



# El Dorado Hills Area Planning Advisory Committee

Wednesday April 10, 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



# 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

## APAC 2024 Officers

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net) Timothy White, Vice Chair [twhitejd@gmail.com](mailto:twhitejd@gmail.com)  
John Raslear, Vice Chair [jrazpub@shcglobal.net](mailto:jrazpub@shcglobal.net) Brooke Washburn, Vice Chair [Washburn\\_bew@yahoo.com](mailto:Washburn_bew@yahoo.com)  
Robert Williams, Secretary [robw1800@gmail.com](mailto:robw1800@gmail.com)

AGENDA FOR MEETING: WEDNESDAY April 10, 2024 - 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/83497220340>

PHONE IN OPTION (669) 900-9128 Meeting ID: 834 9722 0340

LIVE on YOUTUBE: <https://youtube.com/live/Zs8t4dJ5Ztc>

(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 Turnbo
5. GUEST SPEAKER: Maia Schneider, Marshall Hospital  
Discussion of Marshall Hospital Expansion project in El Dorado Hills in Town Center West
6. APAC Projects
  - a. EDH APAC Standing Transportation Subcommittee Report - Bill Jamaca Chair
  - b. EDH APAC Standing Environmental Subcommittee Report - George Steed Chair
  - c. UPDATE: "Notification" - EDH Area Project Status Updates

Adjournment:

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The Next EDH APAC meeting is: Wednesday May 8, 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 date.  
Send advance comments/questions to [edhapac.comment@gmail.com](mailto:edhapac.comment@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**



# 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



# Maia Schneider

Marshall Hospital



# Marshall

An Overview for El Dorado Hills Area Planning Advisory Committee



# Who we are



- Marshall was built by the community it serves
- Today we are
  - 111-bed general acute care hospital in Placerville
  - 16 outpatient clinics – primary and specialty care in Placerville, Georgetown, Cameron Park and El Dorado Hills
  - Level III Trauma Center
  - Marshall Cancer Center, an Affiliate of UC Davis Health
  - ~1,600 employees and 150 practitioners

Yesterday...



Today...



And tomorrow!

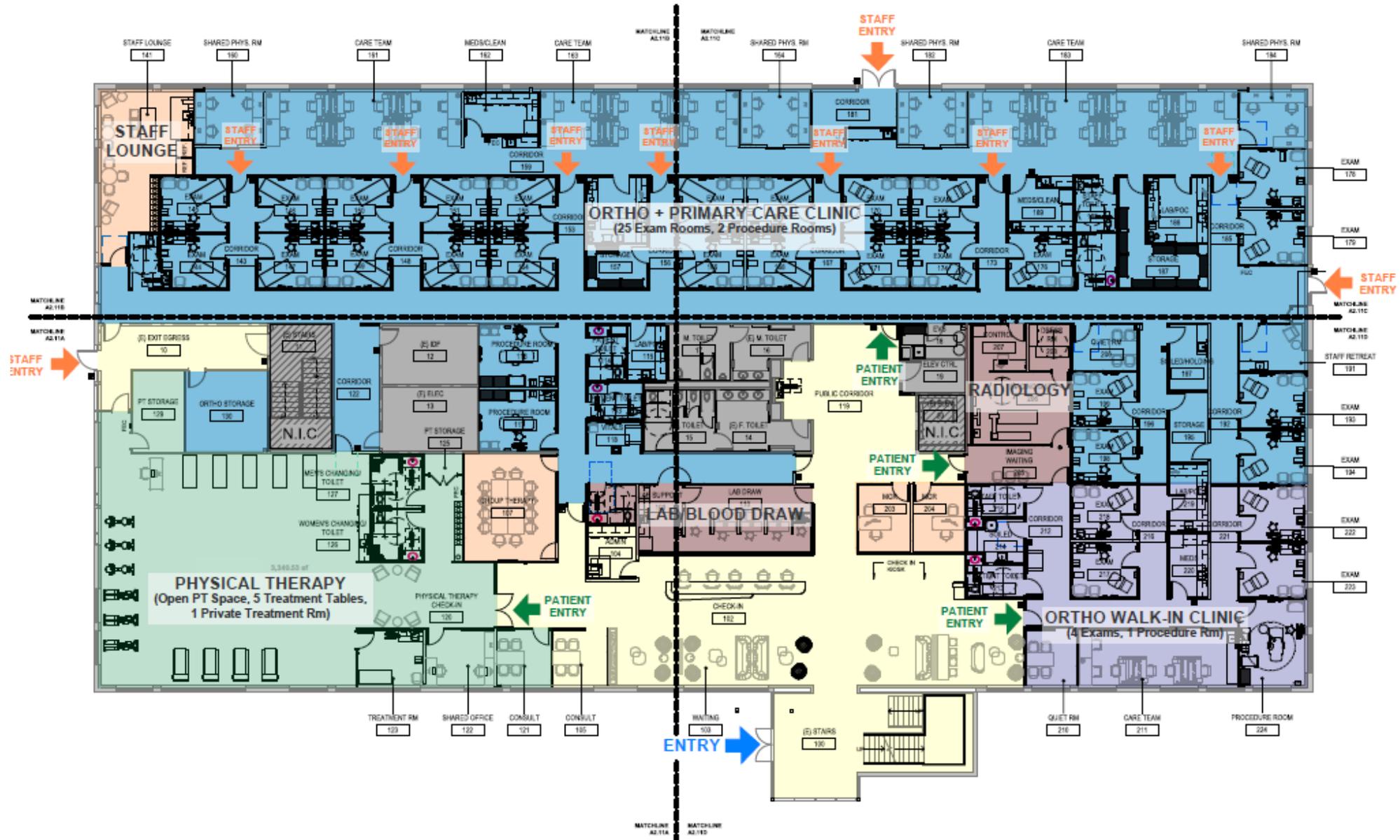


*Marshall commits to creating a community where everyone can achieve their highest desired state of health and well-being.*

# Our Plans for El Dorado Hills



- 25,000 SF clinic space on first floor
  1. Primary care
  2. Orthopedic clinic
  3. Physical therapy and rehabilitation
  4. Same-day orthopedic care
- Other specialties may rotate in
- Tenant improvements to commence soon
- Estimated opening Spring of 2025



# What about the second floor?

- Convening with strategic partners
- Board and executive leadership direction
- El Dorado Hills Healthcare Advisory Committee recommendations
- Financing is a challenge...

# Discussion



Thank you!



