



# El Dorado Hills Area Planning Advisory Committee

Wednesday August 14, 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

2024 Chair: John Davey

2024 Vice Chair: John Raslear

2024 Vice Chair Tim White

2024 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 [jrazzpub@shs-global.net](mailto:jrazzpub@shs-global.net) Brooke Washburn, Vice Chair [Washburn\\_bew@yahoo.com](mailto:Washburn_bew@yahoo.com)

**AGENDA FOR MEETING: WEDNESDAY August 14, 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/85430812841>

**PHONE IN OPTION (669) 900-9128 Meeting ID: 854 3081 2841**

**LIVE on YOUTUBE:** <https://youtube.com/live/Tzz8exNLBas>

(no discussion option via YouTube)

**Meetings are recorded in video format**

Public Comments are limited to 3 minutes per participant, per agenda topic.

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:**

N/A

**6. APAC Projects**

- a. EDH APAC Standing Transportation & Environmental Subcommittee update - If available
- b. [Generations At Green Valley](#)  
Applicant Project Presentation 379 single-family residential lots, 1 Park lot, 1 clubhouse, 9 open space lots, 13 landscape lots and 3 road lots.  
DEIR Published June 27th.
- c. **UPDATE:** [Town & Country Village El Dorado](#) - DEIR Published July 26, 2024. A 45 day public review period ends on Monday September 9, 2024. Applicant Presentation at September 4, 2024 EDH APAC meeting.
- d. **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](mailto: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 Speaker

