



El Dorado Hills Area Planning Advisory Committee

Wednesday July 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 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 July 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/86957994856>

PHONE IN OPTION (669) 900-9128 Meeting ID: 869 5799 4856

LIVE on YOUTUBE: <https://youtube.com/live/1pxMqsr11U>

(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 SPEAKERS:

Karen Garner, Director El Dorado County Planning & Building Department

Rafael Martinez, Director El Dorado County Transportation Department

A Community Discussion with County Planning Director Garner, and County Transportation Department Director Martinez regarding County Development Project Entitlement Process, & Road issues in El Dorado Hills

6. APAC Projects

- a. EDH APAC Standing Transportation Subcommittee update - If available
- b. EDH APAC Standing Environmental Subcommittee update - If available
- c. UPDATE: [Village of Marble Valley Specific Plan](#) and [Lime Rock Valley Specific Plan](#)
VMVSP DEIR - EDH APAC Public Comments Submitted June 30th
LRVSP DEIR Public Comment Period ends July 22nd.
- d. UPDATE: [Generations At Green Valley](#) DEIR Published June 27th. 45 Day Comment Period ends August 12th. Volunteer input needed for EDH APAC comments.
- e. UPDATE: *Notification* - EDH Area Project Status Updates

Adjournment:

The Next EDH APAC meeting is: **Wednesday August 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 date.
Send advance comments/questions to edhapac.comment@gmail.com and please identify the project or subject you wish to address.

Questions regarding this agenda should be addressed to Chairman John Davey at [johndaveyapac@gmail.com](mailto: johndaveyapac@gmail.com)

Mailing address: c/o El Dorado Hills APAC, 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | <https://www.youtube.com/@eldoradohillsapac>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



How to become a voting member of EDH APAC

Volunteer to work on a project review/subcommittee.

