



El Dorado Hills Area Planning Advisory Committee

Wednesday May 8, 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 Timothy White, Vice Chair twhitejd@gmail.com
John Raslear, Vice Chair jrazpub@shs-global.net Brooke Washburn, Vice Chair Washburn_bew@yahoo.com

AGENDA FOR MEETING: WEDNESDAY May 8, 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/84344813415>

PHONE IN OPTION (669) 900-9128 Meeting ID: 843 4481 3415

LIVE on YOUTUBE: <https://www.youtube.com/watch?v=oaUhh4TPvOw>

(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: N/A
6. APAC Projects
 - a. EDH APAC Standing Transportation Subcommittee update - Bill Jamaca Chair
 - b. EDH APAC Standing Environmental Subcommittee update - George Steed Chair
 - c. UPDATES: "Notification" - EDH Area Project Status Updates
 - i. [Village Of Marble Valley Specific Plan A14-0004, Z14-0006, SP12-0003, DA14-0002, PD14-0005](#) DEIR release - subcommittee members needed
 - ii. [Lime Rock Valley Specific Plan A14-0002, Z14-0003, SP12-0001, DA14-0004, PD14-0003](#) DEIR Release Pending - subcommittee members needed
 - iii. [Bass Lake Family Apartments PA24-0004](#) Tac Meeting June 3, 2024
Located at Bass Lake Rd & Foxmore Lane utilize SB 330 and AB 2011 to provide a 100% affordable housing project of 124 reserved for low-income households and two (2) manager's units. The project includes five buildings totaling 122,508 sq. ft. The proposed project is 100% affordable and eligible for Density Bonus Concessions.
 - iv. [PA23-0015 Community for Health and Independence](#)
Update of BOS April 23, 2024 J6 Pre-Application Presentation

Adjournment:

The Next EDH APAC meeting is: **Wednesday June 12, 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 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



6. APAC Matters & Projects



EDH APAC Transportation Standing Committee Report

May 8, 2024



Committee Information

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



May Status Project Updates

- US 50/ EDH Blvd/Latrobe Interchange
 - APAC Traffic Committee requested and scheduled meeting with EDC DOT
 - DOT presented the current iteration (30 percent plan)
 - Significant safety enhancements already build into the plan
 - Traffic Committee made 4 recommendations to address pedestrian and bicycle safety
 - NEXT STEPS
 - DOT will continue to work with CalTrans on the plan and incorporate our suggestions
 - DOT to schedule the next review meeting – Target July '24



May Status Project Updates

- Creekside Village Project
 - APAC Traffic Committee was invited by Winn Properties to review their Traffic Study
 - Meeting held 12 April
 - The report was complete and professional
 - Traffic Committee noted that this development exacerbated known issues
 - DOT will need work with developer to address:
 - Golden Foothill Pkwy/RJ Matthews/Latrobe traffic flow
 - Widening of Latrobe between Investment Blvd and Royal Oaks
 - NEXT ACTIONS:
 - Winn to clarify the timing and triggers for signalization of Latrobe/Royal Oaks
 - DOT to clarify timing of adding Latrobe widening (Latrobe 72) being added to the CIP



May Status Project Updates

- Gateway EDH Project

- Meeting with PacTrust to discuss project scope and alternatives (Dist 1 & 2 Supervisors, Dist 1 Supervisor Elect, District 2 Planning Commissioner, APAC Traffic and Environmental Chairs, EDH CSD, EDH Chamber of Commerce, Blackstone/4 Seasons/Heritage HOAs, and EDC Planning and DOT Dirs./staff.

- FINDINGS:

- The data that the APAC Committee reports were based on was incomplete and misleading
 - Characterization of use was misleading/misunderstood – Will not be high-velocity distribution
 - Traffic numbers were provided by DOT as a full-buildout for the entire area – Projections from PacTrust show traffic ~10% of the previous projections (ITE Trip Generation Manual, 11th Edition)
 - NEXT STEPS:
 - Gateway Phase II will go through review process due to Parcel Split
 - PacTrust will work to minimize traffic impacts through lease provisions
 - PacTrust will actively engage with the community on future development plans



Environmental Standing Committee Updates

May 8, 2024



Committee Information

- Committee Members

- George Steed, Chairperson
- Jan Kuenzi
- Melinda Peak
- David Yeh

- Committee Goals

- Develop processes with EDC departments and EDH community to gather and incorporate comments, concerns, and recommendations
- Build awareness and knowledge of environmental processes associated with EDC land use policies and ordinances
- Engage constructively, work collaboratively



UPDATE *Notification - No Review*

EDH Area project updates



UPDATE

The Village Of Marble Valley Specific Plan

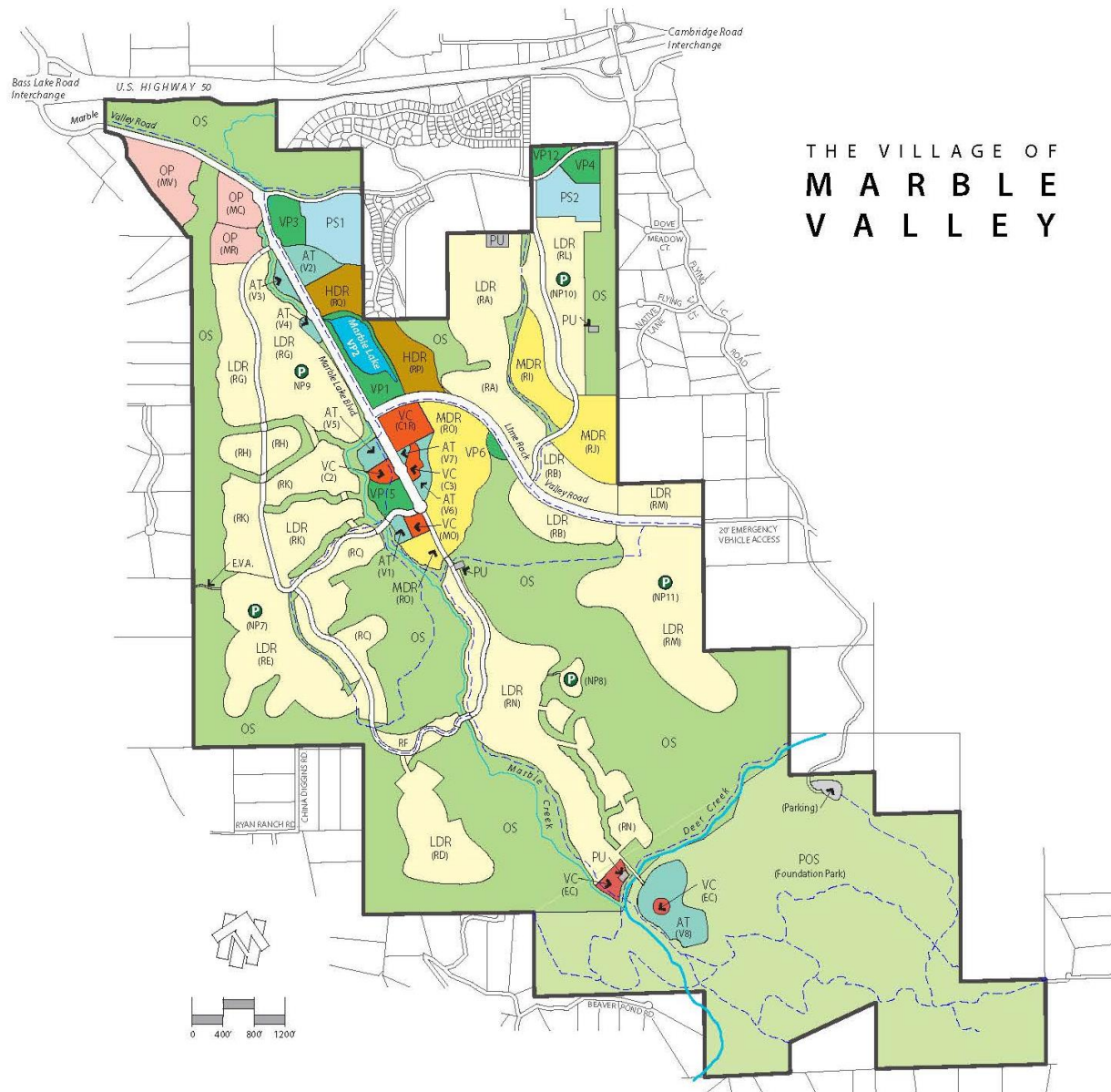
A14-0004 Z14-0006 SP12-0003 DA14-0002
PD14-0005



