



El Dorado Hills Area Planning Advisory Committee

Wednesday December 11, 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



Call To Order

2024 Chair: John Davey

2024 Vice Chair: John Raslear

2024 Vice Chair Tim White

2024 Vice Chair Brooke Washburn



1. 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 jraz2pub@shs-global.net Brooke Washburn, Vice Chair Washburn_bew@yahoo.com

AGENDA FOR MEETING: WEDNESDAY December 11, 2024 - 6:30 PM HYBRID Meeting

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

VIRTUAL Zoom Meeting - CLICK to Join: <https://us02web.zoom.us/j/88051879338>

PHONE IN OPTION (669) 900-9128 Meeting ID: 880 5187 9338

LIVE on YOUTUBE: <https://youtube.com/live/qZt8Heek7iA>

(no discussion option via YouTube)

Meetings are recorded in video format

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

Call to Order

1. Adoption of Meeting Agenda
2. Public Comment
3. Supervisor Communications
4. GUEST SPEAKERS: N/A
5. EDH APAC Media Guidelines - Working Group update
6. EDH APAC 2025 Meeting Schedule
7. EDH APAC 2025 Officer Election Results
8. APAC Projects
 - a. 2024 TIF Major Update - status
 - b. UPDATE: "Notification" - EDH Area Project Status Updates

Adjournment:

The Next EDH APAC meeting is: Wednesday January 8, 2025 **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>



2. 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



3. Supervisor Communications



4. Guest Speaker

N/A



5. APAC Matters & Projects



EDH APAC

Media Guidelines Working Group Update



EDH APAC Media Guidelines Working Group Update

Goals:

Community & Social Engagement - Inform residents About

- EDH APAC Findings

- EDH APAC Subcommittee Findings and status updates

- Agency Responses to EDH APAC Findings

- Track Votes – Board of Supervisors, Planning Commission, Zoning Administrator

- Track Community Feedback Comment Form

Audience:

Residents, HOAs, Non-profits, Civic Organizations

Channels:

Social Media – Facebook, Instagram, Twitter, Nextdoor, local newspapers, TV, Radio.



EDH APAC is asking for a community member (or members) to help manage EDH APAC Social Media efforts.

Candidates should be familiar with Social Media Platforms. Press Release Experience a plus.

All messaging will be approved and sanctioned by EDH APAC officers.



EDH APAC

2025 Meeting Schedule



El Dorado Hills Area Planning Advisory Committee

Date	Time	Day of Week	Location
January 8, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
February 12, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
March 12, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
April 9, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
May 14, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
June 11, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
July 9, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
August 13, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
September 10, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
October 8, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
November 12, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
December 10, 2025	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room



El Dorado Hills APAC extends thanks to the El Dorado Hills Fire Department for the use of not only the meeting space at Station 85, but also ZOOM cameras and microphones to help facilitate our meetings.

The EDH Fire Department continues to support the El Dorado Hills Community in many ways beyond their charter of fire protection and public safety.

EDH APAC thanks EDH Fire Department Chief Mo Johnson for his support of Community Groups and EDH APAC. Congratulations on your Retirement. Congratulations to Interim Fire Chief Mike Lillienthal.





EDH APAC

2025 Officer Election Results

Bill Jamaca Secretary
Brooke Washburn Vice Chair
John Raslear Vice Chair
Tim White Vice Chair
John Davey Chair