EDH APAC members can help you learn about the processes & steps



4. Supervisor Communications

District 1 Supervisor John Hidahl

District 2 Supervisor George Turnboo



5. Guest Speakers

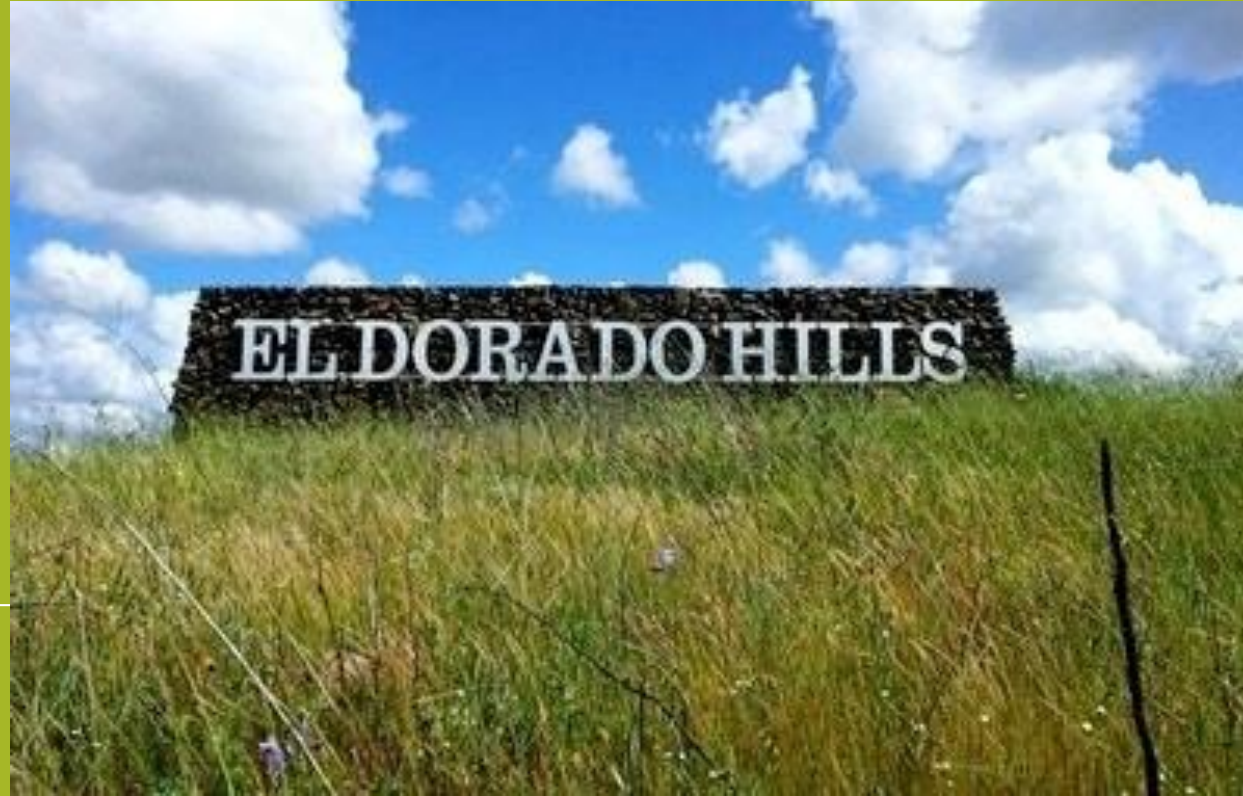


Karen Garner Director

El Dorado County Planning and Building Department

Rafael Martinez Director

El Dorado County Transportation Department



El Dorado Hills APAC

Karen L. Garner, Director, El Dorado County Planning & Building

July 10, 2024

Discussion

- Project Entitlement Process
- How to stay informed/get involved
- Planning & DOT – How we work together
- DOT – Road Issues

Project Entitlement Process



Discretionary

- Planning application (entitlement)
- Application Review/Technical Advisory Committee
- CEQA Review/determine level
- Review/approval by recommending or approving authority

Ministerial

- Building application (ministerial). Must comply with state and County standards and requirements.
- If project received entitlement, reviewed against conditions of approval & mitigation measures, development agreement, etc.



Time Constraints

- Planning application completeness – 30 days
- Prohibited from conducting more than five hearings for housing projects
- Tribal Consultation
- EIR Review minimum 45 days but should not be longer than 60 days.
- Must approve or deny a housing/mixed-use project within 90 days after the project is EIR certified or 60 days if at least 49% affordable units.
- Public Hearing Notices; Notice of Preparation of EIR
- Staff report preparation; length of agenda



Stay Informed & Get Involved

- Projects in Your Area - [Engage El Dorado \(engagementhq.com\)](https://www.engagementhq.com)
- County Email Subscription Service - [Email Subscription Service - El Dorado County \(ca.gov\)](https://www.el-dorado-county.ca.gov)
 - Land Use and Development Services Public Notices
 - Planning Commission Agenda
 - Zoning Administrator Agenda
 - Road Work Alerts
 - Roads – Public Notices
- Community Meetings & Public Workshops
 - Generations at Green Valley DEIR comments and environmental process overview. Tomorrow from 5:30 – 7:30 p.m. Zoom available
 - Public Notices/Direct Mail Noticing (postcards/letters)
- TRAKiT



Planning & DOT

Projects

- Pre-application
- Technical Advisory Committee
- Environmental Review
- Development Agreements
- Conditions of Approval
- Plan Review

Planning/Long-Range

- General Plan Review (annual & 5-year)
- CIP Update/PC Review
- Meetings with EDC Transit & SACOG
- Regular communication



