



# El Dorado Hills Area Planning Advisory Committee

Wednesday January 14, 2026

6:30PM

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

2026 Chair: John Davey

2026 Vice Chair: John Raslear

2026 Vice Chair Tim White

2026 Vice Chair Brooke Washburn

2026 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 2026 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 [twwhite@gmail.com](mailto:twwhite@gmail.com)

AGENDA FOR MEETING: WEDNESDAY January 14, 2026 - 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/87200979099>

PHONE IN OPTION (669) 900-9128 Meeting ID: 872 0097 9099

LIVE on YOUTUBE: <https://youtube.com/live/HXz0NyMdXtA>

(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. UPDATE: "Notification" - Heritage Village 11 Lennar Request to Modify 2021 Conditions of Approval for construction of a Traffic Signal at Latrobe Rd and Royal Oaks Drive At BOS Jan 13th
- c. UPDATE: "Notification" - [TM25-0004 Serrano Village D1 Lot D](#) - 35 single-family lots in the approved El Dorado Hills Specific Plan
- d. REMINDER - EDC Planning Dept Seeking EDH residents to volunteer for the Stakeholder Advisory Team (SAT) to help develop the new El Dorado Hills design standards.

## Adjournment:

The Next EDH APAC meeting is: Wednesday February 11, 2026 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** – FEIR PENDING
- **Lime Rock Village Specific Plan** – FEIR PENDING
- **Town & Country Village El Dorado** – October 28<sup>th</sup> 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 Z25-0004** – Public Scoping Meeting for DEIR Thursday January 26, 2026 6PM EDH CSD Pavilion – 1021 Harvard Way EDH.



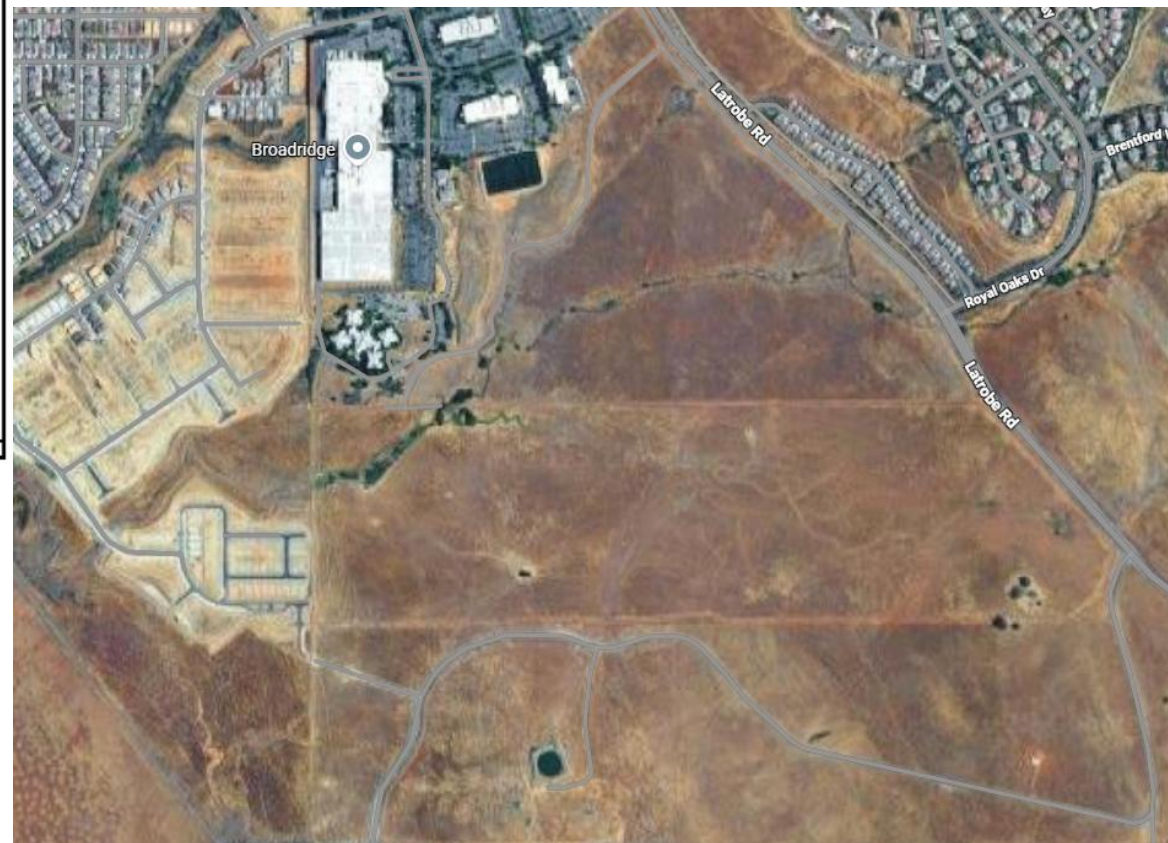
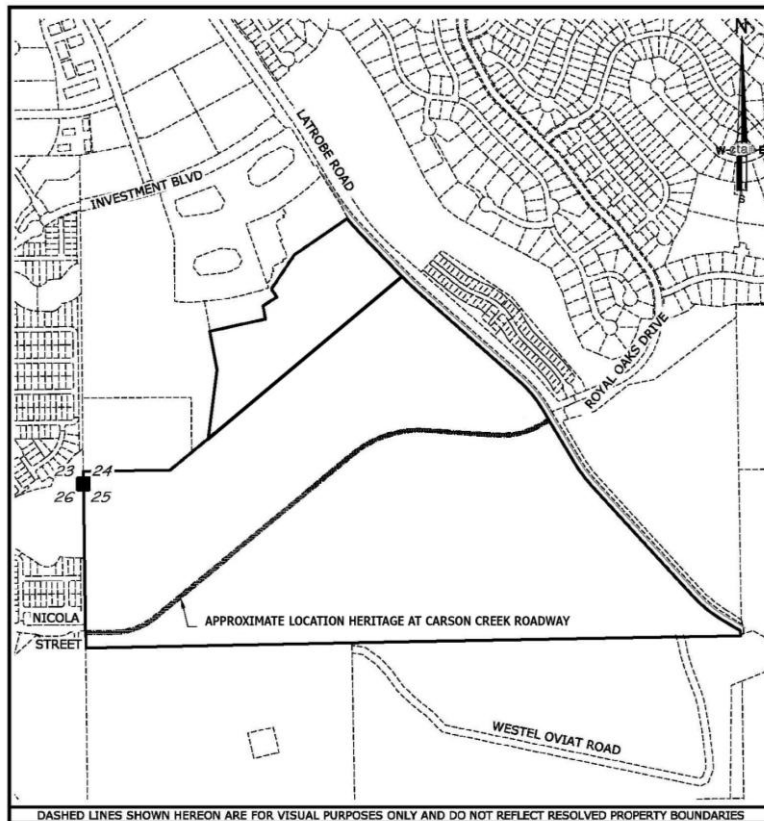
## 5. b UPDATE: \*Notification\* - Heritage Village 11