UPDATE *Notification - No Review*

EDH Area project updates



2024 TIF Major Update

Status Update



Difference Between 2020 Update and 2024 Update

**Table 23: Difference Between 2020 Update TIF and Current (Eff. July 20, 2024)
TIF**

	Fee Basis	Zone A	Zone B	Zone C
Difference - Amount				
Residential	<i>Cost per EDU >></i>	\$ 4,409	\$ 448	\$ 29,435
SFD Not Age Restricted ¹	Dwelling Unit			
Less than 1,000 SqFt	Dwelling Unit	\$ 3,615	\$ 367	\$ 24,136
1,000 to 1,499 SqFt	Dwelling Unit	\$ 3,924	\$ 399	\$ 26,198
1,500 to 1,999 SqFt	Dwelling Unit	\$ 4,187	\$ 426	\$ 27,964
2,000 to 2,999 SqFt	Dwelling Unit	\$ 4,409	\$ 448	\$ 29,435
3,000 to 3,999 SqFt	Dwelling Unit	\$ 4,673	\$ 475	\$ 31,202
4,000 SqFt or more	Dwelling Unit	\$ 4,850	\$ 493	\$ 32,379
MFD Not Age Restricted	Dwelling Unit	2,012	(697)	14,792
SFD Age Restricted	Dwelling Unit	N/A	770	10,155
MFD Age Restricted	Dwelling Unit	N/A	434	8,315
Nonresidential				
	<i>Cost per EDU >></i>	\$ 3,573	\$ 1,424	\$ 4,745
General Commercial	Bldg. Sq. Ft.	6.39	3.48	9.54
Hotel/Motel/B&B	Room	1,001	398	1,329
Church	Bldg. Sq. Ft.	0.95	0.43	1.32
Office/Medical	Bldg. Sq. Ft.	8.13	7.17	15.18
Industrial/Warehouse	Bldg. Sq. Ft.	2.08	1.10	3.07
Difference - Percent				
Residential	<i>Cost per EDU >></i>	36%	1%	80%
SFD Not Age Restricted ¹				
Less than 1,000 SqFt	Dwelling Unit	36%	1%	80%
1,000 to 1,499 SqFt	Dwelling Unit	36%	1%	80%
1,500 to 1,999 SqFt	Dwelling Unit	36%	1%	80%
2,000 to 2,999 SqFt	Dwelling Unit	36%	1%	80%
3,000 to 3,999 SqFt	Dwelling Unit	36%	1%	80%
4,000 SqFt or more	Dwelling Unit	36%	1%	80%
MFD Not Age Restricted	Dwelling Unit	29%	(4%)	71%
SFD Age Restricted	Dwelling Unit	N/A	8%	92%
MFD Age Restricted	Dwelling Unit	N/A	5%	87%
Nonresidential				
	<i>Cost per EDU >></i>	245%	23%	59%
General Commercial	Bldg. Sq. Ft.	283%	37%	76%
Hotel/Motel/B&B	Room	245%	23%	59%
Church	Bldg. Sq. Ft.	264%	28%	65%
Office/Medical	Bldg. Sq. Ft.	435%	92%	147%
Industrial/Warehouse	Bldg. Sq. Ft.	281%	35%	75%

¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2020 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.



