



# El Dorado Hills Area Planning Advisory Committee

Wednesday October 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](mailto:jdavey@daveygroup.net) Timothy White, Vice Chair [twhitejd@gmail.com](mailto:twhitejd@gmail.com)  
John Raslear, Vice Chair [jraz@pub/ash-global.net](mailto:jraz@pub/ash-global.net) Brooke Washburn, Vice Chair [Washburn\\_bew@yahoo.com](mailto:Washburn_bew@yahoo.com)

AGENDA FOR MEETING: WEDNESDAY October 9, 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/82007785192>  
PHONE IN OPTION (669) 900-9128 Meeting ID: 820 0778 5192  
LIVE on YOUTUBE: <https://youtube.com/live/BO1yf99SbNE>  
(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: NONE
6. APAC Projects
  - a. EDH APAC Standing Transportation & Environmental Subcommittee update - If available
  - b. 2024 Project Review Schedules  
[Village of Marble Valley Specific Plan](#)  
[Lime Rock Valley Specific Plan](#)  
[Generations at Green Valley](#)  
[Town & Country Village El Dorado](#)
  - c. UPDATE: "Notification" - EDH Area Project Status Updates  
[Bass Lake Family Apartments](#) Parcel Split Appealed  
[Carson Creek R&D Project P22-0009](#) Parcel Split Appealed  
[EDH Costco](#) Status  
[Oak Ridge HS Circulation/Traffic Improvement](#) Status  
[EDH Blvd - Saratoga Way Improvement](#) Status  
[Bowman Telecommunications Facility CUP23-0009](#)
7. EDH APAC New Voting Members
8. EDH APAC 2025 Officer Elections

#### Adjournment:

The Next EDH APAC meeting is: **Wednesday November 13, 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\\_comments@gmail.com](mailto:edhapac_comments@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 [john.davey@edhapac.org](mailto:john.davey@edhapac.org)  
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



# The Village Of Marble Valley Specific Plan

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

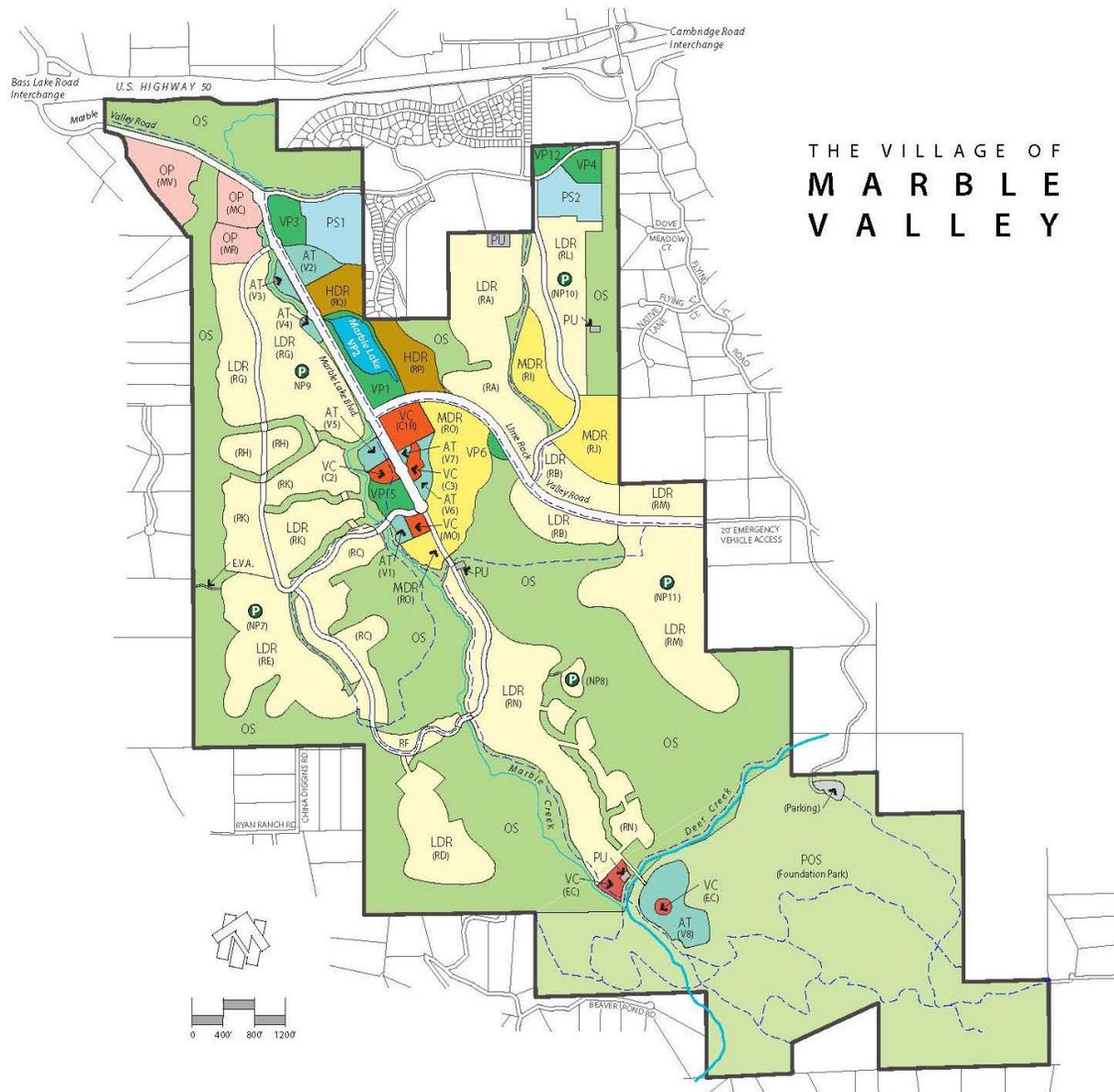


# The Village Of Marble Vallev Specific Plan

## 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)	
		NP 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.



THE VILLAGE OF  
MARBLE  
VALLEY





# Lime Rock Valley Specific Plan

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

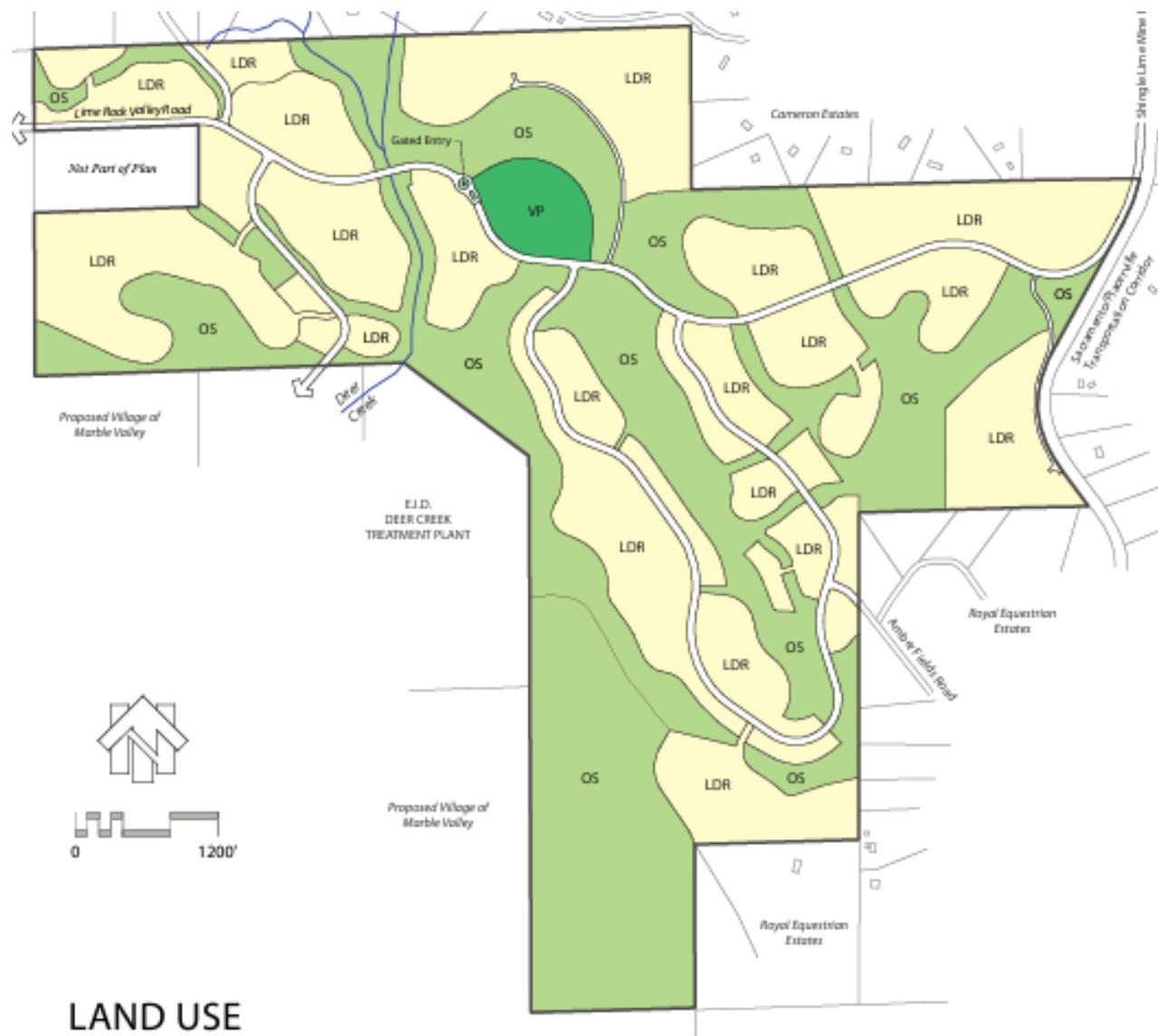


## Lime Rock Valley Specific Plan

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.