Lennar Request to Modify 2021 Conditions of Approval for construction of a Traffic Signal at Latrobe Rd and Royal Oaks Drive  
Rescheduled for BOS February 3, 2026



Heritage Village 11

The applicant seeks to delay the construction of the Royal Oaks Drive extension and the signalization of the Latrobe Road/Royal Oaks Drive intersection beyond the originally mandated 333rd building permit trigger.





## Heritage Village 11

### Condition 56

"Offsite Emergency Vehicle Access (EVA)/ Access to Latrobe Road at the Royal Oaks Drive Intersection: Construct the secondary EVA access to Latrobe Road prior to issuance of a building permit for the 30th dwelling unit within the project site. If alternate 1 is selected (extension of Royal Oaks Drive) construct this roadway a minimum width of 24 feet, with fourfoot wide aggregate base shoulders, and a 35mph Design Speed. Structural section to be determined in accordance with the Ca/trans Highway Design Manual, Chapter 630, "Flexible Pavement Design". As discussed in the TIA, complete this improvement prior to issuance of the 333rd building permit within the project. If alternative 2 is selected (connection to WetselOviatt Road), the minimum width and other design elements will be established by the Fire District. In either case, the full access connection to Latrobe Road at the Royal Oaks Drive Intersection must be in place prior to issuance of a building permit for the 333rd lot."

Condition 56 requires that the extension of Royal Oaks Drive to Heritage Village 11 be constructed prior to issuance of the building permit for the 333rd lot. Abatement A-4 from the TIA requires this improvement by construction of the 333rd building permit. The timing required by abatement A-4 was predicated on traffic from the proposed Creekside Village project also being added to the Latrobe Road/Royal Oaks Drive intersection.



## Heritage Village 11

### Condition 53(C)

"Construct a traffic signal at Intersection #12, Latrobe Road/Royal Oaks Drive, when the access road from Latrobe Road to the project is opened to full vehicular access."

Condition 53(C) also comes from abatement A-4 from the TIA and requires construction of the traffic signal when the extension of Royal Oaks Drive is opened to full vehicle access. The requirement in abatement A-4 called for signalization when the 333rd dwelling unit in Heritage Village 11 is constructed.



Page 4 from the TM-C25-0001-Carson Creek 11 Application Packet from October 2025:

Plan review for these improvements, environmental permitting with California Department of Fish and Game (CDFW), and lead times required for custom fabrication of traffic signal masts and mast-arms, may delay those improvements beyond the 333rd unit trigger. This memorandum reviews anticipated traffic operations at the Latrobe Road/Royal Oaks Drive intersection with two-way-stop-control as an interim condition to facilitate issuing building permits for the 333rd through 415th dwelling units prior to signalization of the Latrobe Road/Royal Oaks Drive intersection and/or opening of the extension of Royal Oaks Drive.

Delayed opening of the Royal Oaks Drive extension is anticipated to temporarily shift twelve AM peak hour and fourteen PM peak hour trips from the Project's Royal Oaks access to its Investment Boulevard access. However, the lack of traffic from the proposed Creekside Village Project would then reduce anticipated traffic on Investment Blvd by six AM peak hour and nine PM peak hour trips<sup>2</sup>. Therefore the net increase in traffic on Investment Blvd with the temporary delay of the Royal Oaks Drive extension would be less than 10 peak hour trips, and there would be no Project related deficiency per General Plan policy TC-Xe.

This memorandum finds that with the extension of Royal Oaks Drive to Heritage Village 11, the Latrobe Road/Royal Oaks Drive intersection is anticipated to operate acceptably with two-way stop-control (TWSC), and any increase in traffic on Investment Blvd would not worsen traffic operations along Investment Blvd as defined by General Plan policy TC-Xe. Additionally, the Latrobe Road/Royal Oaks Drive intersection is not anticipated to meet signal warrants prior to the addition of traffic from the proposed Creekside Village project. This finding differs from that in the original transportation study because the Heritage Village 11 Transportation Impact analysis (TIA) assumed that Creekside Village would be built-out prior to construction of the 333rd unit in Heritage Village 11.



Heritage Village 11

Page 4 from the TM-C25-0001-Carson Creek 11 Application Packet from October 2025:

Lennar Homes of California, LLC (the Applicant) is requesting to modify Conditions of Approval 53 and 56 as follows:

1. Prior to issuance of the 333rd building permit, (i) provide a bid-ready package for construction of the full access connection to Latrobe Road at the Royal Oaks Drive Intersection and the Latrobe Road/Royal Oaks Drive traffic signal, and (ii) post security in a form acceptable to the County to ensure construction of such full access connection and the Latrobe Road/Royal Oaks Drive traffic signal.
2. Upon improvement plan approval and issuance of all requisite environmental permits, complete construction of the full access connection and the Latrobe Road/Royal Oaks Drive traffic signal within 24 months.