N/A



# 6. APAC Matters & Projects





Transportation Standing  
Committee  
&  
Environmental Standing  
Committee



# Generations at Green Valley

GPA22-0001

Z22-0001

TM22-0001

DA24-0001



# El Dorado Hills Area Planning Advisory Committee

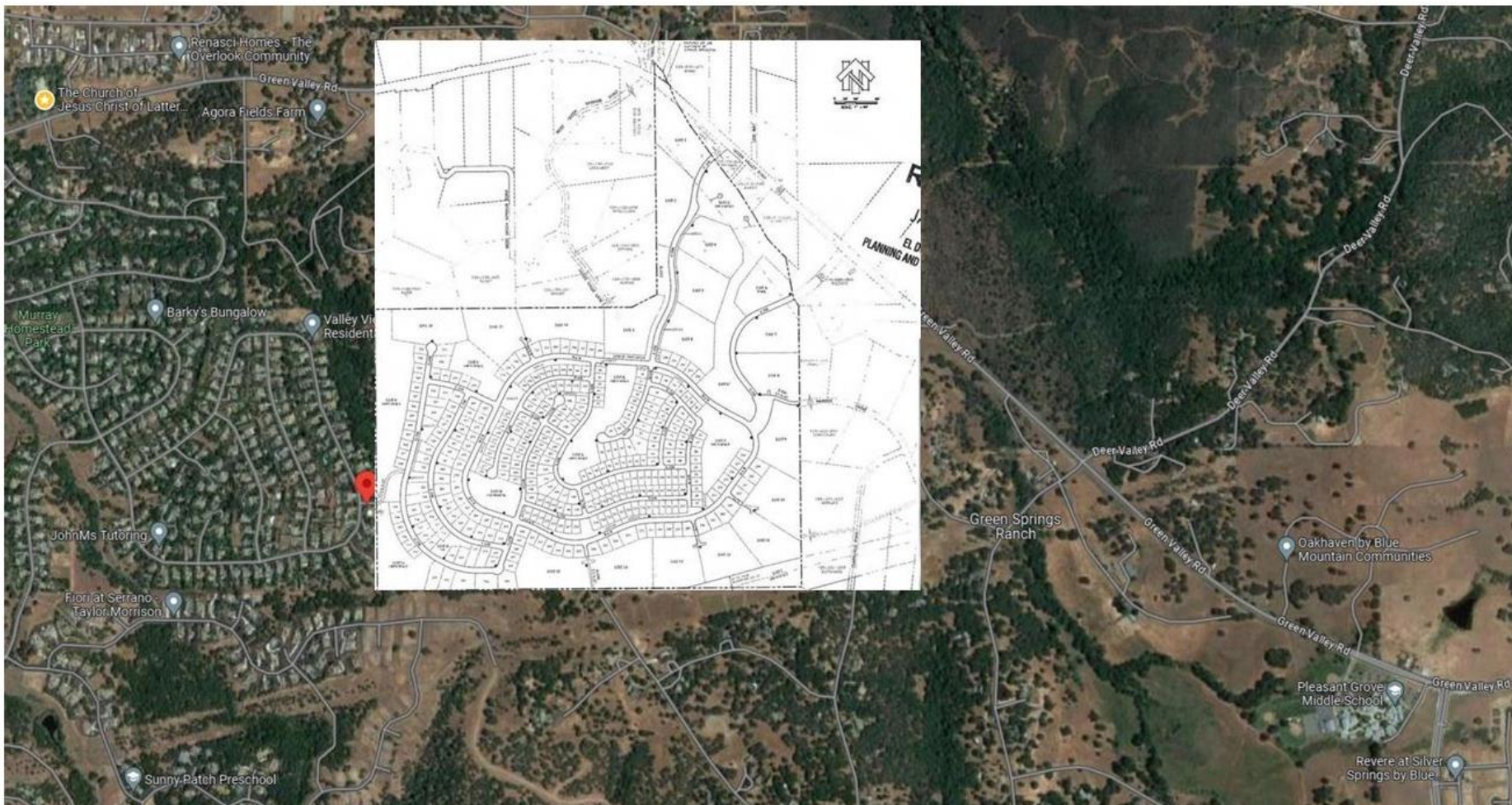
## Generations at Green Valley

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**

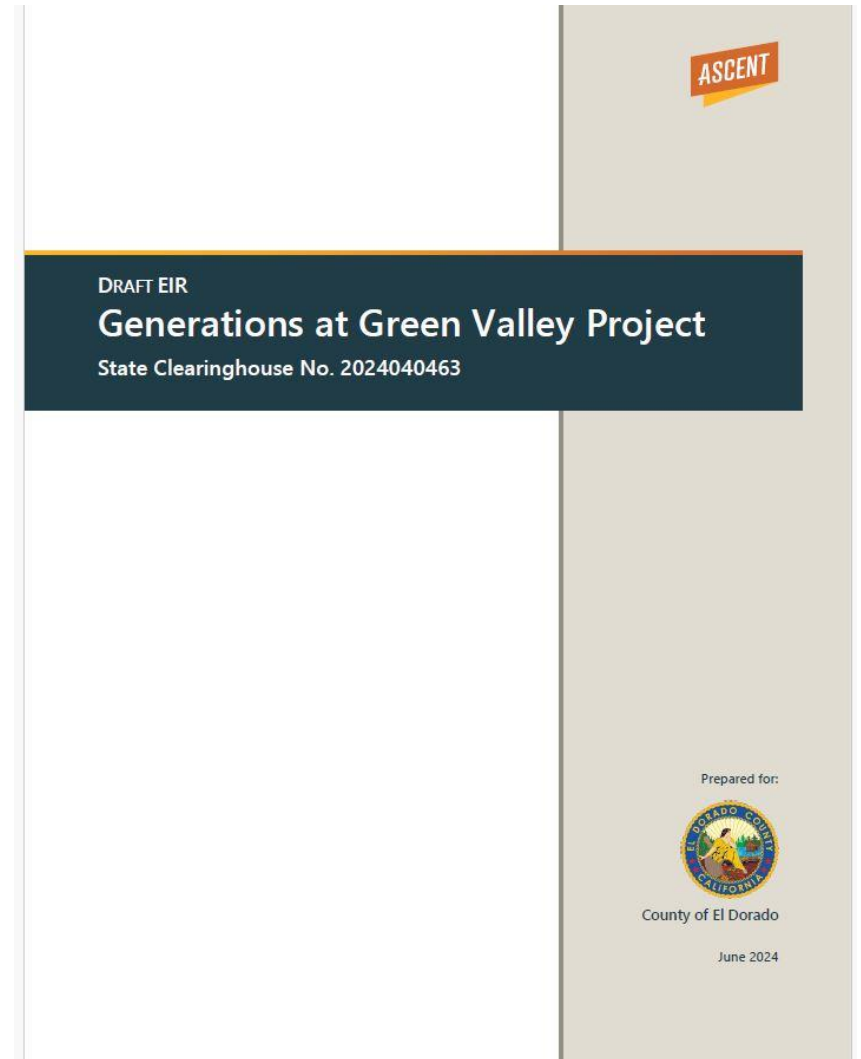


Generations at Green Valley

**DRAFT Environmental Impact Report released  
June 27<sup>th</sup>**

~~45 day Public Review/Comment Period ends  
August 12<sup>th</sup>~~

**60 day Public Review/Comment Period  
ends August 27<sup>th</sup>**



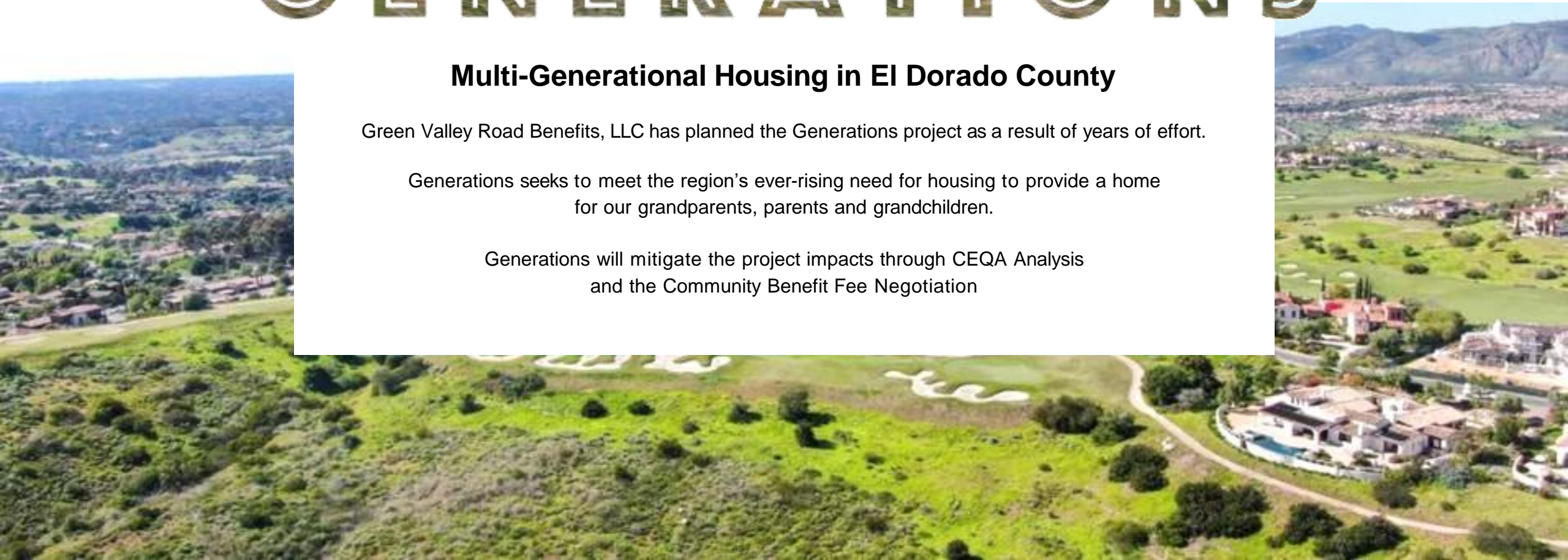
# GENERATIONS

## **Multi-Generational Housing in El Dorado County**

Green Valley Road Benefits, LLC has planned the Generations project as a result of years of effort.

Generations seeks to meet the region's ever-rising need for housing to provide a home for our grandparents, parents and grandchildren.

Generations will mitigate the project impacts through CEQA Analysis and the Community Benefit Fee Negotiation



# Project history

Dixon Ranch to Generations



# SEPTEMBER 2013

Dixon Ranch

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	10,750 sf	439
Age Restricted Homes	6,700 sf	160
Estate Homes (≥ 3 ac)	3 acres	5
Existing Residence	5 acres	1

TOTAL PROPOSED NUMBER OF HOMES 605

PROJECT DENSITY 2.2 DU/acre

PARK SITE(S)	11.1 acres	2 Park Sites
OPEN SPACE LOTS	67.6 acres	
LANDSCAPE LOTS	6.3 acres	
CLUBHOUSE	0.9 acres	

 Buffer Zone From Existing Residential





# OCTOBER 2017

J6 Hearing

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	15,000 sf	222
Age Restricted Homes	7,900 sf	200
Estate Homes (≥ 3 ac)	3-4 acres	15
Existing Residence	5 acres	1

