



El Dorado Hills Area Planning Advisory Committee

Wednesday September 4, 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 Timothy White, Vice Chair tjwhitejd@gmail.com
John Raslear, Vice Chair jraz2pub@shs-global.net Brooke Washburn, Vice Chair Washburn_bew@yahoo.com

AGENDA FOR MEETING: WEDNESDAY September 4, 2024 - 6:30 PM

HYBRID Meeting

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

VIRTUAL Zoom Meeting - CLICK to Join: <https://us02web.zoom.us/j/82296785909>

PHONE IN OPTION (669) 900-9128 Meeting ID: 822 9678 5909

LIVE on YOUTUBE: https://youtube.com/live/4wiU_VVKEZM

(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. [Town & Country Village El Dorado](#)
Applicant Project Presentation. DEIR Published July 26, 2024. A 45 day public review period ends on Monday September 9, 2024.
 - c. UPDATE: "Notification" - EDH Area Project Status Updates

Adjournment:

The Next EDH APAC meeting is: **Wednesday October 9, 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.



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

EDH APAC Transportation Standing Committee Report



Sep 4, 2024



Committee Information

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



September Status Project Updates

- US 50/ EDH Blvd/Latrobe Interchange
 - CalTrans approved geometry, traffic studies, bike/pedestrian features for the project.
 - APAC Committee requests:
 - Extending the start of the one lane widening of Latrobe Rd northbound (NB) and the Class I bike/ped path to start at the intersection of Town Center Blvd.
 - The proposed Class I path will go from Town Center Blvd to the Saratoga, first NB entrance to Raleys.
 - A pedestrian push button activation at both ramps, traffic signal control at the EB on-ramp and Rapid Flashing Lights at the off ramp.
 - A concrete barrier protection between vehicle traffic and Class I bike/ped path.
 - Sight distance improvements include, stopping the NB concrete barrier prior to the intersection stop, and including a straight tangent to the off-ramp for vehicle line of sight. Additional advanced warning signs will be added where feasible.
 - Increase vehicle travel lane edge line stripe thickness for better visibility in both directions of travel, for improved separation from shoulders used by bikes.



September Status Project Updates

- APAC-EDC Planning and DOT Quarterly Meeting
 - US 50/EDH Blvd. interchange status – Positive progress
 - Gateway EDH parcel split consideration criteria – Zoning Commissioner’s mtg today
 - Generations at Green Valley traffic study – DOT provided the study. Need review with local perspective
 - Carson Crossing truck traffic restriction criteria – Construction progress – Target Spring ‘25
 - Creekside/Winn Properties John Adams traffic mitigation – Winn and DOT looking at options
- NEXT ACTIONS:
 - Saratoga Park traffic issues review – Looking for assistance
 - Generations at Green Valley review – Looking for assistance
 - Next quarterly meeting set for 18 November ‘24



THANKS!



Town and Country Village El Dorado

SP-R21-0001 | PD-R19-0003

TM22-0005 | PD21-0005

SP-R21-0002 | Z21-0013

DRAFT EIR Presentation



Town and Country Village El Dorado

DRAFT EIR Public Review Period ends Monday September 9, 2024

[EDH APAC Project Documents Page](https://edhapac.org/documents/town-and-country-village-el-dorado-pa21-0013/)

<https://edhapac.org/documents/town-and-country-village-el-dorado-pa21-0013/>

**Town & Country Village
El Dorado Project**

SCH# 2023070297

**Draft Environmental Impact
Report**

Prepared for
El Dorado County



July 2024

Prepared by
RANEY | 25
PLANNING & MANAGEMENT, INC. years
1501 Sports Drive, Suite A, Sacramento, CA 95834