Because the intersection is anticipated to operate at level-of-service E or better, and is anticipated to not meet a signal warrant, the extension of Royal Oaks Drive is not needed to accommodate traffic from the 333rd through 415th dwelling units in Heritage Village 11 at this time. For the Applicant, updated conditions of approval will prevent unnecessary development delays. For the County, continued development will generate \$1.7 million in Traffic Impact Fee (TIF) revenue for El Dorado County.

Based on revised conditions of approval, signalization will occur within 24 months of environmental approval. Prior to the 333rd building permit a bid ready package with security in a form acceptable to the County must be provided to ensure construction of the full access connection and the Latrobe Road/Royal Oaks Drive traffic signal.

**The Applicant will develop revised conditions of approval in coordination with the County.**



## 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





**5.c UPDATE: \*Notification\***

**TM25-0004**

**Serrano Village D1 Lot D**

**35 single-family lots in the approved El  
Dorado Hills Specific Plan**



TM25-0004 Serrano Village D1 Lot D

Tentative Map application for Serrano Village D1 Lot D for 35 single family detached lots.

Existing zoning (1988 El Dorado Hills Specific Plan): R1-PD residential and Open Space.  
Proposed zoning: R1-PD residential and Open Space.

55.32 Acres containing:

18.54 acres residential lots

4.16 acres residential streets

28.52 acres open space

0.38 acres landscape lots

0.24 acre utility lots

1.56 acres access roads

1.92 acres stockpile lots



# El Dorado Hills Area Planning Advisory Committee

## TM25-0004 Serrano Village D1 Lot D

### EXISTING ZONING

R1-PD, OS

### PROPOSED ZONING

R1-PD, OS

### TOTAL AREA

55.32± ACRES

### TOTAL NUMBER OF LOTS

35 SINGLE FAMILY RESIDENTIAL

### TOTAL NUMBER OF LETTERED LOTS

10 LETTERED LOTS

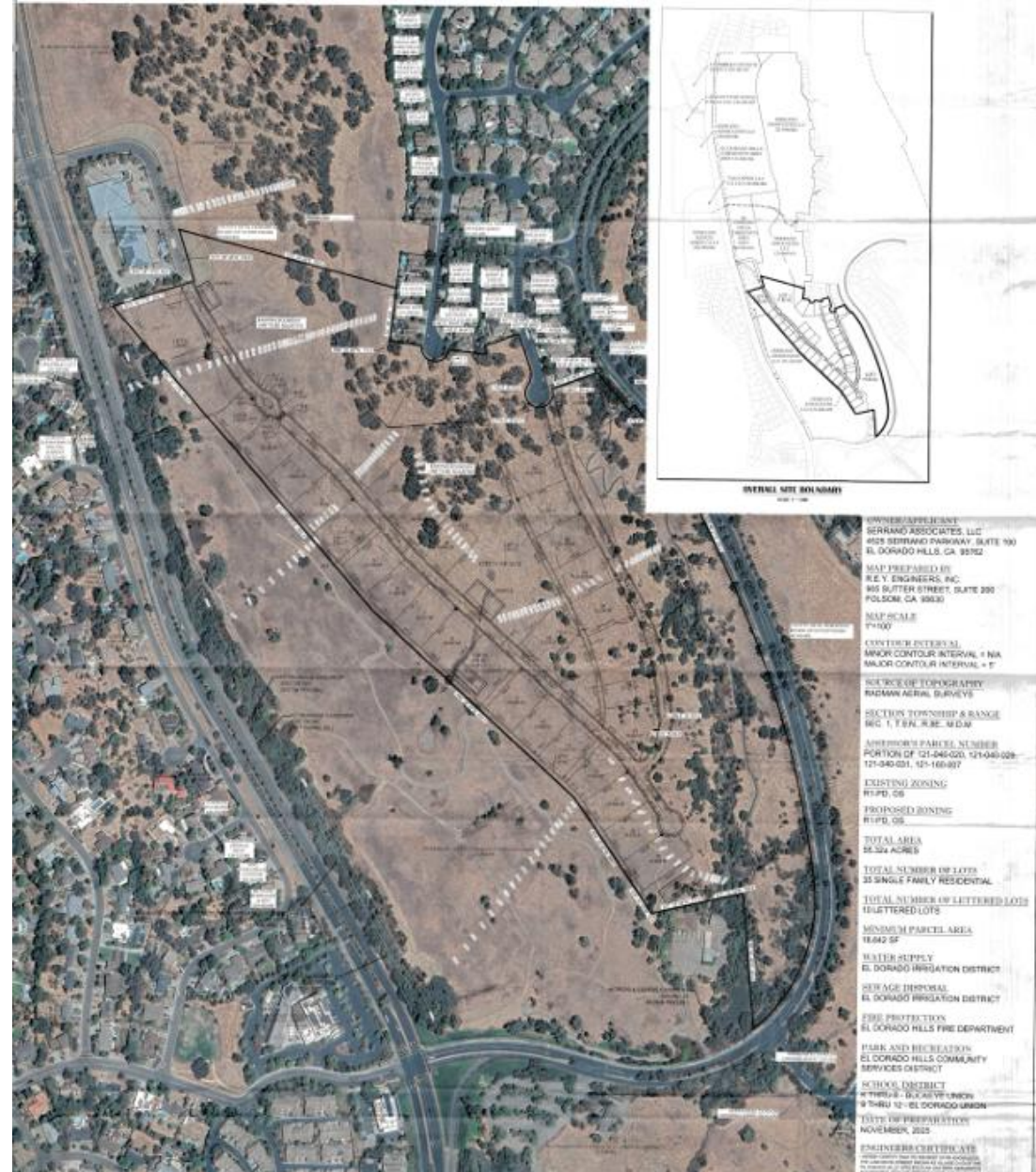
### MINIMUM PARCEL AREA

18,642 SF

### TOTAL AREA

RESIDENTIAL LOTS	18.54 ACRES
RESIDENTIAL STREETS	4.16 ACRES
LOT A (STOCKPILE)	1.92 ACRES
LOT B (LANDSCAPE)	0.38 ACRES
LOT C (UTILITY LOT)	0.08 ACRES
LOT D (OPEN SPACE)	0.64 ACRES
LOT E (UTILITY LOT)	0.08 ACRES
LOT F (UTILITY LOT)	0.08 ACRES
LOT G (ACCESS ROAD)	1.00 ACRES
LOT H (ACCESS ROAD)	0.56 ACRES
LOT I (OPEN SPACE)	16.08 ACRES
LOT J (OPEN SPACE)	11.80 ACRES
<b>TOTAL</b>	<b>55.32 ACRES±</b>

<b>TOTAL UNITS</b>	<b>35 UNITS</b>
<b>GROSS AREA</b>	<b>55.32 ACRES</b>
<b>GROSS DENSITY</b>	<b>0.63 DU/AC</b>