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



The Village Of Marble Valley Specific Plan

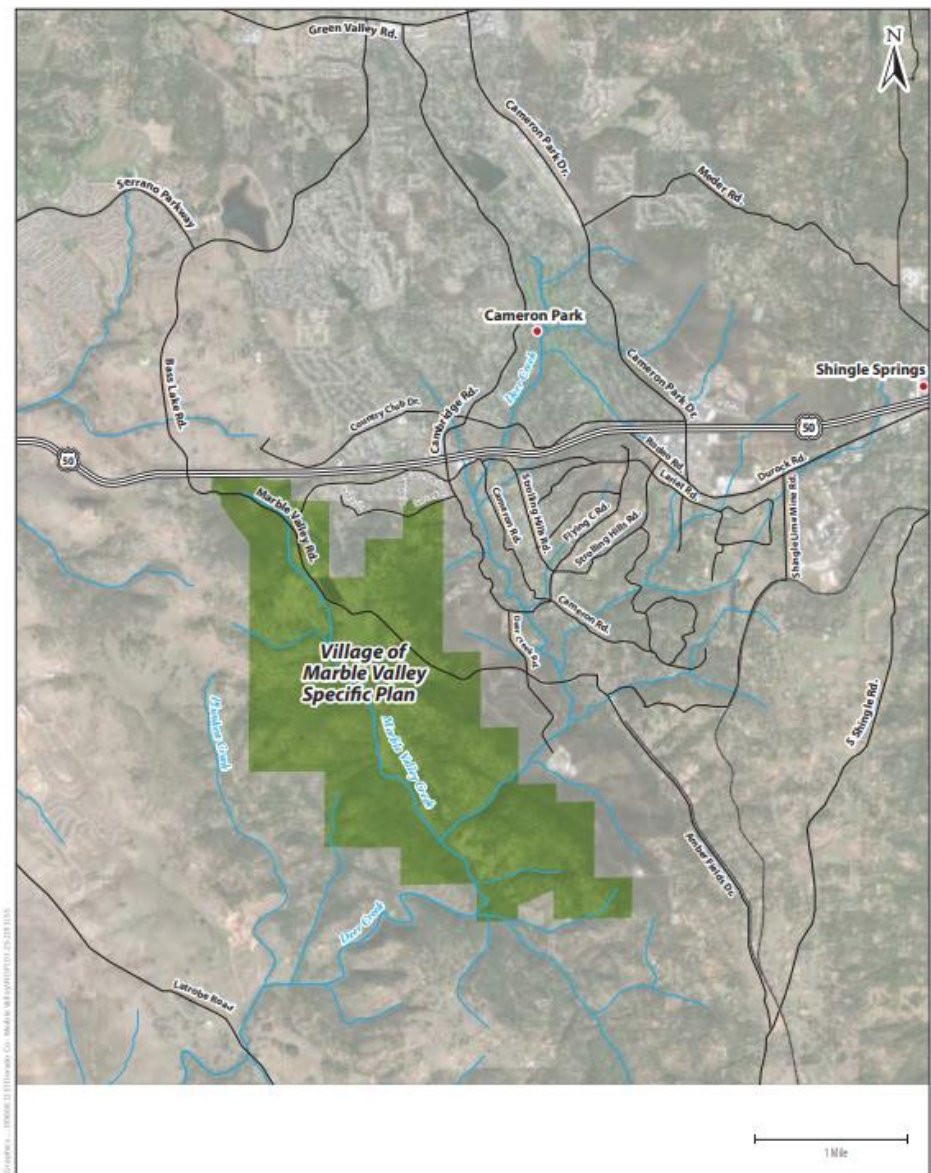


Figure 2
Project Location



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 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 (1998). The amendment would include changes to:

County general plan

Adoption and implementation of the Village of Marble Valley Specific Plan

Rezoning.

In addition, the project would require the County's Development Agreement

A Financing plan

Subsequent development permits

Entitlements including a Development Plan and Tentative Maps.



The Village Of Marble Valley Specific Plan

Specifically, the entitlement requests for the proposed project are provided as follows.

- 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

FROM 2013

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

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.



The Village Of Marble Valley Specific Plan

This DEIR is available for public and agency review for a 60-day period beginning May 1, 2024, and ending July 1, 2024. The purpose of this comment period is to consider the content of the DEIR and the potential environmental impacts that may result from project implementation, not the positive or negative attributes of the proposed project itself. Comments pertaining to the environmental impact analysis, criteria and thresholds, mitigation measures and alternatives presented in the DEIR will be considered by the County during preparation of the Final EIR. The Final EIR will include copies of the comments and the County's responses to comments pertaining to the environmental review and Draft EIR.

All written public and agency **comments must be received by 5:00 PM on July 1, 2024**, and should be directed to: El Dorado County Development Services Department-Planning Services, Attention: Cameron Welch, 2850 Fairlane Court, Placerville, CA 95667. Please include the name of the contact person of your agency, if applicable. Comments may also be submitted in person or via email to vmvsp@edcgov.us Comments submitted via email must either be included in the body text of the message or as an attachment in Microsoft® Word or Adobe® PDF format.



The Village Of Marble Valley Specific Plan

This DEIR is posted on the EDH APAC website on the [VMVSP Document Page](#)



The DEIR is a 88 MB PDF download, and is 768 pages long

The VMVSP DEIR Appendices A – N is LINKED on the EDH APAC VMVSP Document page, is a 114 MB PDF download, and is 3955 pages long.

EDH APAC is seeking community members to work on the DEIR review to prepare comments, questions and concerns related to **ENVIRONMENTAL** issues covered under CEQA.

Applicants from Serrano Associates will be making a project presentation about both the Villages of Marble Valley Specific Plan and the Lime Rock Village Specific Plan at the JUNE 12, 2024 EDH APAC meeting, and will accept questions on the DEIR(s).

ADMINISTRATIVE DRAFT

**VILLAGE OF MARBLE VALLEY SPECIFIC PLAN
DRAFT ENVIRONMENTAL IMPACT REPORT**

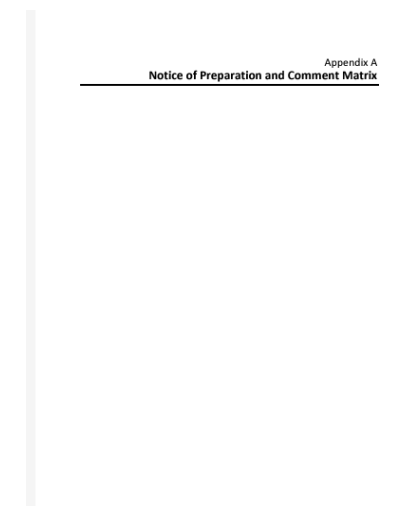
PREPARED FOR:

El Dorado County
Planning and Building Department
2850 Fairlane Court, Building C
Placerville, CA 95667
Contact: Cameron Welch
530.621.5355

PREPARED BY:

ICF
980 9th Street, Suite 1200
Sacramento, CA 95814
Contact: Shahira Ashkar
916.737.3000

May 2024



Appendix A
Notice of Preparation and Comment Matrix



UPDATE

Lime Rock Valley Specific Plan

SP12-0001, DA14-0004, Z14-0003, A14-0002
PD14-0003



Lime Rock Valley Specific Plan

Proposed development of 800 dwelling units, 15 acres of public facility/recreational park use, and 335 acres of open space on an approximately 740-acre site.

The current zoning is Estate Residential Ten Acre-Planned Development (RE-10-PD), Residential Agricultural-20 and Residential Agricultural-40 Districts, and Open Space (OS).

The current General Plan land use designation for the project site is Rural Residential (RR) and Open Space (OS).

The project would require a general plan amendment to Adopted Plan-Lime Rock Valley Specific Plan (AP-LRVSP) and LRVSP land use designations Low Density Residential (LDR), Village Park (VP), and Open Space (OS) and a rezone to LRVSP zone districts One-Acre Lot Residential-Planned Development (R1A-PD), 15K SF Lot Residential-Planned Development (R15-PD), 10K SF Lot Residential-Planned Development (R10-PD), 6K SF Lot Residential-Planned Development (R6-PD), Private Open Space-Planned Development (OS1-PD), Public Open Space-Planned Development (OS2-PD), and Preserve-Open Space Planned Development (OS3-PD).

The project would establish a Development Agreement and Specific Plan for Lime Rock Valley.

The DEIR for the Lime Rock Valley Specific Plan is expected to be released by May 15, 2024, and will have a 60 day public comment period, which would make the **end of the public comment period 5PM JULY 15 2024.**



Lime Rock Valley Specific Plan

LAND USE

- LDR** Low Density Residential
- VP** Village Park
- OS** Open Space



Lime Rock Valley
Figure 3.1



Lime Rock Valley Specific Plan

LAND USE

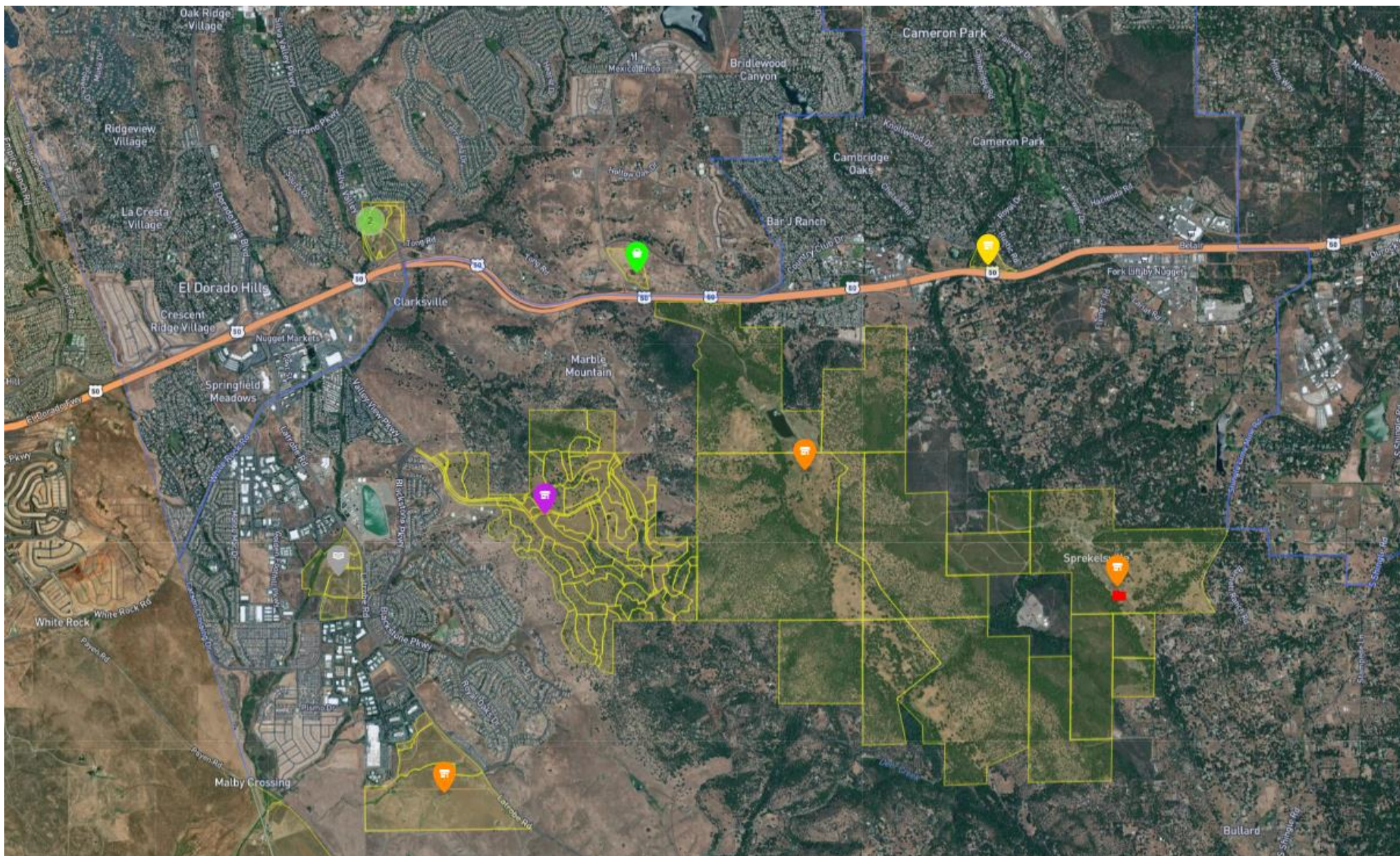
-  LDR Low Density Residential
-  VP Village Park
-  OS Open Space



