



# El Dorado Hills Area Planning Advisory Committee

Wednesday January 8, 2025  
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

2025 Chair: John Davey

2025 Vice Chair: John Raslear

2025 Vice Chair Tim White

2025 Vice Chair Brooke Washburn

2025 Secretary Bill Jamaca



# 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](mailto:jdavey@daveygroup.net) Timothy White, Vice Chair [twhitejd@gmail.com](mailto:twhitejd@gmail.com)  
John Raslear, Vice Chair [jraz2pub@shs-global.net](mailto:jraz2pub@shs-global.net) Brooke Washburn, Vice Chair [Washburn\\_bew@yahoo.com](mailto: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](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>



## 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

District 1 Supervisor Greg Ferrero  
District 2 Supervisor George Turnboo



# 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.



## Bill Knox has volunteered to help manage EHH APAC Social Media

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
<b>December 17, 2025</b>	<b>6:30PM</b>	<b>Wednesday</b>	<b>EDH Fire Station 85 Meeting Room</b>



# EDH APAC PROJECTS



# Creekside Village SP20-0001

Status Update Presentation

**George Carpenter**

**Vice President Winn Communities**

# CREEKSIDE VILLAGE SPECIFIC PLAN

PROJECT UPDATES

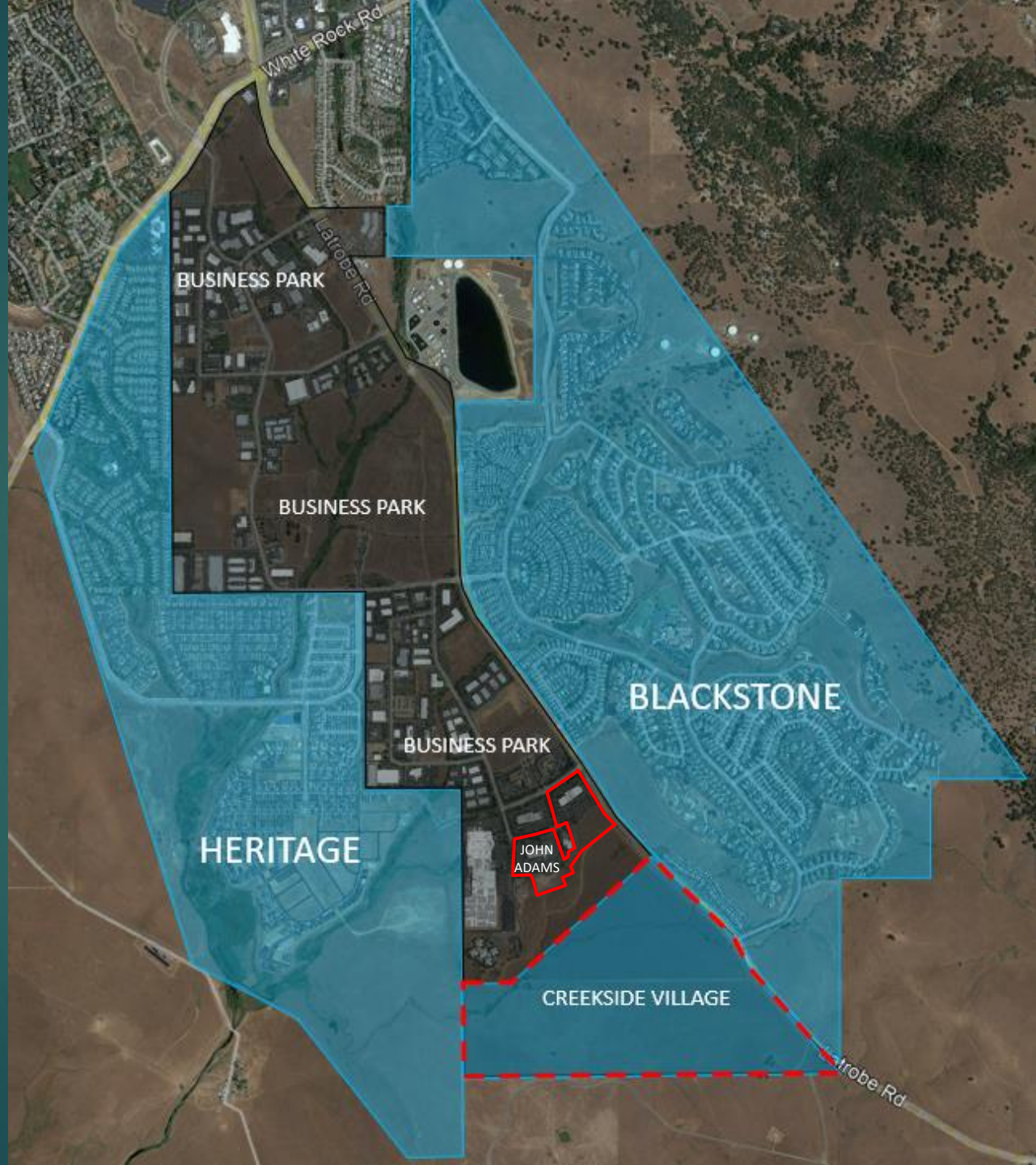


CREEKSIDE  
— VILLAGE —

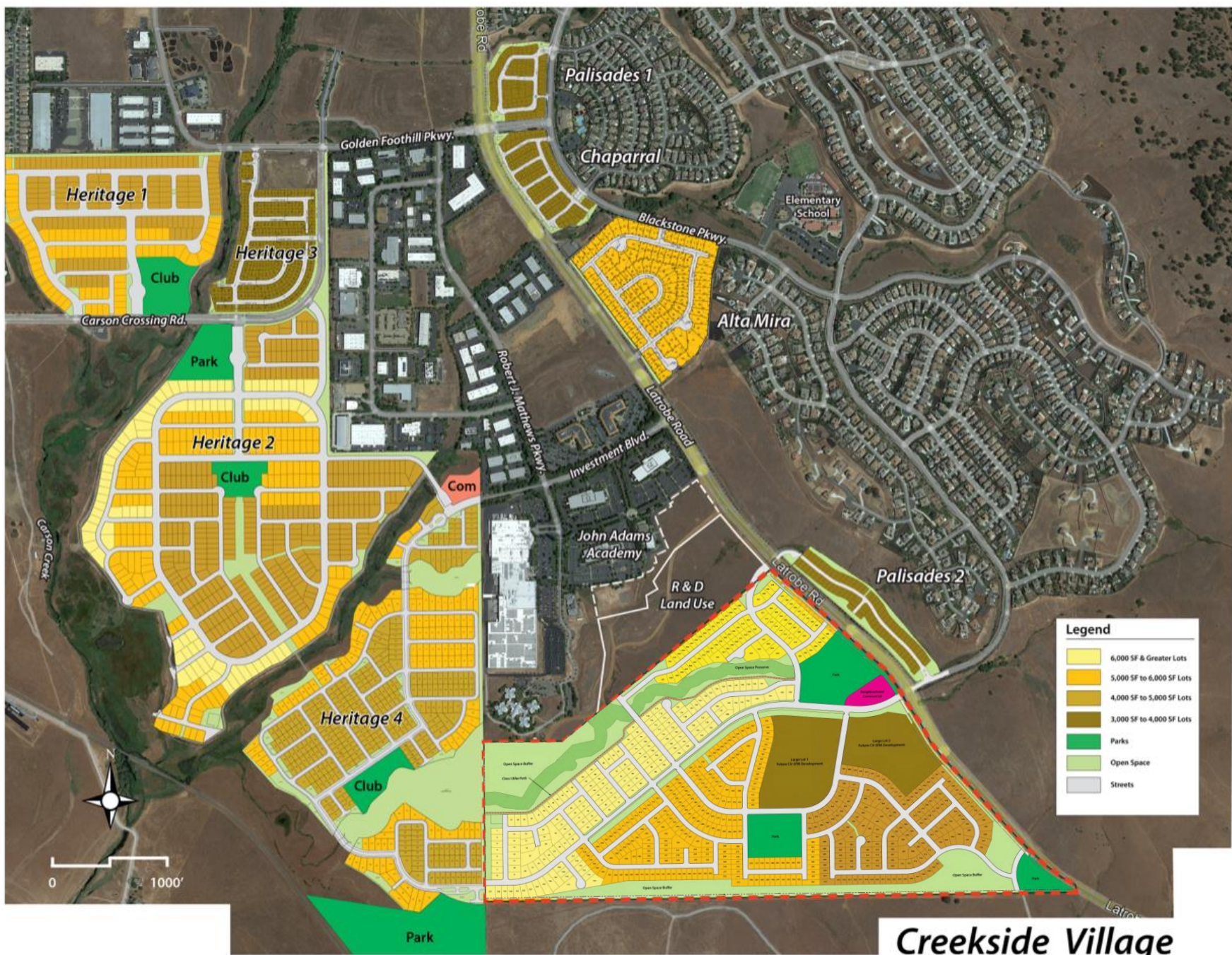
EL DORADO HILLS APAC MEETING

January 8, 2025









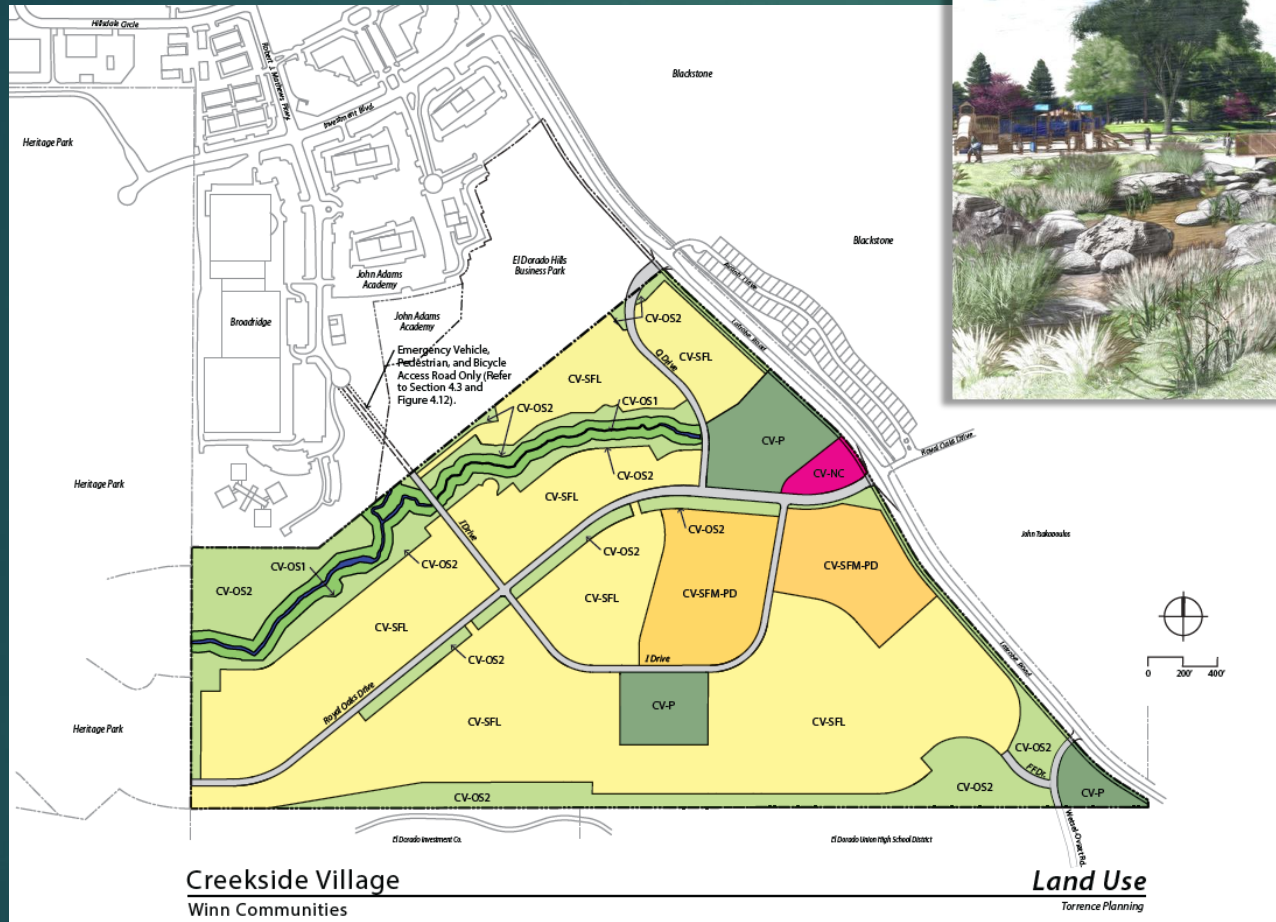
Legend	
	6,000 SF & Greater Lots
	5,000 SF to 6,000 SF Lots
	4,000 SF to 5,000 SF Lots
	3,000 SF to 4,000 SF Lots
	Parks
	Open Space
	Streets