## 5.d REMINDER

**EDC Planning Dept Seeking EDH  
residents to volunteer for the  
Stakeholder Advisory Team (SAT)**

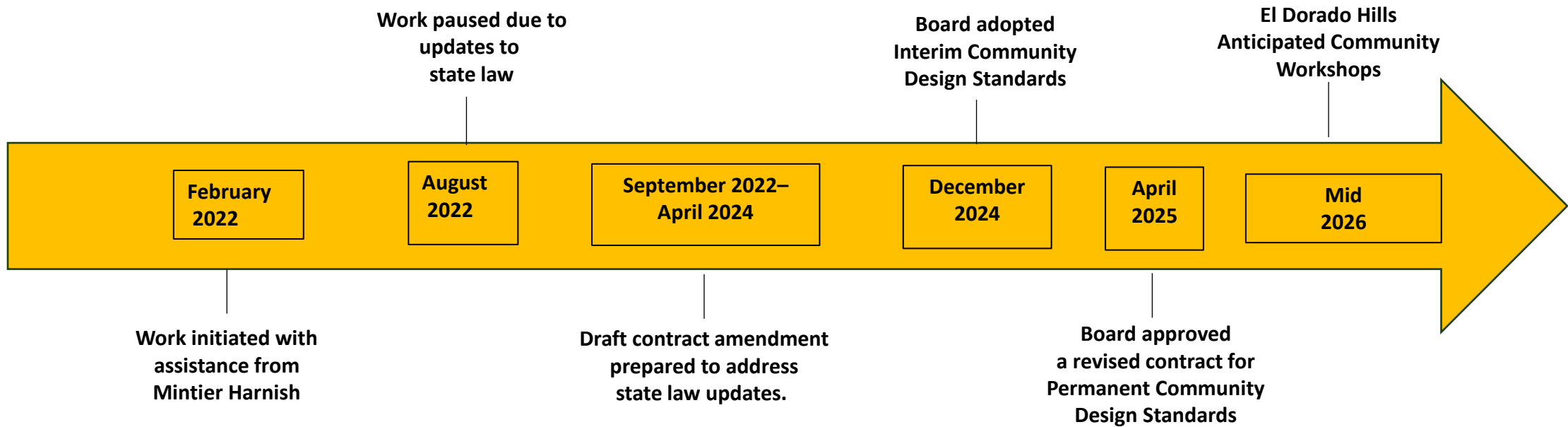


**El Dorado Hills Community  
Design Standards  
Project Kickoff  
November 12, 2025**



El Dorado County, Planning & Building Department  
Long Range Planning Unit

# Project Overview



# Project Overview

1. Shingle Springs Community Design Standards and Guidelines



2. Community Design Standards and Guidelines for Remaining Community Regions

- El Dorado/Diamond Springs
- Cameron Park
- El Dorado Hills

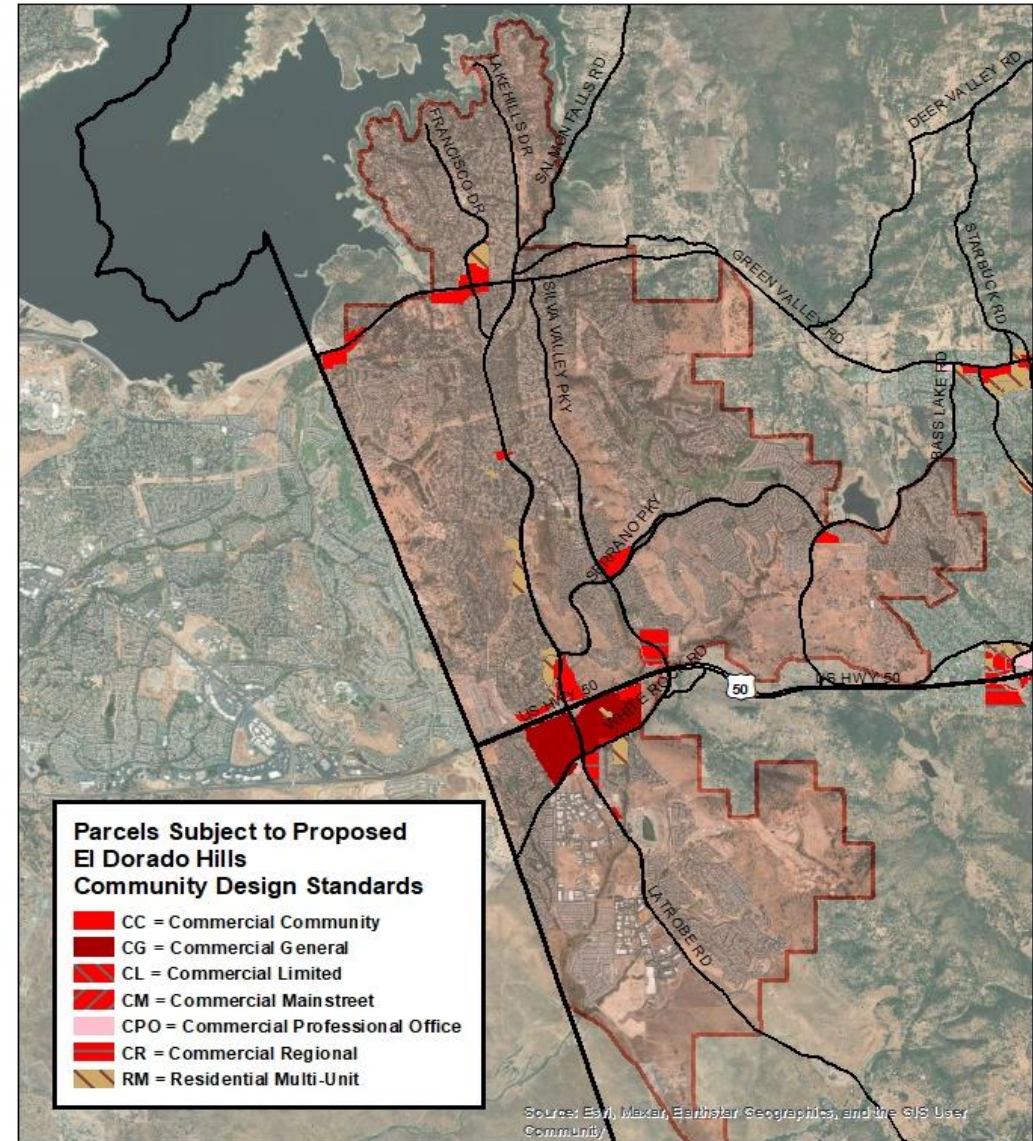