TOTAL PROPOSED NUMBER OF HOMES 438

PROJECT DENSITY 1.6 DU/acre

PARK SITE(S)	6.7 acres	1 Park Site
OPEN SPACE LOTS	51.8 acres	
LANDSCAPE LOTS	6.5 acres	
CLUBHOUSE	4.9 acres	

 Buffer Zone From Existing Residential



# DEC 2021

## Generations Current Application

HOME TYPE	AVERAGE LOT SIZE	NUMBER OF UNITS
Single Family Homes	13,300 sf	147
Age Restricted Homes	8,500 sf	214
Estate Homes ( $\geq$ 5 ac)	5 acres	17
Existing Residence	5 acres	1

TOTAL PROPOSED NUMBER OF HOMES 379

PROJECT DENSITY 1.4 DU/acre

PARK SITE(S)	4 acres	1 Park Site
OPEN SPACE LOTS	54.5 acres	
LANDSCAPE LOTS	8 acres	
CLUBHOUSE	3.3 acres	

 Buffer Zone From Existing Residential



# PROJECT HISTORY

## Recap

### SEPTEMBER 2013

#### TYPES OF HOMES

▶ Single Family Homes	439
▶ Age Restricted Homes	160
▶ Estate Homes (≥ 3 ac)	5
▶ Existing Residence	1
<b>TOTAL</b>	<b>605</b>

#### DENSITY

▶ Project Density	2.2 DU/acre
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#### OPEN SPACE

▶ Open Space	67.6 acres
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### OCTOBER 2017

#### TYPES OF HOMES

▶ Single Family Homes	222
▶ Age Restricted Homes	200
▶ Estate Homes (≥ 3 ac)	15
▶ Existing Residence	1
<b>TOTAL</b>	<b>438</b>

#### DENSITY

▶ Project Density	1.6 DU/acre
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#### OPEN SPACE

▶ Open Space	51.8 acres
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### DEC 2021

#### TYPES OF HOMES

▶ Single Family Homes	147
▶ Age Restricted Homes	214
▶ Estate Homes (≥ 5 ac)	17
▶ Existing Residence	1
<b>TOTAL</b>	<b>379</b>

#### DENSITY

▶ Project Density	1.4 DU/acre
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#### OPEN SPACE

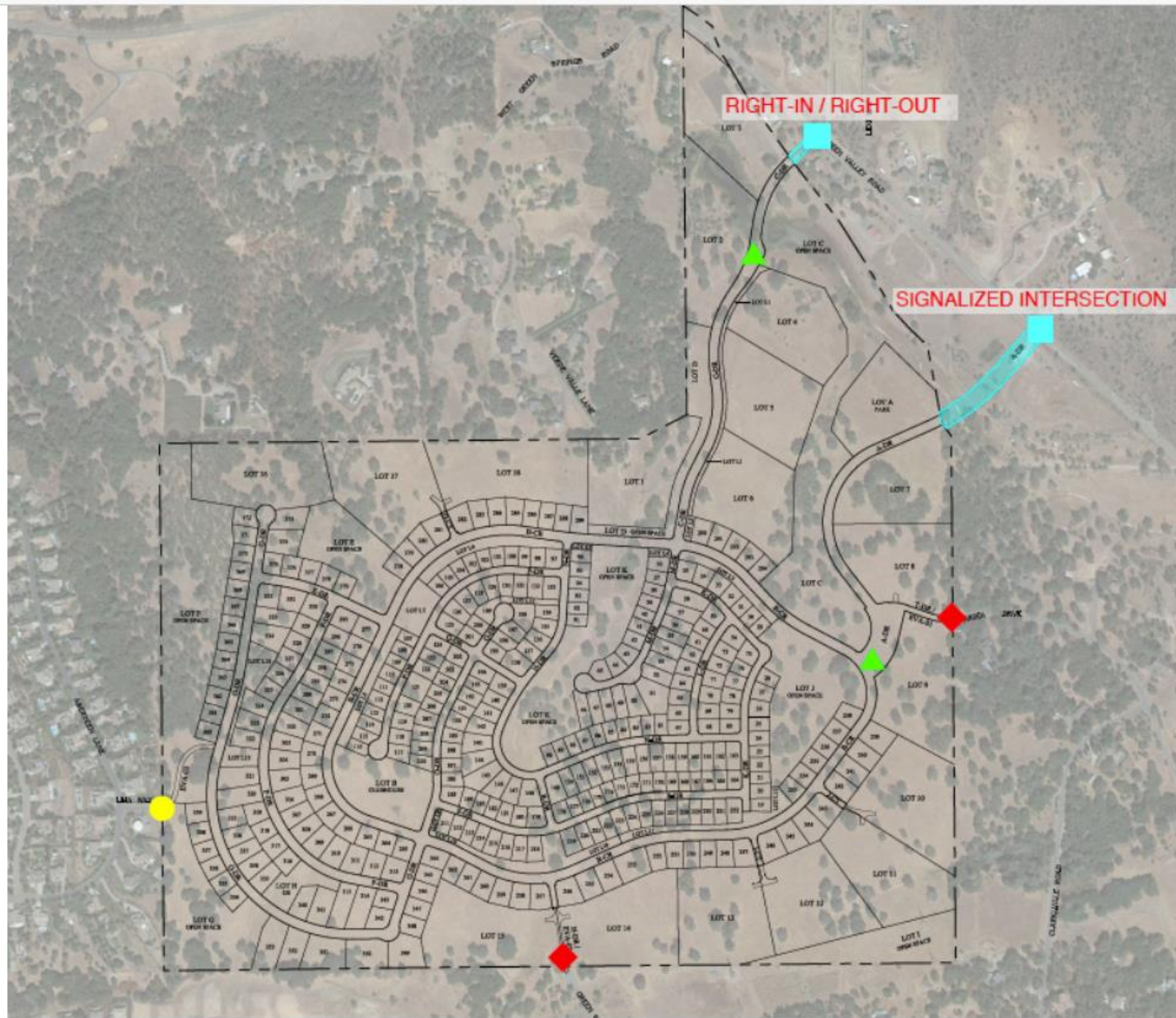
▶ Open Space	54.5 acres
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# PROJECT ENTRANCES