### LAND USE

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





## Lime Rock Valley Specific Plan

### County Planning UPDATE:

Project is looking at being brought before the Planning Commission and Board of Supervisors sometime in 2025





# Town and Country Village El Dorado

SP-R21-0001 | PD-R19-0003

TM22-0005 | PD21-0005

SP-R21-0002 | Z21-0013

DRAFT EIR Presentation



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).

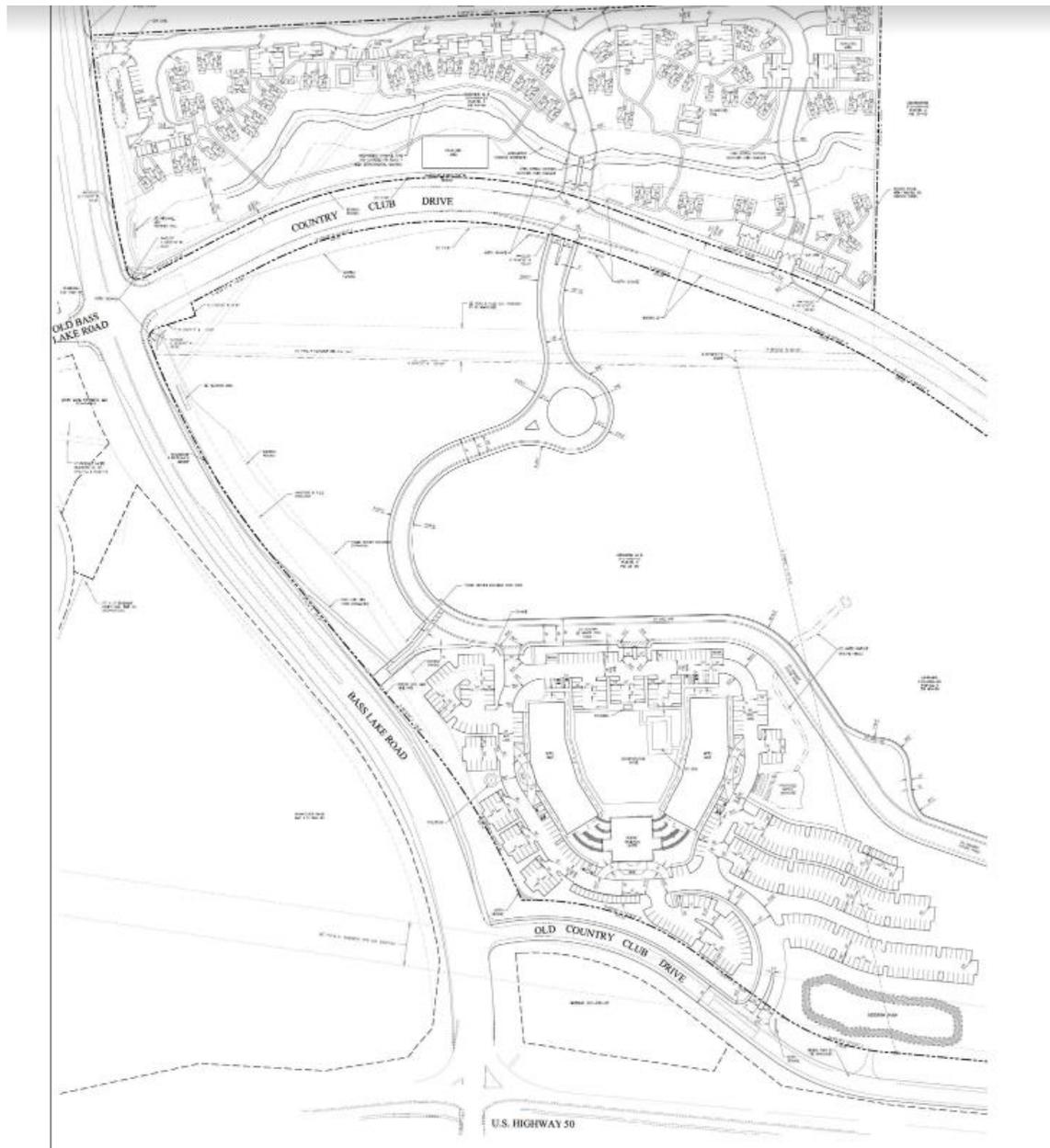
The Program Study Area consists of the central and easternmost 30.2 acres of the project site, and may include future development of additional hotels, medical facilities, senior housing, townhomes and cottages, and other uses allowed by the proposed zoning districts. As discussed above, buildout of 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.