# 6. APAC Matters & Projects



# EDH APAC Transportation Standing Committee Report

April 10, 2024



# Committee Information

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



# April Status Update

- The primary activity this year has been the review of the traffic impact of the GATEWAY EDH development project in the EDH Business Park. Based on detailed review of *publicly available* information on the project, the Committee has prepared a detailed report with the following concerns:
  - Increased Traffic **Load** must be verified and measured – **Currently projected at 3,700 DVT**
  - Traffic **Routing** must be optimized for flow and safety
  - Traffic **Safety** must be addressed through roadway improvements, signage, designated flows, and speed limits
  - Truck, and other vehicle, parking must be addressed through roadway improvements and **enforceable parking restrictions**



# APAC TRANSPORTATION STANDING COMMITTEE UPCOMING ACTIVITIES

- Committee reports were submitted to El Dorado County staff for review and consideration
- 5 April meeting with DOT Dir. Martinez to clarify concerns and share status updates
  - Gateway EDH
  - Creekside (former Project Frontier site)
  - US 50/EDH Blvd Interchange
- 12 April meeting with Winn Properties to review Creekside Project (Project Frontier site) traffic report.
- Quarterly meeting with EDC Planning and DOT Directors and staff prior to May APAC meeting



# Environmental Standing Committee Update

April 10, 2024



# Building 112 & 113

Permit 0362070 - Grading:

**Type:** COMMERCIAL GRADING  
**Subtype:** GRADING ONLY  
**Short Description:** GATEWAY - SITE IMPROVEMENTS FOR BLDGS 0361780 & 0361781  
**Status:** ISSUED  
**Applied Date:** 12/30/2022  
**Approved Date:** 11/30/2023  
**Issued Date:** 12/1/2023  
**Final Date:**  
**Expiration Date:** 11/30/2025  
**\*Additional Details:** 1/17/2023 12:23:28 PM created over the phone, plans pending 2/1/2023 8:53:07 AM APP/PLANS RCVD 2/1/2023 8:56:36 AM SITUS TO BE CREATED ON BLDG STRUCTURE PERMITS - ONCE CREATED, TRANSFER TO SITE IMPROVEMENT PERMIT 2/1/2023 8:58:26 AM NO T98 AVAILABLE 2/1/2023 9:34:34 AM ENGINEER'S ESTIMATE RCVD - TO ATTACHMENTS 2/1/2023 9:56:17 AM OWNER-BUILDER VERIFIED - MATTHEW OYEN, PE, VERIFIED AS CONSTRUCTION MANAGER FOR PACIFIC REALTY ASSOCIATES, LP 3/31/2023 1:17:16 PM PERMIT NOW CONTRACTOR TBD 9/12/2023 1:20:32 PM PER DSRMM, OFFICE COPIES OF THE APPROVED GEOTECH AND DRAINAGE REPORTS ARE ATTACHED IN TRAKIT DIGITALLY. 11/28/2023 1:08:14 PM ADDED MAIN ADDRESS TO THIS PERMIT: 3010 CARSON CROSSING DR 11/29/2023 3:07:02 PM PERMIT NOW OWNER-BUILDER, NEW APPLICANT, SCOTT HODSON, VP OF PACTRUST REALTY INC, PARTNER OF PACIFIC REALTY ASSOCIATES INC.. OWNER-BUILDER VERIFIED. 11/30/2023 2:09:25 PM RECVD CK# 281959 FOR REMAINING FEES, PART 4 STILL REQUIRED. CHECK TO SAFE. 12/1/2023 9:52:43 AM PERMIT ISSUED TO MIKE DETILLION, ADVISED TO SCHEDULE PRE-CON WITH SHANNON GARDNER PRIOR TO ANY EARTH DISTURBANCE.

**Linked Activities:**

[Parent Project](#)

LND23-0015 LANDSCAPE ACCEPTED

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** CORRECTION  
**Scheduled Date:** 1/3/2024  
**Scheduled Time:**  
**Completed Date:** 1/3/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 1/3/2024 9:59:22 AM  
 Qualifying rain event overnight.

There is no evidence of actual discharge.

There are large areas of ponded muddy water, and vast expanses of bare earth. Site is equipped with perimeter sediment control measures, but no erosion control measures. Site does not appear to be prepared for larger rain events that are typical.

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** PASS  
**Scheduled Date:** 1/8/2024  
**Scheduled Time:** 09:00 AM  
**Completed Date:** 1/8/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 1/8/2024 10:43:27 AM  
 Contractor has increased sediment control measures per QSP evaluation.



# Building 112 & 113

Inspection Type:	STORM WATER COMPLIANCE _ BMP
Order#:	0
Result:	CORRECTION
Scheduled Date:	1/22/2024
Scheduled Time:	
Completed Date:	1/22/2024
Completed Time:	
Inspector:	SHANNON GARDNER
Notes:	<p>1/22/2024 12:16:55 PM            There are pools of muddy water that appear to be near to breaching the perimeter sediment control, South side near the access road that parallels Golden Foothill.            Site appears to need installations of erosion control at bare earth areas, as well as more substantial sediment control measures at perimeter.</p> <p>Spoke with Superintendent on-site, who agreed to bring in crews to install additional containment measures.</p> <p>Confirmed that QSP is inspecting, testing, and reporting.</p>

Inspection Type:	STORM WATER COMPLIANCE _ BMP
Order#:	0
Result:	CORRECTION
Scheduled Date:	2/9/2024
Scheduled Time:	11:00 AM
Completed Date:	2/9/2024
Completed Time:	
Inspector:	SHANNON GARDNER
Notes:	<p>2/9/2024 2:24:24 PM            Responding to complaints from public claiming that muddy water is being pumped from the site and into the nearby creek; During 2 previous inspection in January, I confirmed that water was not being pumped into the creek. Water is being pumped (de-watering) to vast expanded of naturally vegetated neighboring parcels under the same ownership, with the acknowledgement and approval of the QSP.</p> <p>QSP reports are up to date, indicate compliance with regulations, and include no record of discharge violations.</p> <p>My understanding is that the State regulations require an effective combination of erosion control, sediment control, and stormwater protection. De-watering is not considered one of those components, and is instead considered a reactionary method of dealing with abundant turbid stormwater rather than a preparatory method of preventing stormwater turbidity.</p> <p>As previously reported, the site is equipped with sediment control and stormwater protection BMPs, but is not equipped with erosion control or soil treatment measures. The site has vast expanses of bare earth that causes turbidity of ponding water. Erosion control measures at bare earth areas are required for compliance.</p>