2024 Update

Table 22: 2024 Update TIF and Current (July 20, 2024) Schedules

	Fee Basis	EDU Rate	Zone A	Zone B	Zone C
2024 Update TIF					
Residential	<i>Cost per EDU >></i>		\$ 16,740	\$ 31,745	\$ 66,216
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0.82	13,726	26,031	54,297
1,000 to 1,499 SqFt	Dwelling Unit	0.89	14,899	28,253	58,933
1,500 to 1,999 SqFt	Dwelling Unit	0.95	15,902	30,158	62,906
2,000 to 2,999 SqFt	Dwelling Unit	1.00	16,740	31,745	66,216
3,000 to 3,999 SqFt	Dwelling Unit	1.06	17,744	33,649	70,190
4,000 SqFt or more	Dwelling Unit	1.10	18,414	34,919	72,838
MFD Not Age Restricted	Dwelling Unit	0.54	9,040	17,142	35,757
SFD Age Restricted	Dwelling Unit	0.32	NA	10,159	21,190
MFD Age Restricted	Dwelling Unit	0.27	NA	8,571	17,878
Nonresidential	<i>Cost per EDU >></i>		\$ 5,032	\$ 7,540	\$ 12,828
General Commercial	Bldg. Sq. Ft.	1.72	8.65	12.96	22.07
Hotel/Motel/B&B	Room	0.28	1,409	2,111	3,592
Church	Bldg. Sq. Ft.	0.26	1.31	1.96	3.34
Office/Medical	Bldg. Sq. Ft.	1.99	10.00	14.99	25.51
Industrial/Warehouse	Bldg. Sq. Ft.	0.56	2.82	4.22	7.19
2024 TIF Fee Schedule - Eff. July 20, 2024 (Current)					
Residential	<i>Cost per EDU >></i>		\$ 12,331	\$ 31,297	\$ 36,781
SFD Not Age Restricted ¹					
Less than 1,000 SqFt	Dwelling Unit	0.82	10,111	25,664	30,161
1,000 to 1,499 SqFt	Dwelling Unit	0.89	10,975	27,854	32,735
1,500 to 1,999 SqFt	Dwelling Unit	0.95	11,715	29,732	34,942
2,000 to 2,999 SqFt	Dwelling Unit	1.00	12,331	31,297	36,781
3,000 to 3,999 SqFt	Dwelling Unit	1.06	13,071	33,174	38,988
4,000 SqFt or more	Dwelling Unit	1.10	13,564	34,426	40,459
MFD Not Age Restricted	Dwelling Unit	0.57	7,028	17,839	20,965
SFD Age Restricted	Dwelling Unit	0.30	N/A	9,389	11,035
MFD Age Restricted	Dwelling Unit	0.26	N/A	8,137	9,563
Nonresidential	<i>Cost per EDU >></i>		\$ 1,459	\$ 6,116	\$ 8,083
General Commercial	Bldg. Sq. Ft.	1.55	2.26	9.48	12.53
Hotel/Motel/B&B	Room	0.28	408	1,713	2,263
Church	Bldg. Sq. Ft.	0.25	0.36	1.53	2.02
Office/Medical	Bldg. Sq. Ft.	1.28	1.87	7.82	10.33
Industrial/Warehouse	Bldg. Sq. Ft.	0.51	0.74	3.12	4.12

¹ The 2020 update added multiple single family dwelling fee categories based on dwelling size (not age restricted). The single family not age restricted fee for the 2024 update shown in this table is for a 2,000 to 2,999 square foot dwelling and provides the best comparison with the current fee.

Sources: County of El Dorado (for existing fee schedule); Tables 3 and 21.



UPDATE *Notification - No Review* EDH Area project updates

Planned Development Time extension Montano de El Dorado PROJ24-0003

Includes: requests six (6) one-year time extensions - Mixed Use Planned Development Time Extension PD-E24-0001, Mixed Use Planned Development Parcel Map Time Extension P-E24-0003, and Mixed Use Planned Development Special Use Permit Time Extension CUP-E24-0001.

Silver Springs Estates Pre-Application PA24-0011 – 27 lot subdivision

El Dorado Hills/Rescue Area (application indicates Supervisor District 2 – BOS Map indicates District 1