# Creekside Village



# PROPOSED PROJECT

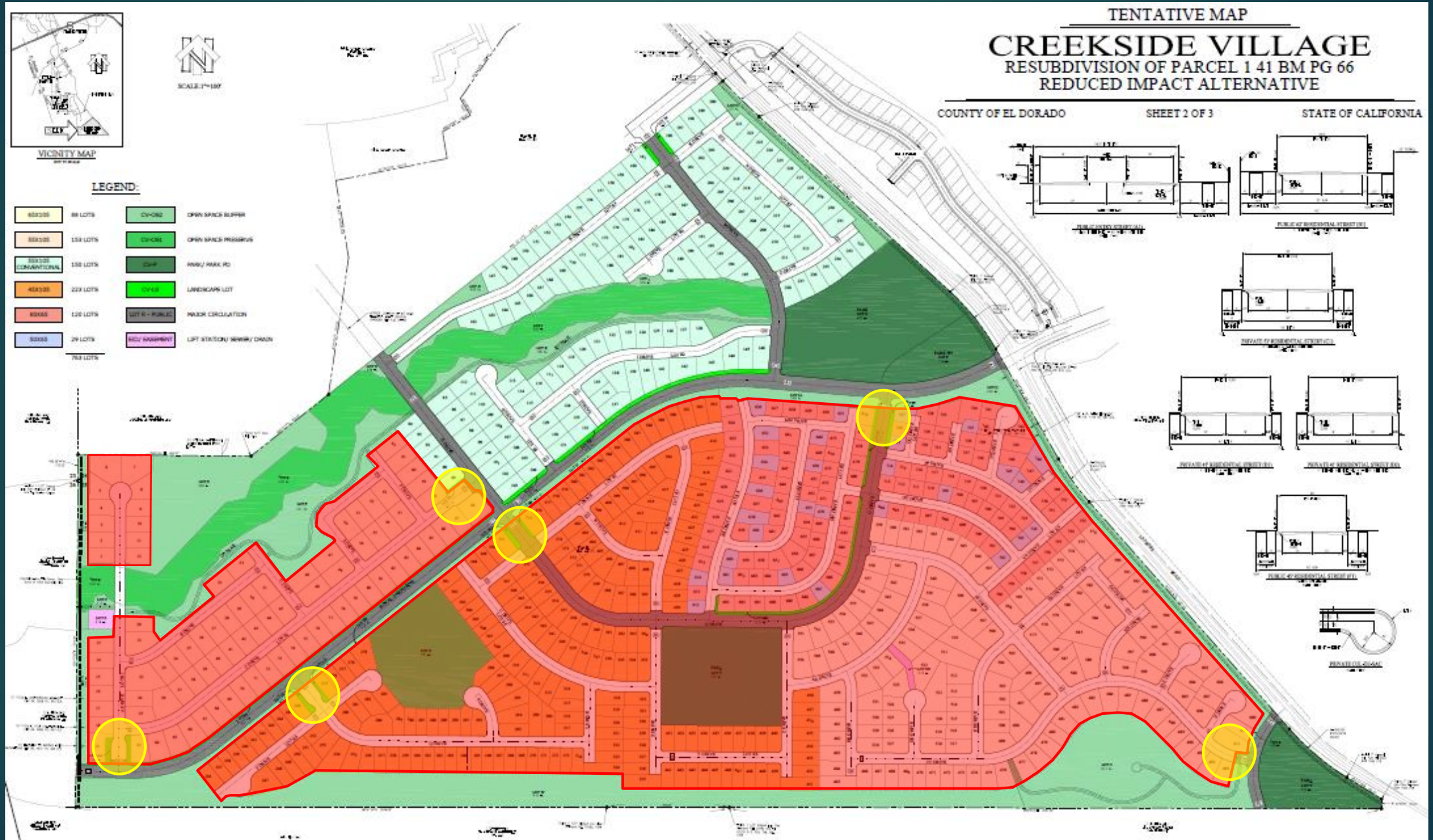


# WHY REVISE THE PLAN?

- *SCHOOL DISTRICT IMPACTS*
- *LOCAL TRAFFIC IMPACTS*
- *SENSITIVE RESOURCES*
- *HOUSING MIX & LOTTING*



# AGE-RESTRICTED VILLAGES & PROPOSED GATE LOCATIONS



# HOMESITES AND TRAFFIC

## PROPOSED PROJECT

Single Family Homes  
918