# Building 112 & 113

Inspection Type:	STORM WATER COMPLIANCE _ BMP
Order#:	0
Result:	COMPLETED
Scheduled Date:	2/14/2024
Scheduled Time:	10:00 AM
Completed Date:	2/14/2024
Completed Time:	
Inspector:	SHANNON GARDNER
Notes:	<p>2/14/2024 11:25:17 AM            Lengthy meeting with stormwater QSP, Project Manager, and site Superintendent to address Stormwater Protection concerns.</p> <p>QSP reports that permit with State Water Board has been amended to recognize the de-watering and natural vegetation filtration.            Contractor and QSP emphasise that rain event inspections display that there has been no discharge,</p> <p>I emphasize that there have never been erosion control measures applied at bare earth areas sloping away from the building pad, and that is a missing component in the concept of an effective "combination" of measures. I also emphasize that rain events this season have so far been mild, and that the County Stormwater Coordinator considers the site to be at risk of discharge during larger rain events. I recommend that erosion control fabric,</p> <p>blankets, or netting be installed at all bare earth slopes surrounding the building pads, and that straw wattle be installed at the perimeter of the pads where there are bare earth areas sloping away from the pads.</p> <p>Contractor assures that they will take all recommendations under consideration, and will further evaluate potential measures with their QSP to put a plan in place for incoming rains.</p>

Inspection Type:	STORM WATER COMPLIANCE _ BMP
Order#:	0
Result:	COMPLETED
Scheduled Date:	2/16/2024
Scheduled Time:	12:30 PM
Completed Date:	2/16/2024
Completed Time:	
Inspector:	SHANNON GARDNER
Notes:	<p>2/16/2024 12:28:14 PM            No evidence of discharge from qualifying rain event 2/14.            Contractor has installed SOME erosion control fabric at bare earth slope of pad edge, SW corner, along with straw wattle at pad edge.            Contractor has built a stormwater sump, that will capture and filter stormwater, to be pumped to adjacent naturally vegetated fields.            Contractor reports that the building pads have been treated with cement for stabilization.            Contractor displays confidence that the site is prepared for incoming rain events, and that they are following all directions from their QSP.            Contractor reports that State Water Board Inspector Michael Fischer showed up 2/14 to investigate a complaint alleging pumping of muddy water to the creek. Contractor reports that when Michael observed the actual pump discharge through a filter bag at a vast expanse of natural vegetation he had no issues. In overall site observations, Michael apparently had no issues.</p> <p>I communicated that the County Stormwater Coordinator is not confident that the site is prepared properly for the incoming rains, that the existing methods do not match what was submitted in the plans for review and permitting.</p>



# Building 112 & 113

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** COMPLETED  
**Scheduled Date:** 2/20/2024  
**Scheduled Time:**  
**Completed Date:** 2/20/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 2/20/2024 10:37:41 AM  
 County was copied on an inspection report by Michael Fischer of State Water Board from 2/14/24.  
  
 Fischer reports not finding evidence of discharge, but that the site lacks etosion control measures that were specified in the approve stormwater protection plan. Fischer also reported a need for plan amendments for the additional locations of de-watering.  
  
 This morning I walked the entire perimeter of the site, and found no evidence of discharge.  
  
 There is a wetland area beside Golden Foothill Dr, and East of Carson Creek about 40 yards, where muddy water is literally boiling up out of the ground. This location is about 200 yards from the job-site, and I could find no direct link to activity on the job-site.  
  
 Contractor reports that they have already submitted plan amendments to SMARTS.

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** CORRECTION  
**Scheduled Date:** 2/23/2024  
**Scheduled Time:**  
**Completed Date:** 2/23/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 2/23/2024 3:00:15 PM  
 Currently better than 50% chance of a qualifying rain event this coming Monday.  
  
 Contractor has received multiple correction notices to provide erosion control measures at bare earth areas. Contractor has communicated an intent to comply, but has not performed.  
  
 Contractor is currently creating excavation wind-rows and loose soil piles, and is not working on erosion control, not even in inactive areas.  
  
 Failure to provide erosion control according to the approved project plans by Monday 2/26/24 will result in a Stop Work order.

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** PASS  
**Scheduled Date:** 2/26/2024  
**Scheduled Time:** 11:00 AM  
**Completed Date:** 2/26/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 2/26/2024 12:10:25 PM  
 Disturbed soil areas have been sprayed with BFM erosion control. Wind rows and piles are being covered.  
  
 Site is now considered compliant with County Stormwater regulations.  
  
 THANK YOU!

**Inspection Type:** STORM WATER COMPLIANCE \_ BMP  
**Order#:** 0  
**Result:** PASS  
**Scheduled Date:** 2/28/2024  
**Scheduled Time:** 01:30 PM  
**Completed Date:** 2/28/2024  
**Completed Time:**  
**Inspector:** SHANNON GARDNER  
**Notes:** 2/26/2024 12:10:42 PM  
 sfg changed Inspection Type from SEWER to STORM WATER COMPLIANCE \_ BMP  
 sfg changed Inspection Date/Time from 02/26/2024 11:00 AM to 02/28/2024 12:00 PM