Large Lot #6 Per Map I-33

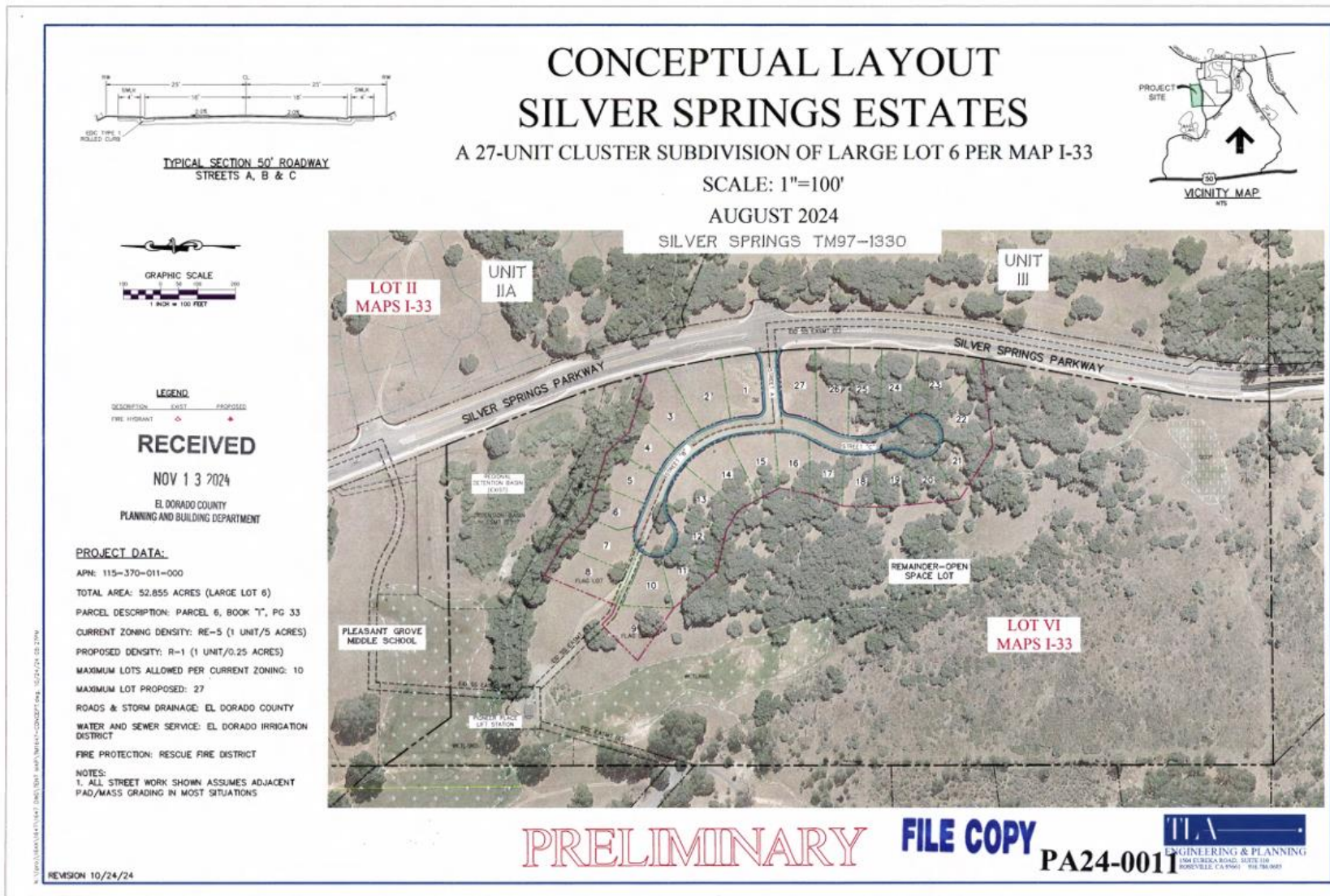
52.855 Acres

Owners – Silver Springs LLC, Lathrop CA.