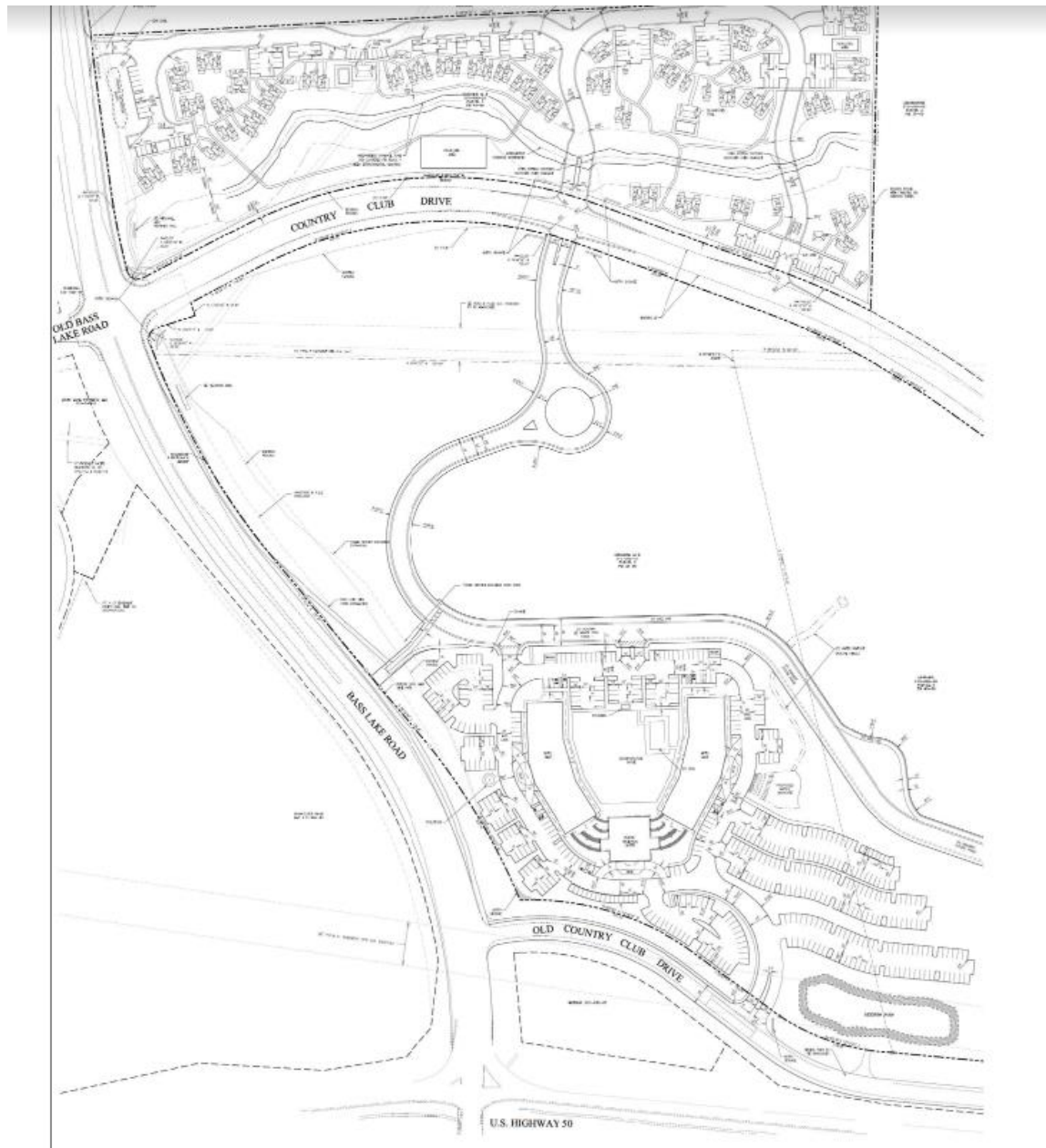
The project site would consist of two areas:

The Project Development Area consists of the northernmost and southernmost 30.3 acres of the project site, and would be developed with two hotels, retail services, two restaurants, a museum, an event center, associated parking, 56 residential cottages for employee housing, and an additional 56 residential cottages that may be rented on a daily or extended stay basis, which would require a Conditional Use Permit (CUP).

The Program Study Area consists of the central and easternmost 30.2 acres of the project site, and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. As discussed above, buildout of the Project Development Area will be evaluated at a project level, and buildout of the Program Study Area will be evaluated at a program level based on the potential allowable uses, building areas, and required parking described in the BLHSP Amendment document (see Appendix A). The proposed project would require approval of a General Plan Amendment, BLHSP Amendment, Rezone, a Planned Development, Tentative Subdivision Map, and a CUP, as well as other responsible agency approvals.