**UPDATE \*Notification - No Review\***

**EDH Area project updates**



# UPDATE

## The Village Of Marble Valley Specific Plan

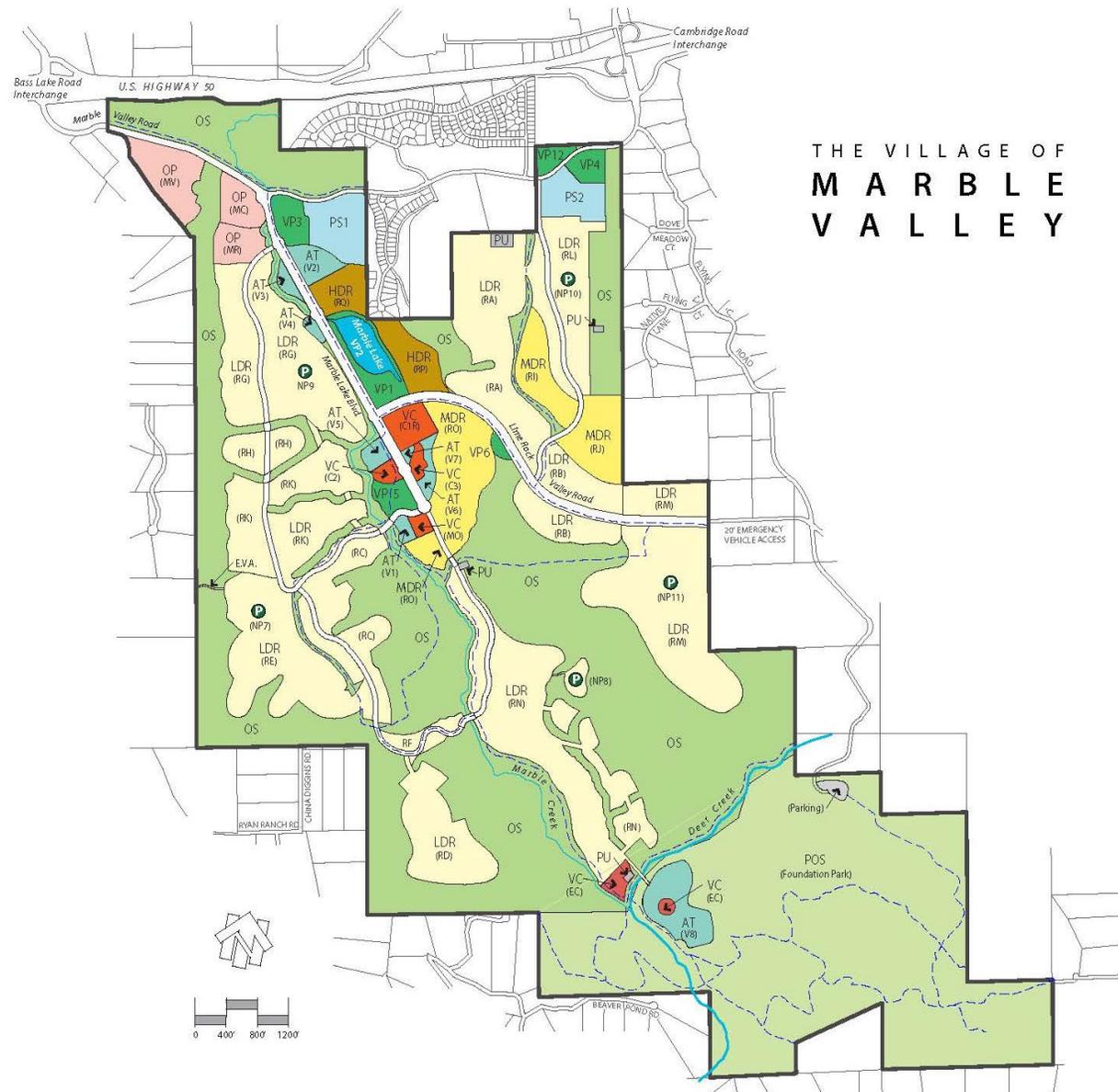
A14-0004 Z14-0006 SP12-0003 DA14-0002  
PD14-0005



## The Village Of Marble Valley Specific Plan

### LAND USE PLAN

Residential	Commercial	Public Facilities	Agriculture/Open Space	Circulation
LDR Low Density Residential	OP Office Park	PU Public Utilities	AT Agriculture Tourism (Vineyards)	EVA Emergency Vehicle Access
MDR Medium Density Residential	VC Village Commercial	PS Public School	OS Open Space	Trails
HDR High Density Residential		VP Village Park	POS Public Open Space (Foundation Park)	
		NP Neighborhood Park		





The Village Of Marble Valley Specific Plan

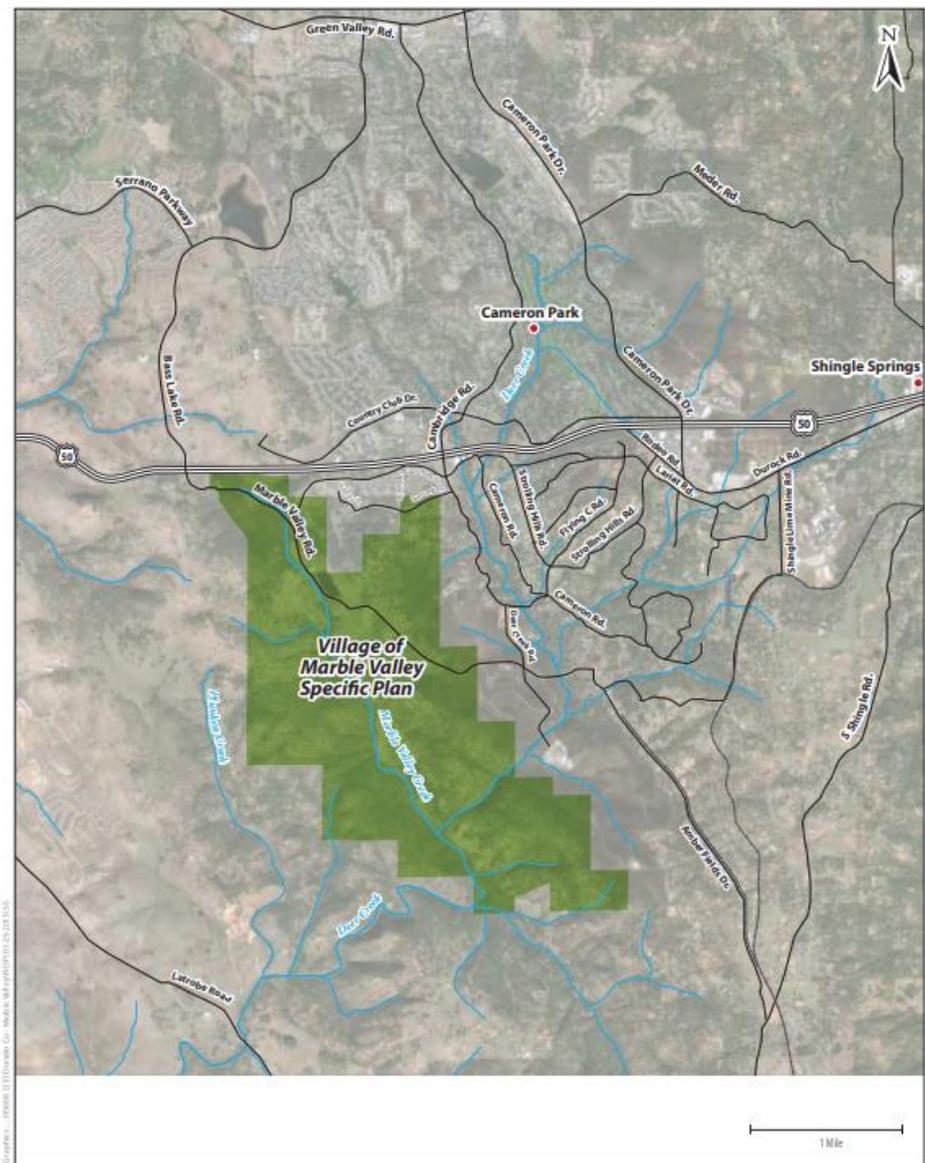


Figure 2  
Project Location



### The Village Of Marble Valley Specific Plan

Proposed development of 3,236 dwelling units, 475,000 square foot of commercial use, 87 acres of public facility and recreational use, 1,281 acres of open space, and 41 acres of agricultural use on an approximately 2,342-acre site.

