



**Concerned Residents Civic Group**

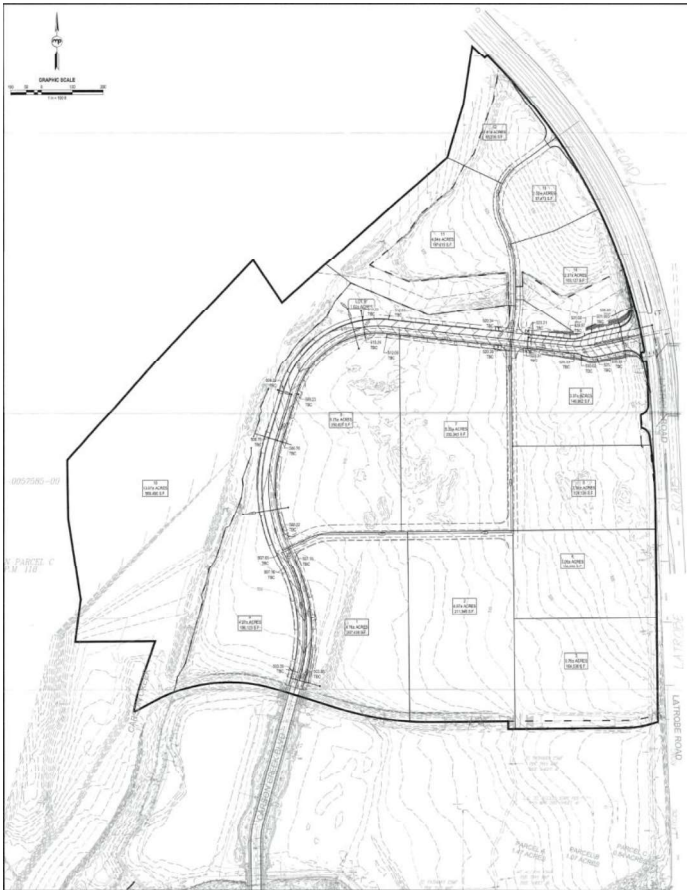
## **Development Projects in Area**

- **Creekside Village**
  - Winn Communities
  - 900 low-medium density
  - New Specific Plan for Development
- **Carson Creek R&D**
  - Lot split into 14 parcels
- **Latrobe Road Self Storage**
  - 700 storage units
- **Verizon Wireless**
  - 97' 5G/AWS cellular tower
- **Montano de El Dorado**
  - Change to 330 apartments
- **Central EDH Specific Plan**
  - Golf Course Property
  - Appeal of PC to BoS
  - Oct – Nov 2023?
- **EDH52 / Costco**
  - 304 apartments & commercial
  - North of 50/Silva Valley Pkwy
- **Town and Country Village**
  - Hotels, event center and homes
  - North of 50, east of Bass Lake Rd
  - Scoping hearing Aug 8 & 9 2023