UPDATE *Notification - No Review* EDH Area project updates

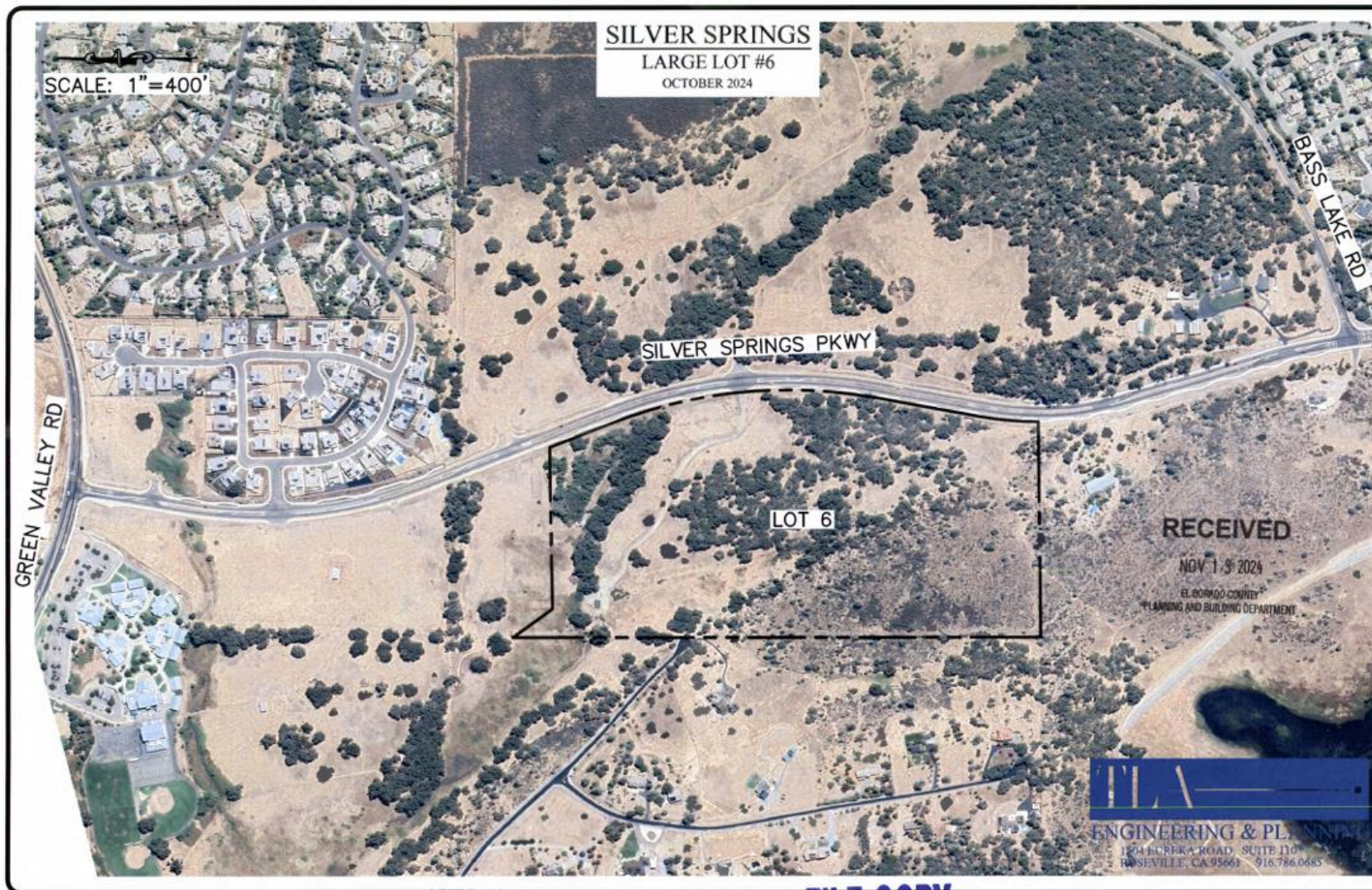
Silver Springs Estates Pre-Application PA24-0011 – 27 lot subdivision