Gate Locations and Types of Access

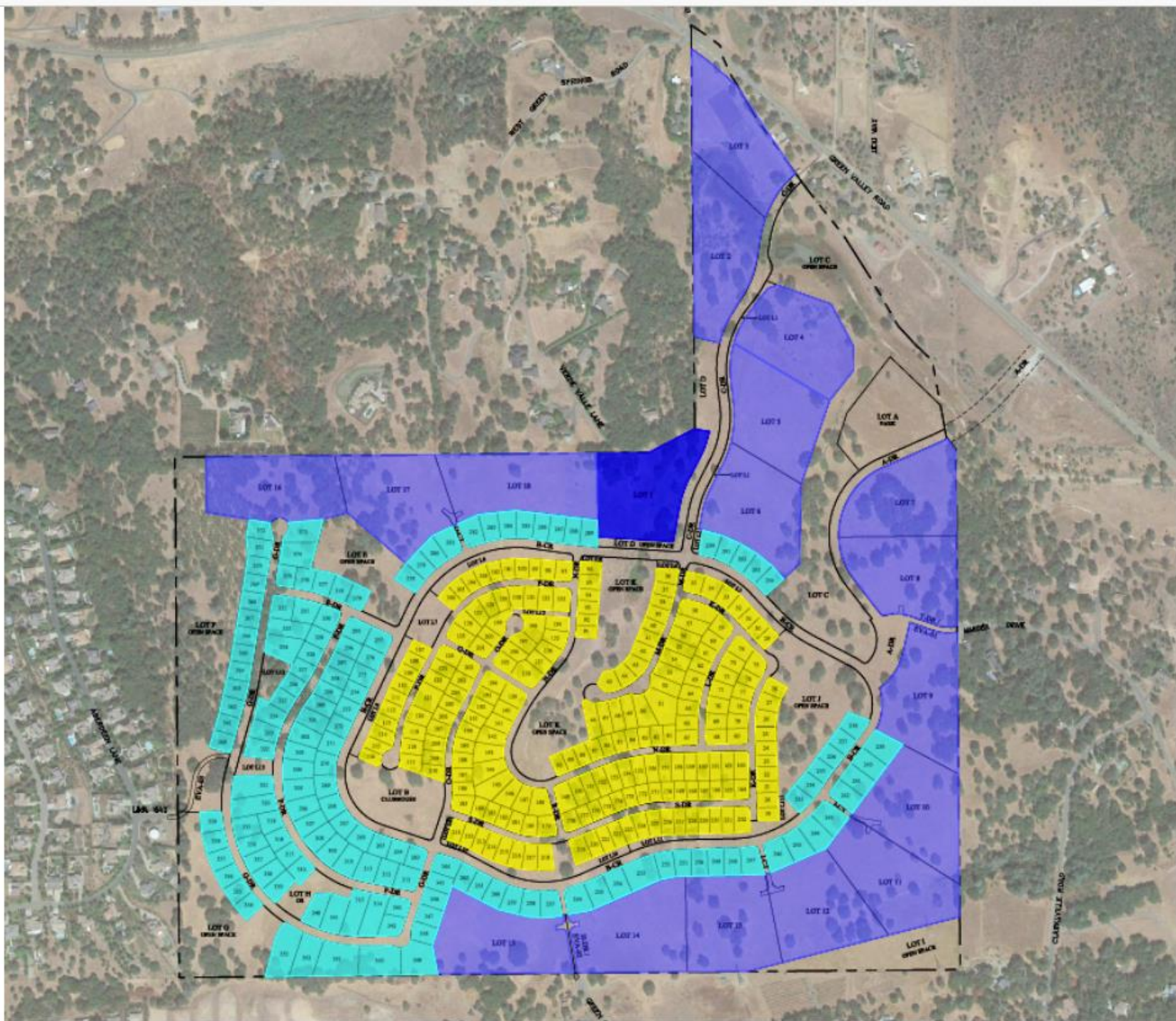
-  PROJECT ENTRANCE LOCATION
-  GATED PROJECT ENTRANCE LOCATION
-  GATED EMERGENCY VEHICLE ACCESS (EVA)  
Manually controlled
-  EMERGENCY ACCESS / EGRESS  
Automatically controlled by El Dorado Hills Fire, pursuant to agreement with Highland View HOA



