



# El Dorado Hills Area Planning Advisory Committee

Wednesday September 10, 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 2025 Officers

John Davey, Chair [jdavey@daveygroup.net](mailto:jdavey@daveygroup.net) Brooke Washburn, Vice Chair [Washburn\\_bew@yahoo.com](mailto:Washburn_bew@yahoo.com)  
John Raslear, Vice Chair [jrazpub@shs-global.net](mailto:jrazpub@shs-global.net) Bill Jamaca, Secretary [bjamaca@gmail.com](mailto:bjamaca@gmail.com)  
Timothy White, Vice Chair [twhtncd@gmail.com](mailto:twhtncd@gmail.com)

AGENDA FOR MEETING: WEDNESDAY September 10, 2025 - 6:30 PM HYBRID Meeting

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

VIRTUAL Zoom Meeting - CLICK to Join: <https://us02web.zoom.us/j/87673462847>

PHONE IN OPTION (669) 900-9128 Meeting ID: 876 7346 2847

LIVE on YOUTUBE: <https://youtube.com/live/n6lij7yKG1Q>

(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  
D1 Supervisor Greg Ferrero  
D2 Supervisor George Turnbo
4. GUEST SPEAKERS: N/A

## 5. APAC Projects

- a. UPDATE: "Notification" - EDH Area Project Status Updates

- b. EDH COSTCO: PROJ21-0003, PD15-0001, CUP23-0012, V22-0001

### Applicant Project Presentation

Planned Development Permit (PD15-0001) for a Costco Wholesale Member Warehouse retail store and Costco Wholesale fuel facility; Conditional Use Permit (CUP23-0012) for a tire center, outdoor vehicle display, and recurring outdoor Christmas Tree sales; Variance (V22-0001) to allow building-attached signage square footage area beyond the current allowance in the El Dorado County Zoning Ordinance. The property, identified by Assessor's Parcel Numbers 122-720-002, -003, -018, -019, -020, and -021, consists of 43.26 acres, of which 13.79 acres are to remain undeveloped, and is located adjacent to the north of the U.S. Highway 50 and bisected by Silva Valley Parkway, in the El Dorado Hills area, Supervisorial District 1.

## Adjournment:

The Next EDH APAC meeting is: Wednesday October 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.



## 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 Speakers

N/A



# 5. APAC Matters & Projects



# 5. a UPDATE \*Notification - No Review\*

## EDH Area project updates



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

- **Village of Marble Valley Specific Plan** – Partial Recirculated DEIR Comment Period Ended June 23rd
- **Lime Rock Village Specific Plan** – Partial Recirculated DEIR issued Comment Period Ended July 24th
- **Town & Country Village El Dorado** – Final EIR issued. Hearing at Planning Commission Sep 10th
- **Creekside Village Specific Plan** – DEIR Published. DEIR Comment period ended August 19th
- **EDH COSTCO** – DEIR Pending.
- **Generations at Green Valley GPA22-0001** – DEIR published - No updates
- **Gateway El Dorado Specific Plan PROJ25-0007** – SP25-0001, Z25-0004, GPA25-0001 TAC Meeting Aug 25th



**EDH COSTCO: PROJ21-0003,  
PD15-0001, CUP23-0012, V22-  
0001**

**Applicant Project Presentation**



EDH COSTCO: PROJ21-0003, PD15-0001, CUP23-0012, V22-0001

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# 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  
October 8, 2025  
6:30PM