3. Community Design Standards and Guidelines for the County's Rural Centers

# Project Overview

- Customized commercial, multifamily, and mixed-use design standards
- Designed for community
- Protect community character
- Encourage economic activity
- Predictable building and design

## El Dorado Hills Community Region Commercial/Multifamily Zoned Parcels

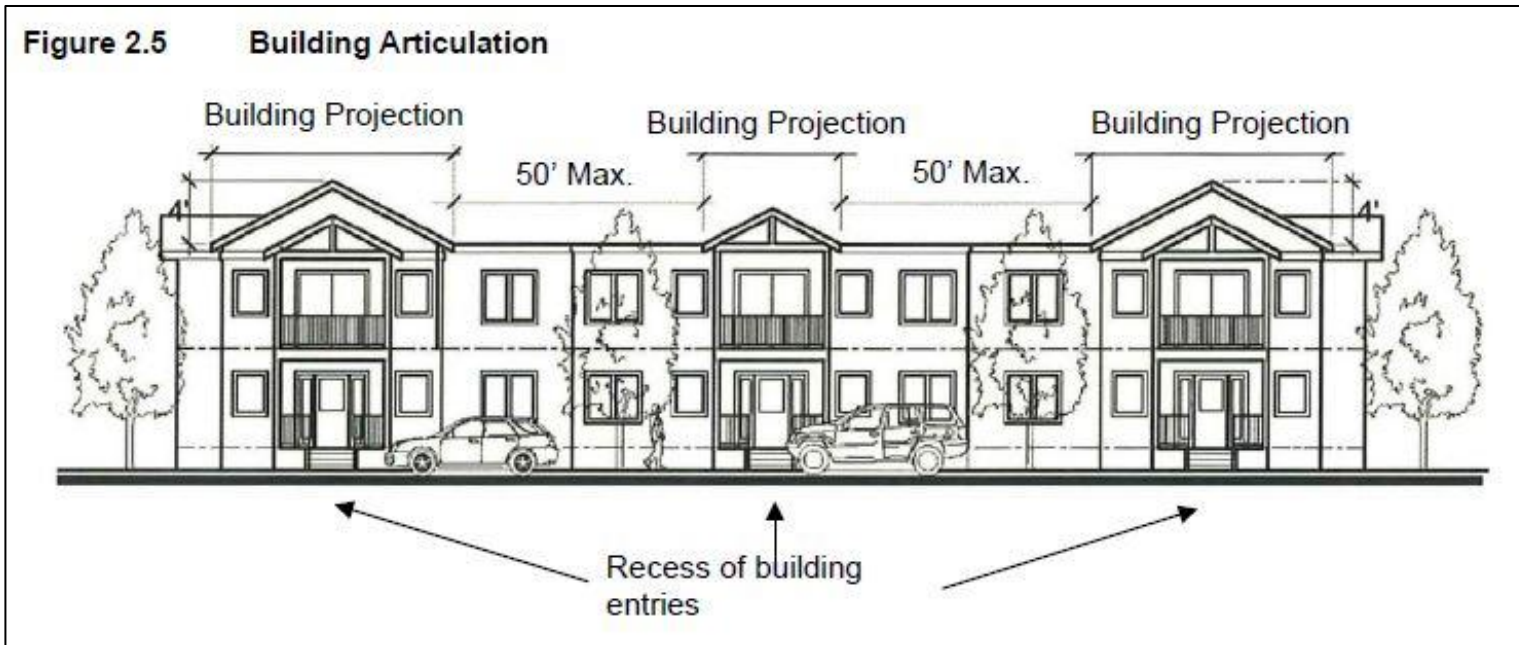


# Goal 1: Customized Design Standards and Guidelines for Commercial, Multifamily, and Mixed-Use



- Would apply to non-streamlined development projects
- General building and site design requirements
- Required architectural styles

