



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 hearing Nov 12th & 13th
- **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 DEIR PENDING



Village of Marble Valley Specific Plan

The proposed VMVSP includes the development of 3,236 dwelling units, 87 acres of public facility / recreational use, 475,000 square feet of commercial use, 35 acres for two public schools (K5 / K8), 1,284 acres of open space, 55 acres of agricultural use, and 61 acres of new road impact areas and future right-of-way. Planned improvements are proposed for 1,875 acres of the 2,341-acre site.

Lime Rock Valley Specific Plan

The proposed LRVSP would provide for development of up to 800 residential units and an 8-acre neighborhood park with recreational amenities. About 335 acres would be designated as public and private open space. The proposed project would also include a network of pedestrian trails and pathways that would connect and enhance existing and proposed trails in the area, including the El Dorado Trail

Presentation

Updates:

Village of Marble Valley Specific Plan
Lime Rock Valley Specific Plan

US 50/Bass Lake Road Interchange Update

**El Dorado Hills APAC
November 12, 2025**

US 50/Bass Lake Road Interchange



Current Conditions

- Near Capacity
- Safety (Off-Ramp Queuing)
- **Remaining Capacity: 400 Units North or South of US 50 (As of May 2022)**



CIP #36104005

- Includes Elements of Interim Improvements
- Includes Planning Studies for Ultimate Interchange
- **Ultimate Interchange Needed Without VMV and/or LRV**



Interim Configuration

- **Needed Without VMV and/or LRV**
- Improvements Generally in Existing Footprint
- **Additional Units: 1,530 South/670 North of US 50**



Next Steps

- **Must Plan for Ultimate to Implement Interim Improvements**
- Caltrans Process Required (Mark Thomas to Review)

About Mark Thomas

98

years in business

11

offices

470

team members

#8

ENR CA top
civil engineering firm

100%

employee-owned

6,000+

projects delivered



Ultimate Interchange- Alternative 1 (Partial L-9)



Ultimate Interchange- Alternative 2 Diverging Diamond



MARK
THOMAS

US-50 / BASS LAKE ROAD
DIVERGING DIAMOND INTERCHANGE

SCALE: 1"=100'

Interim Interchange



Preliminary Cost Estimates (2025 Dollars)

Concepts	Construction Costs	Project Development Costs	Total
Interim Improvements	\$6M - \$8M	\$2.5M - \$4M	\$8.5M - \$12M
Alternative 1 (L9 Interchange)	\$50M - \$60M	\$21M - \$25M	\$70M - \$85M
Alternative 2 (DDI Interchange)	\$50M - \$60M	\$21M - \$25M	\$70M - \$85M

Caltrans Approvals & Schedule

Project Initiation Document (PID) Phase

- Project Planning and Programming
- Ultimate Interchange & Interim Phase
- 12 months to 15 months

Project Approval & Environmental Document Phase (PA&ED) Phase

- Environmental Clearance
- Ultimate Interchange & Interim Phase
- 24 months to 36 months

Plans, Specifications, & Estimate (PS&E) Phase

- Final Design & Construction Documents
- Interim Phase
- 24 months to 30 months

Total Time From Project Initiation to Construction 60 months to 81 months

Traffic Impact Fee (TIF) Considerations

Costs of US 50/Bass Lake Road Interchange

(Ultimate Improvement)

\$70 to \$85 Million

Interchange costs should be added to the CIP with or without Marble Valley and Lime Rock Valley Specific Plans to serve existing and other anticipated development.

Total TIF Fees to be Paid by Marble Valley and Lime Rock Valley Specific Plans:

\$125.6 Million

Calculated at current TIF rate with \$53.4 million Highway 50 TIF revenue and \$72.2 million Local Roads TIF revenue.