# GENERATIONS

## Proposed Residential Lot Types

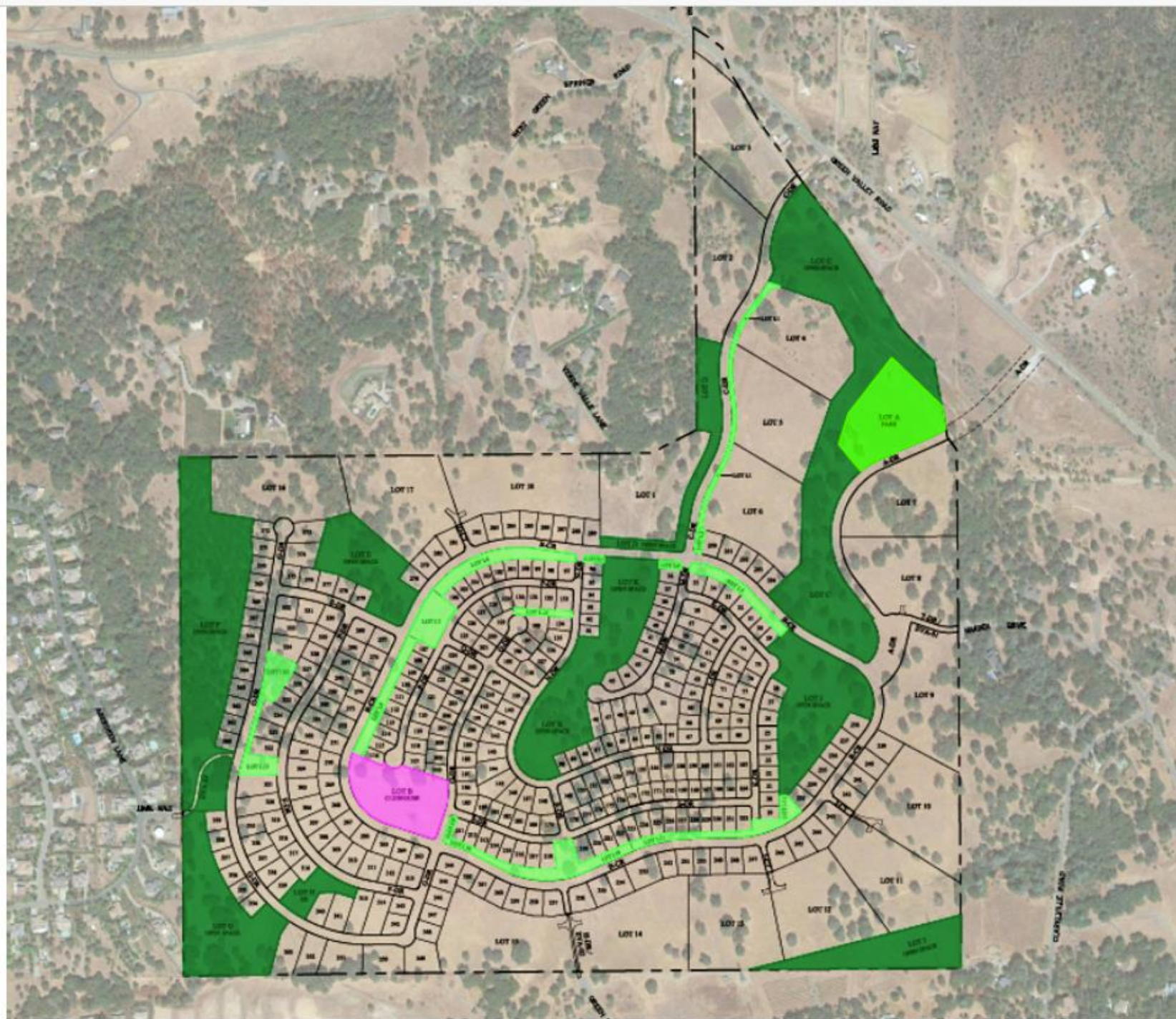
	EXISTING RESIDENCE	1
	5-ACRE BUFFER LOTS	17
	SINGLE FAMILY LOTS	147
	AGE-RESTRICTED LOTS	214
<b>TOTAL PROPOSED LOTS</b>		<b>379</b>