Vehicle Trips per day  
10,040

## REDUCED IMPACT ALTERNATIVE

Single Family 763

Vehicle Trips per day 4,147

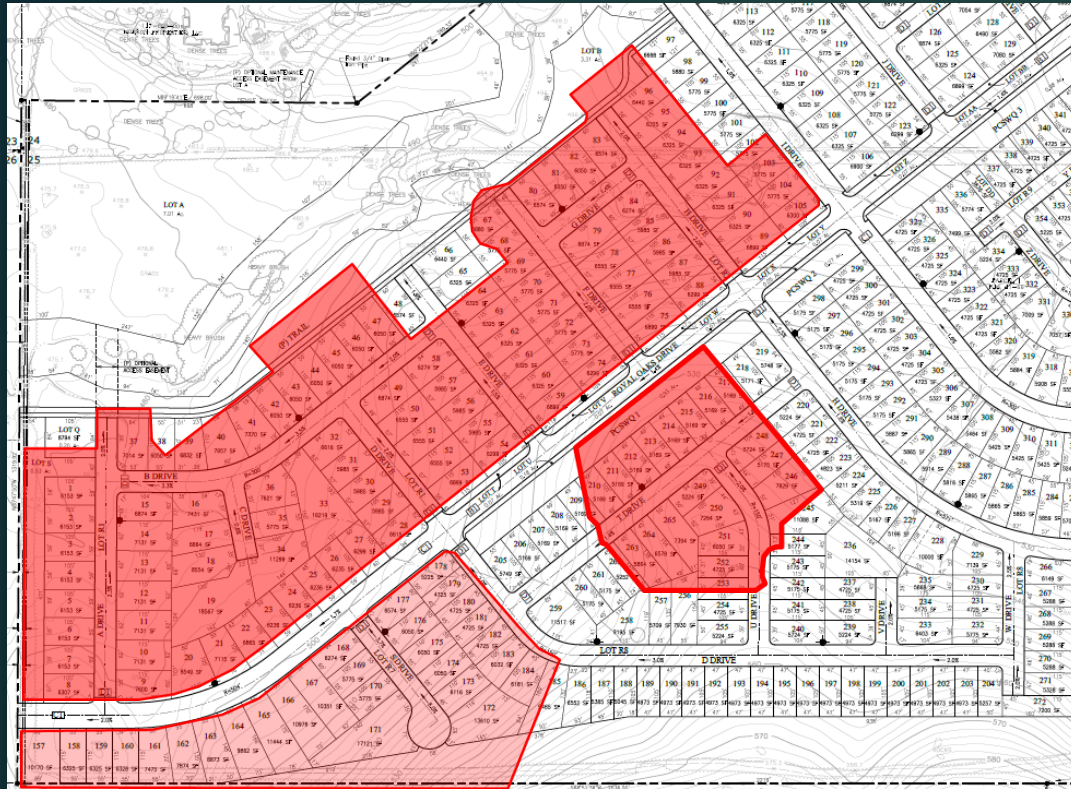
59% Reduction in Daily Trips

Compare to General Plan build out of R&D Uses  
with 23,450 Vehicle Trips per day

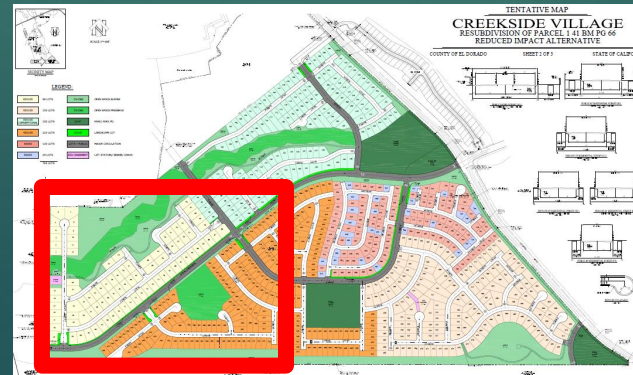
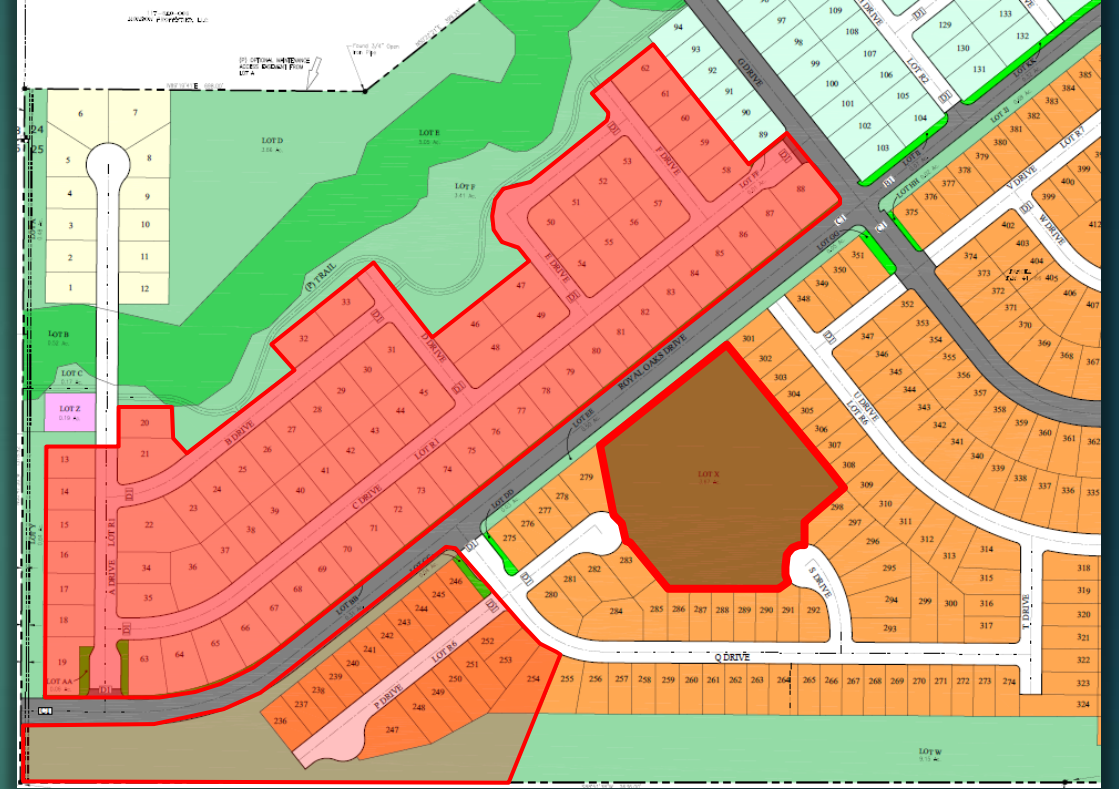