Traffic Impact Fee (TIF) Fund Balance

- With significant information from County DOT, Economic & Planning Systems, Inc. (EPS) calculated the TIF to be paid by both projects and all CIP improvements anticipated to be constructed and funded by the TIF through 2044-45.
- EPS concluded that Marble Valley and Lime Rock Valley Specific Plans will have a net positive impact on the TIF Program.
- Zones A and B will have a \$55.8 million fund balance after funding all CIP projects.
- Zone C will have a \$12.8 million fund balance after funding all CIP projects.
- County DOT has reviewed this analysis and concurs in the conclusions.

Annual Fiscal Impact of Projects

	Annual Surplus		
	Village of Marble Valley	Lime Rock Valley	
		If annex to EDHCSD	if annex to CPCSD
County General Fund	\$2,419,000	\$544,000	\$544,000
County Road Fund	\$873,000	\$194,000	\$194,000
El Dorado Hills Fire District	\$1,230,000		
El Dorado County Fire District	\$1,438,000	\$993,000	\$993,000
El Dorado Hills CSD	\$1,506,000	\$197,000	
Cameron Park CSD (alternative)			\$242,000
Total	\$7,466,000	\$1,928,000	\$1,973,000

Source: Marble Valley Specific Plan Fiscal Impact Analysis (Economic & Planning Systems, Inc. September 2024), Lime Rock Valley Specific Plan Fiscal Impact Analysis (Economic & Planning Systems, Inc. September 2024), Lime Rock Valley Specific Plan Fiscal Impact Analysis Additional (October 2025)



El Dorado County Long Range Planning Presentation



**EDH Design Standards Kickoff
Tom Purciel - Senior Planner**



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

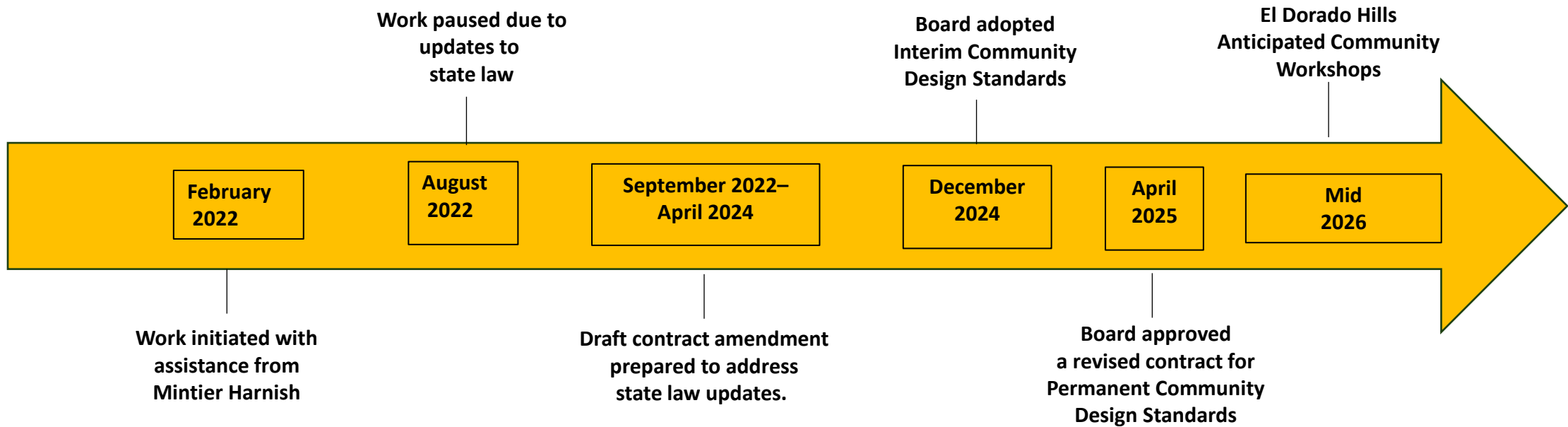


El Dorado County, Planning & Building Department
Long Range Planning Unit

Presentation Overview

- Project overview
- Stakeholder invitations
- Project schedule/next steps
- Project participation