## **UPDATE**

**[Planning Department Anticipates Planning Commission & BOS Hearings in 2025](#)**

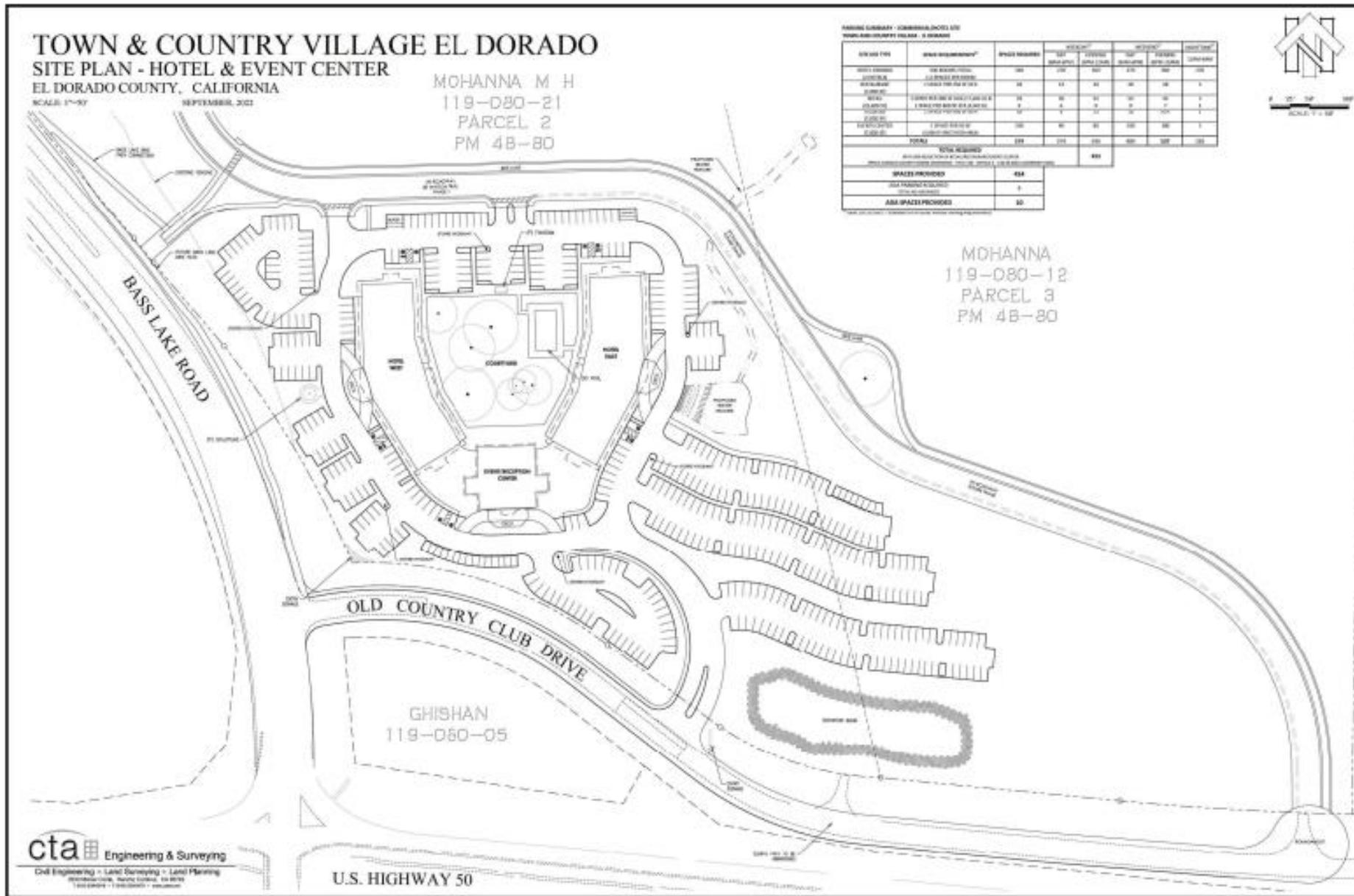


Town and Country Village El Dorado



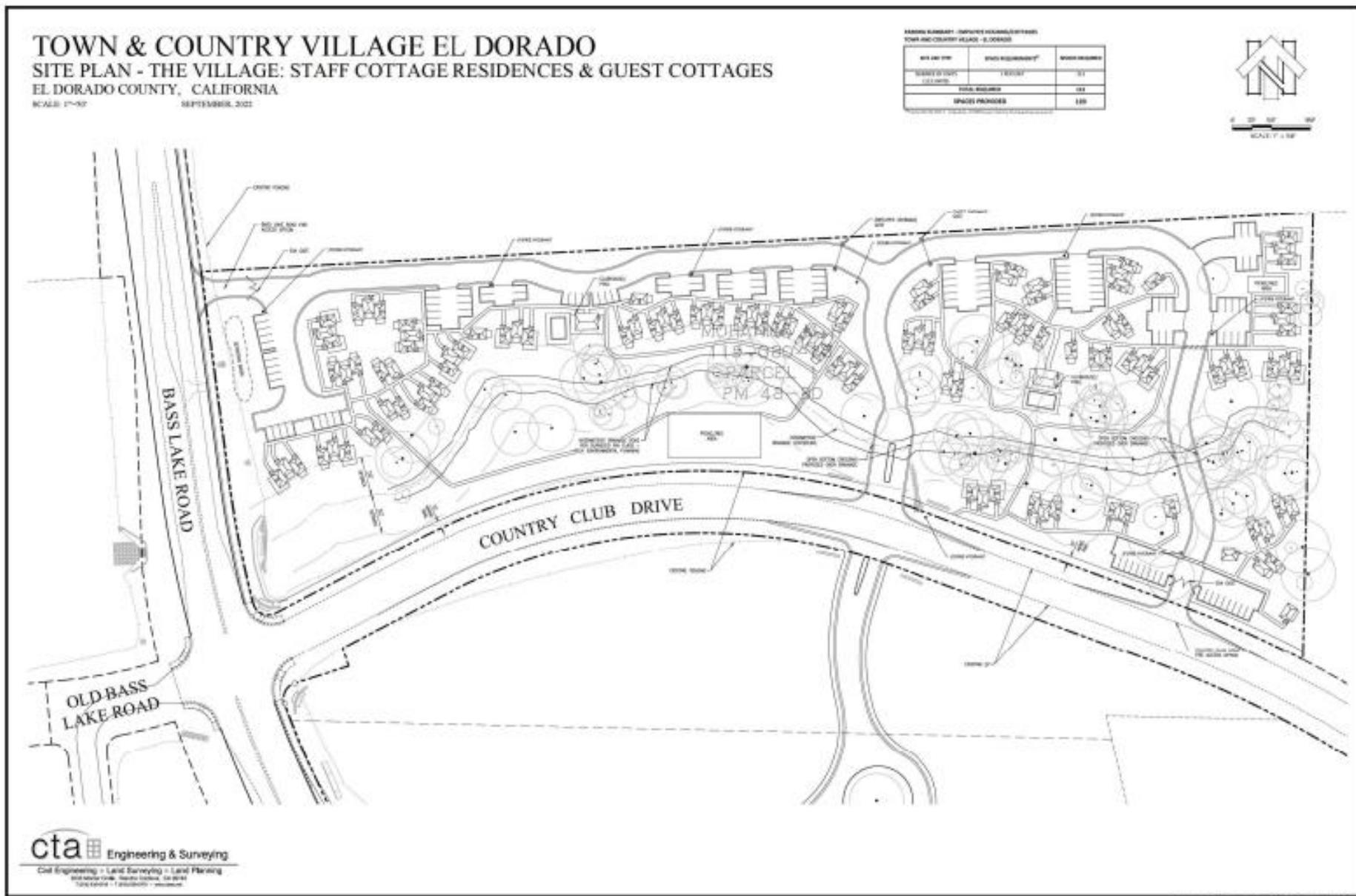


Town and Country Village El Dorado



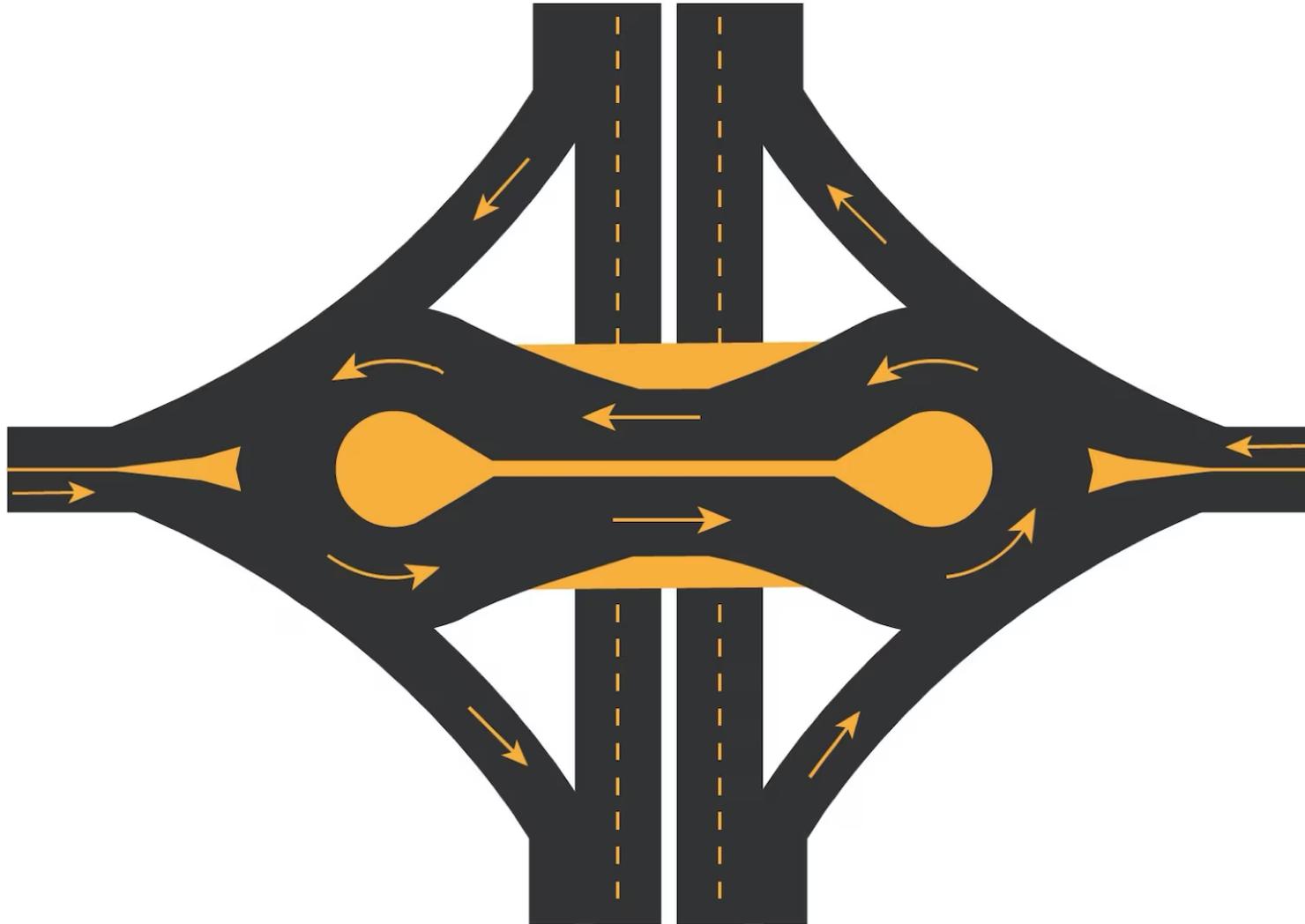


## Town and Country Village El Dorado





Dogbone Roundabout – Interchange





Dogbone Roundabout – Interchange





## Dogbone Roundabout – Interchange

Route 15/Harrisville Blvd. Dogbone Interchange  
30,000 average vehicles a day  
Moncton, NB, Canada