# Goal 2: Objective Design Standards for State Streamlined Ministerial Projects



- Applies to state-streamlined ministerial projects only
- Protects community from poorly designed ministerial projects
- Consists of objective site planning and building design standards

# Goal 3: Architectural Styles for Quality Design



**Railroad  
Craftsman**



**Gold Rush**



**Industrial  
Farmhouse**



**Other  
Architectural  
Style?**

# Anticipated Next Steps

Stakeholder Advisory Team  
Community Tour

**March/April 2026**



Community Workshop #1  
Community feedback on first Administrative Draft

**May 2026**



Community Workshop #2

Incorporate additional feedback  
into Revised Administrative Draft

**June 2026**



Public Review Draft  
& Environmental Review

**July/August 2026**



Planning Commission hearing

**September 2026**



Board of Supervisors hearing

**October 2026**

# Questions?

Tom Purciel, Senior Planner  
(530) 621-5903

- Project e-mail address:

[eldoradohillscommunitydesignstandards@edcgov.us](mailto:eldoradohillscommunitydesignstandards@edcgov.us)

Check for Project updates, upcoming workshops and hearings on the El Dorado Hills Community Design Standards webpage:

[El Dorado Hills Community Design Standards](#)

- Subscribe to the El Dorado Hills Design Standards e-mail list:

[https://service.govdelivery.com/service/subscribe.html?code=CAELDOR\\_235](https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_235)

# ■ Stakeholder Advisory Team application

## <https://edhapac.org/edh-design-standards>



### PLANNING AND BUILDING DEPARTMENT

#### PLANNING DIVISION

Placerville Office: 2850 Fairlane Court, Placerville, CA 95667  
 South Lake Tahoe Office: 924 B Emerald Bay Road, South Lake Tahoe, CA 96150  
<https://www.eldoradocounty.ca.gov/Home>

<b>Placerville Office:</b>	<b>Placerville Office:</b>	<b>Placerville Office:</b>	<b>South Lake Tahoe Office:</b>
<b>Building:</b>	<b>Planning:</b>	<b>Code Enforcement:</b>	<b>All Services:</b>
(530) 621-5315	(530) 621-5355	(530) 621-5999	(530) 573-3330
<a href="mailto:biddept@edcgov.us">biddept@edcgov.us</a>	<a href="mailto:planning@edcgov.us">planning@edcgov.us</a>	<a href="mailto:edacode.enforcement@edcgov.us">edacode.enforcement@edcgov.us</a>	<a href="mailto:plan-buildSLT@edcgov.us">plan-buildSLT@edcgov.us</a>

#### STAKEHOLDER ADVISORY TEAM (SAT) El Dorado Hills Community Region

##### Help Shape the Future of Your Community!

El Dorado County, Planning and Building Department is seeking approximately 10 volunteers who live, work, or do business in El Dorado Hills to serve on a **Stakeholder Advisory Team** to help guide new community design standards for commercial, multifamily, and mixed-use development. Your voice will help ensure future development reflects the community's character and needs!

##### Selected participants will:

- Join a one-day community tour (anticipated April 2026)
- Take a brief follow-up survey to help shape the community design standards
- Share feedback at up to two community workshops

Space is limited. Participants will be considered eligible if they reside, own property, conduct business, or complete building/design work in the El Dorado Hills Community Region. The goal is to create a balanced team that represents a variety of perspectives on the new community design standards.

To ensure consideration, please submit applications by no later than **Friday, December 5, 2025**.

Send your completed application:

[✉ Email: Eldoradohillscommunitydesignstandards@edcgov.us](mailto:Eldoradohillscommunitydesignstandards@edcgov.us)  
 (Use subject line: *SAT Application*)

[✉ Mail: El Dorado County, Planning and Building Department](mailto:planning@edcgov.us)  
 2850 Fairlane Court, Placerville, CA 95667 [Questions? \(530\) 621-5903](tel:5306215903)

#### El Dorado Hills Stakeholder Advisory Team (SAT) Application

**Eligibility:** Live, work, or do business in the El Dorado Hills Community Region.

Tell us how you're connected to the community (check all that apply):

- |  |   |
|--|---|
| <input type="checkbox"/> I live in El Dorado Hills           | <input type="checkbox"/> I represent a local chamber of commerce      |
| <input type="checkbox"/> I work in El Dorado Hills           | <input type="checkbox"/> I work in real estate (agent, broker, etc.)  |
| <input type="checkbox"/> I own a business in El Dorado Hills | <input type="checkbox"/> I am a developer or work in land development |
| <input type="checkbox"/> I own property in El Dorado Hills   | <input type="checkbox"/> Other: _____                                 |

CONTINUED ON NEXT PAGE

#### SAT APPLICANT INFORMATION

Name: \_\_\_\_\_

Physical Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Mailing Address (if different): \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email: \_\_\_\_\_

Mobile Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_

Profession: \_\_\_\_\_

Tell us why you're interested in joining the SAT. What skills, perspectives, or experiences would you bring to the team? Please add additional information if appropriate.

Date: \_\_\_\_\_



# 5.e Gateway El Dorado Specific Plan

Notice of Preparation of DRAFT EIR and Public  
Scoping Meeting January 29, 2026 6:00PM



## Gateway El Dorado Specific Plan

NOTICE OF PREPARATION (NOP): Public agencies and the general public are hereby notified that the County of

El Dorado, as the Lead Agency, will prepare an EIR for the Gateway El Dorado Specific Plan Project (proposed project).

The County is interested in the input and/or comments of public agencies and the general public as to the scope and content of the environmental information that is germane to the agencies' statutory responsibilities in connection with the proposed project, and public input.