Next: DOT

Rafael Martinez, DOT Director

Rafael.Martinez@edcgov.us

(530) 621-7533

Karen L. Garner, Planning & Building Director

Karen.L.Garner@edcgov.us

(530) 621-5132



6. APAC Matters & Projects



Transportation Standing
Committee
&
Environmental Standing
Committee



The Village Of Marble Valley Specific Plan

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

Draft EIR Public Comment Period ended July 1, 2024

EDH APAC Public Comments submitted June 30, 2024



El Dorado Hills Area Planning Advisory Committee

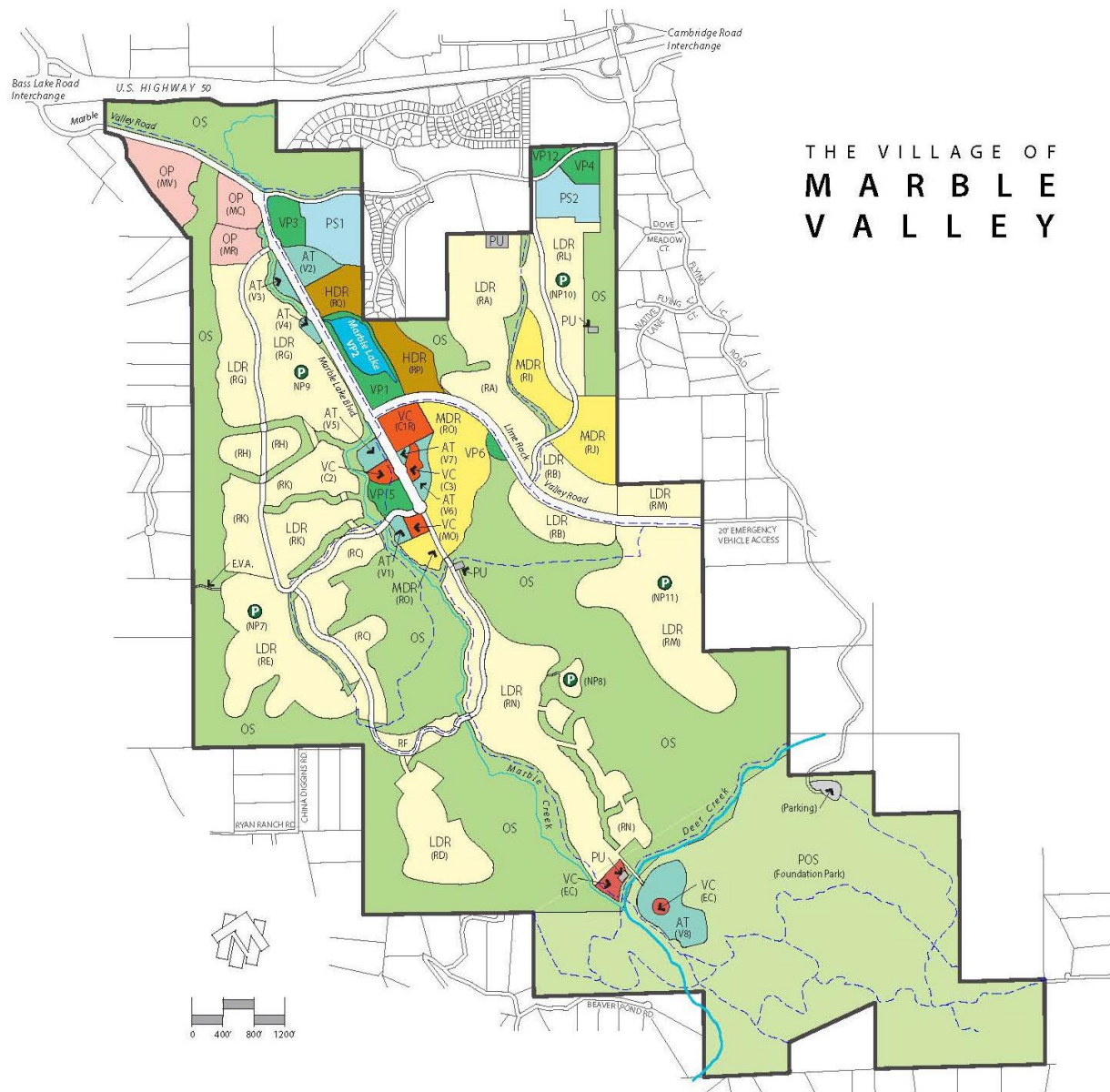
The Village Of Marble Valley Specific Plan

LAND USE PLAN

| Residential | Commercial | Public Facilities | Agriculture/Open Space | Circulation |
|--------------------------------|-----------------------|---------------------|---|------------------------------|
| LDR Low Density Residential | OP Office Park | PU Public Utilities | AT Agriculture Tourism (Vineyard) | 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) | |
| | | P Neighborhood Park | | |

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.