Dogbone Roundabout – Interchange

Bass Lake Rd – Marble Valley Rd  
US50





Dogbone Roundabout – Interchange

Bass Lake Rd – Marble Valley Rd  
US50





# El Dorado Hills Area Planning Advisory Committee

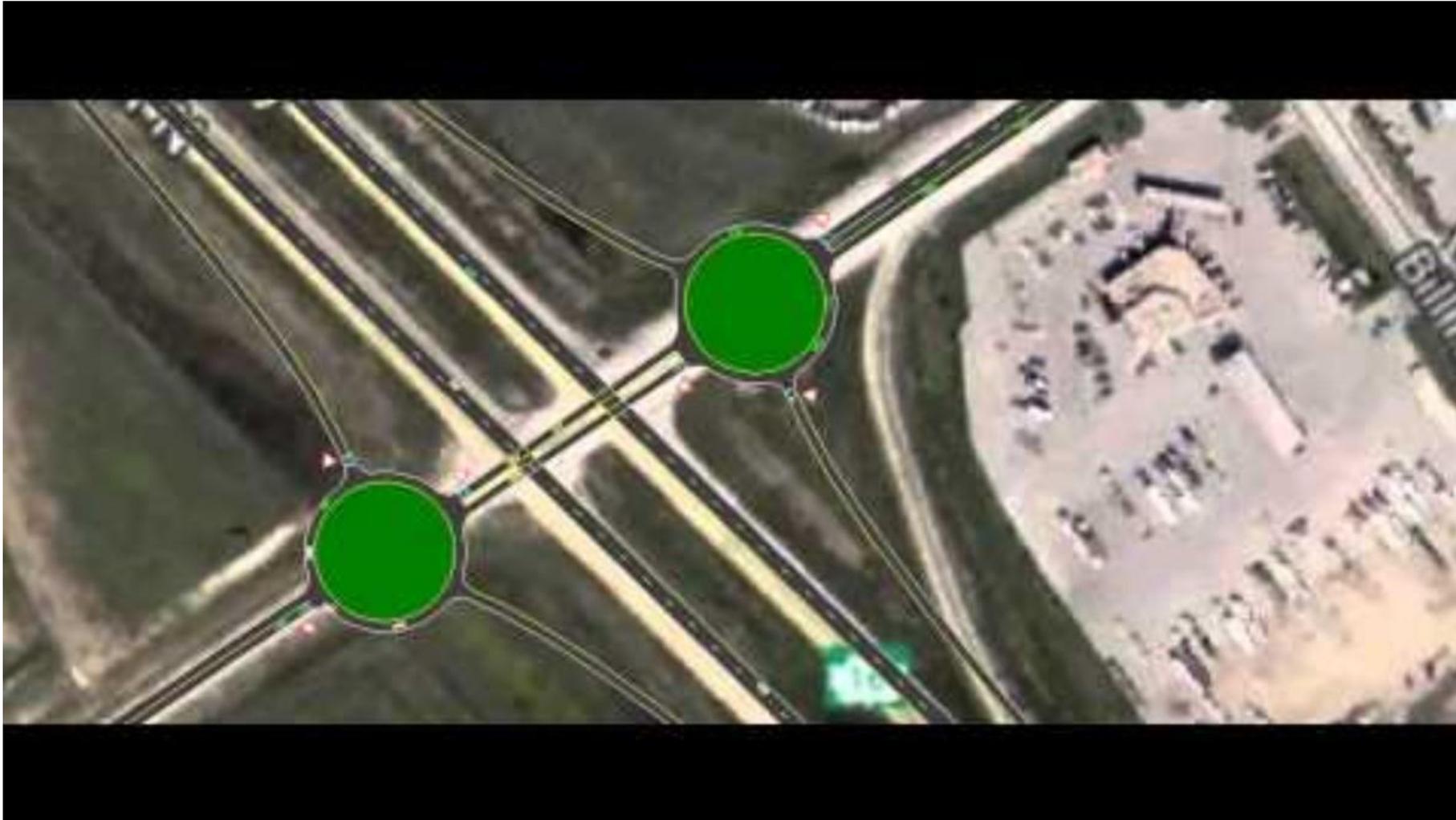
## Dogbone Roundabout – Interchange

Bass Lake Rd – Marble Valley Rd  
US50





Dogbone Roundabout - Interchange





# Generations at Green Valley

GPA22-0001 Z22-0001 TM22-0001

DA24-0001



# El Dorado Hills Area Planning Advisory Committee

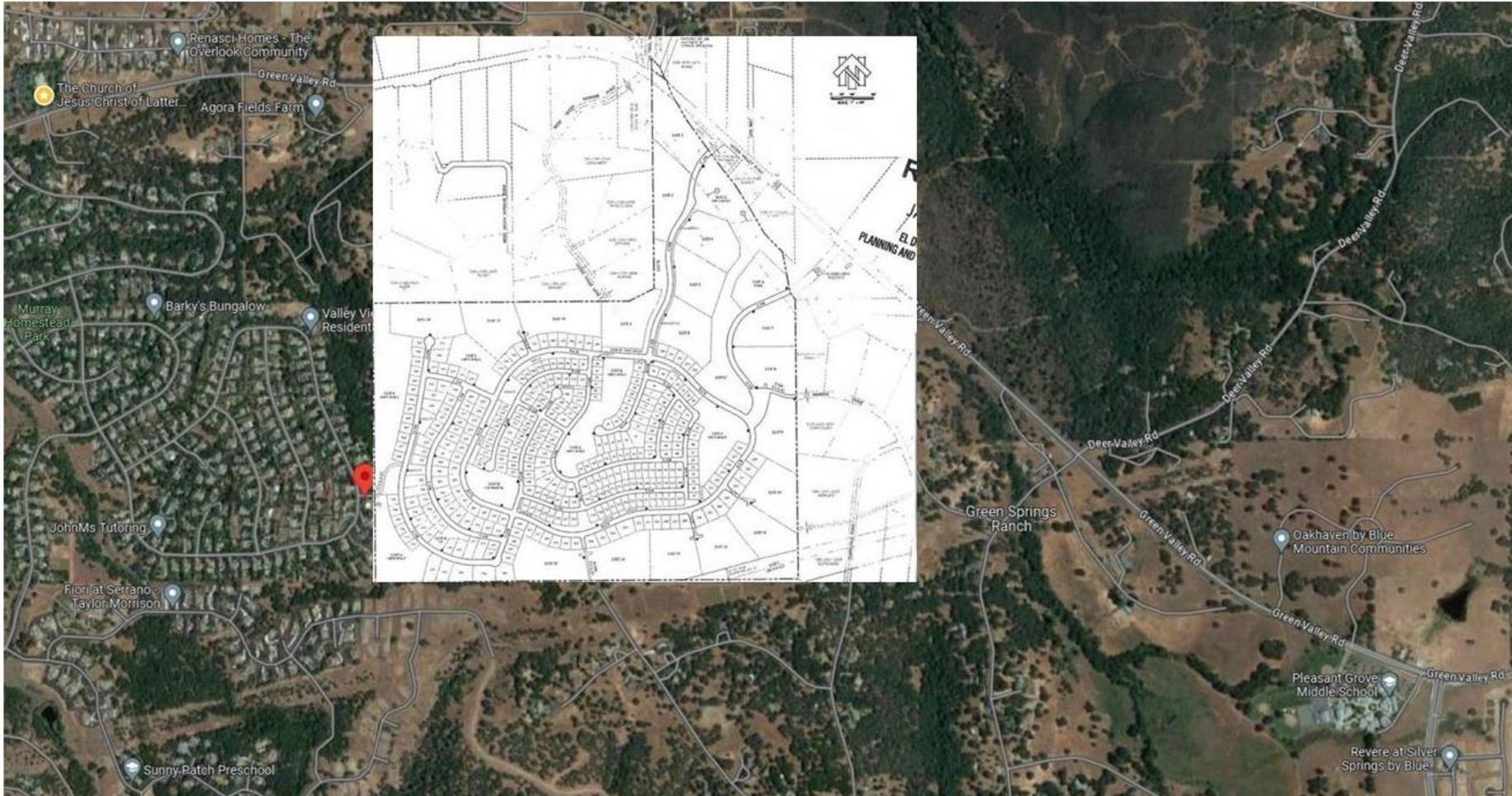
## Generations at Green Valley

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**

## **UPDATE**

**Planning Department Anticipates Planning Commission & BOS Hearings in 2025**



**UPDATE \*Notification - No Review\***

**EDH Area project updates**



# 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.

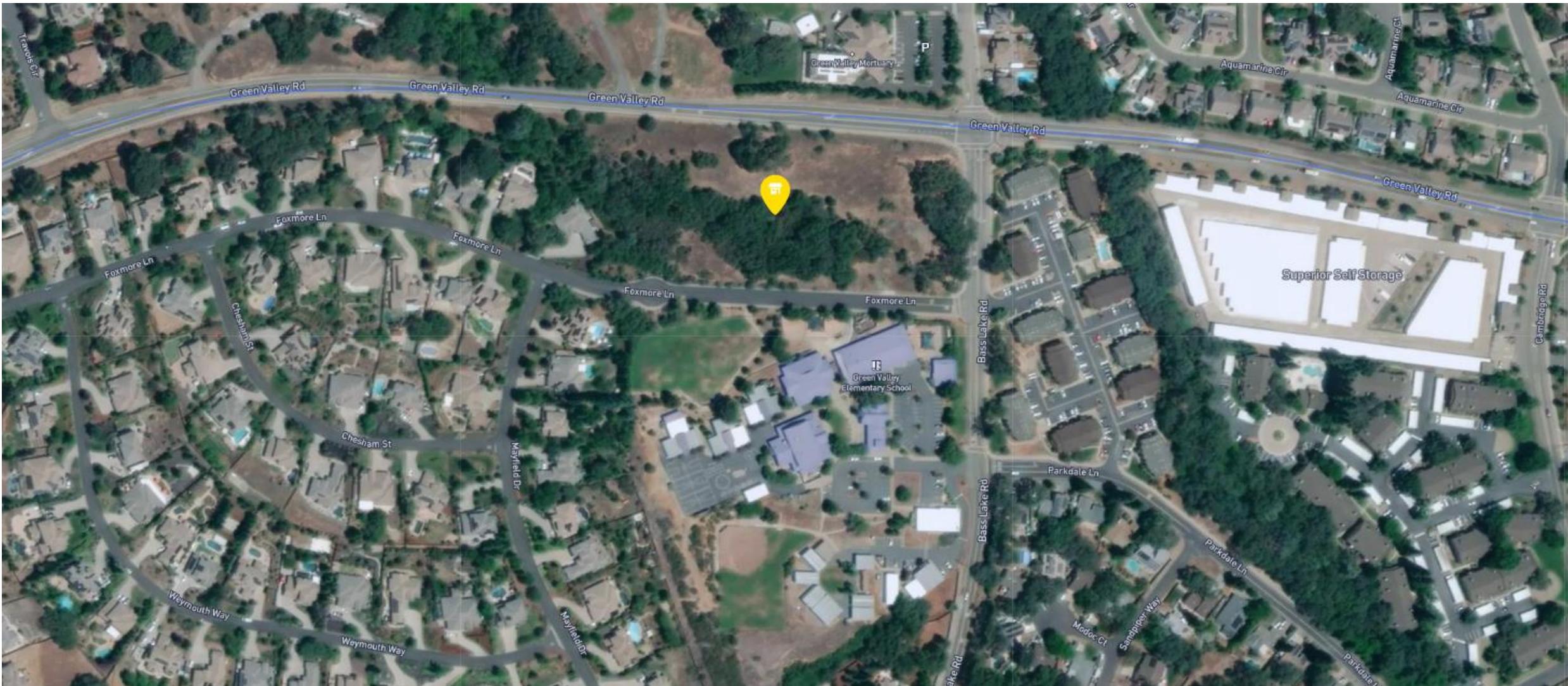
The Applicant requests a concession to allow 0% commercial floor area (GFA), whereas a minimum of 30% GFA is typically required as a commercial use in the Commercial Zones.