# AVOIDANCE AREAS & UPDATED LOTTING

## PROPOSED PROJECT



## REDUCED IMPACT ALTERNATIVE













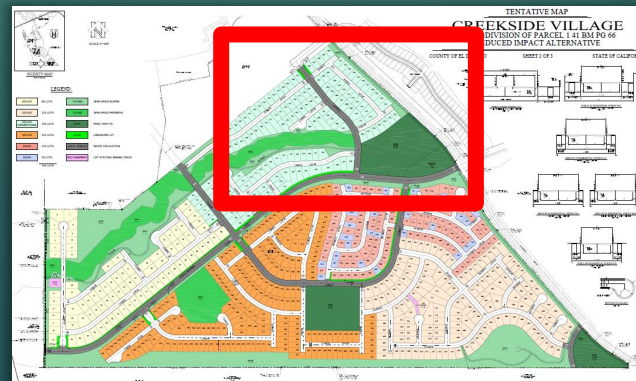




# COMMERCIAL LAND USE & LOTTING UPDATE

PROPOSED PROJECT

REDUCED IMPACT ALTERNATIVE



# CIRCULATION IMPROVEMENTS

PROPOSED PROJECT



REDUCED IMPACT ALTERNATIVE





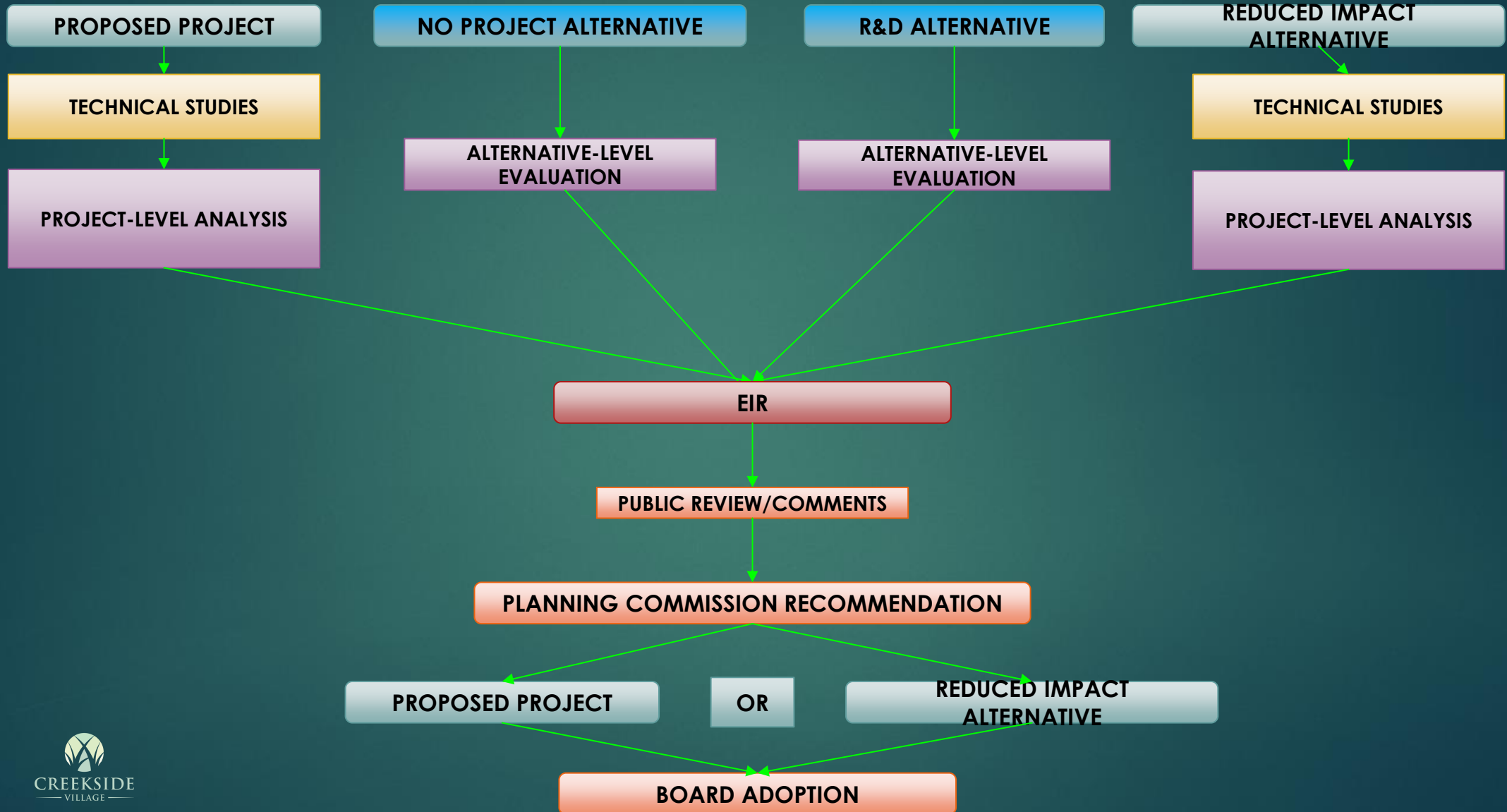




# PARKS & TRAILS



# PROJECT ENVIRONMENTAL PROCESS



# ESTIMATED PROJECT SCHEDULE

- DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) Spring 2025
- PUBLIC REVIEW/COMMENT PERIOD (45 DAY) Spring 2025
- FINAL ENVIRONMENTAL IMPACT REPORT (FEIR) Summer 2025
- PLANNING COMMISSION Fall 2025
- BOARD OF SUPERVISORS Fall 2025



QUESTIONS?



CREEKSIDE  
— VILLAGE —





# UPDATE \*Notification - No Review\*

## EDH Area project updates



## UPDATE \*Notification - No Review\* EDH Area project updates

### **Sienna Ridge Lot Subdivision PA24-0013**

El Dorado Hills 3491 Sienna Ridge Road,

10 Acres

Proposed for 24 lots

Currently zoned RE-10 (ranch estate 10 acres)