For the DEIR, 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
M A R B L E
V A L L E Y



Lime Rock Valley Specific Plan

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



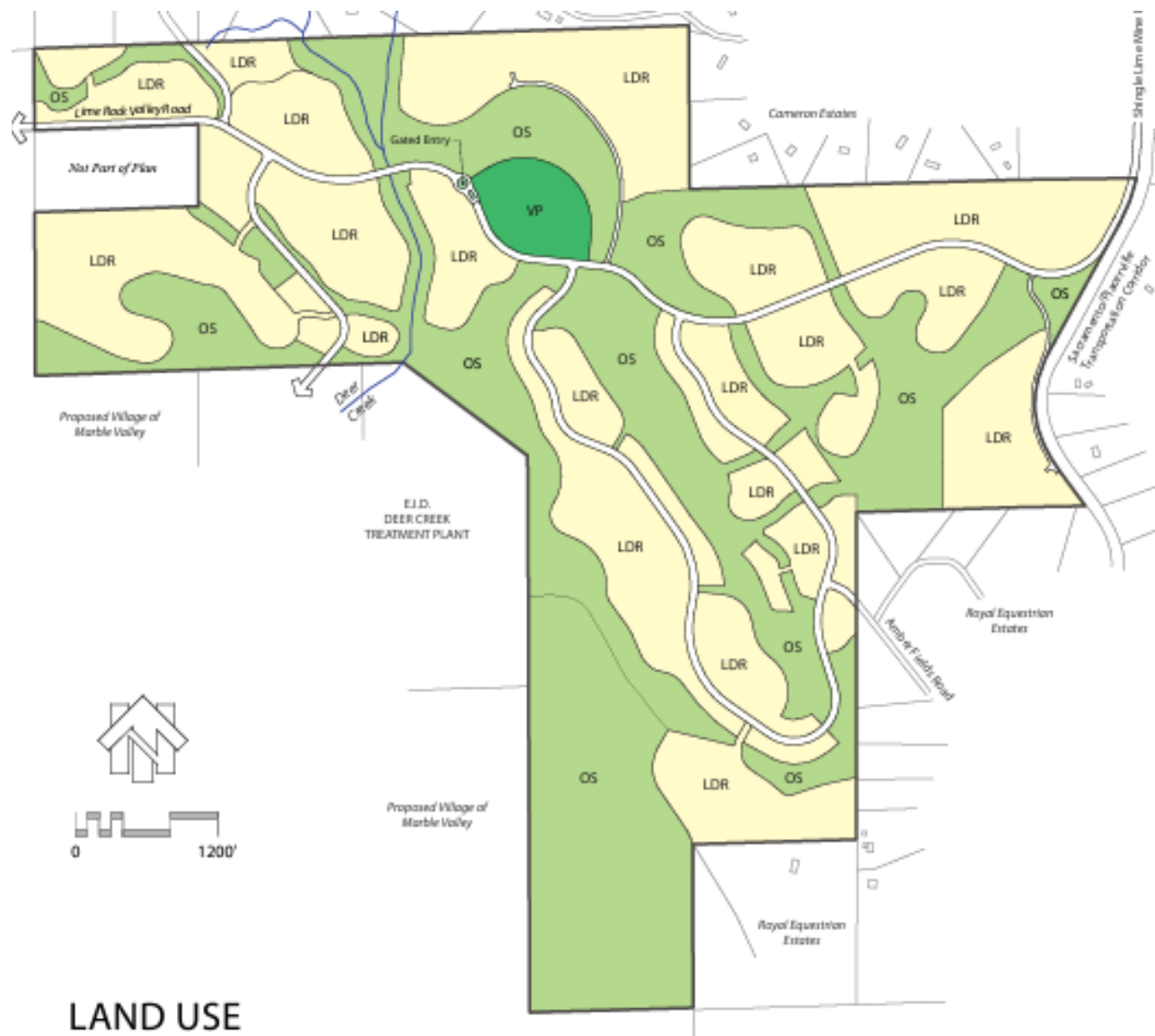
Lime Rock Valley Specific Plan

LAND USE

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

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.

All written public and agency comments must be received by 5:00 p.m. on July 22, 2024, and should be directed to: El Dorado County Planning and Building Department-Planning Services, Attention: Cameron Welch, 2850 Fairlane Court, Building C, 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 lrvsp@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.