LAND USE

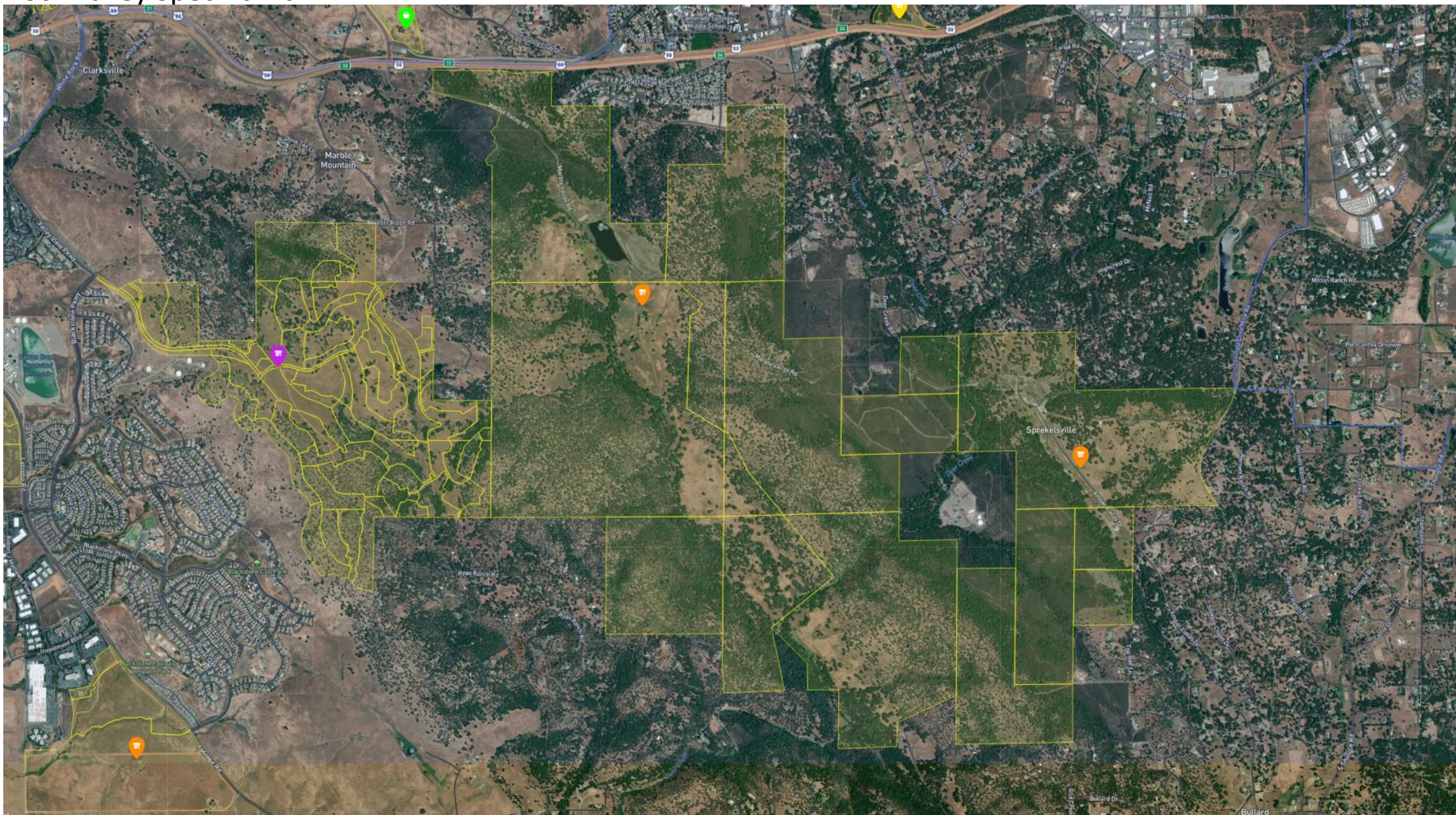


Lime Rock Valley Specific Plan





Lime Rock Valley Specific Plan





UPDATE

**SB 330 Bass Lake Family Apartments
PA24-0004**



Bass Lake Family Apartments

A Pre-Application for Bass Lake Family Apartments, an affordable housing project that seeks to utilize SB 330 and AB 2011 to provide 100% affordable housing project comprised of 126 apartments with 124 of the apartments reserved for low-income households and two (2) manager's units. Property is 5.27 acres located on Foxmore Lane at Bass Lake Rd.

The project includes five (5) buildings totaling 122,508 sq. ft. The proposed project is 100% affordable and eligible for Density Bonus Concessions.

The Applicant requests a concession to allow 0% commercial floor area (GFA), whereas a minimum of 30% GFA is typically required as a commercial use in the Commercial Zones.

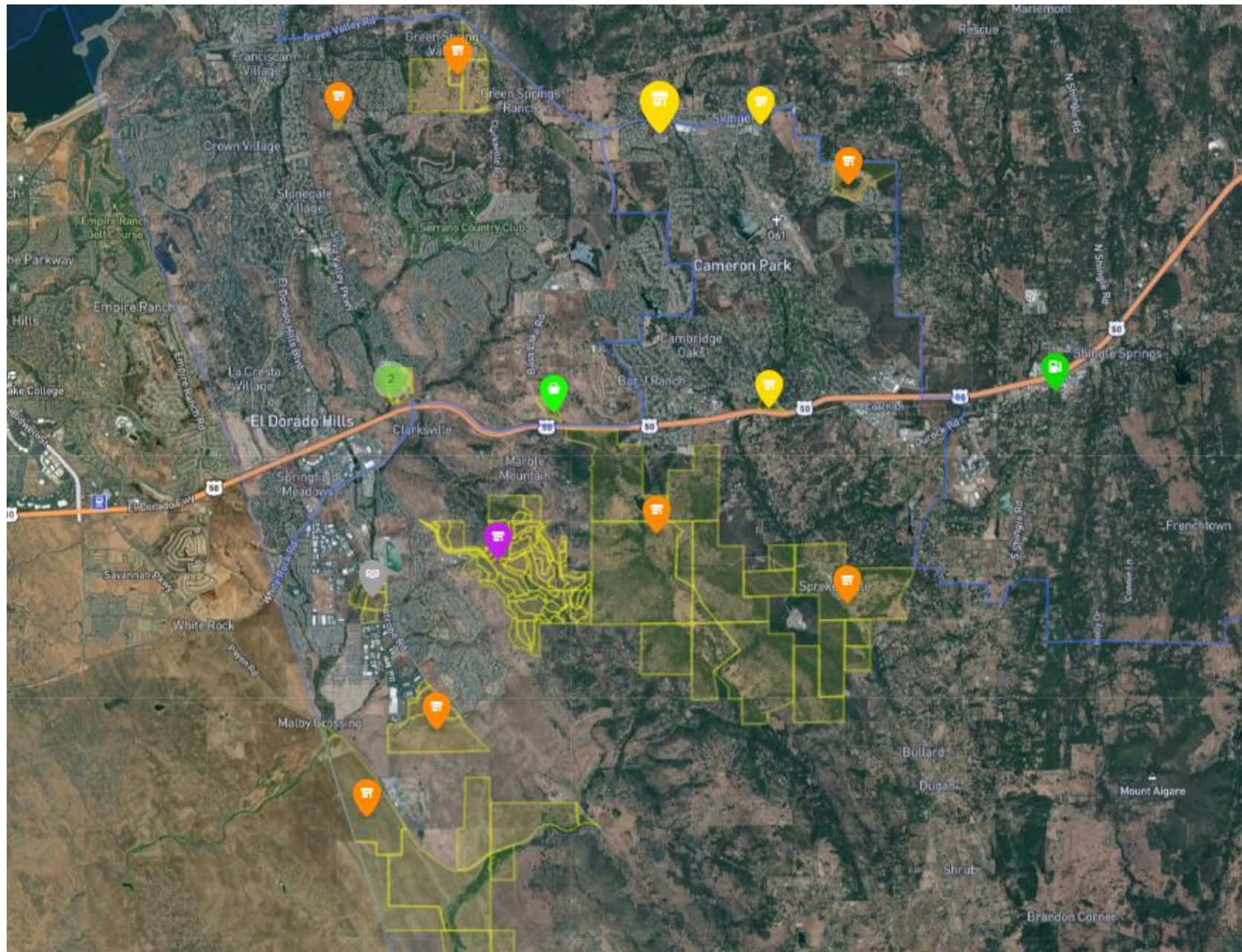
The proposed project would be eligible for up to an 80% Density Bonus. The Applicant requests a +/- 25% Density Bonus. The project includes landscaping and 170 parking spaces.