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).



Bass Lake Family Apartments





## Bass Lake Family Apartments





## Bass Lake Family Apartments

A parcel split application was heard and approved by the Zoning Administrator.

Residents appealed the Zoning Administrator approval of the Parcel Split, suggesting a “serial” project approach that violates CEQA.

The Board of Supervisors upheld the Appeal.

The applicants are considering a resubmitted project without a parcel split.



# UPDATE

## Carson Creek R&D project

### P22-0009



### Carson Creek R&D project P22-0009

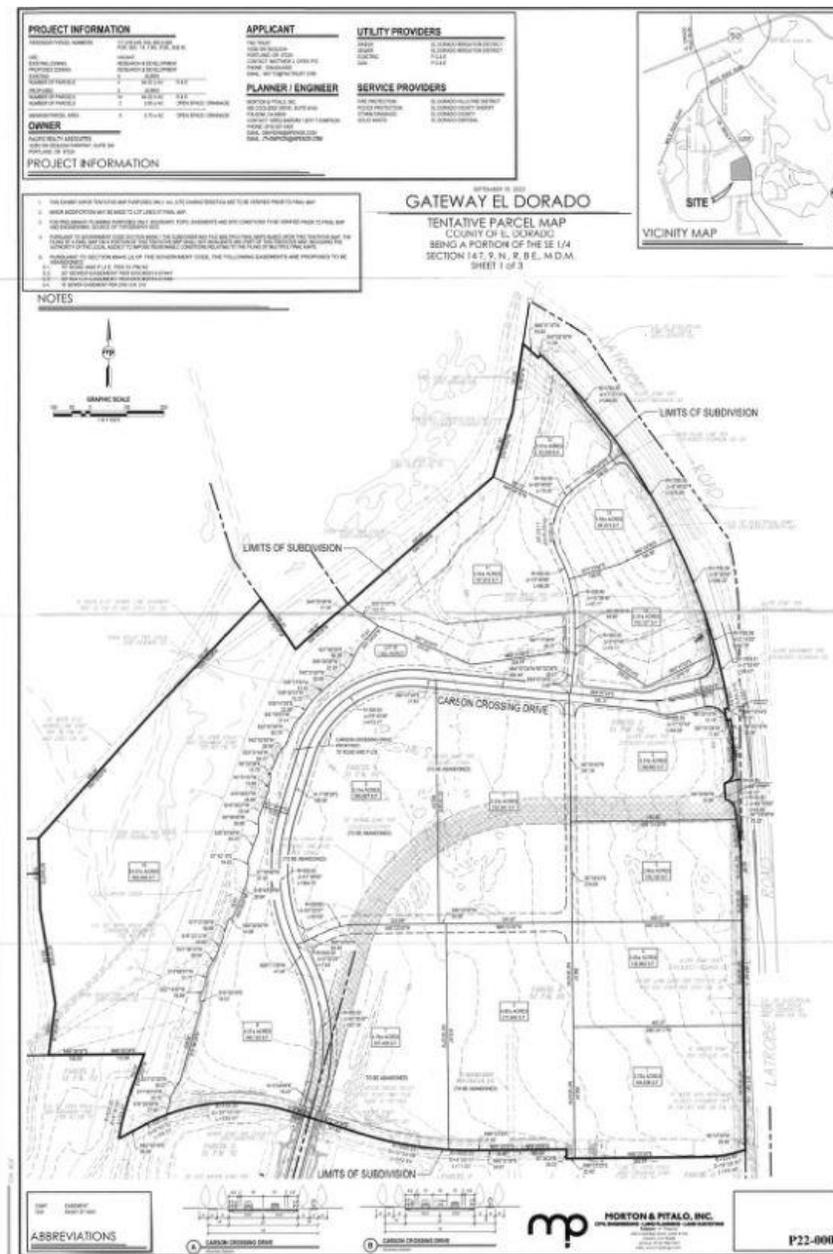
Tentative Parcel Map to divide four parcels totaling 64.22 acres into fourteen Research and Development (R&D)

parcels to be used for industrial wholesale distribution buildings and two open space and drainage parcels ranging

from 0.73 acres to 13.07 acres in size. The properties, identified by Assessor's Parcel Numbers 117-210-048, 117-

210-049, 117-210-050 and 117-210-060, consist of 64.22 acres, and are located on the east side of Latrobe Road,

approximately 580 feet north of the intersection with Golden Foothill Parkway, in the El Dorado Hills area, Supervisorial District 2.





# Carson Creek R&D project P22-0009

Approved at the September 4<sup>th</sup> Zoning Administrator hearing.

Appealed by Concerned Residents of El Dorado Hills Heritage Village was denied at BOS on October 8<sup>th</sup>.





The Property owner has submitted a pre-application for a new specific plan project:

Gateway El Dorado Specific Plan Pre-App PA24-0009

Proposed specific plan to amend the current R&D land use and zoning on approximately 66.9 acres of the 97.74 acre site to include commercial, multifamily residential, park, and open space uses.

The remaining 30.4 acres would be retained in their current R&D land use and zoning.