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## **Carson Creek R&D**



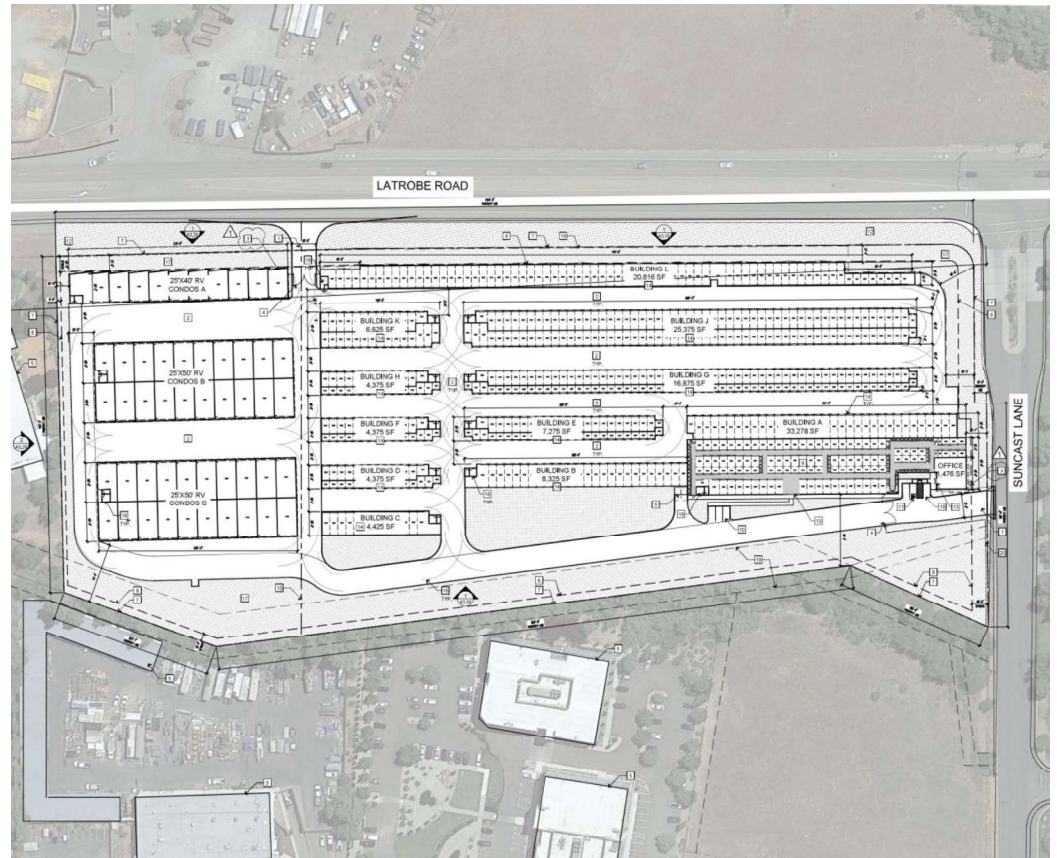
- **Industrial Wholesale Distribution**
  - 14 parcels totaling up to **1.1M sq ft!**
  - Extend Carson Crossing to Latrobe
  - Add an additional Latrobe connection
  - Heavy traffic
    - 3707 Trips per Day,
    - 374 Peak Hour
- **Planning Director Issued “Determination”**
  - Fulfillment Centers, Parcel Hubs and Heavy Distribution NOT ALLOWED IN R&D ZONE
  - Unclear whether this applies retroactively
  - Unclear what is Heavy Distribution



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# Latrobe Road Self Storage

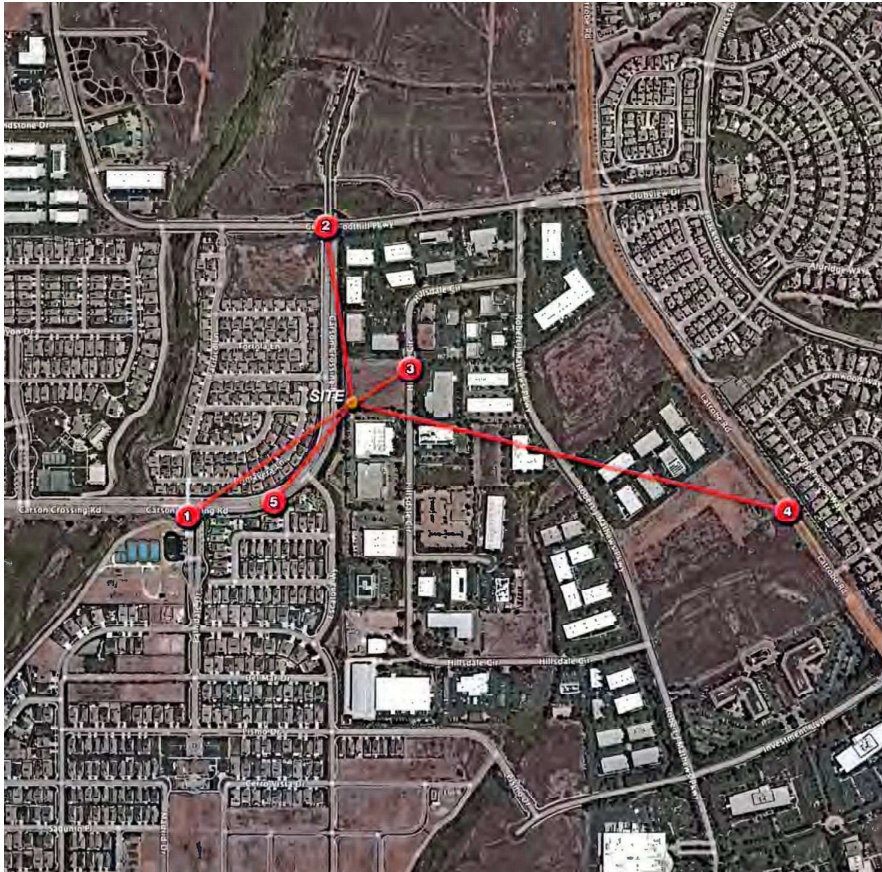
- **Self-Storage**
  - 700 storage units
  - Single Story
  - Entrance/exit from Suncast
  - 6 parking spaces, 1 ADA
- **Concerns**
  - Includes “Incubator Flex Space”
  - No definition, no “use type”
  - Run-off mitigation
  - West side drainage to Carson Creek