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

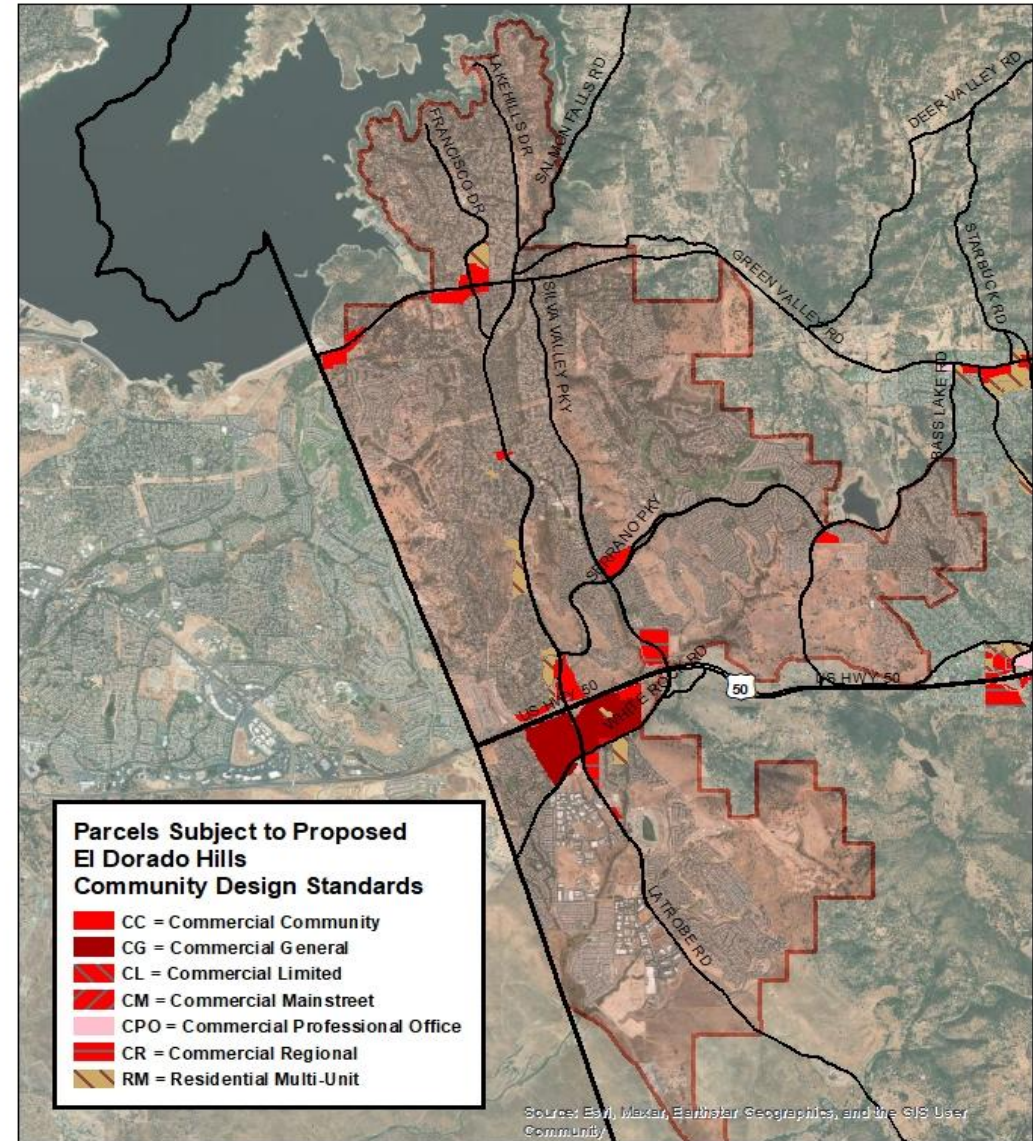


3. Community Design Standards and Guidelines for the County's Rural Centers

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

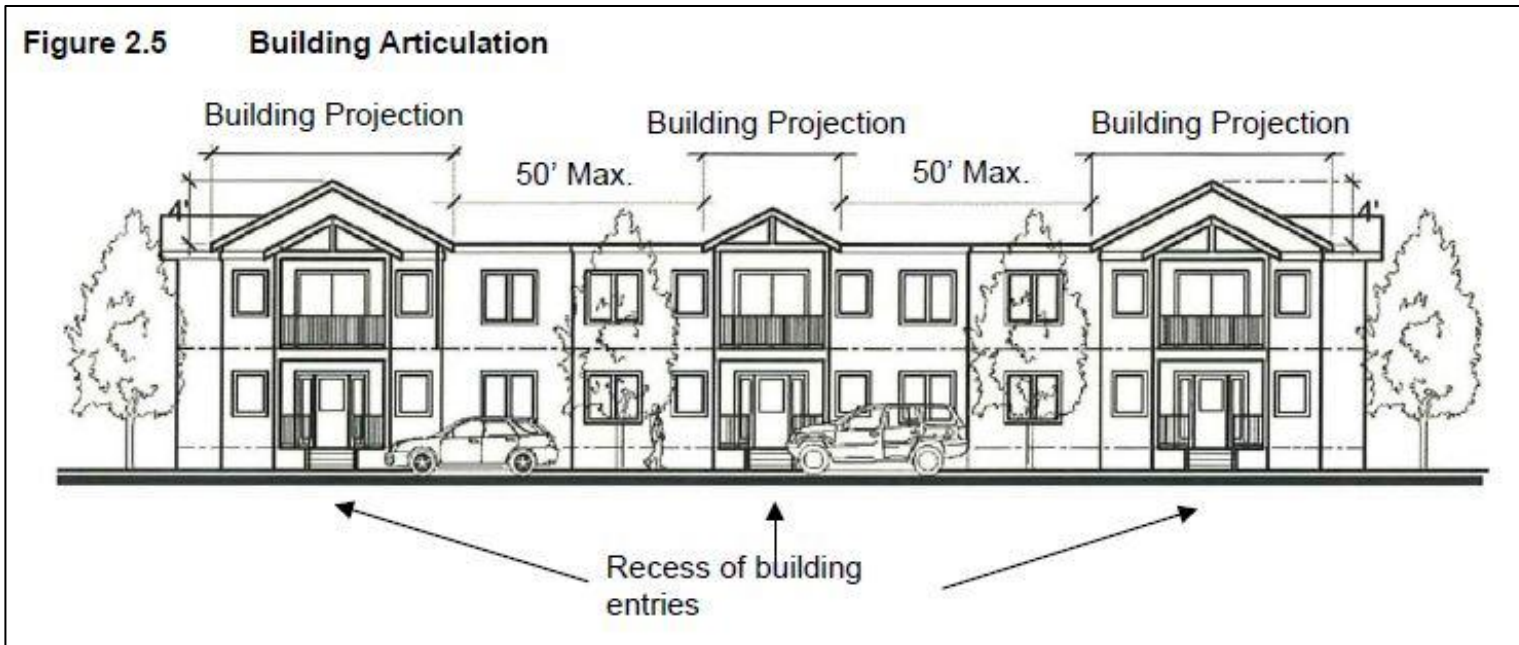


Goal 1: Customized Design Standards and Guidelines for Commercial, Multifamily, and Mixed-Use



- 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

Check for Project updates, upcoming workshops and hearings on the Cameron Park 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

■ Stakeholder Advisory Team application



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>

Placerville Office:	Placerville Office:	Placerville Office:	South Lake Tahoe Office:
Building: (530) 621-5315 blgddept@edcgov.us	Planning: (530) 621-5355 planning@edcgov.us	Code Enforcement: (530) 621-5999 cdacode.enforcement@edcgov.us	All Services: (530) 573-3330 plan-buildSLT@edcgov.us

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
(Use subject line: *SAT Application*)

✉ **Mail:** El Dorado County, Planning and Building Department
2850 Fairlane Court, Placerville, CA 95667 **Questions? (530) 621-5903**

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: _____



EDH APAC 2026 Officer Election



Officer Election Results Report
December 17th APAC Meeting

EDH APAC Non-Profit Incorporation 2026



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
December 17, 2025
6:30PM