Generations at Green Valley

GPA22-0001

Z22-0001

TM22-0001

DA24-0001



El Dorado Hills Area Planning Advisory Committee

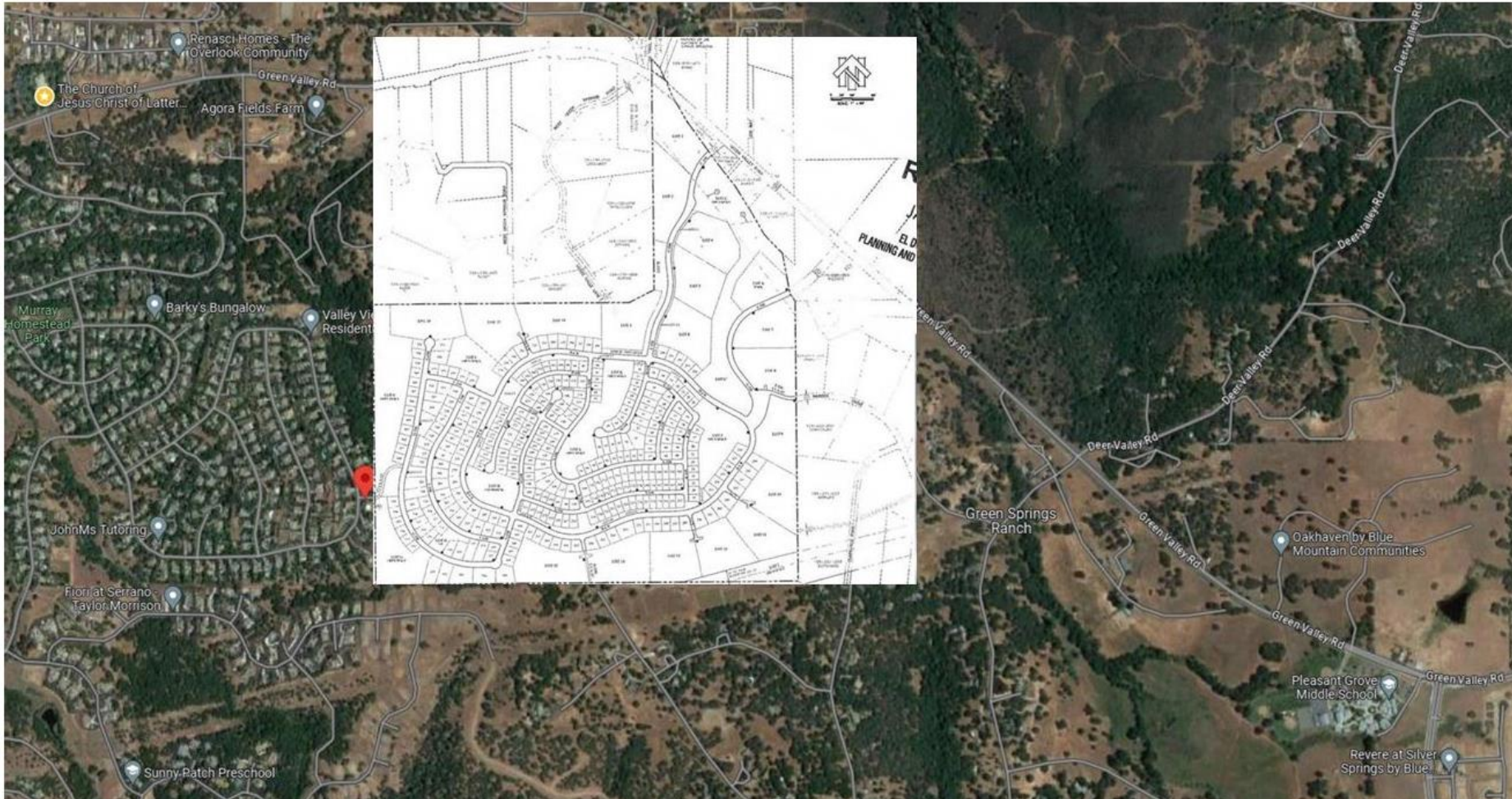
Generations at Green Valley

SOUTH SIDE OF GREEN VALLEY ROAD, 100 FEET EAST OF MALCOM DIXON

379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots

Previous project: Dixon Ranch – Denied by the El Dorado County Board of Supervisors February 2017.

Scoping meeting was held March 12th.