# GENERATIONS

Proposed Parks, Open Space and Amenities

	OPEN SPACE LOTS	54.5 ACRES
	PARK	4.0 ACRES
	LANDSCAPED LOTS	8.0 ACRES
	CLUB HOUSE	3.3 ACRES



## COMMUNITY BENEFITS

What Generations Will Offer to the Community?

### HOMEOWNERSHIP

Will add 378 units of housing in El Dorado Hills, realizing the County's General Plan for additional residential opportunities

### MULTI-GENERATIONAL COMMUNITIES

Will offer mixed composition of both single-family and age-restricted homes, with a shared community Clubhouse. This ensures housing for a range of El Dorado County residents, while building diverse communities

### OPEN SPACE

Will preserve 58 acres of open green space, including the addition of a new 4-acre park and new hiking trails that offers outstanding views of Folsom Lake and El Dorado Hills

### COMMUNITY IDENTITY

Will feature seventeen 5-acre estate homes, that along with planned open space, will serve as a transitional buffer between the new enclave and the neighboring estates, residential communities and open spaces

### TRAFFIC IMPROVEMENTS

The project proposes two access roadways onto Green Valley Road. The northwest access will be side-street stop control (SSCC) Right-in, Right-out (RIRO). The northeast access will be signalized full access with relevant pockets for turning movements at the intersection. Additional Green Valley Road corridor improvements benefitting County residents will be facilitated by the project's contributions to community benefits funding to be outlined in the project's Development Agreement with the County.

# PROJECT MILESTONES

## Schedule Outline

Dec 2021	Application Submittal
Dec 2022	Deemed Complete
Feb - Mar 2024	NOP Public Review Period
Mar 2024	County TAC Meeting
May 16, 2024	1st Community Meeting   General Project Overview
Jun 12, 2024	2nd Community Meeting   Detailed Traffic Discussion
Jun - Aug 2024	60-Day Public Review Period of Draft EIR
Aug 14, 2024	EDH Area Planning Advisory Committee (APAC) Meeting
Aug 15, 2024	3rd Community Meeting   Technical Q&A Stations
Sep 2024	Final EIR to County for Review
Oct - Nov 2024	Planning Commission Hearings
Nov 2024	Board of Supervisor Hearing



An aerial photograph of a city, showing a dense network of streets and buildings. The image is overlaid with a semi-transparent green filter. The word "QUESTIONS?" is centered in the middle of the image in a bold, black, sans-serif font with a white outline.

**QUESTIONS?**



**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](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  
September 4, 2024  
6:30PM