The current zoning is Commercial Professional Office (CPO) and General Plan land use designation for the project site is Commercial (C).

TAC MEETING JUNE 3, 2024 – Cameron Park Deign Review Committee May 20, 2024

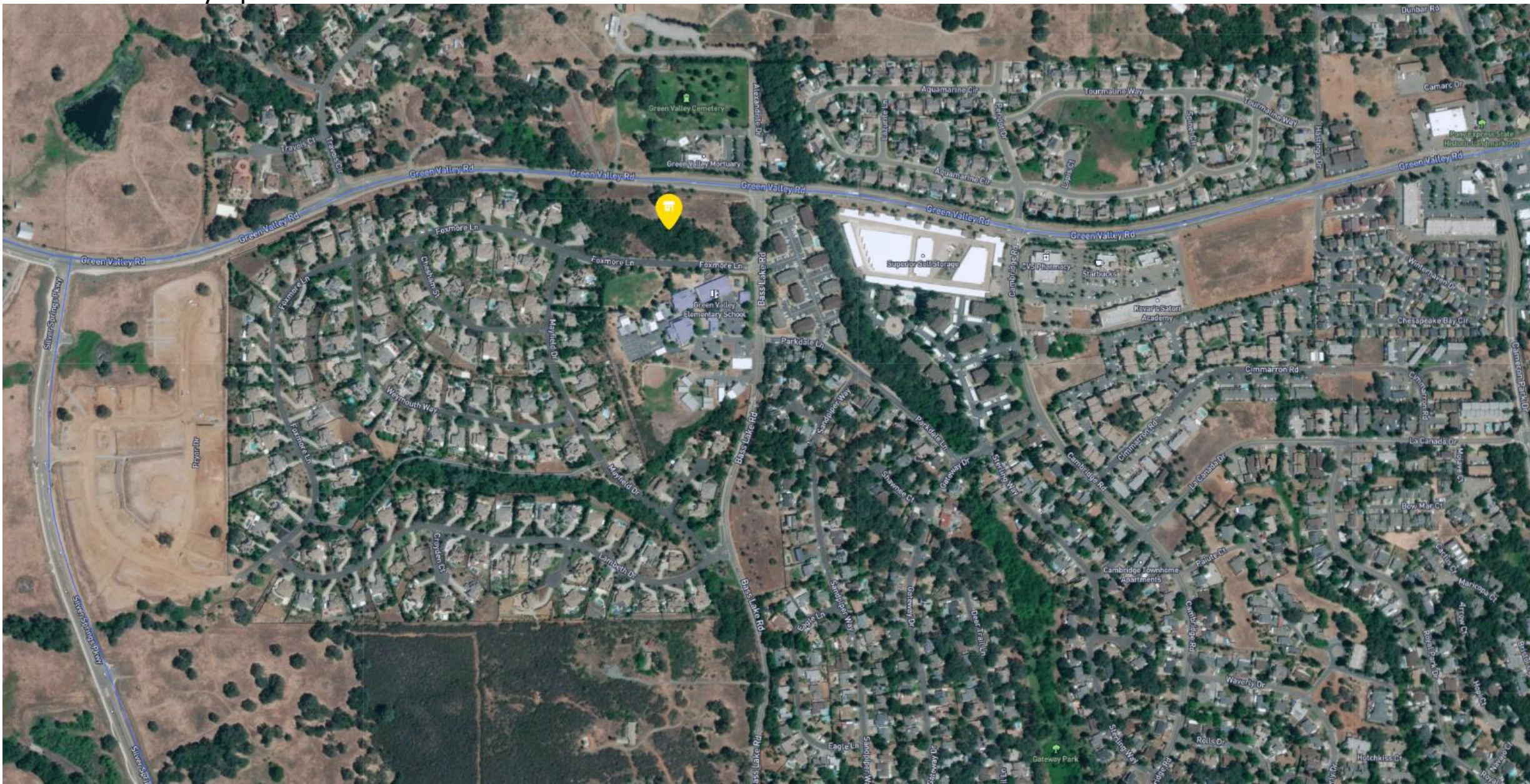


Bass Lake Family Apartments



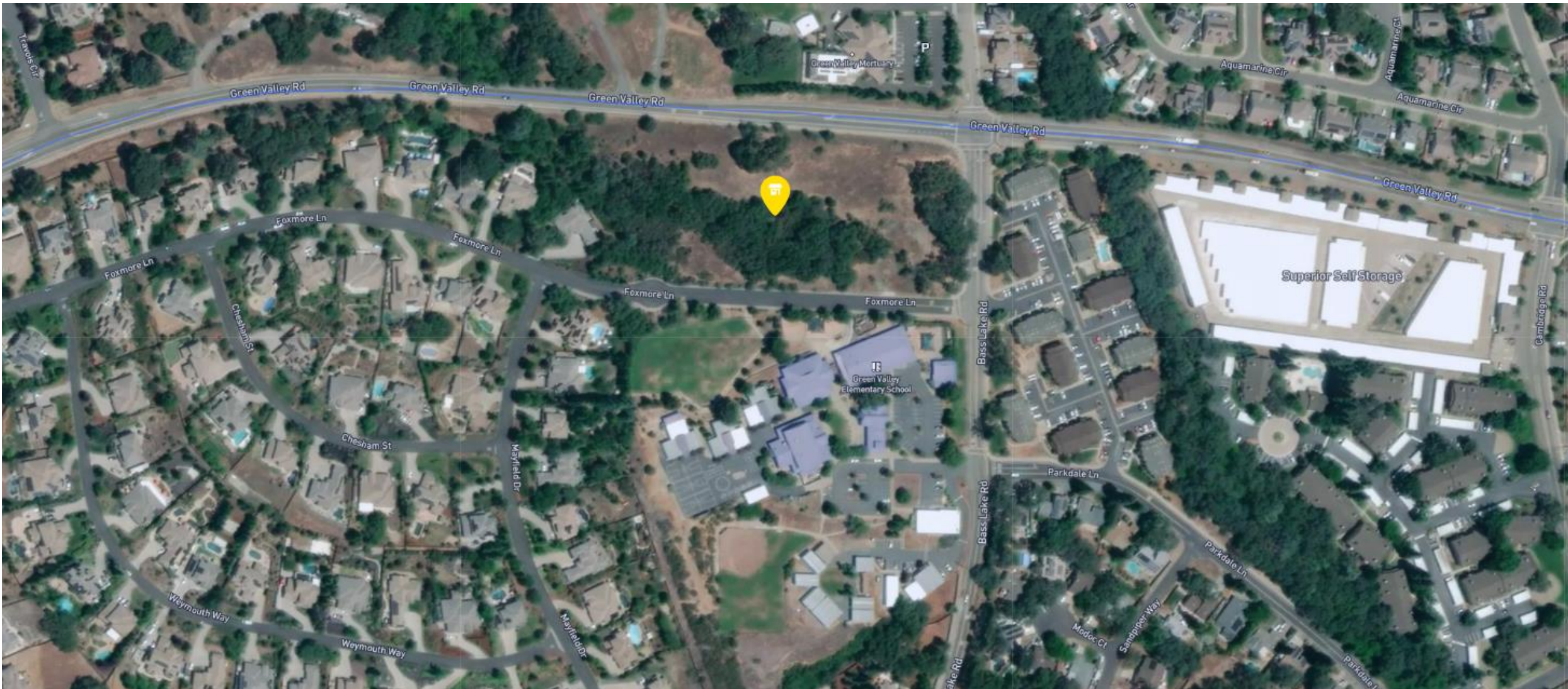


Bass Lake Family Apartments





Bass Lake Family Apartments





Bass Lake Family Apartments





Bass Lake Family Apartments





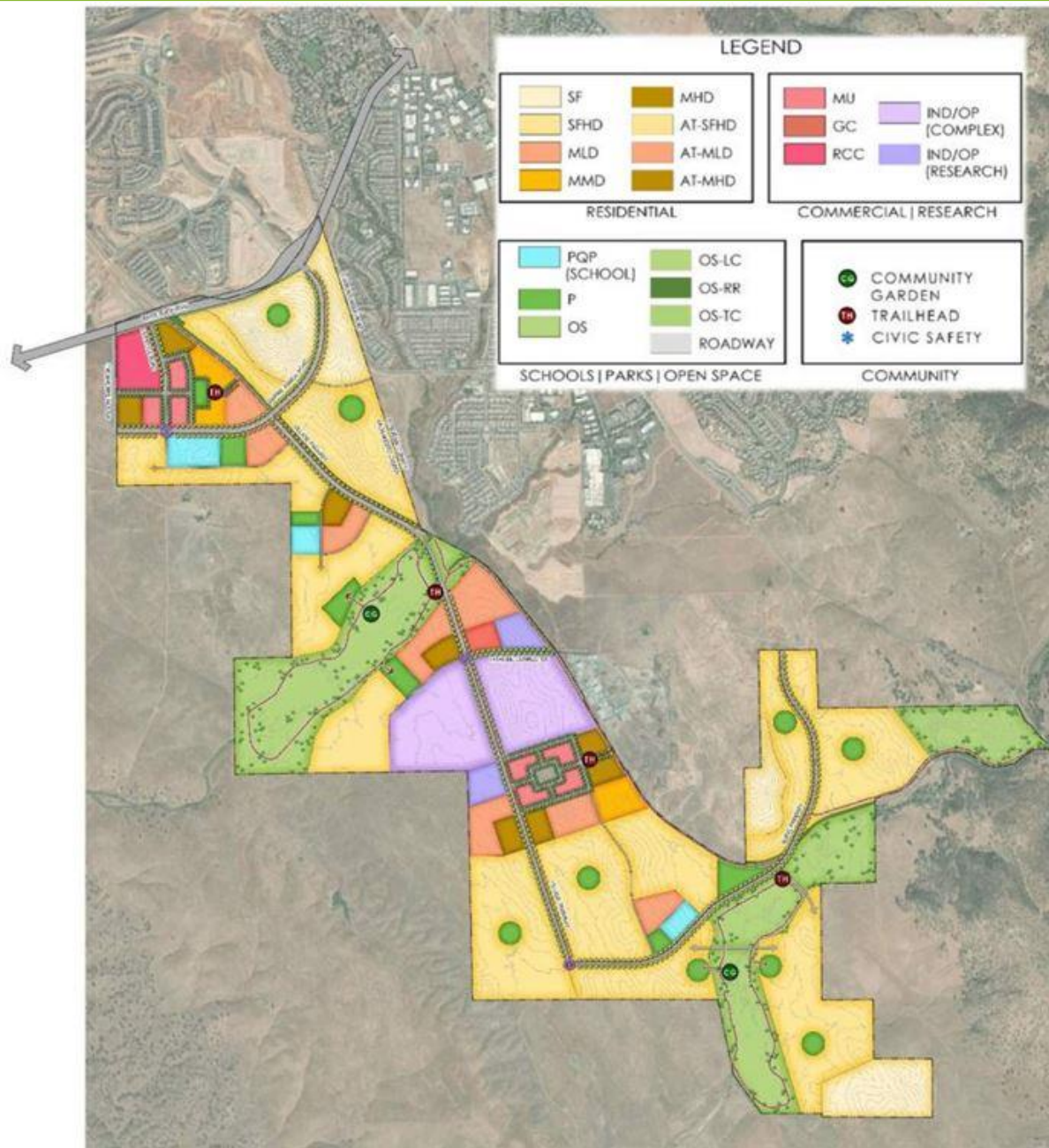
**PA23-0015 Community for Health and
Independence
Pre-Application
J6 Board of Supervisors Hearing
April 23, 2024**



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.



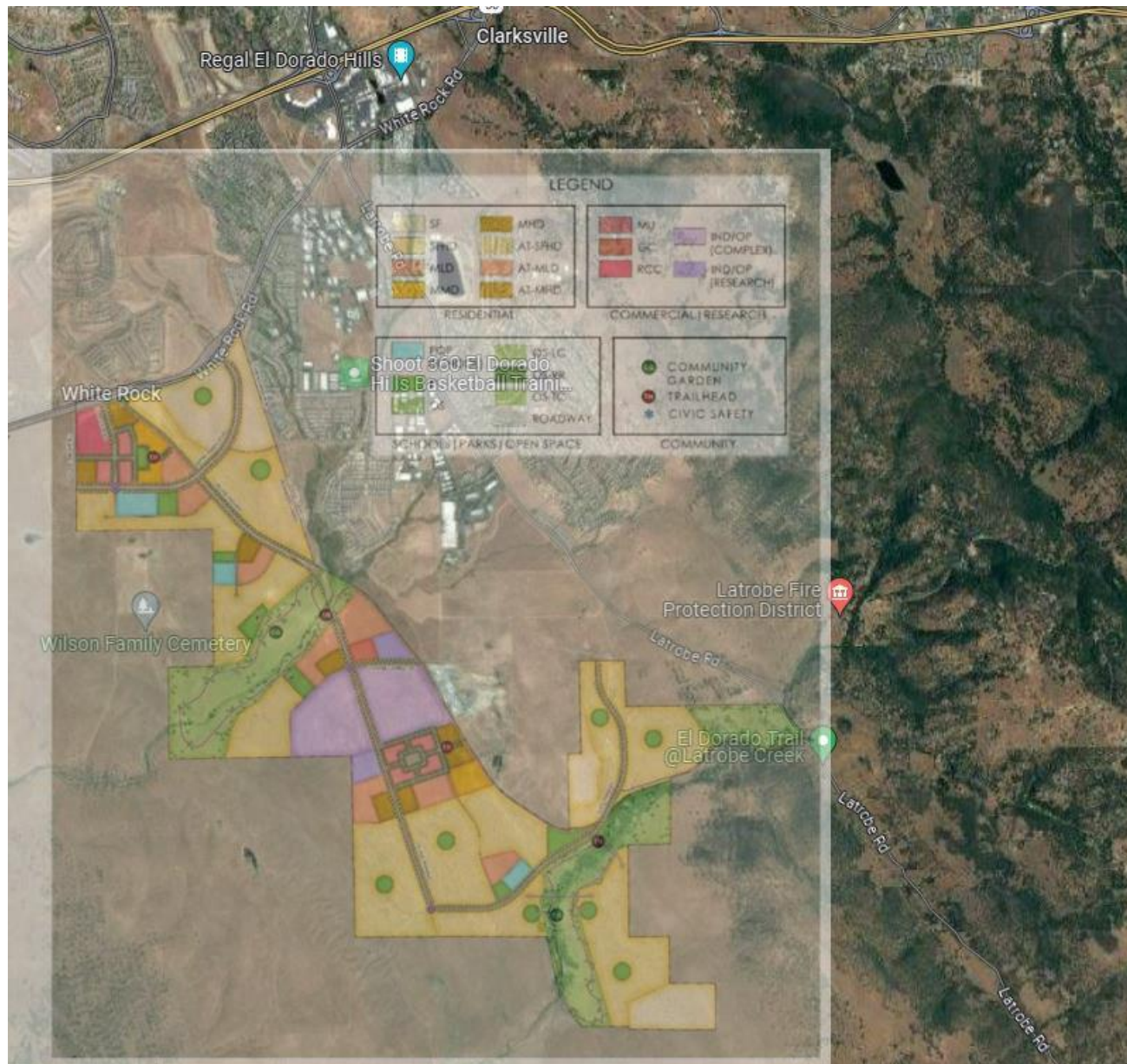
PA23-0015 Community for Health and Independence

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



El Dorado Hills Area Planning Advisory Committee