Project Title: Gateway El Dorado Specific Plan Project

Project Location: El Dorado Hills Business Park, El Dorado County, California



## Gateway El Dorado Specific Plan

**SCOPING MEETING:** An in-person EIR scoping meeting will be held:

Date: Thursday, January 29, 2026

Time: 6:00 PM

Location: El Dorado Hills Community Services District Office, 1021 Harvard Way, El Dorado Hills, CA 95762

**COMMENT PERIOD: CONSISTENT WITH THE TIME LIMITS MANDATED BY STATE LAW, INPUT, COMMENTS OR RESPONSES MUST BE RECEIVED IN WRITING AND SENT AT THE EARLIEST POSSIBLE DATE, BUT NOT LATER THAN 5:00 PM, ON FEBRUARY 10, 2026. PLEASE SEND ALL WRITTEN COMMENTS TO:**

Bianca Dinkler, Senior Planner

County of El Dorado Planning and Building Department

2850 Fairlane Court, Building C, Placerville, CA 95667

[gatewayeldoradospecificplan@edcgov.us](mailto:gatewayeldoradospecificplan@edcgov.us)



## Gateway El Dorado Specific Plan

**PROJECT LOCATION AND EXISTING USES:** The proposed Gateway El Dorado (GED) Specific Plan project site consists of approximately 97.74 acres in El Dorado County, located within the El Dorado Hills Business Park approximately 1.3 miles south of U.S. Highway 50, west of Latrobe Road and north of Golden Foothill Parkway (Assessor's Parcel Numbers (APNs) 117-210-019, -021, -023, -039, -044, -045, -048, -049, -050, -054, -059, -060, -061, -069, -070, and -071).

The General Plan land use designation for the project site is Research & Development (R&D) and the site is zoned Research and Development–Design Review Community (R&D-DC).



## Gateway El Dorado Specific Plan

**PROPOSED PROJECT:** The GED Specific Plan proposes a mixed-use development spanning approximately 97.74 acres within the El Dorado Hills Business Park. The plan includes the retention of a Research & Development (R&D) core, where existing and future R&D buildings—ranging from one to four stories with a maximum floor area ratio (FAR) of 0.5 will be maintained for uses such as light manufacturing, offices, laboratories, and related activities. New commercial zoning along Latrobe Road will introduce one- to four-story commercial buildings with a maximum FAR of 0.5, providing space for retail and service-oriented businesses. Some commercial parcels are designated to buffer residential neighborhoods from the R&D core, with more intensive uses (such as auto-related services) limited to certain northern parcels.

Residential development will consist of multifamily units, with densities generally between 15 and 24 dwelling units per acre. These will be constructed as townhomes, apartments, or condominiums—typically in two- to four-story buildings organized with shared amenities and common areas. Select parcels are designated as Multifamily Residential/Commercial Flex (MFR/C), allowing these lots to be developed entirely as residential, commercial, or a mix of both, depending on market and project-specific factors. The plan provides for the construction of between 140 and 493 new dwelling units, and the development of between 563,220 and 723,956 square feet of non-residential building space, including existing structures.



## Gateway El Dorado Specific Plan

The project applicant is requesting the following entitlements for the proposed project:

Certification of the Gateway El Dorado Specific Plan EIR and adoption of a Mitigation Monitoring and Reporting Program;

Approval of General Plan Amendment and Rezone;

Adoption Gateway El Dorado Specific Plan;

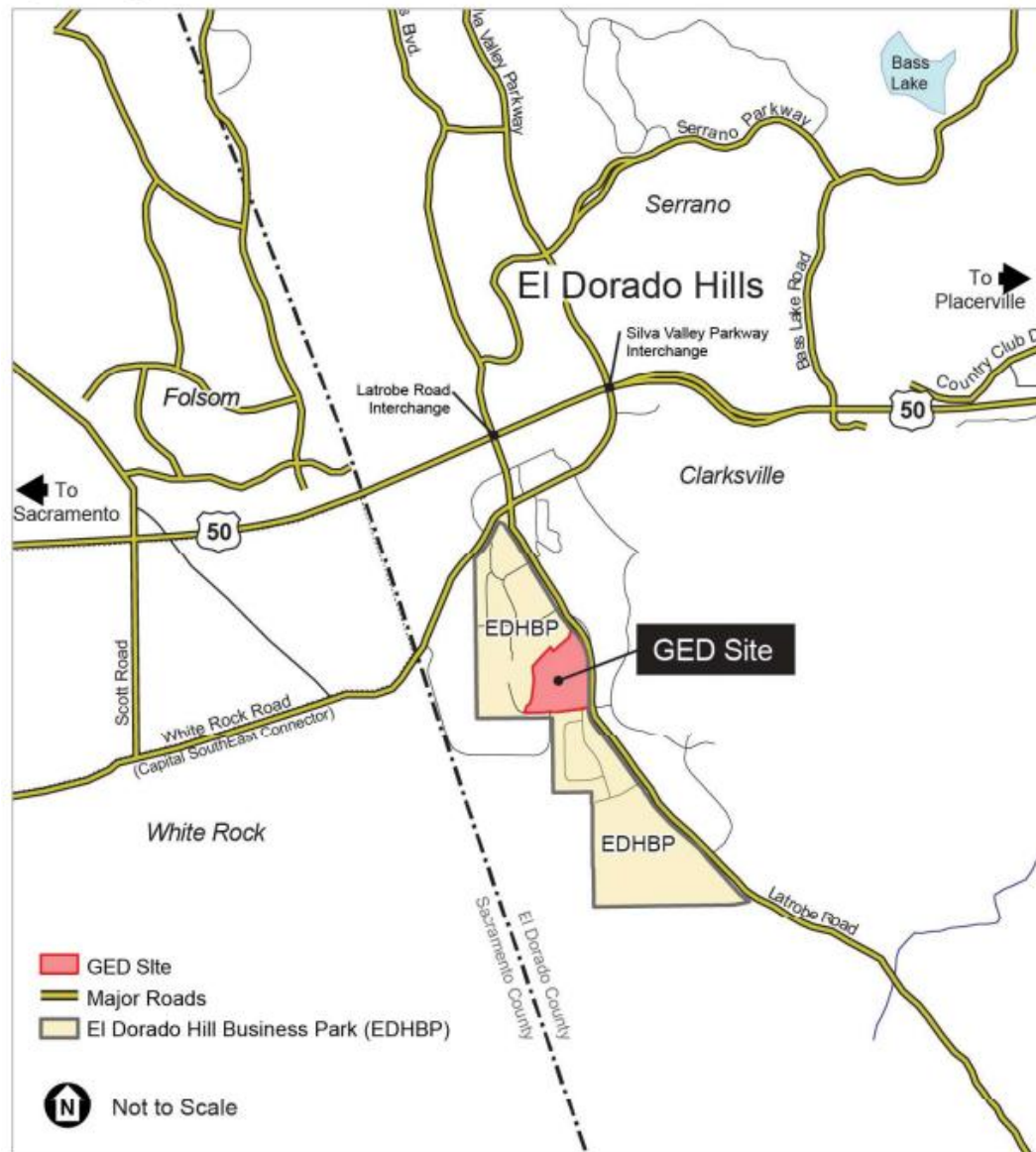
County approval of a potential Development Agreement;