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## Verizon Wireless “Monopine”



- 97' cellular radio tower
  - Rear corner of 4994 Hillsdale Cir
  - 40' x 32' chain link enclosure
    - Radio Cabinets
    - Diesel Generator
    - Heat Exchanger (A/C)
  - 12 antennas, 9 radios
  - 5g cellular
  - Advanced Wireless Service (AWS)
- Federal Communications Act
  - Limits actions by local authorities
- If you have had complaints with Verizon service, this will improve it!

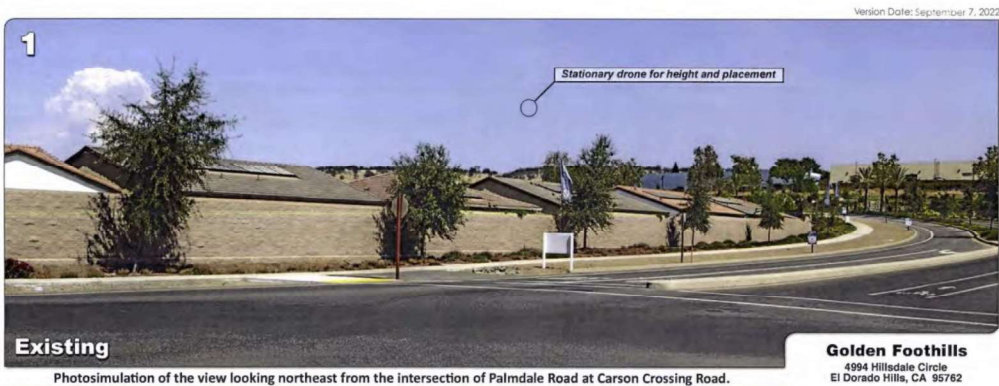


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# Verizon Wireless Monopine