Generations at Green Valley

SOUTH SIDE OF GREEN VALLEY ROAD, 100 FEET EAST OF MALCOM DIXON

379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots, and 3 road lots

Entitlements requested:

Zone Change from

RE-10, RE-5 and RF-L

to: **R1, RE-5, OS (open space), and RF-H**

General Plan Amendment Land Use Map change from

LDR and OS

to: **HDR and PF**



Generations at Green Valley

**DRAFT Environmental Impact Report released
June 27th**

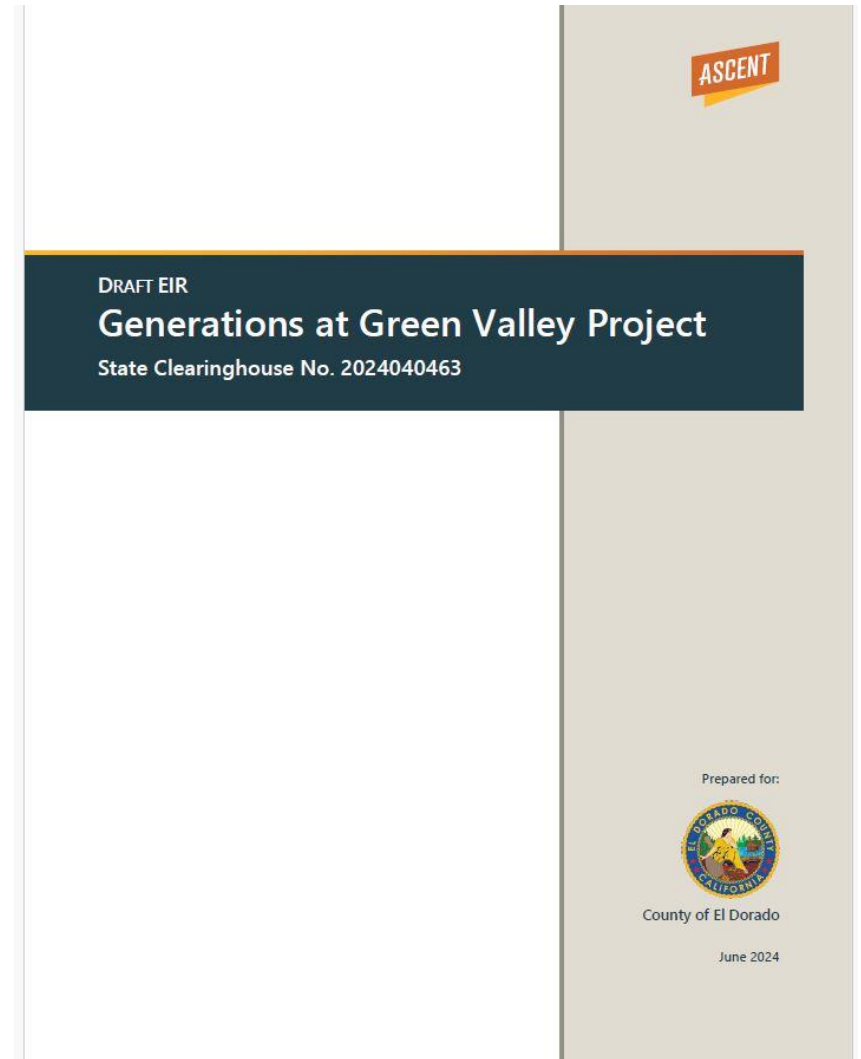
**45 day Public Review/Comment Period ends
August 12th**

**Applicants will provide a project presentation at
the August 14th EDH APAC Meeting.**

**El Dorado County meeting to receive comments
regarding the DEIR Thursday evening, July 11th
5:30PM – 7:30PM in the Planning Commission
Hearing Room 2850 Fairlane Ct Building C
Placerville CA**

Virtual via ZOOM

<https://us06web.zoom.us/j/83691325117>





UPDATE *Notification - No Review*

EDH Area project updates



- EDH52-Coscto
Preparing DEIR
- Town & Country Village El Dorado
Preparing DEIR – Presentation at EDH APAC September 4, 2024
- Creekside Village
Preparing DEIR.
- PA23-0015 Community for Health and Independence
Pre-Application J6 Hearing held. Waiting for anticipated Application
- Carson Creek R&D Project P22-0009
Parcel Split Application. PENDING
- PA24-0005 Creekside Greens
Pre-Application to subdivide 1.3 acre lot to create 7 to 9 lots along the north and east sides of OROFINO Circle off Concordia Drive.



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
August 14, 2024
6:30PM

