR (Low Density Residential)

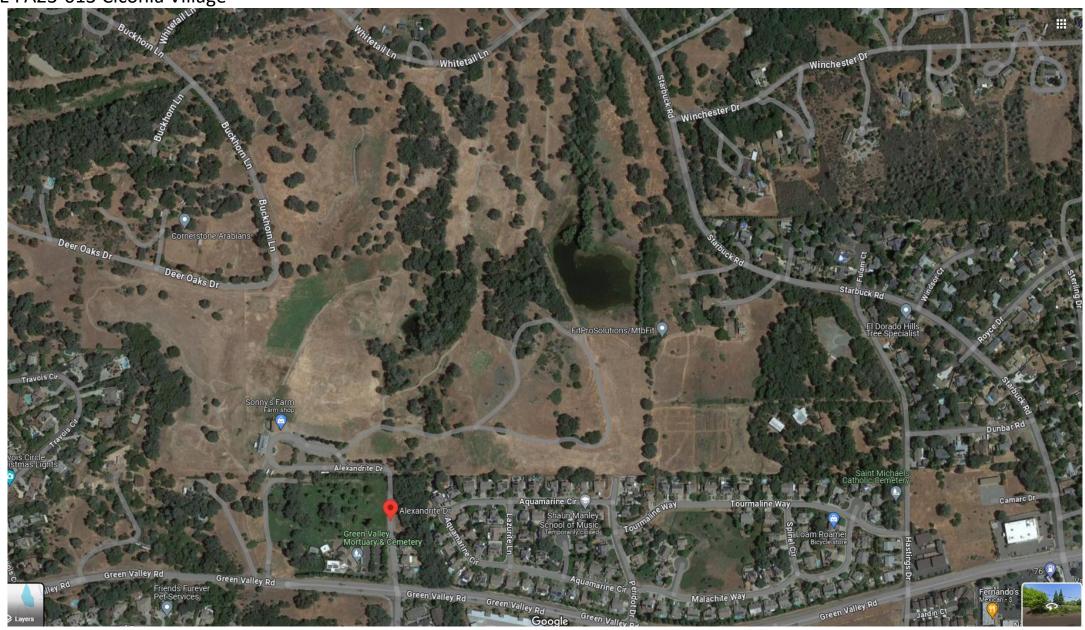
Planned Development (PD) project seeking entitlement for general plan amendment to LOR, creating +/-43 dwelling units through PD density bonus, and other RL-10-PD and OS-PD parcels with accessory agricultural uses.

Plans to have three points of access to the site – Existing access of Alexandrite Dr, new access of Starbuck Rd, and 2nd new access off Peridot Dr. (Emerald Meadows neighborhood). Ciconia Village will be a gated community.