Carson Crossing at Palmdale looking east

Carson Crossing at Golden Foothill looking South



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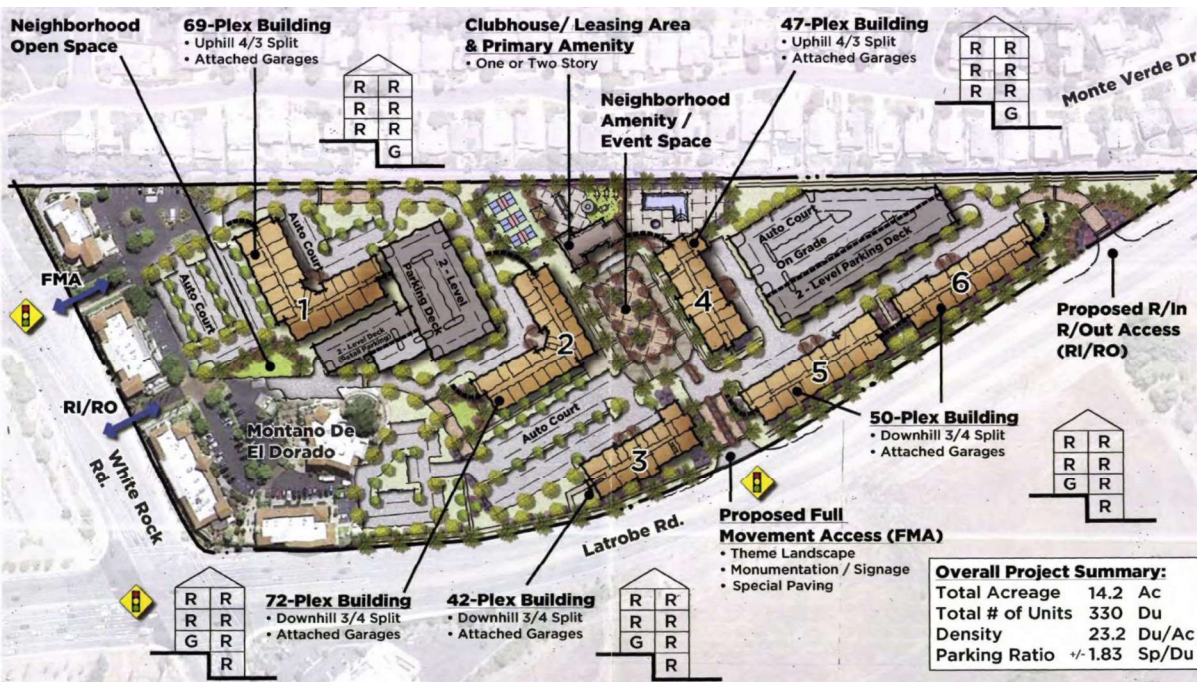
# Montano de El Dorado

## • Commercial Regional – Planned Development

- Removing commercial elements
- Adding Mixed-Use residential
- 330 Apartments
- Signalized Latrobe Intersection

## • Concerns

- Density of residences
- Traffic
  - Latrobe
  - White Rock





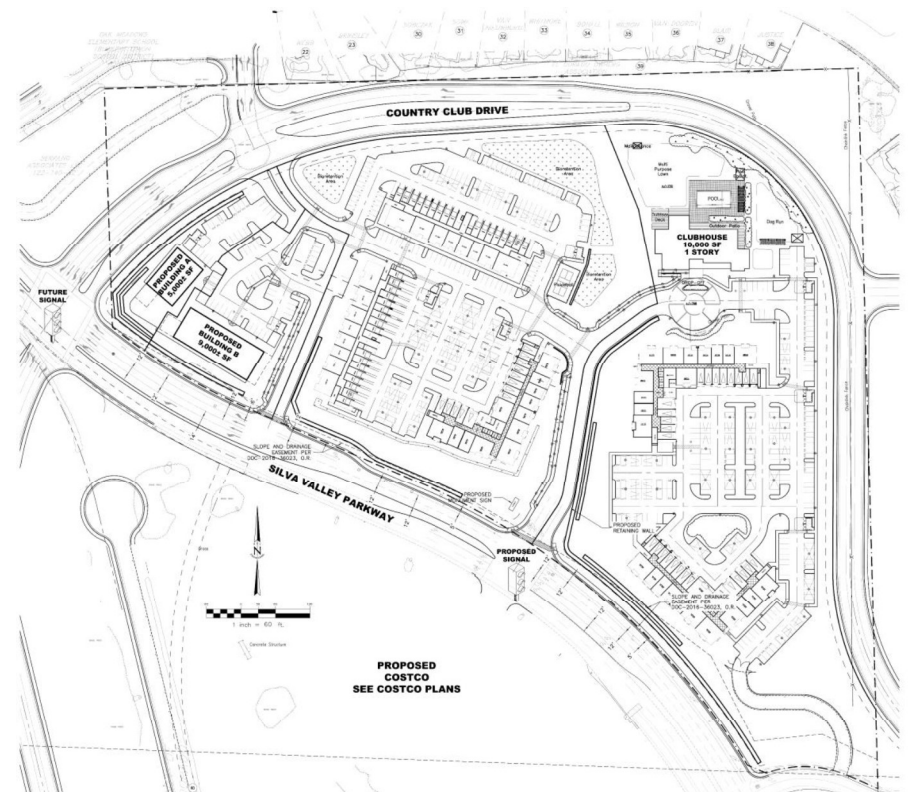
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# EDH52 / Costco