PA23-0015 Community for Health and Independence





PA23-0015 Community for Health and Independence

Goal is to build a community that gives elders and individuals with disabilities some form of medical and living independence.

Residents will have access to cutting-edge technology to “enhance the well-being” of older adults and people with disabilities.

Work in the research facility will study healthy aging and living for such people.

20% of the proposed housing is geared toward seniors and people with chronic disabilities. 80% of the proposed housing would be market rate.



PA23-0015 Community for Health and Independence

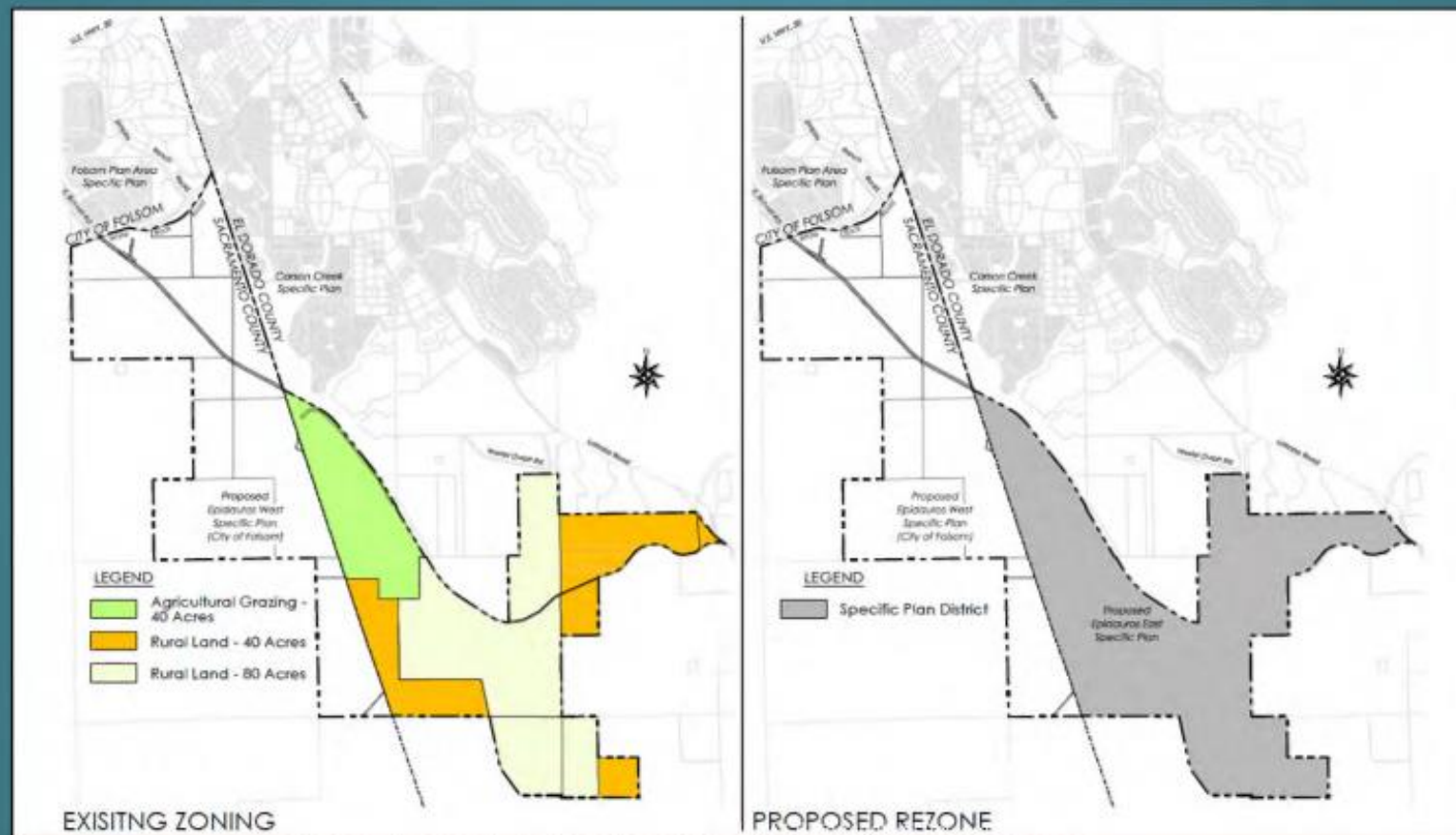
SACOG and Sacramento Bee Editorial reported that there currently is no need for this additional housing within the six county area. The project's new housing will not provide cheaper, low affordable single family housing in El Dorado County.