UPDATE *Notification - No Review* EDH Area project updates

Silver Springs Estates Pre-Application PA24-0011 – 27 lot subdivision



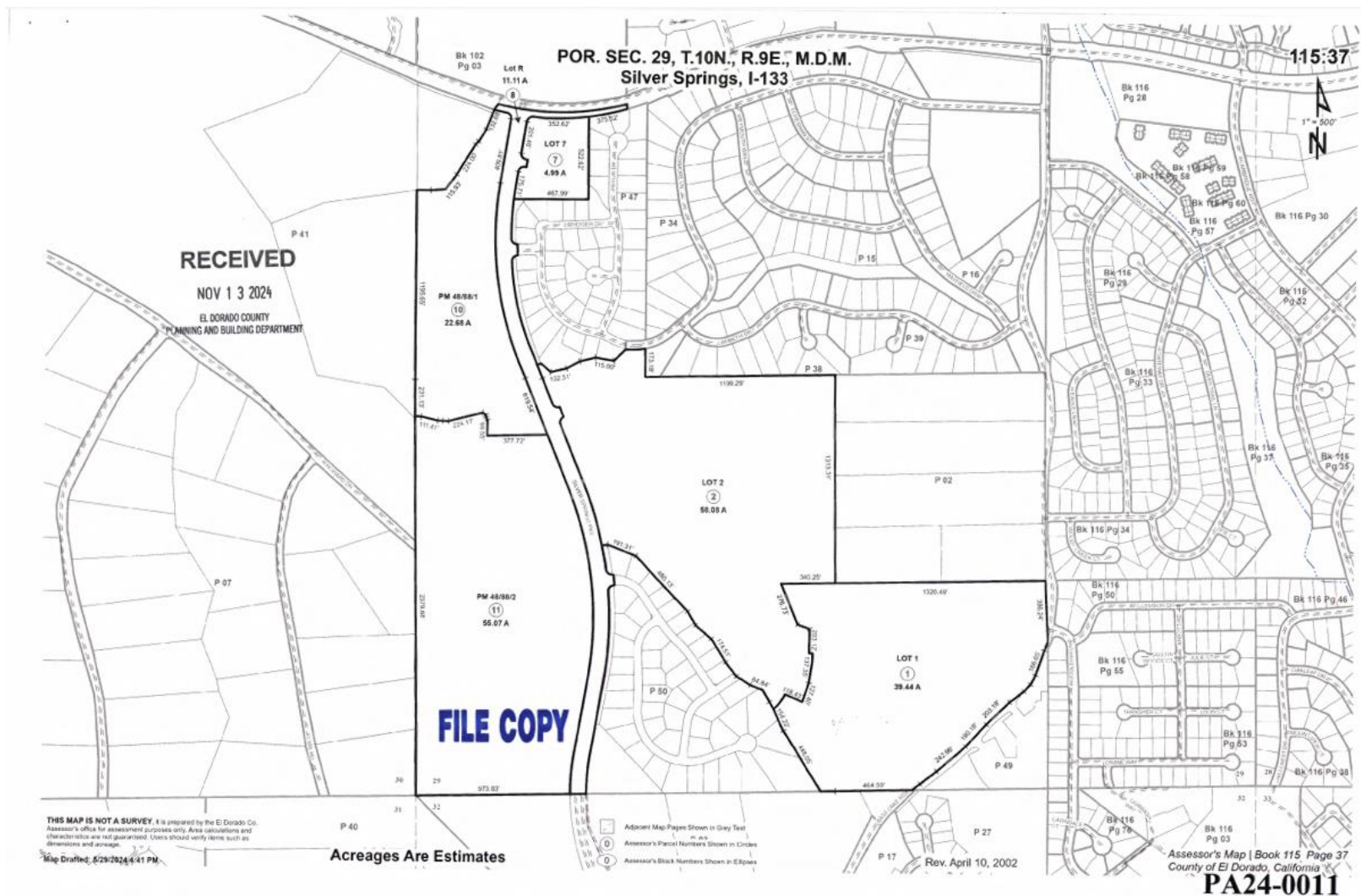
FILE COPY

PA24-0011



UPDATE *Notification - No Review* EDH Area project updates

Silver Springs Estates Pre-Application PA24-0011 – 27 lot subdivision





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
January 8, 2025
6:30PM