The proposed land use map is provided in the linked PDF. The current zoning and General Plan land use designation for the project site is Low Density Residential (LDR).

The project would require a general plan amendment from LDR to Adopted Plan-Village of Marble Valley Specific Plan (AP-VMVSP) and VMVSP land use designations Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR), Office Park (OP), Village Commercial (VC), Public Utilities (PU), Public School (PS), Village Park (VP), Agriculture Tourism (AT), Open Space (OS), and Public Open Space (POS) and a rezone from Estate Residential Five Acre-Planned Development (RE-5-PD) and Open Space (OS) to VMVSP zone districts Single Family 15K-Planned Development (R15-PD), Single Family 10K-Planned Development (R10-PD), Single Family 6K-Planned Development (R6-PD), Single Family 4K-Planned Development (R4-PD), Multifamily-Low Density-Planned Development (RM1-PD), Multifamily-Medium Density-Planned Development (RM2-PD), Multifamily-High Density-Planned Development (RM3-PD), Office Park-Planned Development (C1-PD), Retail-Planned Development (C2-PD), Entertainment-Planned Development (C3-PD), Mixed Use-Planned Development-(C4-PD), Lodging-Planned Development (C5-PD), Vineyards-Planned Development (AT1-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD) and establish a Development Agreement and Specific Plan for the Village of Marble Valley.



## The Village Of Marble Valley Specific Plan

The original Scoping Meeting was held on March 6, 2013

Proposed Entitlement Requests: The proposed project is an amendment to the previously approved Marble Valley Master Plan. The amendment would include changes to the County general plan, adoption and implementation of the VMVSP, and rezoning. In addition, the project would require the County's approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Plan and Tentative Maps. Specifically, the entitlement requests for the proposed project are provided as follows.



## The Village Of Marble Valley Specific Plan

- The proposed general plan amendment would expand the Community Region of El Dorado Hills to include the VMVSP area on the General Plan Land Use Map, and amend the General Plan Land Use Map designation of subject lands from Low-Density Residential (LDR) (1.0 Du/5.0 acres) to Adopted Plan-Village of Marble Valley Specific Plan (AP-VMVSP) and VMVSP land use designations Low-Density Residential (LDR) (0.9- 5.0 average Du/Ac), Medium-Density Residential (MDR) (5.0 - 12.0 average Du/Ac), High-Density Residential (HDR) (12.0 - 24.0 average Du/Ac), Office Park (OP), Village Commercial (VC), Public Utilities (PU), Public School (PS), Village Park (VP), Agriculture Tourism (AT), Open Space (OS), and Public Open Space (POS).
- The proposed zone change would amend zone districts from Estate Residential Five Acre-Planned Development (RE-5-PD) and Open Space (OS) to VMVSP zone districts Single Family 15K-Planned Development (R15-PD), Single-Family 10K-Planned Development (R10-PD), Single-Family 6K-Planned Development (R6-PD), Single-Family 4K-Planned Development (R4-PD), Multi-Family Low-Density-Planned Development (RM1-PD), Multi-Family Medium-Density-Planned Development (RM2-PD), Multi-Family High-Density-Planned Development (RM3-PD), Office Park-Planned Development (C1-PD), Retail-Planned Development (C2-PD), Entertainment-Planned Development (C3-PD), Mixed Use-Planned Development-(C4-PD), Lodging-Planned Development (C5-PD), Vineyards-Planned Development (AT1-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD).
- Implementation of the proposed project would require the County's approval to amend the approved Development Agreement DA97-0001 and the Master Plan for Marble Valley under Tentative Map TM95-1298 ,TM95-1299 and Planned Development PD96-0004.
- Specific Plan for the proposed Village of Marble Valley for the development of an approximately 2,341-acre project with up to 3,236 dwelling units; 475,000 square feet of commercial use; 87 acres of public facilities/recreational use; 1,282 acres of open space; 42 acres of agricultural use; and 73 acres of new road impact areas and future right-of-way.



## The Village Of Marble Valley Specific Plan

### County of El Dorado

- Air Quality
- Biological Resources
- Cultural Resources
- Geology, Soils, Minerals, and Paleontology
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology, Water Quality, and Water Resources

### Village of Marble Valley Specific Plan

- Land Use Planning and Agricultural Resources
- Noise and Vibration
- Population and Housing
- Public Services and Utilities
- Recreation
- Traffic and Circulation
- Visual Resources

In addition to the above areas, the Draft EIR will also evaluate the potential cumulative and growth-inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects will be considered in the Draft EIR, including, but not limited to, the proposed Lime Rock Valley Specific Plan, the proposed Central El Dorado Hills Specific Plan, and the proposed Dixon Ranch Residential Project. Applications have been submitted to the County for these projects, and they are currently undergoing CEQA review.



## The Village Of Marble Valley Specific Plan

Technical Advisory Committee scheduled for April 15, 2024 2PM.