The proposed senior housing is not near clinics, highways or public transportation. They will be surrounded by current undeveloped space and single family high density homes.

UCD Research property is not subject to CA property Tax.



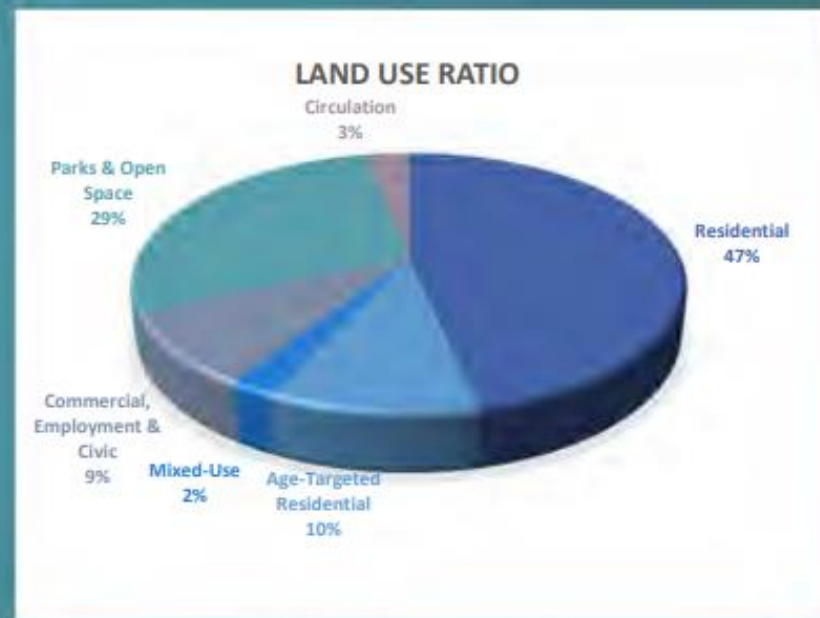
Zoning Designation





Conceptual Land Use Matrix per Acre

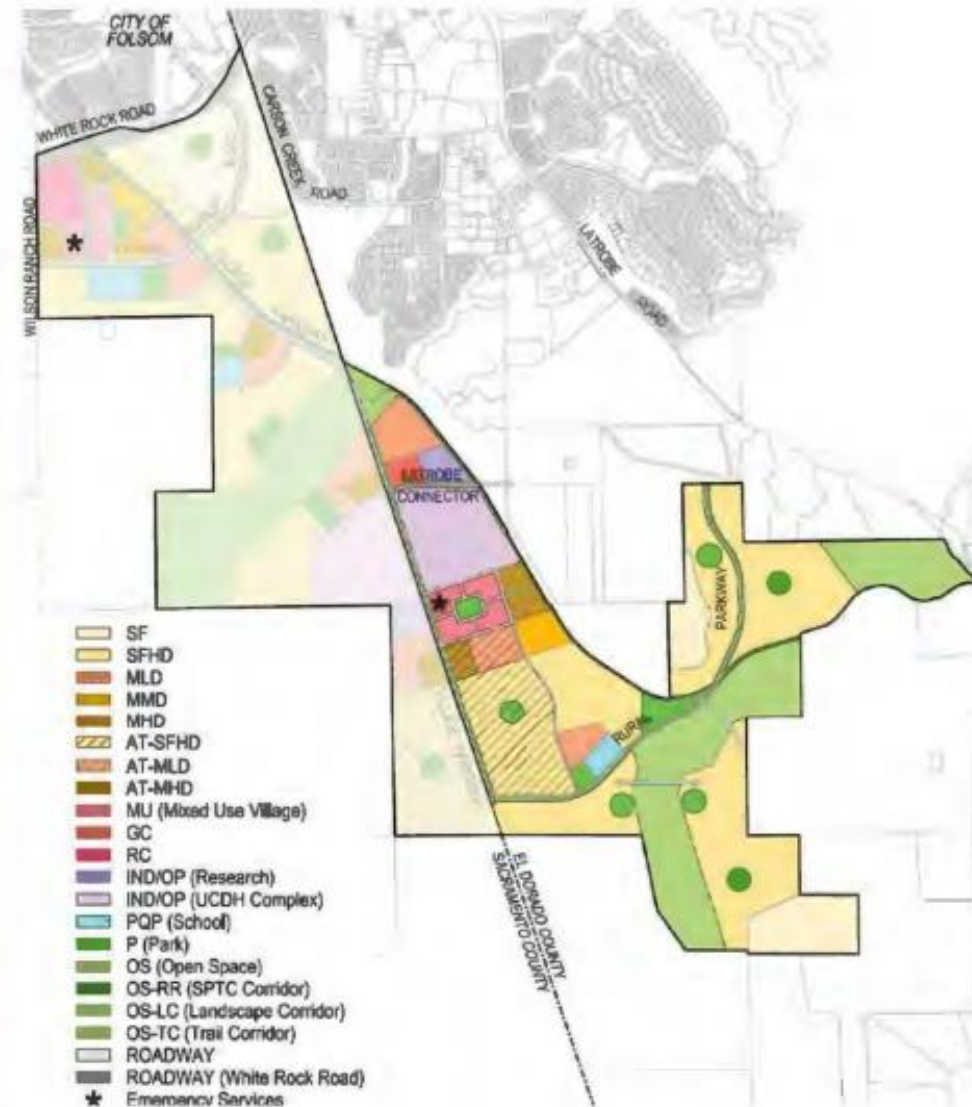
Land Use	Acres	Dwelling Units
Residential	681	3,332
Age-Targeted Residential	150	830
Mixed-Use	32	144
Commercial, Employment & Civic	135	
Parks & Open Space	416	
Circulation	46	
East Plan Area Total	1,460	4,306





Proposed Conceptual Site Plan

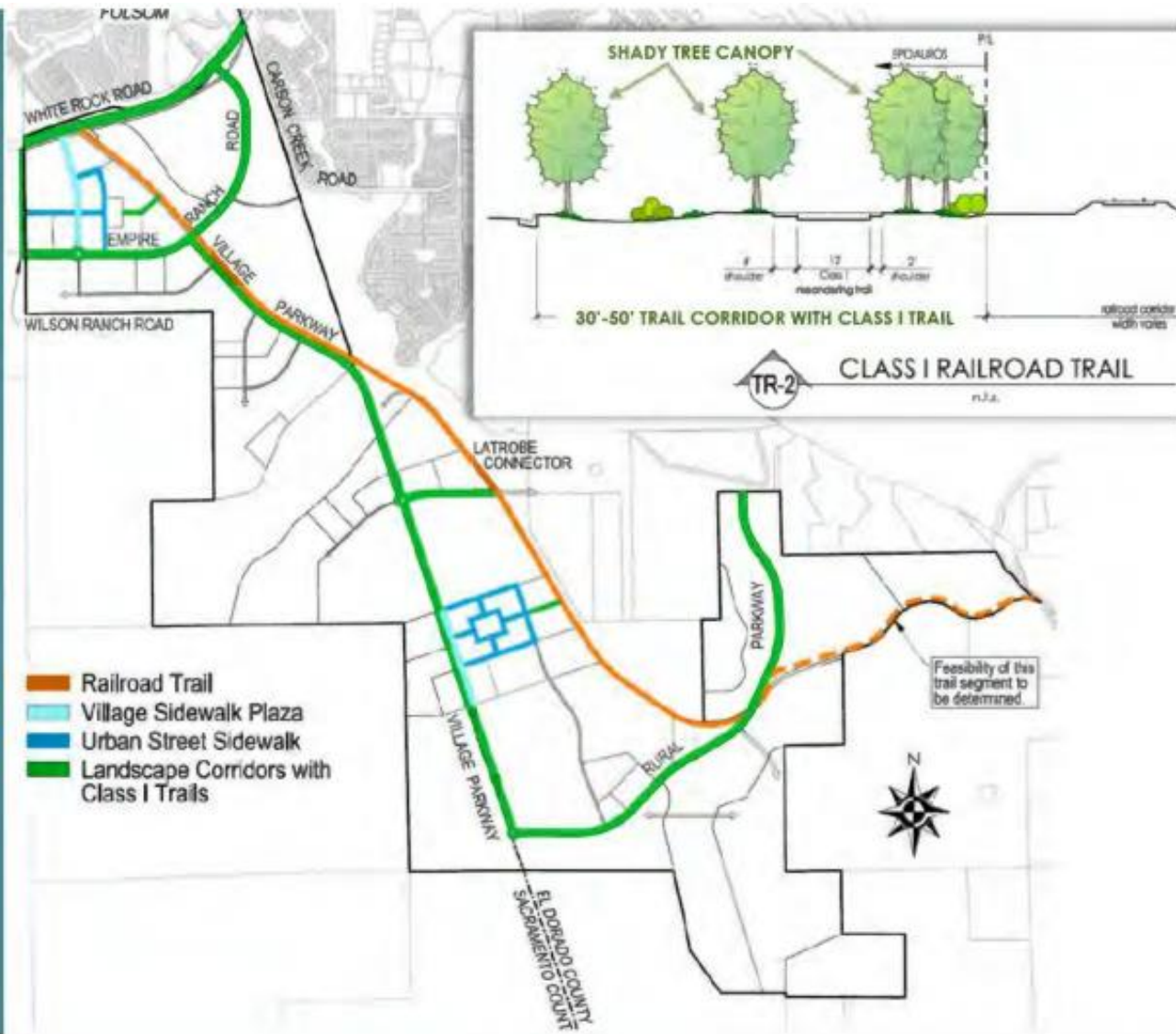
EAST PLAN AREA		
Land Use	Gross Area (Acres)	Dwelling Units
Residential		
SF (1-4du/ac) Single Family	105.3	295
SFHD (4-7du/ac) Single Family High Density	490.2	2157
MLD (7-12du/ac) Multi-Family Low Density	46.8	337
MMD (13-20du/ac) Multi-Family Medium Density	19.3	232
MHD (20-30du/ac) Multi-Family High Density	19.5	311
Subtotal Traditional Residential	687.1	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