Previous Iteration of Proposal



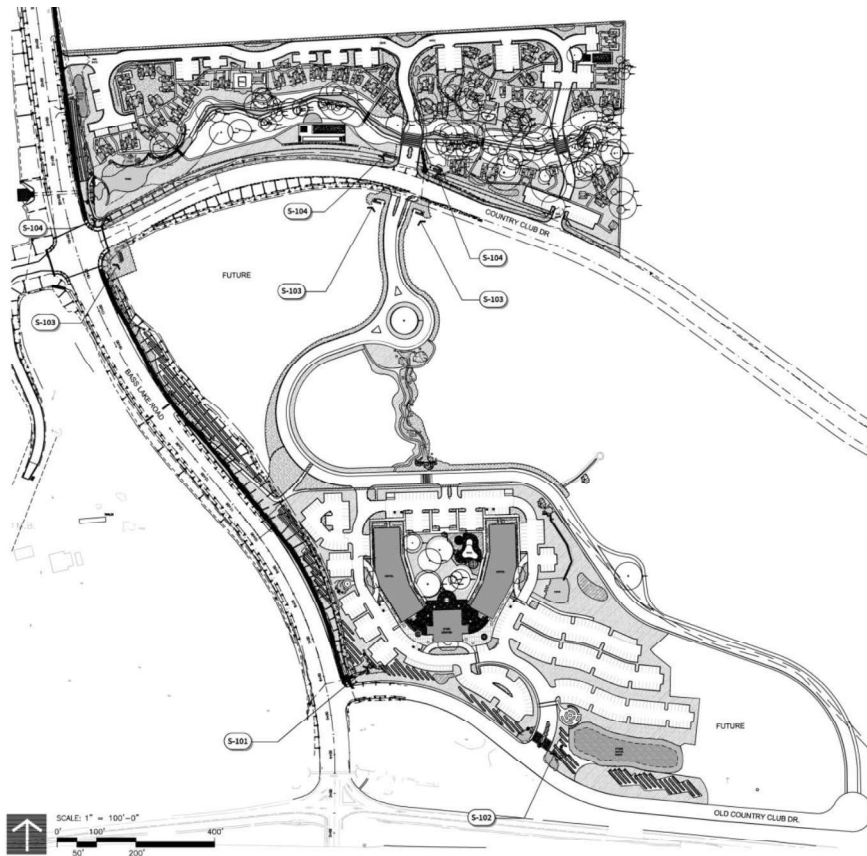
New Revision of Proposal





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# Town and Country Village El Dorado



- **Major Project**
  - General Plan Amendment
  - Bass Lake Specific Plan Amendment
  - Rezone from residential (RE-10)
  - (Diagram from earlier, preliminary submission)
- **Notice of Preparation of DEIR**
  - **Public Hearings Scheduled**
    - 8/8 6:00 PM in person @ Firehouse  
1050 Wilson Blvd
    - 8/9 11:00 AM VIRTUAL  
<https://us06web.zoom.us/j/86521211649>





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## **Open Discussion and Questions**

- **Copies of slides on-line, Form Letter for Assessment Appeals, and other related information available on-line:**
  - HOA Concerned Residents Civic Group:
    - [Heritage El Dorado Hills Master Association - Heritage EDH - Group Documents \(goenumerate.com\)](http://goenumerate.com)
  - Facebook Heritage El Dorado Hills Residents Group:
    - [Heritage El Dorado Hills Residents | Facebook](https://www.facebook.com/HeritageElDoradoHillsResidents)
  - Concerned Residents of Heritage Village:
    - [www.crhv.org](http://www.crhv.org)
- **More Information coming regarding LLAD Assessment Repeal!**
- **Next EDH APAC – Wednesday Aug 9, 6:30 PM:**
  - [El Dorado Hills Area Planning Advisory Committee \(edhapac.org\)](http://edhapac.org)
- **Next CRC Group Meeting TBD (vacation time!)**
  - Sign up to receive group notices and information
  - Watch for notices of any urgent developments!