



El Dorado Hills Area Planning Advisory Committee

Wednesday November 12, 2025

6:00PM

EDH Fire Department Training Center- 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 Brooke Washburn, Vice Chair Washburn_bew@yahoo.com
John Raslear, Vice Chair jrazpub@zhs-global.net Bill Jamaca, Secretary bjamaca@gmail.com
Timothy White, Vice Chair twhtncd@gmail.com

AGENDA FOR MEETING: WEDNESDAY November 12, 2025 - 6:00 PM HYBRID Meeting
IN-PERSON SPECIAL LOCATION EDH Fire Dept Training Center Classroom 4640 Golden Foothill Pkwy #10 EDH, CA 95762

VIRTUAL Zoom Meeting - CLICK to Join: <https://us02web.zoom.us/j/81097099565>

PHONE IN OPTION (669) 900-9128 Meeting ID: 810 9709 9565

LIVE on YOUTUBE: <https://www.youtube.com/live/PT87ROUdujk>

(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. Presentation - [Village of Marble Valley Specific Plan](#) & [Lime Rock Valley Specific Plan](#)
Applicant Status update presentation
 - c. EDH Design Standards Kickoff
Tom Purciel, Senior Planner El Dorado County Planning and Building Department - Long Range Planning
El Dorado County Long Range Planning Presentation: El Dorado Hills Design Standards Community Stakeholder Kickoff and Discussion.
 - d. EDH APAC 2026 Officer Election

Adjournment:

The Next EDH APAC meeting is: Wednesday December 17, 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.



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** – FEIR PENDING
- **Lime Rock Village Specific Plan** – FEIR PENDING
- **Town & Country Village El Dorado** – October 28th Board of Supervisors Sent Project back to Planning Commission for additional review and analysis
- **Creekside Village Specific Plan** – FEIR Released. Planning Commission Nov Recommended Denial – Anticipated for Public Hearing at the Board of Supervisors in January 2026
- **EDH COSTCO** – DEIR PENDING expected in early 2026
- **Generations at Green Valley GPA22-0001** – DEIR published - No updates
- **Gateway El Dorado Specific Plan PROJ25-0007** – SP25-0001, Z25-0004, GPA25-0001 DEIR PENDING



5. b UPDATE *Notification*

Recent Planning Commission Hearings



Recent Planning Commission Hearings

September 10, 2025 Town& Country Village El Dorado –

1) Recommend that the Board of Supervisors certify the Final EIR (SCH#:2023070297) and adopt the CEQA Findings of Fact, Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, consistent with staff's Recommendation #1.

4 Yes 1 No

2) Recommend that the Board of Supervisors adopt the General Plan Amendment (GPA22-0003), consistent with staff's Recommendation #2.

3 Yes 2 No

3) Recommend that the Board of Supervisors Adopt the Revision to the BLHSP and the Revision to the BLHSP Public Facilities Financing Plan (PFFP) (SP-R21-0002) including finding that revisions to the Capital Improvement Plan (CIP) within the BLHSP PFFP are consistent with the General Plan, consistent with staff's Recommendation #3.

3 Yes 2 No

4) Recommend that the Board of Supervisors approve the Rezone (Z21-0013), Planned Development Permit (PD21-0005), Tentative Subdivision Map (TM22-0005), and Conditional Use Permit (CUP23-0008) based on the Findings and subject to the Conditions of Approval, consistent with staff's Recommendation #4, with the additional conditions that: (1) the project not exceed the 814 residential dwelling units identified in the Proposed Land Use Summary in the Staff Report; and (2) the hotel be connected to El Dorado Irrigation District (EID) sewer and water service rather than septic.

3 Yes 2 No

October 18, 2025 BOS voted to return the Project to the Planning Commission

Refer the proposed project back to the Planning Commission for a recommendation on a revision with the following items to be considered:

1) Project infrastructure, including public water and sewer systems, must be completed prior to the issuance of any building permits;

2) Conditions of Approval items 22, 23, and 24 shall be revised to align with the intent and requirements of Conditions of Approval item 12;

3) Review the project's proposed building heights to ensure they are appropriately scaled and compatible with surrounding area; and

4) The program area density shall be no greater than the existing density currently permitted on the site.



Recent Planning Commission Hearings

November 12, Creekside Village Specific Plan –

Recommend that the Board of Supervisors deny the entitlements in favor of a more comprehensive plan better aligned with the existing general plan and zoning.

3 Yes 2 No

Project is expected to be the subject of a BOS Hearing, perhaps as early as January 2026



Future Connector Between Latrobe Rd and Sacramento County

DOT Presentation
at December 9,
2025 BOS Meeting.
BOS unanimously
approved to
provide direction
to staff concerning
a proposed
amendment to the
Transportation and
Circulation
Element of the
General Plan which
would add the new
roadway to the
circulation map





EDH APAC

2026 Officer Election Results

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



EDH APAC

2026 Meeting Schedule



El Dorado Hills Area Planning Advisory Committee

Date	Time	Day of Week	Location
January 14, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
February 11, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
March 11, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
April 8, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
May 20, 2026 (*third week)	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
June 10, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
July 8, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
August 12, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
September 9, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
October 14, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
November 11, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room
December 16, 2026	6:30PM	Wednesday	EDH Fire Station 85 Meeting Room



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 Lilienthal, Deputy Chief Hall, and Fire Marshal Fields for the support of Community Groups and EDH APAC.





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 14, 2026
6:30PM