PA23-0015 Community for Health and Independence
EDC Planning Staff Presentation

Circulation & Latrobe Connector





Next Steps

- Applicant to submit formal applications to the Planning Division, including:
 - **GPA- General Plan Amendment** to apply the Community Region designation;
 - **SP- Specific Plan Adoption** request; and
 - **Z- Rezone to change the existing zoning** to allow for the proposed uses, as identified in formal application materials.
- **An Environmental Impact Report (EIR)** in compliance with the California Environmental Quality Act (CEQA) is required for the whole of the project including anticipated annexations to be considered by LAFCO.



Optional Project Next Steps

Optionally, the applicant may choose to pursue:

- A **Development Agreement**, which is a contractual agreement between the County and the owner of real property relating to development that property. The scope could cover issues related to infrastructure, transportation, affordable housing, and other topics.
- TM- **Tentative Map application** to subdivide the land, which will be reviewed by County staff and the Planning Commission to make certain the proposed division conforms to the minimum County standards for lot size, access, road improvements, grading, sewage facilities, water supply and other environmental concerns.



PA23-0015 Community for Health and Independence

TAC Comments –

**Pre-Application PA23-0015 Community for Health and Independence
Technical Advisory Committee Responses**

Agency List of Comments Received:

1. CAL FIRE; Jeff Hoag, Battalion Chief - Amador El Dorado Unit, Wildfire Resiliency Program
2. California Department of Transportation; Gary S. Arnold, Branch Chief, District 3
3. County of El Dorado Department of Transportation (DOT); Leah Rademacher
4. El Dorado Hills Fire Department; Chrishana Fields, Fire Marshal
5. El Dorado Hills Community Services District; Jeff Kernen, Principal Planner
6. Local Agency Formation Commission (LAFCO); Erica Sanchez, Assistant Executive Officer
7. Latrobe School District; Dave Scroggins, Superintendent/ Principal
8. Agriculture Commission; LeeAnne Mila, Agricultural Commissioner/Sealer of Weights and Measures



El Dorado Hills Area Planning Advisory Committee

PA23-0015 Community for Health and Independence

TAC Comments –

LeeAnne Mila Agricultural Commissioner April 5, 2024

The majority of the parcels in the Community Health and Independence proposal are constrained by policy 8.1.2.2 in the El Dorado County Adopted General Plan. They were identified in the 1996 Dept. of Conservation Land Use Map as grazing lands and are still identified as grazing lands in the 2018 Dept of Conservation Farmland Maps. In addition, some of the parcels are currently being grazed and are adjacent to active cattle operations.

Policy 8.1.2.2 Some lands within Rural Regions have historically been used for commercial grazing of livestock and are currently capable of sustaining commercial grazing of livestock. If they can be demonstrated to be suitable land for grazing, and if they were not assigned urban or other nonagricultural uses in the Land Use Map for the 1996 General Plan, those lands shall be protected with a minimum of 40 acres unless such lands already have smaller parcels or the Board of Supervisors determines that economic, social, or other considerations justify the creation of smaller parcels for development or other nonagricultural uses. Where 40-acre minimum parcel sizes are maintained, planned developments may be considered which are consistent with the underlying land use designation. Before taking any actions to create parcels of less than 40 acres in areas subject to this policy, the Board of Supervisors and/or Planning El Dorado County General Plan Agriculture and Forestry Element July 2004 (Amended December 2015) Page 171 Commission shall solicit and consider input from the Agricultural Commission.

From: [LeeAnne Mila](#)
To: [Ande Flower](#)
Subject: Ag. Dept. Community Health and Independence Comments.
Date: Friday, April 5, 2024 2:42:56 PM

Good Afternoon-

The majority of the parcels in the Community Health and Independence proposal are constrained by policy 8.1.2.2 in the El Dorado County Adopted General Plan. They were identified in the 1996 Dept. of Conservation Land Use Map as grazing lands and are still identified as grazing lands in the 2018 Dept of Conservation Farmland Maps. In addition, some of the parcels are currently being grazed and are adjacent to active cattle operations.

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Please let me know if there are any questions.

Thank you,
LeeAnne

LeeAnne Mila
Agricultural Commissioner/Sealer of Weights and Measures
El Dorado and Alpine Counties
311 Fair Lane
Placerville Ca. 95667
530-621-7403



El Dorado Hills Area Planning Advisory Committee

PA23-0015 Community for Health and Independence

TAC Comments –

Erica Sanchez Assistant Executive Officer El Dorado Local Agency Formation Commission (EDC LAFCo)

As you are aware, the East Plan Area will require essential municipal services from multiple service providers within El Dorado County. These services and their respective providers include water and wastewater (El Dorado Irrigation District or “EID”), fire protection and emergency services (El Dorado Hills County Water District or “EDH Fire”), and park and recreation services (El Dorado Hills Community Services District or “EDHCSD”). The East Plan Area will require El Dorado LAFCO approval of the following changes of organization prior to receiving these services:

Annexation into EID, which will also require an amendment to EID’s sphere of influence.

Annexation into EDH Fire (117-020-005 and 117-020-012 only).

Annexation into EDHCSD, which will also require an amendment to EDHCSD’s sphere of influence (117-020-010 is already within EDHCSD’s sphere of influence).

As this project progresses from conceptual review to Specific Plan review, please include all above actions in the final terms and conditions of approval. El Dorado LAFCO’s approval process would occur after the County’s approval process; however, please advise the Applicant to contact El Dorado LAFCO sooner to schedule a pre-application meeting with staff.

El Dorado LAFCO will also require an environmental review for the above actions; therefore, it is in the best interest of the Applicant and all parties if one CEQA document is prepared that covers all necessary processes. El Dorado LAFCO respectfully requests that the project description include all annexations and sphere of influence amendments, and that the Initial Study and subsequent environmental document include robust analysis in the following areas:

Water Supply, Pumping and Treatment Facilities

Water Quality / Wastewater Treatment Issues

Fire and Emergency Medical Services

Park and Recreation Services

Agricultural and Open Space

Regional Housing Needs Allocation Goals



VIA EMAIL

February 15, 2024

Ande Flower
El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667
ande.flower@edcgov.us

RE: PA23-0015 – **Community for Health and Independence** (Epidaurus Management Company)

Dear Mr. Flower:

Thank you for the opportunity to review and provide comments on the Pre-Application for the Community for Health and Independence Project¹. LAFCO’s State mandated role is to promote orderly growth and development, discourage urban sprawl while preserving open space and agricultural lands, and to encourage efficient service areas for local governments. To that end, El Dorado LAFCO has reviewed the information relating to this project and would like to comment on the proposed development and necessary future services within the El Dorado County portion of the project (“East Plan Area”).

As you are aware, the East Plan Area will require essential municipal services from multiple service providers within El Dorado County. These services and their respective providers include water and wastewater (El Dorado Irrigation District or “EID”), fire protection and emergency services (El Dorado Hills County Water District or “EDH Fire”), and park and recreation services (El Dorado Hills Community Services District or “EDHCSD”). The East Plan Area will require El Dorado LAFCO approval of the following changes of organization prior to receiving these services:

- Annexation into EID, which will also require an amendment to EID’s sphere of influence.
- Annexation into EDH Fire (117-020-005 and 117-020-012 only).
- Annexation into EDHCSD, which will also require an amendment to EDHCSD’s sphere of influence (117-020-010 is already within EDHCSD’s sphere of influence).

¹ The Community for Health and Independence proposes a General Plan Amendment request to change multiple parcels from Agricultural Lands (AL) and Rural Region (RR) to Approved Plan through Specific Plan adoption to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space. Guided by UC Davis research, the project is designed to promote healthy living through project design and includes a 200-acre research complex. The property consists of 8 parcels [117-020-005, 087-010-018, 117-020-012, 117-020-017, 117-020-010, 087-070-007, 117-020-018, 087-010-021] totaling approximately 1,460 acres and is located approximately 3 miles south of State Highway 50, along the eastern County border with Sacramento County, in the El Dorado Hills area, Supervisorial District 2.