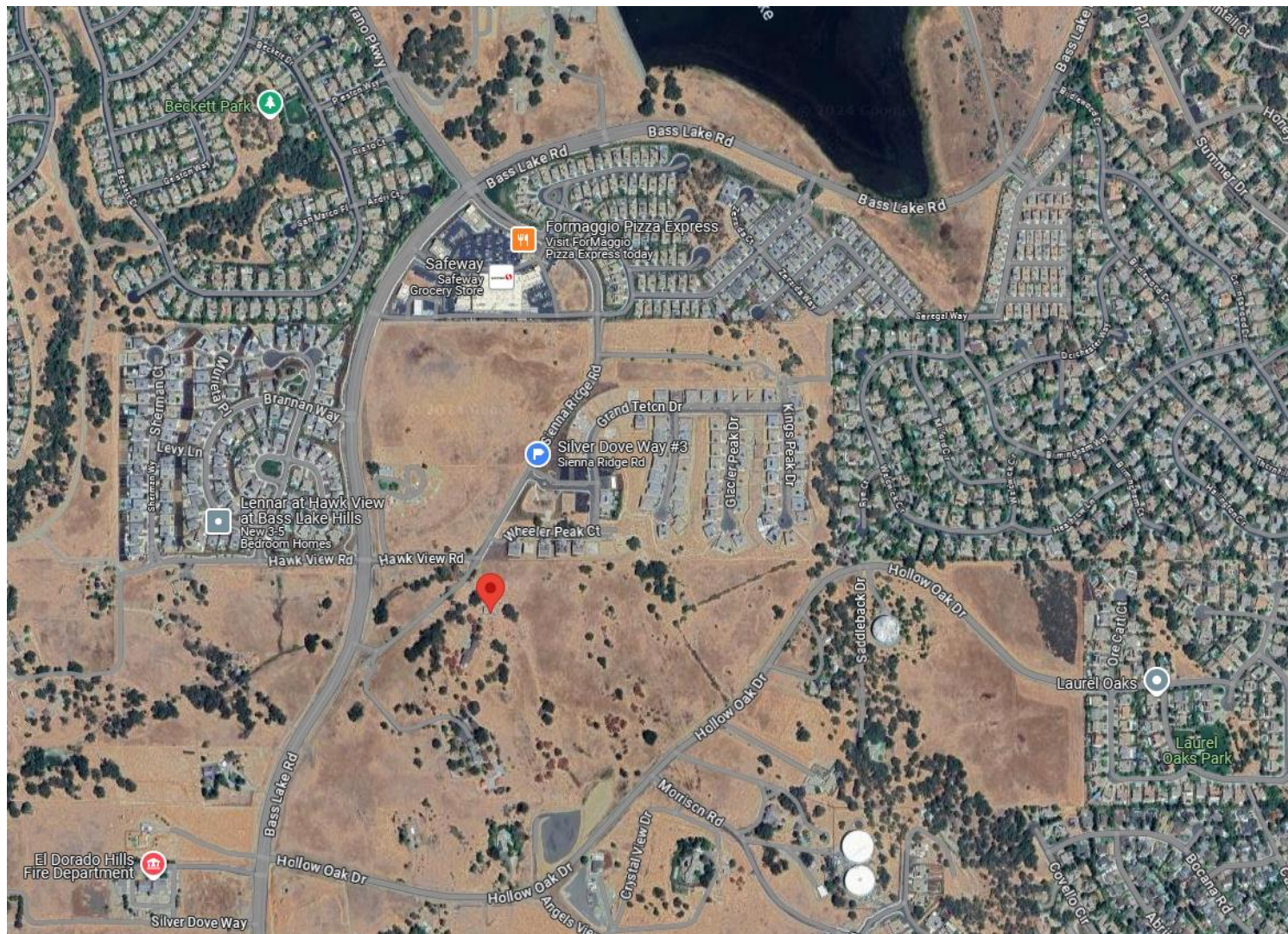
Rezone required to R-1

Specific Plan Amendment required (Bass Lake Hills Specific Plan)



# UPDATE \*Notification - No Review\* EDH Area project updates

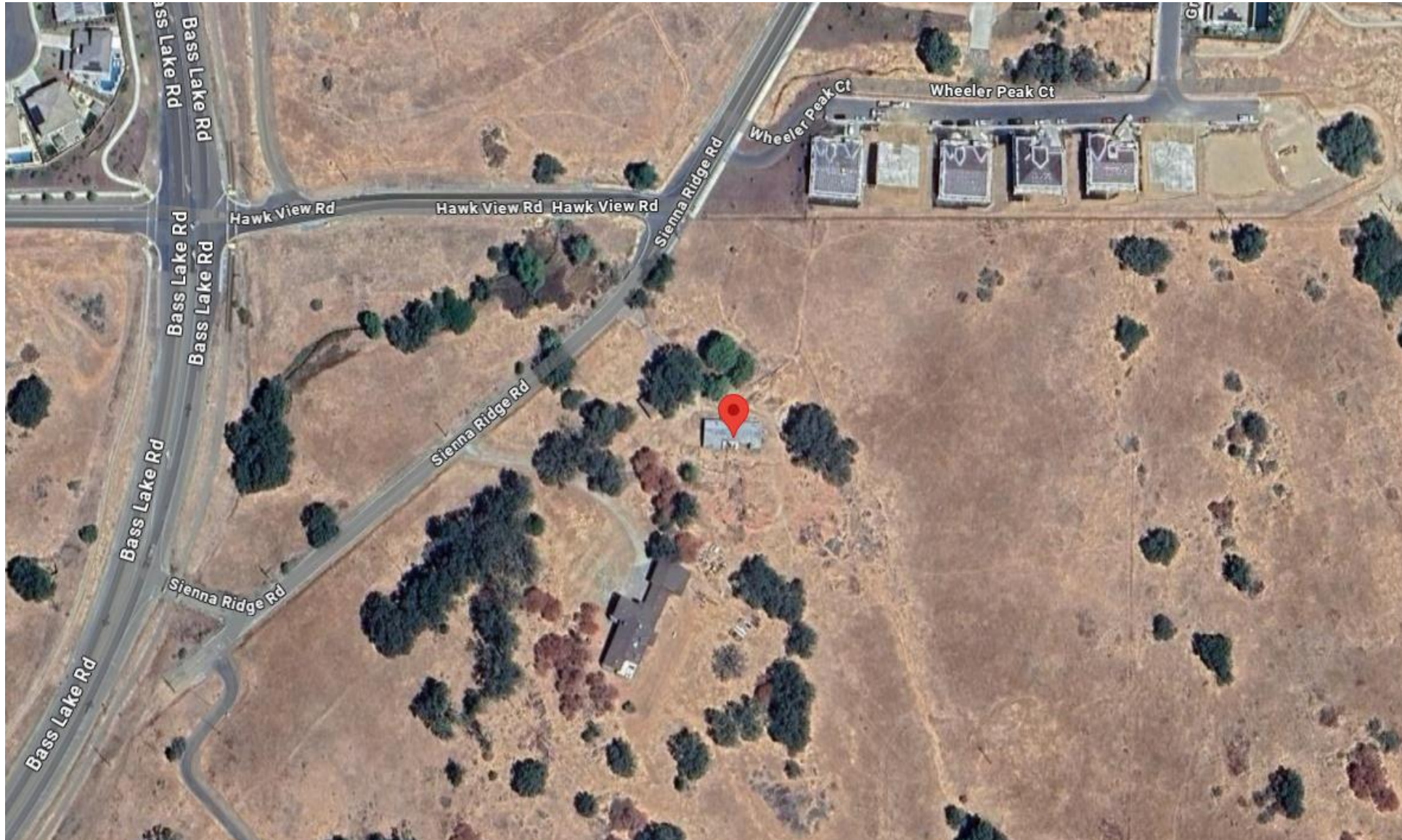
## Sienna Ridge Lot Subdivision PA24-0013