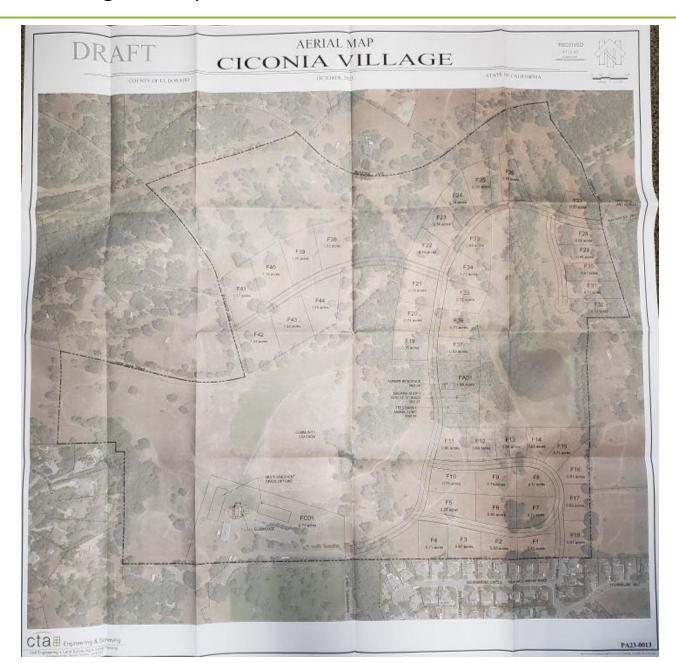




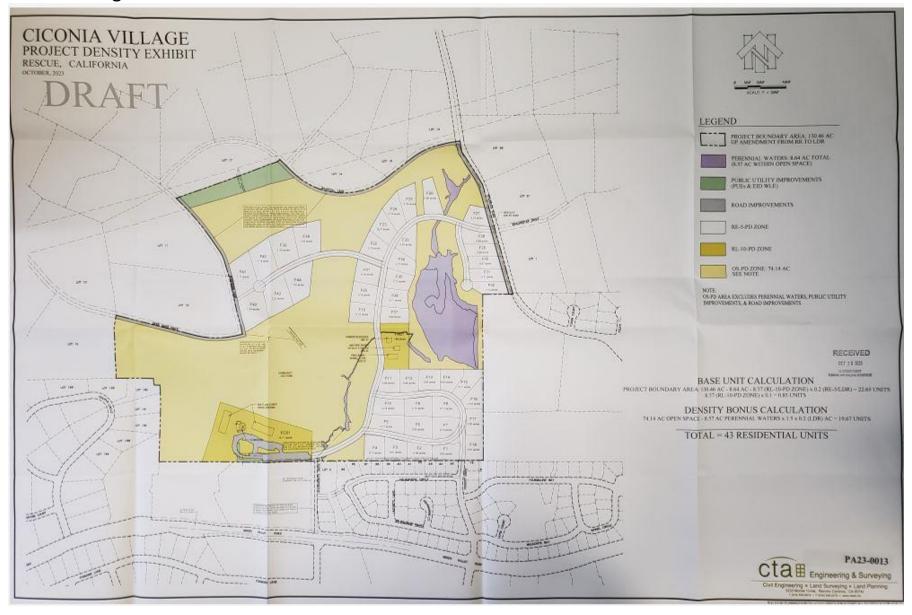














UPDATE Bass Lake Regional Park Notice of Preparation Draft Environmental Impact Report Public Scoping Meeting at EDH CSD Pavilion Tuesday January 23, 2024 6:00PM



Bass Lake Regional Park

Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Bass Lake Park Project

Review Period Jan 3 – Feb 1 2024

The El Dorado Hills Community Services District provided a Notice or Preparation of a Draft Environmental Impact Report for the planned Bass Lake Regional Park on February 3, 2024. The initial review period begins January 3, 2024 and ends February 1, 2024.



Bass Lake Regional Park

A scoping meeting will be held:

Date: Tuesday, January 23, 2024 Time: 6:00 PM

Location: El Dorado Hills Community Services District

Norm Rowett Pavilion

1020 Harvard Way El Dorado Hills, CA 95762

The scoping meeting is the time when the District solicits input from the public and agencies on specific topics they believe should be addressed in the environmental analysis.

The scoping process is designed to enable the District to determine the scope and content of the EIR and identify potentially significant environmental effects, alternatives, and mitigation measures to be analyzed in the EIR.



Bass Lake Regional Park

PROJECT LOCATION AND EXISTING CONDITIONS:

The approximately 211-acre project site consists of six parcels located adjacent to Bass Lake Road and Serrano Parkway, approximately 1.5 miles due north of United States Highway 50 (US-50) in El Dorado County (Assessor's Parcel Numbers [APNs] 123-740-001, 115-400-025, 115-400-026, 115-400-021, 115-030-018, and 115-400-002)

The project site is undeveloped, with the exception of the existing Sellwood Field on the northwest portion of the project site; the existing fenced El Dorado Irrigation District (EID) maintenance yard, which is immediately west of Bass Lake; and some existing trails throughout the site. Bass Lake is centrally located and surrounded by grassland, oak woodland, and chaparral. More than 700 trees are located on site. The tree canopies are most dense in the west and north, but scattered tree stands are located on the east side of the site.

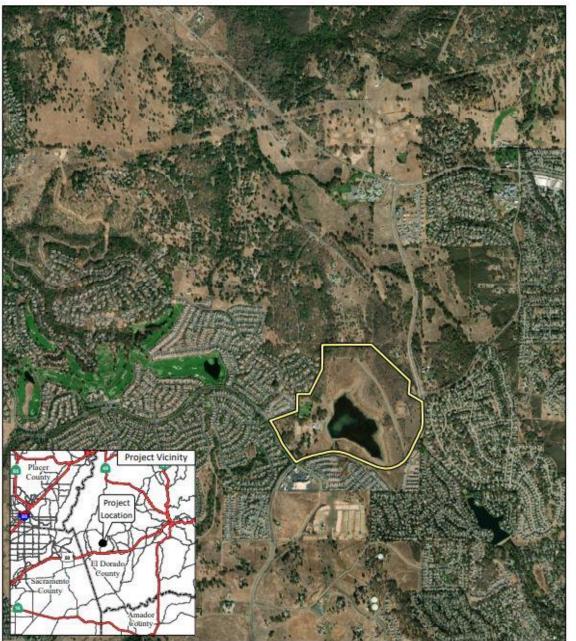
The site supports various wetland and riparian habitats, including the overflow pond northeast of Bass Lake and the spillway ditch southwest of Bass Lake.

The proposed park site is bounded on the west by Serrano Parkway, beyond which are single-family residences. To the north are single-family residences and residential estate parcels (5 acres; Green Springs Development), and to the east are residential uses (Woodridge and Bridlewood Canyon developments) and Bass Lake Road. Bass Lake Road provides the southern boundary to the proposed project area, beyond which is land developed with commercial uses and single-family residences.