² Projects\MISC\Inquiries\AKT Community for Health and Independence (Folsom-EDC)\PA23-0015 Community for Health and Independence TAC Comment Letter 2-15-24.docx

COMMISSIONERS
Public Member: Bill Wilde • Alternate Public Member: Dawn Hodson
City Members: John Gioia, Tamara Wallace • Alternate City Member: Nicole Gueberg
County Members: John Hoidal, George Turbico • Alternate County Member: Wendy Thomas
Special District Members: Brian Veerkamp, Timothy J. White • Alternate Special District Member: Michael Saunders
STAFF
Shiva Fretzen, Executive Officer • Erica Sanchez, Assistant Executive Officer
Maahly Subramanian, Commission Counsel



PA23-0015 Community for Health and Independence

TAC Comments –
Deputy Chief Chrishana Fields Fire Marshal EDH Fire

EDHFD GENERAL CONDITIONS OF APPROVAL SPECIFIC TO THIS PROJECT:

1. Structural Fire Protection and Suppression Services: Consistent with California Code of Regulations Title 14 §1266.01, structural fire protection and suppression services will be available for this project by the El Dorado Hills Fire Department (EDHFD). The project is located within the service boundaries of EDHFD. The nearest staffed fire station to the project location is EDHFD Station No. 87 located at 4680 Golden Foothill Parkway, El Dorado Hills, CA 95762 in El Dorado Hills. The average response time to the project site from this fire station is approximately 8 minutes or less to 80% of the population in the area.


2. Natural Hazard Disclosure: The project is located in a **HIGH** Fire Hazard Severity Zone within a CAL FIRE Responsibility Area (SRA). The applicant shall provide a Wildfire Hazard Real Estate Disclosure to all future property owners regarding this risk.

3. Limits to Development: The project **IS** currently identified in an area of high or very-high wildland fire hazard or in an area identified as a wildland-urban interface (WUI) community within the vicinity of federal land that is a high risk of a wildfire.

PRIOR TO THE RECORDATION OF PARCEL/SUBDIVISION MAP

1. Emergency Water Supply: The project area IS NOT currently provided with an adequate means of emergency water supply, storage, or conveyance facilities. Prior to new buildings or structures being placed on one or more of these parcels, the applicant will need to demonstrate that they can meet the required emergency water supply provisions found in Chapter 5 of the California Fire Code, along with local ordinances and standards of EDHFD.

- a. Approved fire hydrants capable of providing the required fire flow for the protection of any and all structures shall be located along the fire apparatus access roadway. Fire hydrant quantities and locations shall be in accordance with the California Fire Code, as amended locally. The required fire hydrants shall be installed and operational prior to any construction (including foundations).



**EL DORADO HILLS
FIRE DEPARTMENT**
"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

February 23, 2024
 Ande Flower, Project Planner
 El Dorado County Planning Department
 2850 Fair Lane
 Placerville, CA 95667

PROJECT: P23-0015 – COMMUNITY FOR HEALTH & INDEPENDENCE
 APN: 117-020-005, 010, 012, 017, 018 & 087-010-018, 021 & 087-070-007

The El Dorado Hills Fire Department (EDHFD) has reviewed the above-referenced project application submitted, hereafter referenced as the "project". Our review of the application is intended to ensure this agency can provide fire and emergency medical services that are consistent with the El Dorado County General Plan, State Fire Safe Regulations, as adopted by El Dorado County, and the California Fire Code as amended locally.

This agency reviewed the application based on the following criteria provided by the applicant:
 A General Plan Amendment to change multiple parcels to include residential, age-targeted residential, mixed-use, commercial, industrial/office park, and open space. The project consists of 8 parcels totaling 3,460 acres.

See Table 1 that describes our review of the application in conformance with these standards.

Table 1: El Dorado County General Plan Policies Related to Fire Protection

Policy	Topic	Standard	Does the Project Comply			Comments
			Yes	No	N/A	
5.1.2.2	Fire District Response	Community Region – 8-Minute Response to 80% of Population.	X			
5.7.2.1	Fire Protection	Sufficient emergency water supply, storage, and conveyance facilities for fire protection. Adequate access is provided.		X		See notes below
6.2.1	Defensible Space	Tentative maps shall be conditioned to attain and maintain defensible space.		X		Defensible Space required.

1000 Wilson Boulevard | El Dorado Hills, California 95762 | Telephone (916) 933-6622 | Fax (916) 933-2963 | www.edhfd.com



Planning and Land Use Analysis



Land plan is similar to Folsom Plan Area

- Mix and distribution of land uses/housing

Blue Zone concepts applied:

- Age restricted housing
- 100-acre medical research campus (if owned by UCD, not subject to property tax)

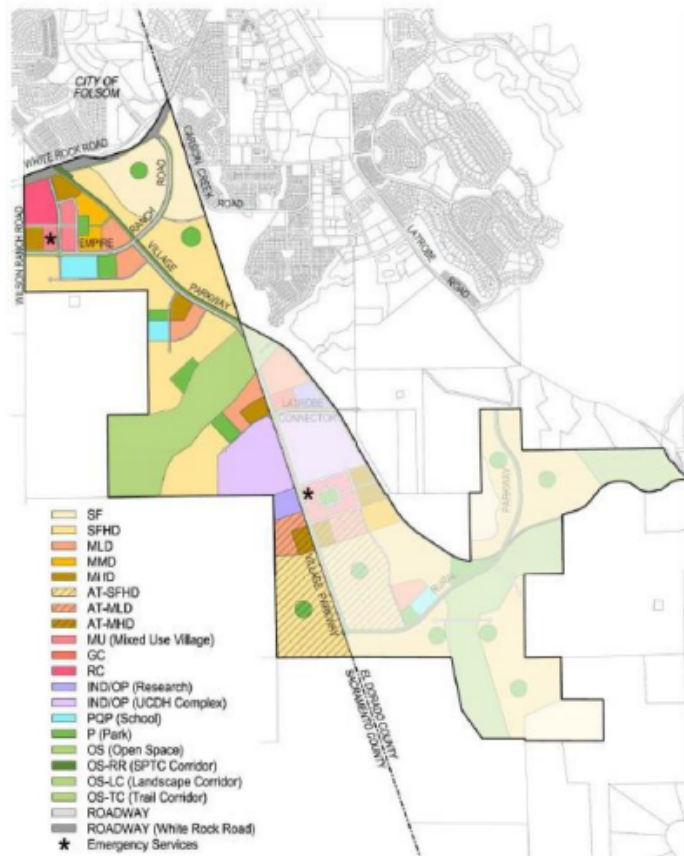
Consistent with several GP Policies:

- Housing future generations, R&D land supply

Inconsistent with several GP Policies:

- SACOG Growth Principles, not urban area, habitat, vehicle miles traveled, transit services

THE COMMUNITY FOR HEALTH AND INDEPENDENCE
WEST PLAN AREA | THE WEST PLAN AREA is proposed in the City of Folsom.





Transportation and Circulation Analysis



Other Comments/Potential Concerns:

- Impacts to the City's Active Transportation Plan and Intelligent Transportation Systems Plan.
- Consistency of roadway and trail cross sections with the City's General Plan and Active Transportation Plan.
- Consistency with the City's new Roundabout First policy as the preferred traffic control.
- Fair share contributions to planned transportation improvements impacted by the project.
- Several major roads shown in the project narrative exit project boundaries to the west, north, and east. Those connections and potential traffic impacts need to be studied.





Public Facilities and Services Analysis



Because this project area is outside current urban service boundaries and not slated for development, detailed service studies and impact analysis needed for:

- Water supply, system delivery, and efficiency given the project is outside Folsom water service boundary, excluded from the 2020 Urban Water Management Plan, and current lack of capacity to treat and/or distribute water to the area.
- Wastewater because Folsom does not have capacity to serve the project. Sac Sewer would need to analyze capacity for wastewater services and annex the area.
- Non-potable water supply given the project narrative identification of purple pipe.
- Solid waste reduction, recycling, and composting services should be coordinated for the entire project area in Sacramento and El Dorado County for efficiency of services, staffing, and equipment.



Financial Impact Analysis



General Plan Policy LU1.1.3 (Annexation and Services) requires applicants applying for annexation of lands to demonstrate financial benefit to the City. Measure W requires new development to pay for itself and the City's Strategic Plan values financial stability. Detailed financial impact analysis needed for:

- Pay for the required improvements and ongoing maintenance to serve the project
- Pay for off-site improvements and maintenance impacted by the project
- Compensate for any loss of property tax for the medical research complex if owned by UC Davis
- Demonstrate financial benefit to the City given revenue neutrality agreements between agencies as part of the annexation process.



Conclusion (continued)



Detailed plans, studies, and analysis should be prepared by qualified consultants (paid for by the developer) to better understand impacts of the project prior to any formal action/determination regarding proposed annexation. At a minimum:

1. Detailed plans and project description (and show how the “Blue Zone” concept will be implemented);
2. Analysis of all relevant municipal services required for the project (including water supply);
3. Environmental analysis of the proposed project (including traffic studies); and
4. Fiscal impact analysis including one-time costs, ongoing operation and maintenance costs, and annual revenue and expenses associated with providing services.



Conclusion



Staff has completed preliminary analysis and identified potential benefits, predictable impacts, and potential risks associated with the project. Most significantly:

Growth Impacts

- Area is not planned or assumed for urban development. Service studies, plans, infrastructure, and funding could likely establish necessary services for the project area. However, the new development supported by services would also create new impacts to existing land uses, City facilities, and the transportation network in the area.
- Given the location and configuration of proposed growth, it could ultimately be growth inducing to the West and would likely impact important environmental metrics in our climate action plan (potentially funding qualifications).

Financial Impacts

- Folsom is facing a structural deficit and without significant additional revenue sources, the City will face challenges to meet current service levels and maintain existing facilities. Any future annexation would not only need to pay for itself and meet revenue neutrality requirements with Sacramento County but would need to provide financial benefits to the City.



2024 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.



Adjournment

Next EDH APAC Meeting

**Wednesday
June 12, 2024
6:30PM**