### **2:00 P.M.**

**A14-0004; Z14-0006; SP12-0003; DA14-0002; PD14-0005 - Village of Marble Valley Specific Plan (VMVSP) (Marble Valley Company, LLC, Attn. Kirk Bone/R.E.Y. Engineers, Attn. Don McCormick):** Review of a Draft Environmental Impact Report (DEIR) for a General Plan Amendment, Rezone, Specific Plan, Development Agreement, and Planned Development Permit to establish the proposed Village of Marble Valley Specific Plan for the development of 3,236 dwelling units, 475,000 square foot of commercial use, 87 acres of public facility and recreational use, 1,281 acres of open space, and 41 acres of agricultural use. The property, identified by Assessor's Parcel Numbers 087-200-074; 119-020-057; 119-030-013-019; and 119-330-001, consists of 2,342 acres, and is located 1,000 feet southeast of the U.S. Highway 50/Bass Lake Road Interchange, **in the El Dorado Hills area, Supervisorial District 2.**



## The Village Of Marble Valley Specific Plan

### 1998 Approved Marble Valley residential project

The Marble Valley Project would involve development of 398 clustered residential lots, open space, and other public and private uses. The project would include approximately 1,840 acres of open space (approximately 78 percent of the project site), 71 acres of open space along Highway 50, and 120 acres of roadways. The project also includes dedication of land for a 22-acre Cultural Arts Center, an approximately 13-acre elementary school, and an approximately 11-acre community park. Land for these public uses would be designated as part of the project. Construction of these uses, however, would require approval of a separate use permit, and environmental review by appropriate County agencies. (RDEIR, p. 3-2.)

Key planning objectives include preservation of historic and archaeological sites in permanent open space and/or compatible recreational uses; development of a center for cultural arts; and provision of a location for a neighborhood school and community park. Each home site would include a 20,000- to 30,000-square-foot development envelope. Out of the roughly 1,840 acres of open space that the project would provide, 1,229 acres would be included in an open space parcel owned and managed by the Marble Valley Homeowners Association (Marble Valley HOA), and 611 acres would be restricted to natural uses within fire safety zones included in individual lots. (RDEIR, p. 1-3.)

The Revised Draft EIR described the applicant's objectives for the Marble Valley Project as including the following:



## The Village Of Marble Valley Specific Plan

### 1998 Approved Marble Valley residential project

- implement the El Dorado County General Plan;
- create a community setting that integrates home sites in an open, natural environment with opportunities for leisure and recreation activities;
- minimize disturbance to the natural terrain, oak woodlands, and other natural habitat beyond a designated development envelope on each residential parcel;
- provide flexibility and innovation in building and site design such that new development is aesthetically compatible with the natural setting;
- reconcile policies favoring the preservation of open space with the development objectives of the applicant;
- protect open space corridors and habitat pursuant to perpetual covenants;
- provide landscape design and maintenance to protect residents from fire hazards;
- preserve historic and archaeological sites in permanent open space and/or compatible recreation uses;
- provide a location to develop a center for cultural and leisure arts;
- provide a location for a neighborhood school and park;
- provide emergency water and road access connections to adjacent lands, particularly the Ryan Ranch area; and
- maximize net fiscal surplus revenue from the project to the County and other benefiting public agencies.



# UPDATE

## SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision



SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

Amendment to the El Dorado Hills Specific Plan to allow Mixed Use Development on CC-PD parcels in the Serrano Village Green, as allowed by Ordinance 130.40.180

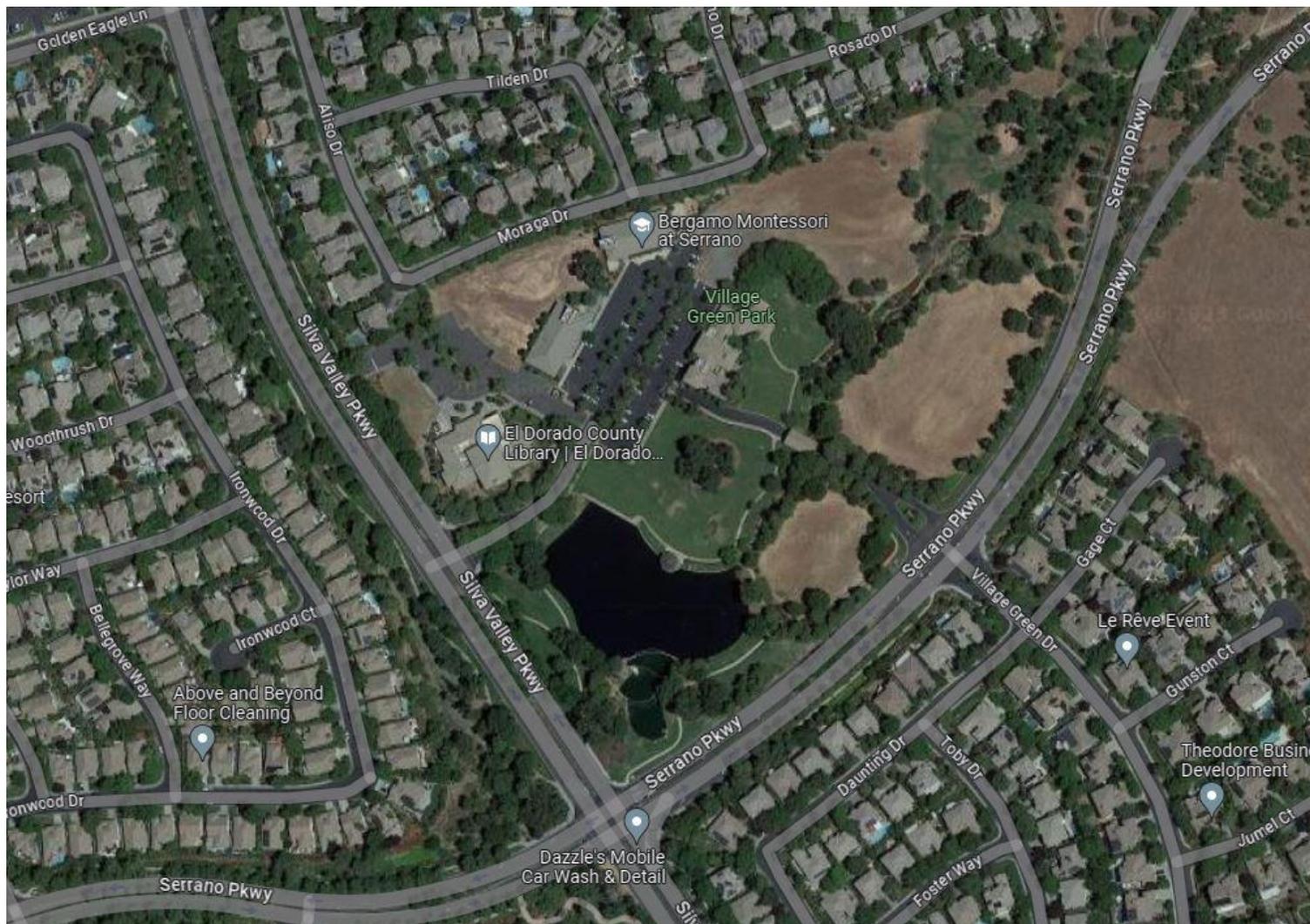
SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