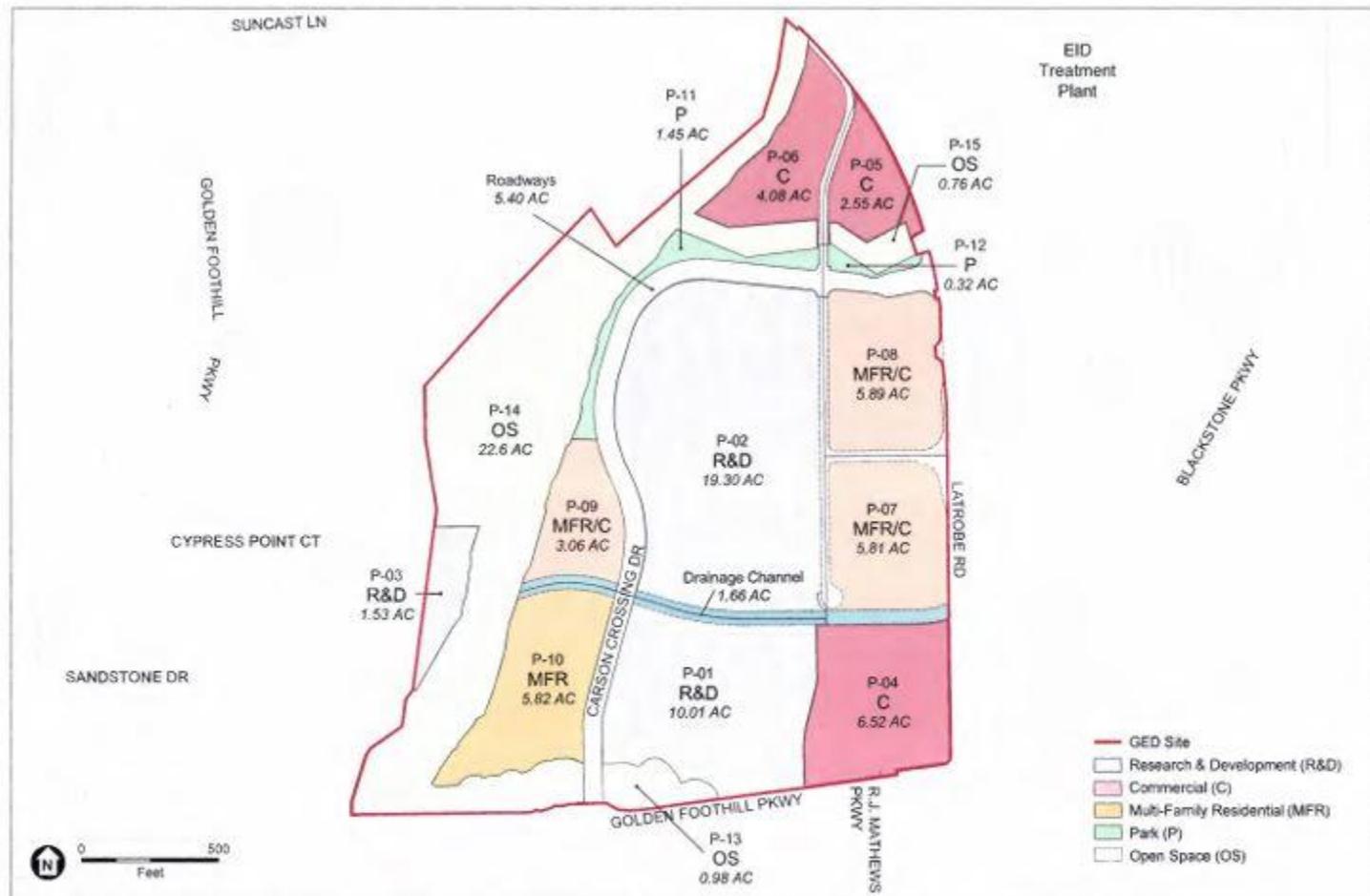


EXHIBIT C  
Land Use Plan

RECEIVED

JUL 31 2024  
EL DORADO COUNTY  
PLANNING AND BUILDING DEPARTMENT



GATEWAY  
EL DORADO



PA24-0009



**UPDATE**

**EDH COSTCO**

**Z17-0004 P17-0007 S17-0017 PD15-0001**



# EDH COSTCO

Costco completed purchase of both the 'north' & 'south' project sites.

Most Recent UPDATE: Applicant is working with the County Planning Dept to submit an updated plan. As of Oct 7th "no formal submittal of updated project plans has been made by Costco to the County"



**Legend**

- EDH 52 North
- EDH 52 Costco South

**CS ENGINEERING, INC.**  
1000 BOYD RD, SUITE 100  
DUBLIN, CALIFORNIA 94568  
WWW.CS-ENG.COM

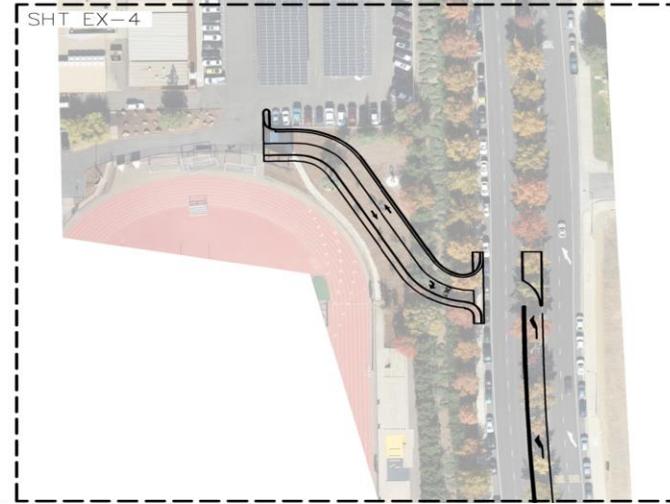
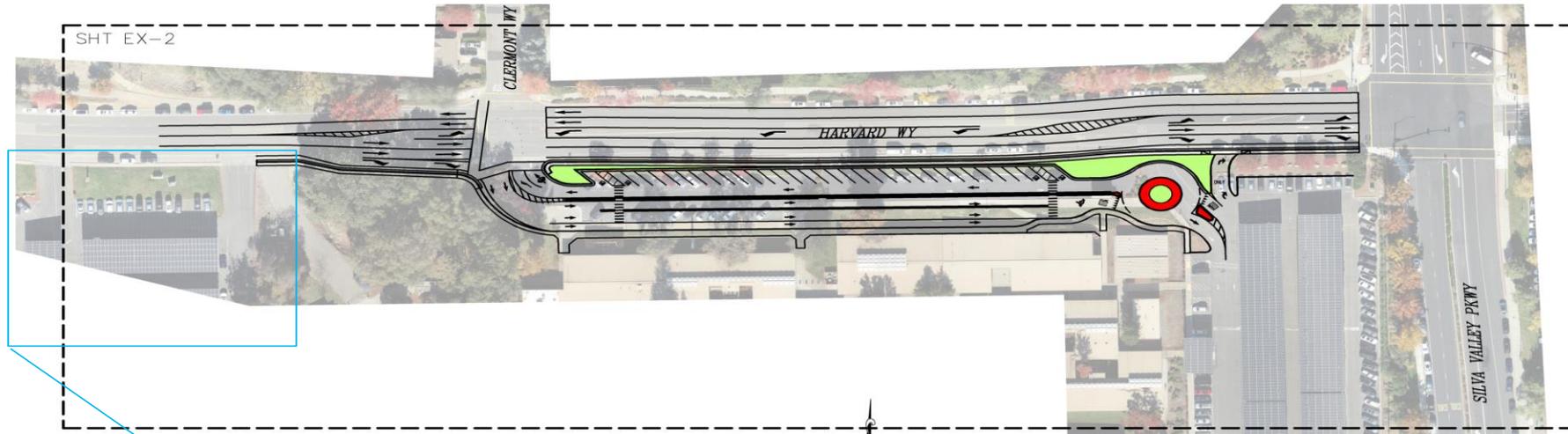
DBA # P.290

**DB+A**  
DAVID BARNETT + ASSOCIATES  
ARCHITECTS, LANDSCAPE PLANNING  
3000 MC DONALD BLVD, SUITE 100  
LAHAYTIL, CALIFORNIA 94554  
7.703.963.8100





# Oak Ridge High School Circulation – Traffic Improvement



**OPTION 1 - TWO LANE DROP OFF WITH BYPASS LANE**  
**OAK RIDGE HIGH SCHOOL**

- LEGEND**
- NEW ASPHALT PAVING
  - EXISTING ASPHALT PAVING
  - NEW CONCRETE SIDEWALK
  - EXISTING CONCRETE SIDEWALK
  - EXISTING BUILDINGS
  - PLANTER / DIRT AREAS
  - GRASS
  - - - ENTRANCE / EXIT



- LEGEND**
- NEW ASPHALT PAVING
  - EXISTING ASPHALT PAVING
  - NEW CONCRETE SIDEWALK
  - EXISTING CONCRETE SIDEWALK
  - RELOCATED TICKET BOOTH
  - PLANTER / DIRT AREAS
  - GRASS
  - GUARDRAIL
  - FENCING



SILVA VALLEY PARKWAY SOUTH ENTRANCE - SITE PLAN  
OAK RIDGE HIGH SCHOOL



SILVA VALLEY PARKWAY SOUTH ENTRANCE - SITE PLAN  
OAK RIDGE HIGH SCHOOL





# EDH Blvd – Saratoga Way



## EDH Blvd – Saratoga Way

Road construction on EDH Blvd began the evening of Monday October 7th just north of US50. Work will continue through December 20th. Construction activities are scheduled from 7PM to 5AM. One lane will always be open in each direction

### **Press Release:**

The closures are necessary for the construction of the El Dorado Hills Boulevard Saratoga Way turn lanes project. The work includes extending the left turn pocket for Saratoga Way on northbound El Dorado Hills Boulevard, extending the left turn pocket to the Raley's shopping center from southbound El Dorado Hills Boulevard and adding a new right turn pocket for Saratoga Way on southbound El Dorado Hills Boulevard. Additional improvements include ADA upgrades to existing curb ramps and storm drainage improvements.