# UPDATE \*Notification - No Review\* EDH Area project updates







# UPDATE \*Notification - No Review\* EDH Area project updates





UPDATE \*Notification - No Review\* EDH Area project updates

**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

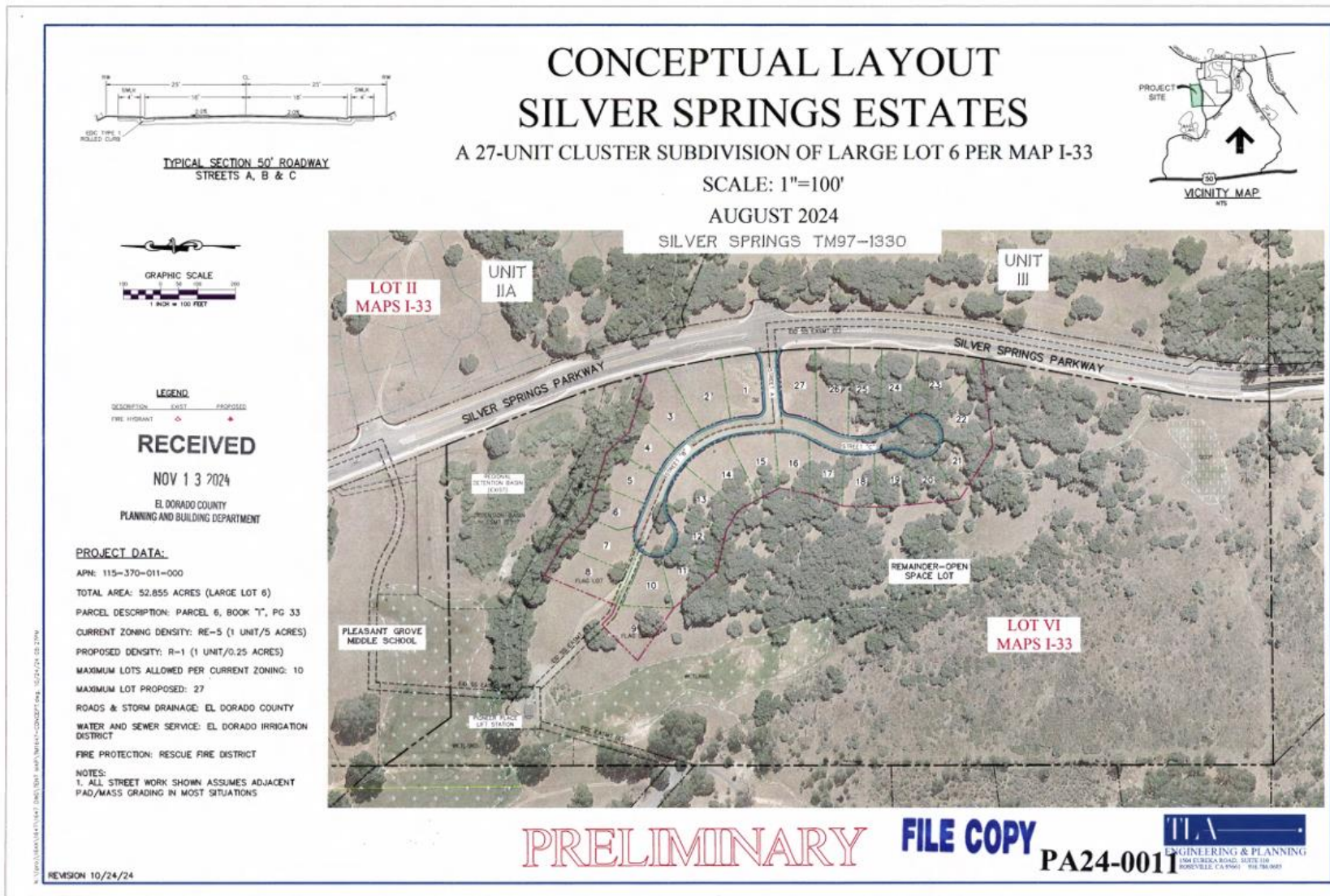
Owners – Silver Springs LLC, Lathrop CA.