PD-R23-0002 PD95-0013  
VILLAGE GREEN Mixed Use  
Development Plan Revision

TS23-0007 TS (traffic study)  
Serrano Village Green Work Order #86

TAC MEETING

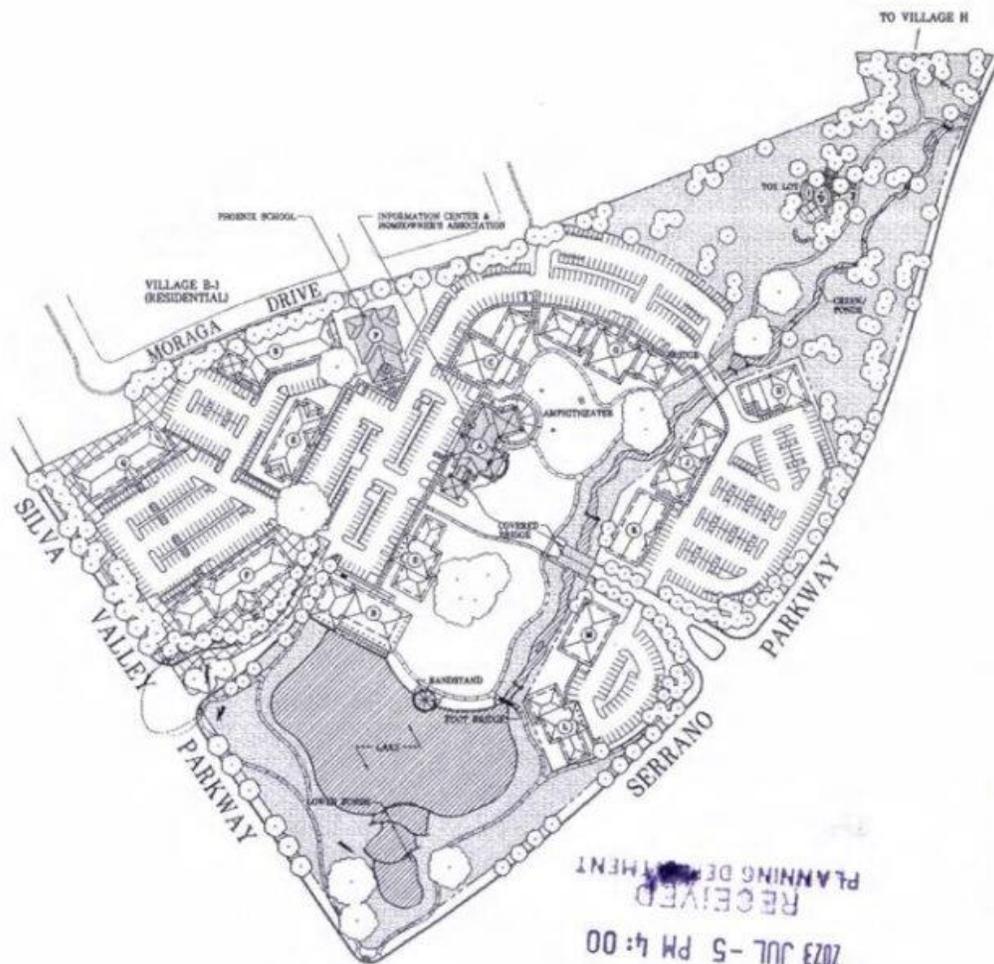
April 15, 2024





SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

Parcels with  
Community Commercial  
Planned Development  
Entitlements



RECEIVED  
PLANNING DEPARTMENT  
2023 JUL -5 PM 4:00

### THE VILLAGE GREEN

EL DORADO HILLS  
DEVELOPMENT COMPANY

PROJECT DATA:

PRIVATE USE:				
SYMBOL	USE	ANTICIPATED BLDG. S.F.	REQUIRED PARKING	PARKING PROVIDED
A	EXISTING	21,879 sf	47	47
B	RESTAURANT	6,790 sf	89	122
C (opt LTV)	RETAIL	5,400 sf	18	18
C (opt LTV)	OFFICE	5,200 sf	23	37
D	RETAIL	5,500 sf	18	18
E	OFFICE	6,250 sf	25	29
F	EXISTING	6,726 sf	22	22
G	OFFICE	10,200 sf	41	46
H	OFFICE	5,000 sf	20	23
J	OFFICE	5,000 sf	23	26
K	OFFICE	5,000 sf	23	26
L	RESTAURANT	5,550 sf	69	89
M	OFFICE	5,000 sf	20	23
SUBTOTAL		86,055 sf	489	536
COUNTY USE:				
F (opt PLM)	OFFICE	11,400 sf	45	69
F (opt PLM)	OFFICE	5,400 sf	24	24
Q	OFFICE	7,090 sf	31	31
R (opt PLM)	OFFICE	2,540 sf	40	41
R (opt PLM)	OFFICE	2,540 sf	40	40
SUBTOTAL		47,170 sf	191	215
GRAND TOTAL		138,225 sf	680	741

LEGEND

SYMBOL	USE	ACRES
	WATER	
	COUNTY/CIVIC	4.04
	PARK LAND	10.04
	EXISTING STRUCTURES	

MASTER PLAN



FORRAN  
WILLIAMS  
ARCHITECTS  
1418 BRENNECH STREET  
SACRAMENTO, CALIF. 95814  
TELEPHONE: (916) 448-2724

043 11-18-76-10



SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision





## SP-R23-0001 El Dorado Hills Specific Plan Mixed Use Revision

### El Dorado Hills Specific Plan Amendment

June 2023

#### 4.1.3 Leisure Services

The Community Center will provide areas suitable for leisure activities, allowing for informal discussions, card playing, reading, music, and travelogues. Portions of the Community Center may be specifically dedicated to a Senior Citizens Center, a Youth Center, or similar uses.