# Bowman Telecommunications Facility CUP23-0009

Planning Commission Thursday October 10, 2024

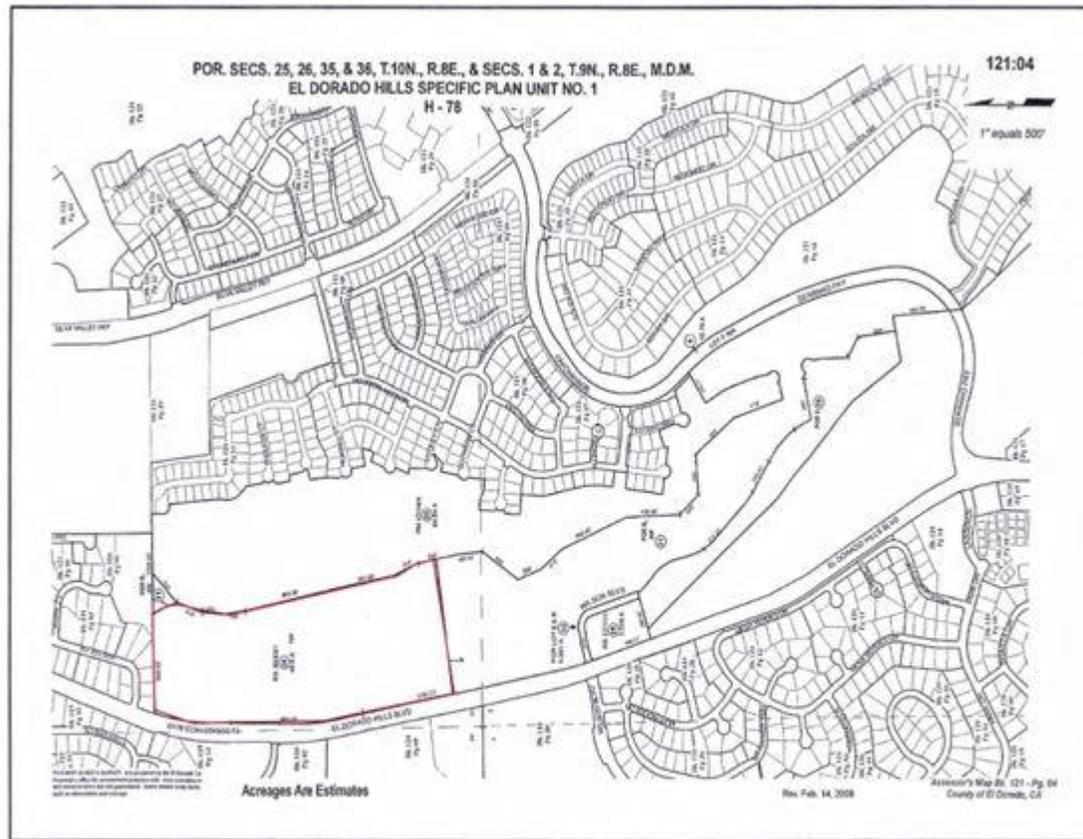


## Bowman Telecommunications Facility CUP23-0009

[Bowman Telecom Facility CUP23-0009](#) - Request for the construction and ongoing operation of a new 110-foot-tall faux water tower telecommunications facility and accessory items within a 31-foot by 35-foot lease area. The telecommunications facility is proposed to include one (1) 110-foot tall faux water tower, nine (9) AT&T antennas- with six (6) future AT&T antennas, 12 remote radio units (RRU), one (1) Global Positioning System (GPS) unit, one (1) 30-kilowatt (kW) alternate current (AC) Diesel standby generator attached to a 190-gallon capacity belly tank, an equipment shelter, eight (8) 190-Ampere-hour (Ah) batteries, nine (9) power trunks, three (3) fiber trunks, surge suppressors, ice bridge, 16 precast foundation blocks for above ground foundation, and chain link fencing surrounding the lease areas. No water or sewer service would be required for the proposed project as it is an unmanned facility.



# Bowman Telecommunications Facility CUP23-0009



**CUP23-0009**







## Bowman Telecommunications Facility CUP23-0009



on Behalf of



**Actual View of the Proposed Location:**

**Bowman / El Dorado Hills CSD:**

**3321 El Dorado Hills Blvd, El Dorado Hills, CA 95762**

**Latitude/Longitude: 38.67331, -121.07544 (NAD83)**

**Proposal – Raw Land Build for New Faux Water Tank Tower**



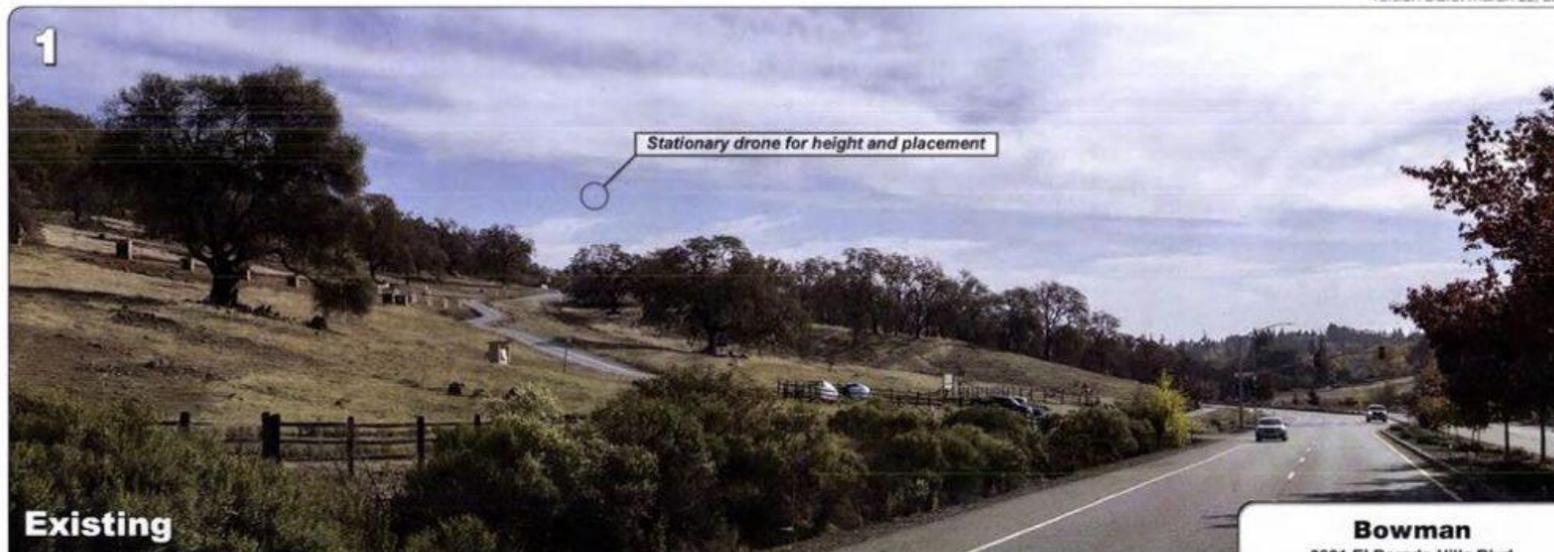
**Considerations:**

Candidate Bowman/CSD is on the east side of AT&T's Search Ring. The area is a cleared-out area where they don't use the property for archery. Utilities are located on the street and will be trenched up to the site. A Faux Water Tank design has been chosen to fit in with the area and provide a historical feel. The Antennae equipment will be fully concealed from the public's view. This property was the least intrusive location, and the least intrusive design is proposed in order to fill AT&T's significant gap in coverage.



# Bowman Telecommunications Facility CUP23-0009

Version Date: March 28, 2023

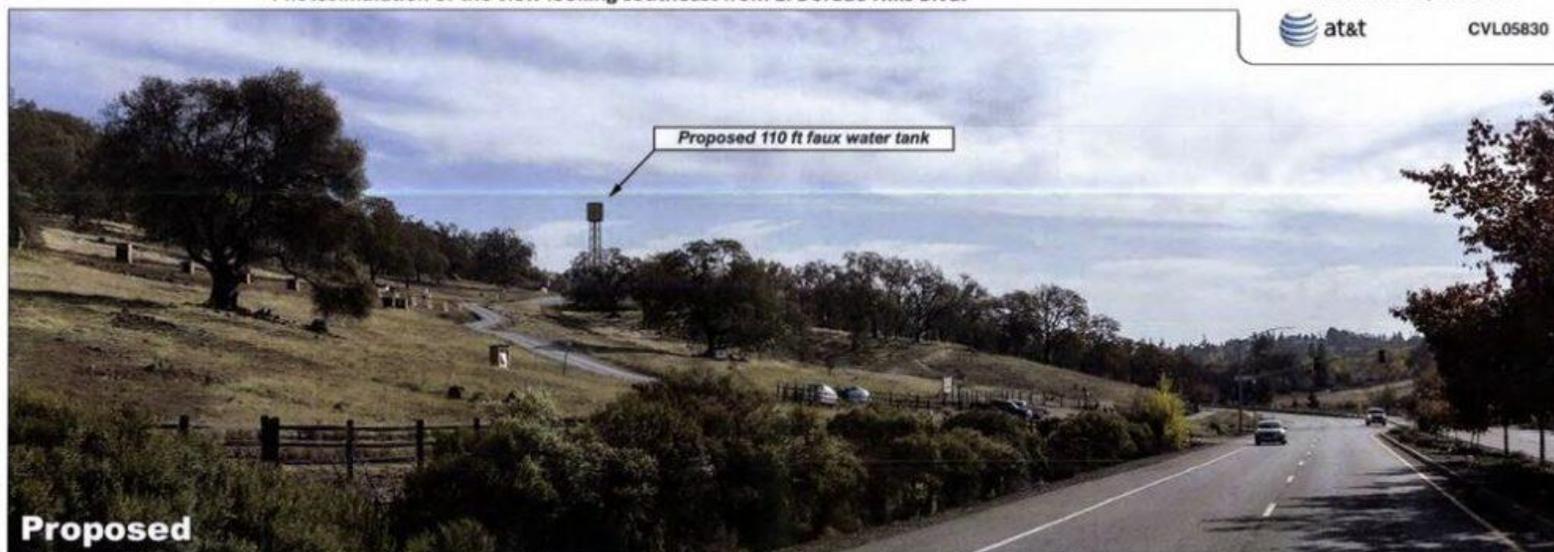


Photosimulation of the view looking southeast from El Dorado Hills Blvd.