# UPDATE \*Notification - No Review\* EDH Area project updates

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

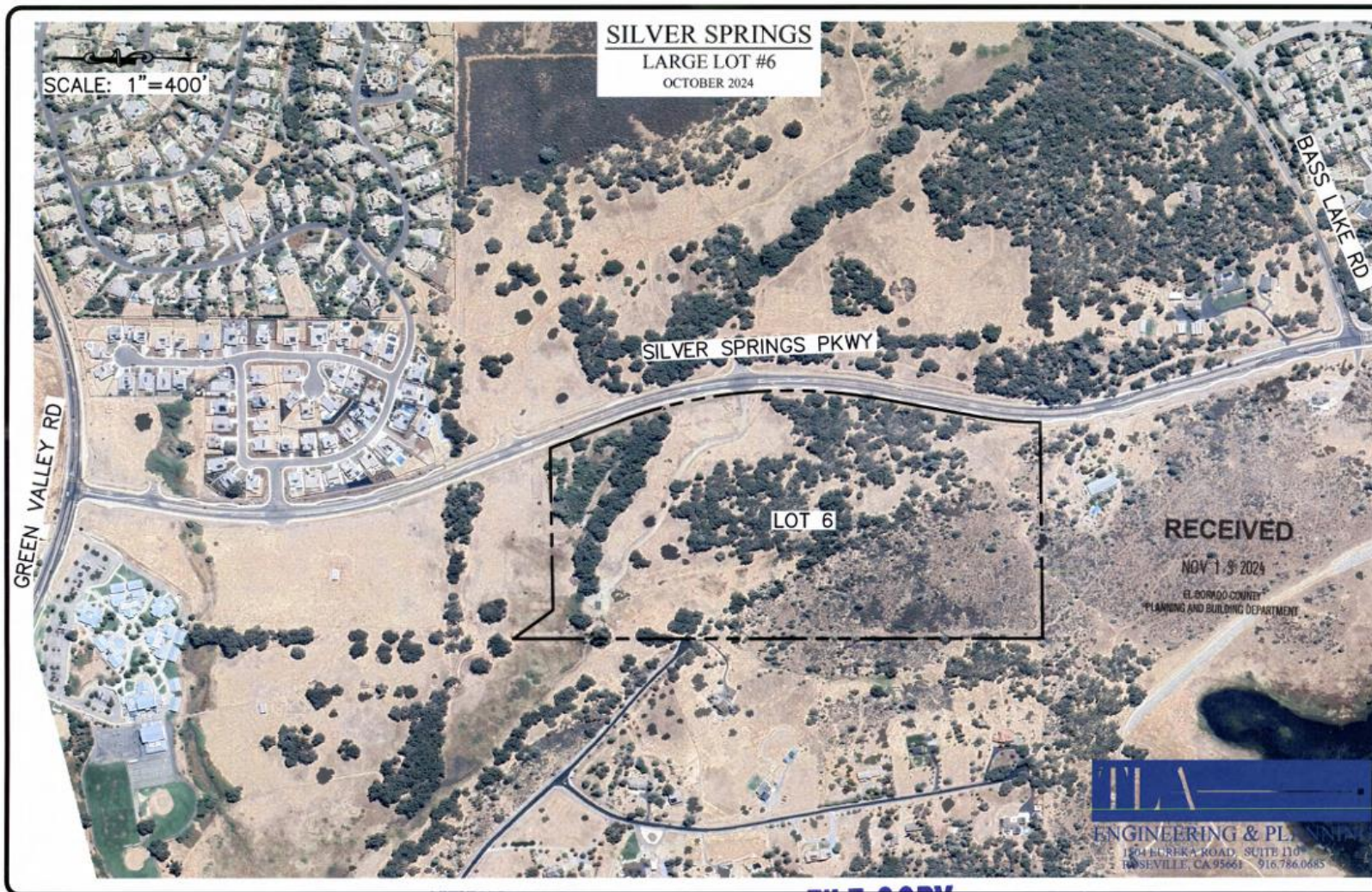






# UPDATE \*Notification - No Review\* EDH Area project updates

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



FILE COPY

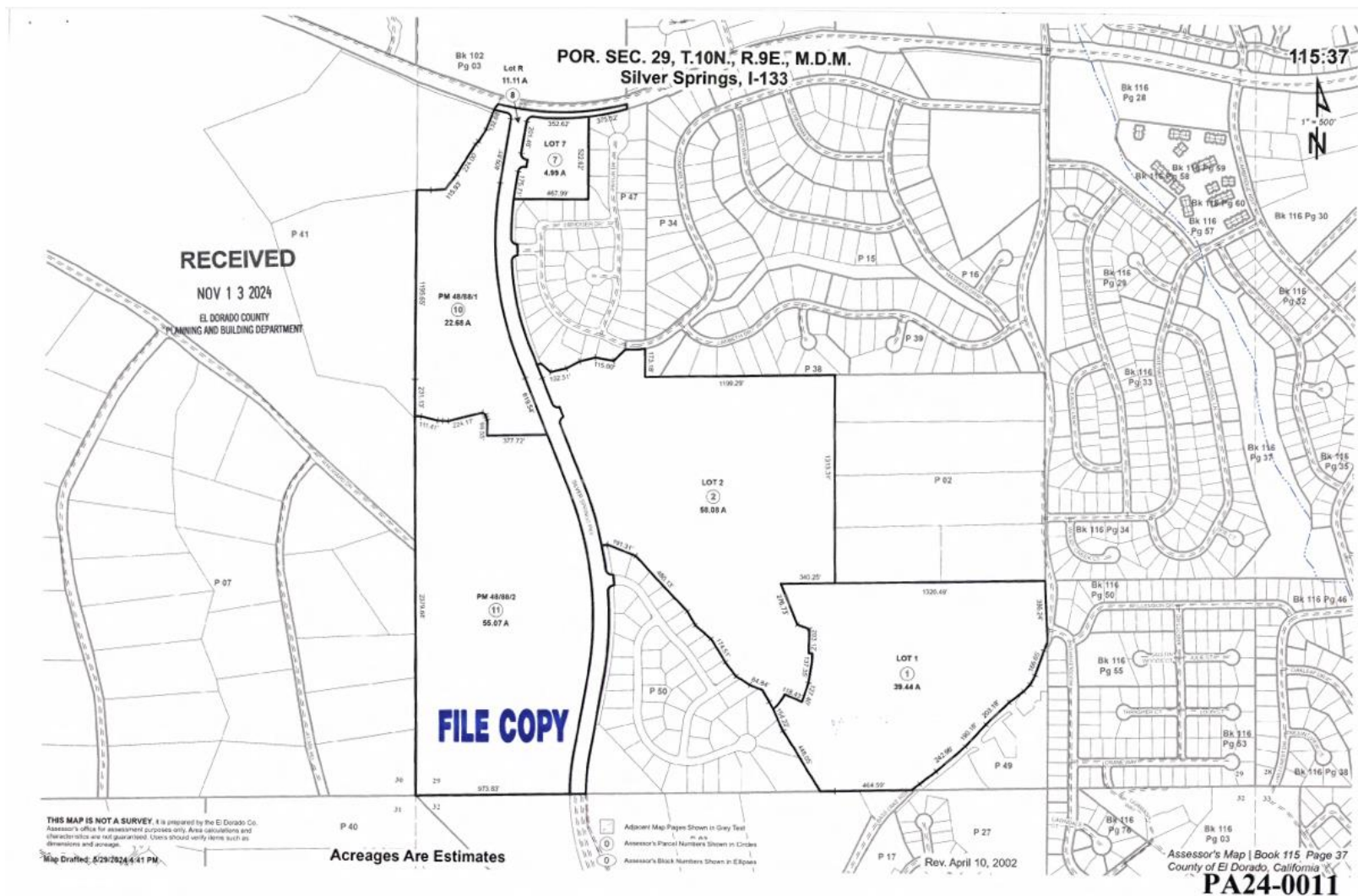
PA24-0011





# 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](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  
February 12, 2025  
6:30PM