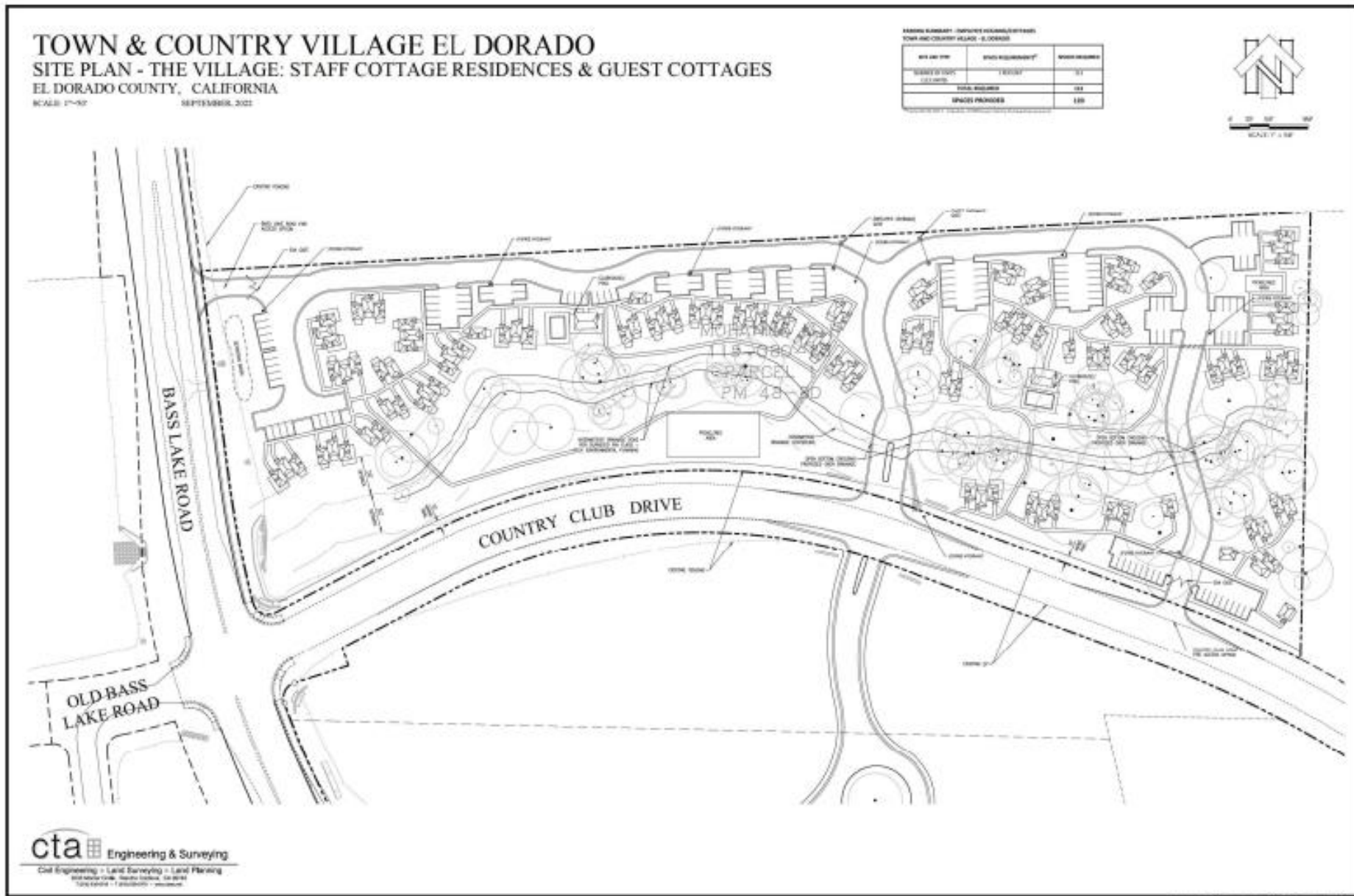


Town and Country Village El Dorado





Town and Country Village El Dorado





UPDATE *Notification - No Review*

EDH Area project updates



- [EDH52-Coscto](#)
Preparing DEIR – Costco purchased both the north and south project sites. Waiting for an updated planning document.
- [Town & Country Village El Dorado](#) — DEIR Public Review Period ends Monday September 9, 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. At Zoning Administrator today – September 4th.
- [Village of Marble Valley Specific Plan SP13-0003](#) – waiting for FEIR
- [Lime Rock Valley Specific Plan SP13-0001](#) – waiting for FEIR
- [Generations at Green Valley GPA22-0001](#) – waiting for FEIR
- [Bass Lake Family Apartments PA24-0004](#) – approved at Zoning Administrator Sep 21, 2024



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
October 9, 2024
6:30PM