**Bowman**  
3321 El Dorado Hills Blvd  
El Dorado Hills, CA 95672



CVL05830





# Bowman Telecommunications Facility CUP23-0009

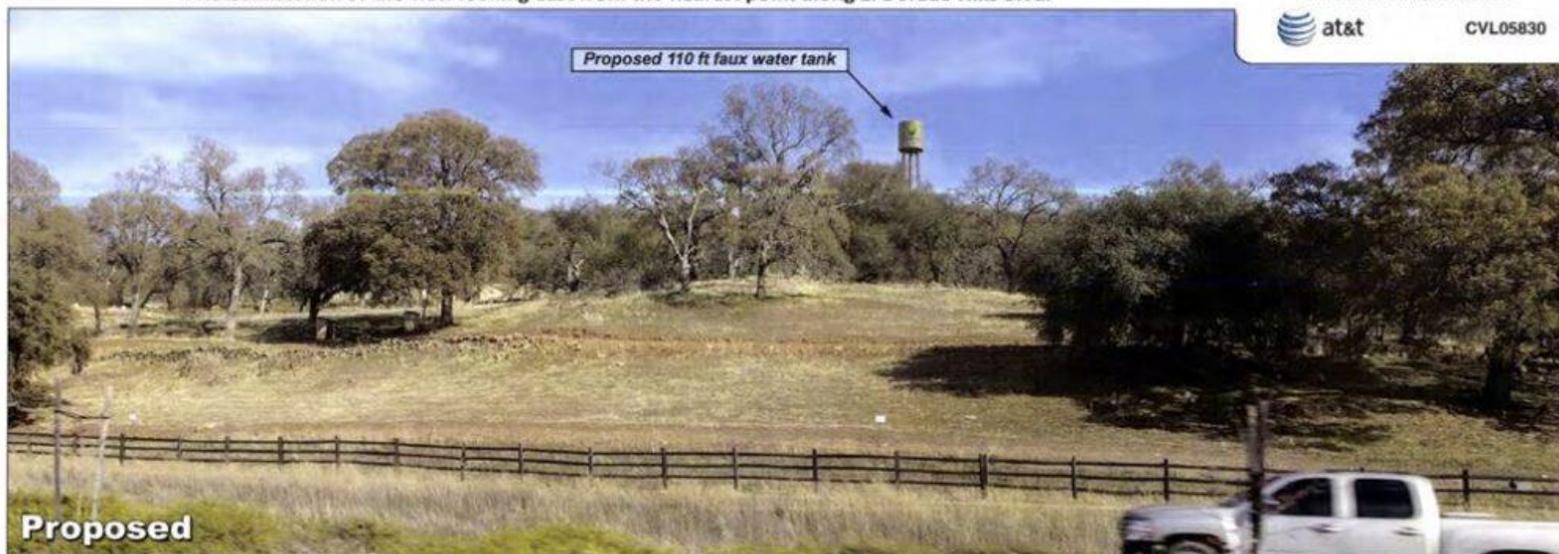
Version Date: March 28, 2023



Photosimulation of the view looking east from the nearest point along El Dorado Hills Blvd.

**Bowman**  
3321 El Dorado Hills Blvd  
El Dorado Hills, CA 95672

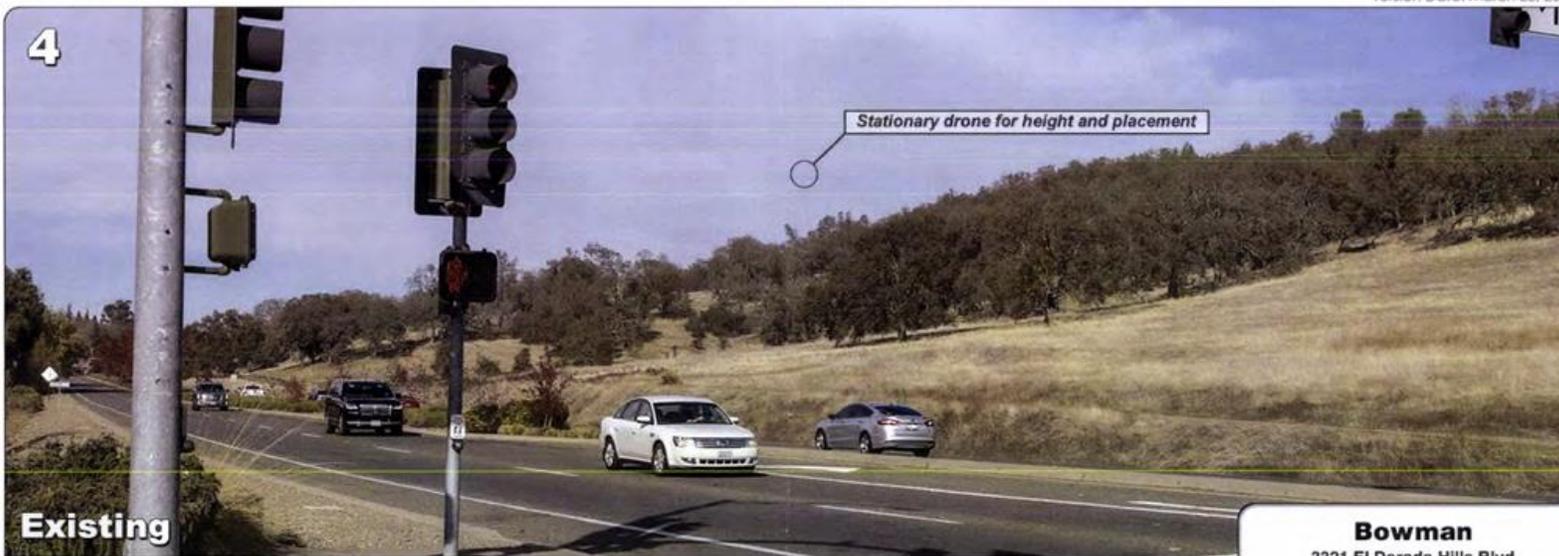
at&t CVL05830





# Bowman Telecommunications Facility CUP23-0009

Version Date: March 28, 2023

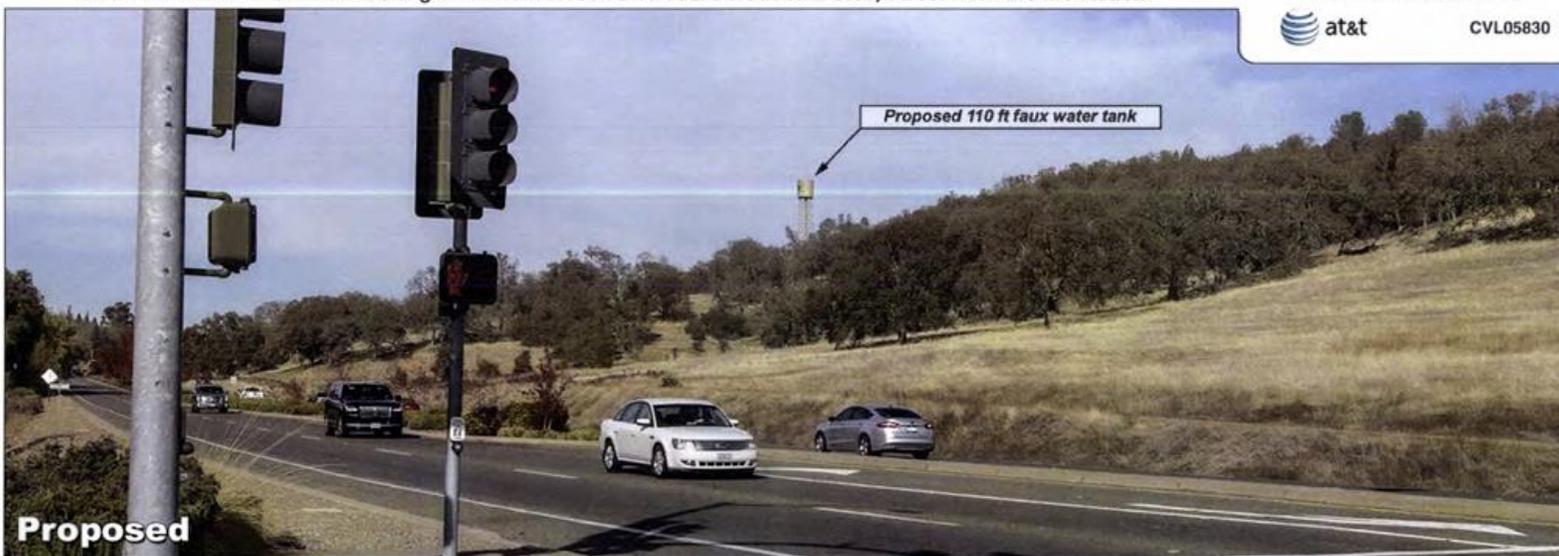


**Existing**

Photosimulation of the view looking north from Wilson Blvd at El Dorado Hills Blvd, across from the fire station.

**Bowman**  
3321 El Dorado Hills Blvd  
El Dorado Hills, CA 95672

CVL05830



**Proposed**



- [EDH52-Coscto](#)  
Preparing DEIR – Costco purchased both the north and south project sites. Waiting for an updated planning document.
- [Town & Country Village El Dorado](#) – waiting for FEIR
- [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 approved by Zoning Administrator. Appeal at BOS
- [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](#) – Appeal of Zoning Administrator Approval Upheld at BOS



# EDH APAC

## New Voting Members

Volunteers who have worked on recent project reviews and our Standing Committees are eligible to become Voting EDH APAC members



# EDH APAC 2025 Officer Election

Voting Members interested in Officer positions are eligible to serve as officers in 2025.



# 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  
November 11, 2024  
6:30PM