Subsequent Approval by the El Dorado Local Agency Formation Commission for annexation of the project area into the El Dorado Hills Community Services District



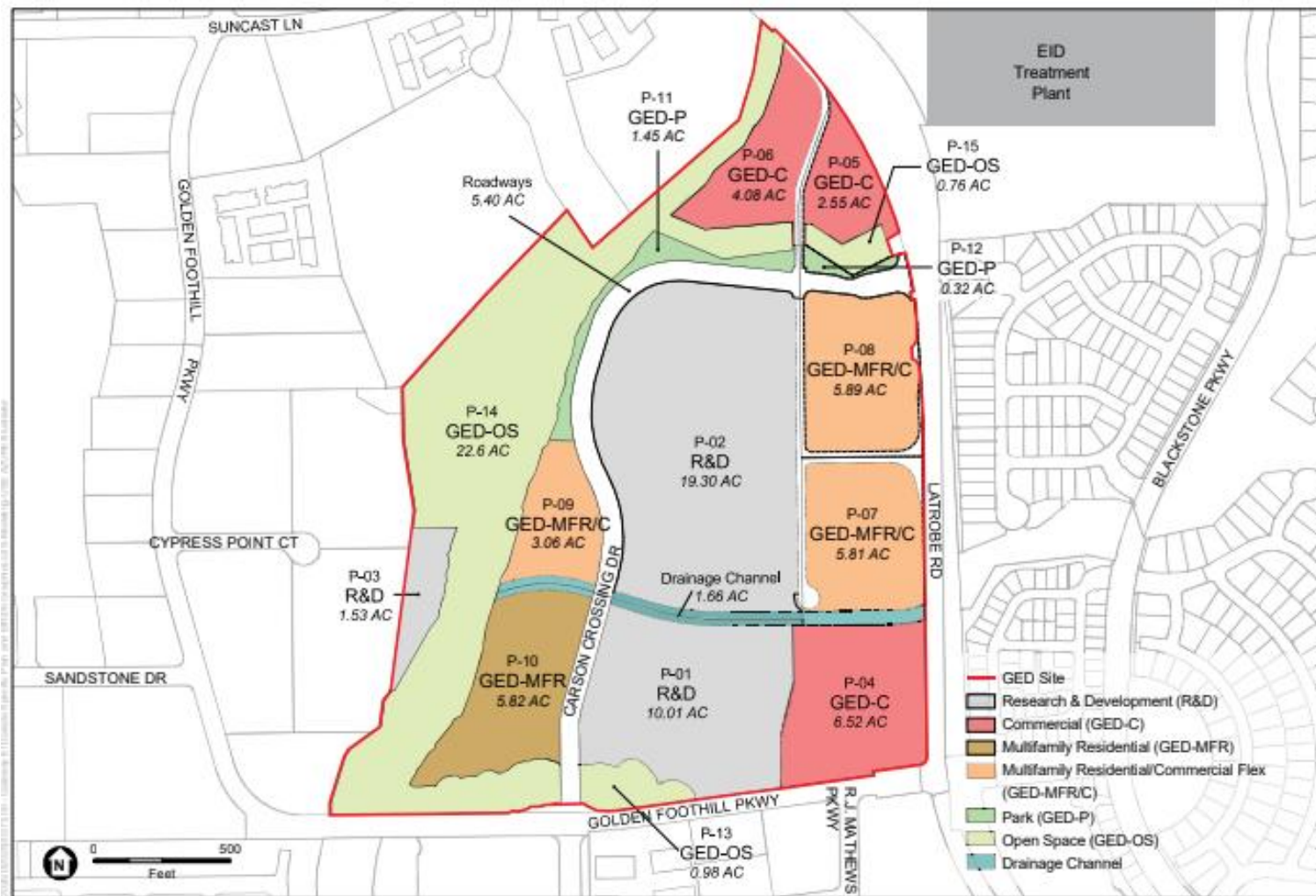
# Gateway El Dorado Specific Plan

Figure 1, Regional Access





# Gateway El Dorado Specific Plan



SOURCE: ESA, 2025

Gateway El Dorado Specific Plan and EIR



**Figure 2**  
Proposed Specific Plan Land Use



# 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 11, 2026  
6:30PM