#### 4.1.4 Public Services

In fulfilling the role of a focal point for the community, it is appropriate that public functions be included in the Village Green/Community Center. Such uses may include, but are not limited to:

- Sheriff Substation
- Fire Station
- Post Office
- Library

#### 4.1.5 Retail Commercial

Retail activities are limited to small, convenience-oriented shops and consequently have little impact on, or relationship to, the retail centers located on Silva Valley Parkway, Highway 50, El Dorado Hills Boulevard, or the Bass Lake area. Such uses may include, but are not limited to:

- Cafe
- Delicatessen
- Bakery
- Child care
- Florist
- Gift shop
- Small, professional service offices
- Real estate offices
- Hair stylist/barber
- Cleaners
- Pharmacy

- a. Residential development may occur within the Village Green as contemplated by the County's Zoning Ordinance Section 130.40.180 (Mixed Use Development) or an approved Planned Development Permit.



### El Dorado Hills Specific Plan Amendment

June 2023

#### 4.1.6 Prohibited Uses

Certain uses are considered inappropriate to the character of the Village Green/Community Center and should be prohibited. These would include, but are not limited to:

- Major grocery market (over 15,000 square feet)
- Super drug store
- Home improvement materials
- Department store
- Franchise fast food with drive-through facilities
- Service station

#### 4.1.7 Circulation and Access to the Village Green

##### a. Vehicular Access

The Village Green/Community Center is bounded by three arterial streets, making vehicular access from all points in the Plan Area convenient. Parking will be provided in accordance with the County Parking Ordinance and those requirements determined during Design Review, as provided in the Design Guidelines. Onstreet parking shall be prohibited on the perimeter of the Village Green/Community Center. Parking requirements for recreational uses, joint uses of parking, and a park and ride lot also will be established during Design Review.

##### b. Pedestrian Access

The network of pedestrian paths and trails located throughout the Plan Area will be linked to the Community Center to facilitate nonvehicular access. Within the Community Center, well-defined pedestrian pathways will be provided.

##### c. Public Transportation

A bus stop, bus shelter, and bicycle racks will be installed in accordance with the architectural theme of the Village Green/Community Center. A park and ride lot also may be appropriate at the Center.



### Applicant letter to Planning Dept included in Application:

I am submitting an application to Planning today to amend the El Dorado Hills Specific Plan and PD 95-13 for the Village Green to add residential dwellings as part of a Mixed Use Development (MUD) as allowed by the Zoning Ordinance. We do not have any specific development plans at this time; just seeking from a programmatic perspective to bring our specific plan into alignment with the County's CC-PD Zone district as it relates to MUD and residential dwellings.

### Description of Project: (Use, Number of Units, Building Size, etc.)

The Serrano Village Green is part of the El Dorado Hills Specific Plan with an approved Planned Development Permit 95-13. The Village Green is zoned CC-PD and partially developed with office buildings. We are seeking an amendment to the EDHSP and PD to allow Mixed Use Development in the CC Zone as allowed by the County's Current Zoning Ordinance Section 130.40.180. No detailed design plans or building quantities are available at this time.



EDC Planning - Projects in Your Area

<https://engageeldorado.us.engagementhq.com/edc-projects-in-your-area>

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## Projects In Your Area



Welcome to El Dorado County's Projects in Your Area Portal, where the public can view statuses and information on proposed, in-progress, and approved projects.

Map



### Projects in Your Area - Map

6 months



### Residential Projects

- Cameron Meadows Project
- Country Club Apartments
- Dorado Oaks Tentative Subdivision Map Project
- East Ridge- APPROVED
- Generations at Green Valley Project
- La Crescenta Six-Plex



## EDC Planning - Projects in Your Area

<https://engageeldorado.us.engagementhq.com/edc-projects-in-your-area>

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### Projects in Your Area - Map

Click on a pin in the interactive map above to view project details such as status, address, development stage, applicant, and links to further information on El Dorado County's website.

Legend:

- Specific Plan, Mixed-Use, and/or Residential Subdivision
- Multi-Family Project
- APPROVED Residential
- Commercial Project
- Gas Station Project
- Campground /RV Project
- Gas Station Project
- Gas Station Project





## EDC Planning - Projects in Your Area

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Home / EDH 52 Mixed-Use Center

### EDH 52 Mixed-Use Center



APNs: 122-720-002, 122-720-018, 122-720-019, 122-720-020, and 122-720-021

Proposed development of a new mixed-use development located on both sides of Silva Valley Parkway on approximately 43.26 acres. The project would include 304 multi-family residences provided within five 4-story buildings and 14,000 square feet (sf) of retail building space contained within two buildings on the north side of Silva Valley Parkway (North Site) on 24.83 acres, and an approximately 165,000 sf warehouse retail center on the south side of Silva Valley Parkway (South Site) on 18.43 acres. The current zoning on the project site is predominantly Commercial, Regional – Planned Development (CR-PD), with small portions on the South Site zoned Commercial, Limited (CL), and Transportation Corridor (TC), and the General Plan land use designation for the project site is Commercial (C). The project would require: Rezones from CR-PD to Multi-unit Residential – Planned Development (RM-PD) on the North Site and from CL and TC to CR-PD on the South Site; a planned development for 304 multi-family residences, 14,000 square feet (sf) of general commercial retail, and 165,000 sf of warehouse commercial retail; a conditional use permit for the establishment of an on-site master sign program; a variance for an increase in sign height and signage area from what is currently allowed in the Zoning Code; a parcel map to subdivide the three existing parcels on the North Site into five parcels ranging in size from approximately 0.94 acres to 9.3 acres in size.

Application #	Z17-0004; PD15-0001; CUP23-0012; V22-0001; P17-0007
Application Type	Rezone; Planned Development; Conditional Use Permit; Variance; Parcel Map
Application Submittal Date	10/10/2017; 1/5/2015; 7/13/2023; 3/3/2022; 10/10/2017
General Plan Land Use	Commercial (C)
Zoning	Planned Development (CR-PD), Commercial, Limited (CL), and Transportation Corridor (TC)
Project Area	43.26 acres
Elevation	Approximately 700' to 800' AMSL
Applicant	AKT Investments
County Planner	Cameron Welch

Map



Map

about 1 month

Projects In Your Area - Home

#### Documents

#### Status

- Pre Application  
This consultation is open for contributions.
- Planning Application Submitted
- Application Under Review
- CEQA Document Preparation
- Public Hearing
- Final Action

#### Mixed-Use Projects

Creekside Village Specific Plan

EDH 52 Mixed-Use Center

Lime Rock Valley Specific Plan



# 2024 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to [edhapac.comment@gmail.com](mailto:edhapac.comment@gmail.com) by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



# Adjournment

# Next EDH APAC Meeting

**Wednesday**  
**May 8, 2024**  
**6:30PM**