Bass Lake Regional Park







Bass Lake Regional Park REFERENCE NOTES LEGEND

1 GENERAL	
SYMBOL	DESCRIPTION
1-01	EXISTING SERRANO VILLAGE 'J'
1-02	EXISTING DAM AT BASS LAKE, WITH TRAIL ACCESS ALONG DAM
1-03	EXISTING SPILLWAY @ DAM
1-04	EXISTING BASS LAKE
1-05	EXISTING DRY POND
1-06	JURISDICTIONAL WETLAND
1-07	NON AQUATIC BIOLOGICAL RESOURCE LOCATION (TYPICAL) - SEE REPORT BY LSA
1-08	EXISTING WETLAND AREA TO REMAIN





Bass Lake Regional Park

	Lake Regional Falk			
2 SITE SYMBOL	DESCRIPTION			
2-01	PROPOSED LIGHTED, TURFED, MULTI USE FIELD (360' X 295')	2-28	PROPOSED NATURE CENTER & EDUCATION FACILITY WITH	
2-02	PROPOSED LIGHTED, ARTIFICIAL TURFED, MULTI USE FIELD (SOCCER/FUGBY/LACROSSE 380° X 230°)	2-27	OUTDOOR AMPHITHEATER (4,000 SF) PROPOSED CARETAKERS HOUSE: TENTATIVE LOCATION A. B. OR C.	
2-03	EXISTING SELLWOOD FIELD TO BE HE GRADED AND RESTORED	2-28	PROPOSED EVA ACCESS FROM SERRANO VILLAGE VI (WIDTH PER ECHFO REQUIREMENTS - 20" MIN.)	
-04	PROPOSED LIGHTED, TURFED, SOCCER FIELD (967 X 295)			
2-05	PROPOSED LIGHTED, ARTIFICIÁL TURFED, BASEBALL FIELD (90° INFIBELD, 300° CUTFIELD)	2-29	PROPOSED EVA ACCESS FROM GREEN SPRINGS DEVELOPMENT (WIDTH PER EDHFO REQUIRMENTS : 20' MIN.)	
2-06	PROPOSED LIGHTED, TURFED, SOFTBALL FIELD (60' INFIELD, 200' OUTFIELD).	2-30	PROPOSED EVA ACCESS FROM MADERA ROAD INTERSECTION, (WIE PER EDHFO REQUIRMENTS - 20° MIN.)	
2-07	PROPOSED RESTROOM & CONCESSION	2-31	PROPOSED OUTDOOR PHYSICAL FITNESS & EVENT LAWN	
2-10	PROPOSED GROUP SHADE STRUCTURE WITH BOO AND TABLES	2-32	PROPOSED YOUTH CAMPING AREA(S)	
2-11	PROPOSED CONCRETE PATHS (6'-0" WIDTH)	2-33	PROPOSED ELEVATED DECKING WITH BIRD OBSERVATION.	
2-12	WEST PARKING LOT: (4:- 442 CARS) - SOUTH LOT: 133, WEST LOT: 156, NORTHWEST LOT: 154	200	BUNDS	
-13	PROPOSED DIGITAL PARK SIGN	5-29	PROPOSED GMU RETAINING WALL	
-14	PROPOSED MIXED DOG PARK	5-26	EXISTING EID EASMENTS AND EQUIPMENT TO REMAIN	
-16	PROPOSED INCLUSIVE 2-5 AND 5-12 AGES PLAY AREAS & SENSORY	2-37	PROPOSED COVERED BLEACHERS	
	GARDEN	2-38	PROPOSED, GATED, MAINTENANCE ACCESS ROAD TO BASS LAKE.	
-18	PROPOSED BOOCE COURTS (TYPICAL OF 4)	2-39	PROPOSED OPTION #1: ROUNDABOUT WITH ENTRY DRIVE TO	
2-19	PROPOSED MAINTENANCE YARD (14,000 SF)	Same and	EAST PARKING LOT AT BASS LAKE BOAD, BRIDALWOOD DRIVE.	
2-20	PROPOSED TRAIL WITH INTERPRETIVE NODES AND SHADE SHELTERS	2-40	PROPOSED OPTION 42: 4 WAY INTERSECTION WITH ENTRY DRIVE TO EAST PARKING LOT AT BASS LAKE FLOAD AND SILVER SPRINGS PKY	
2-22	PROPOSED MULTI-USE EVENT GENTER (12,000 SF)	5.43		
2-23	PROPOSED DOCK / RAMP & PARKING (#/-107 STALLS INCL. 6 BOAT)	2-41	REMOVE EXISTING EVA ACCESS UPON BASS LAKE ROAD REALIGNMENT	
2-24	PROPOSED EAST PARKING LOT (#/ 112 CARS)			
2-25	PROPOSED SHADE SHELTERS ALONG TRAIL AND / OR FITNESS STATION COURSE			







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

Tuesday
February 14, 2024
6:30PM

