



El Dorado Hills Area Planning Advisory Committee

Wednesday February 11, 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 Brooke Washburn, Vice Chair Washburn_bew@yahoo.com
John Raslear, Vice Chair jrazpub@shs-global.net Bill Jamaca, Secretary bjamaca@gmail.com
Timothy White, Vice Chair twhtncd@gmail.com

AGENDA FOR MEETING: WEDNESDAY February 11, 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/81506609192>

PHONE IN OPTION (669) 900-9128 Meeting ID: 815 0660 9192

LIVE on YOUTUBE: <https://youtube.com/live/Kld9HLAL9FE>

(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: EDH APAC Comments submitted. BOS Action update.
- c. UPDATE: "Notification" - [Creskside Village Specific Plan](#)
BOS Action update.
- d. UPDATE: "Notification" - [Gateway El Dorado](#)
Scoping Meeting review.
- e. [FDH Costco](#)
DEIR Available - Comment Period ends March 23, 2026. EDH APAC DEIR discussion with community. Solicit additional volunteers for DEIR review.

Adjournment:

The Next EDH APAC meeting is: Wednesday March 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 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



5a - 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
- **EDH COSTCO** – DEIR Released January 21, 2026. Public Comment period ends March 23rd.
Public Information Meeting Wed February 25th 6PM-8PM
Cameron Park CSD Community Center 2502 Country Club Dr
- **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. Scoping Meeting Public Comment period ended February 10th.



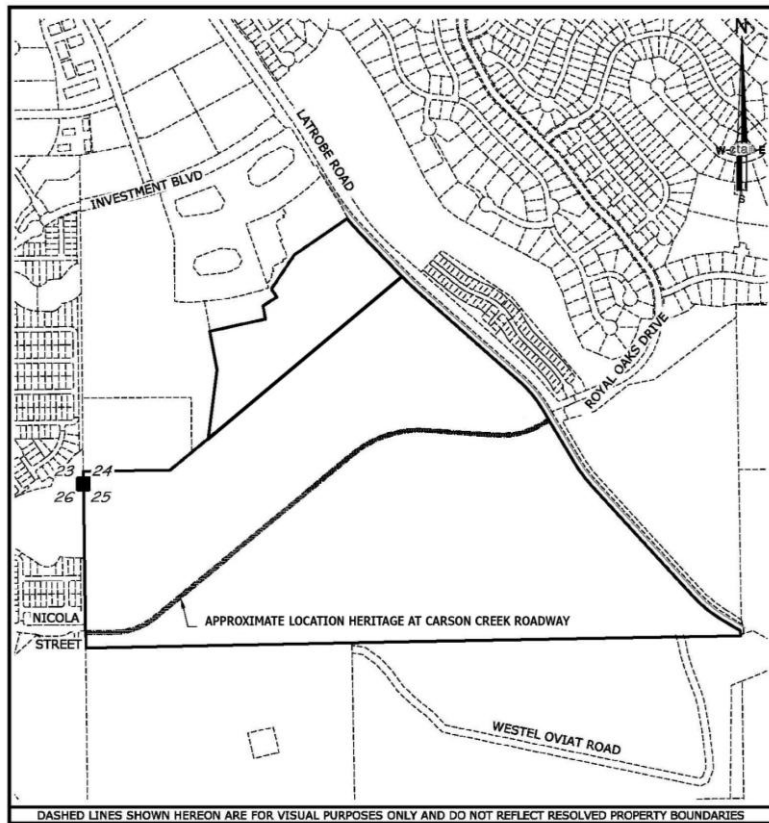
5b - UPDATE: *Notification* - Heritage Village 11

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

Construction of the Royal Oak extension is suggested to begin in May at the earliest.

Signal poles are expected to arrive as early as September.

Completion is anticipated in a year.

Prior to the signalization, stop signs may be installed temporarily.

Lennar will complete the road with gravel shoulders.

Winn Communities will install sidewalks when constructing the Creekside Village residential project.

The Board approved the amendments to COA 53 and 56.



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





5c - UPDATE *Notification* -

Creekside Village GPA20-0001 Z20-0005 SP20-0001 TM20-
0002 PA19-0001

- Project Status Update

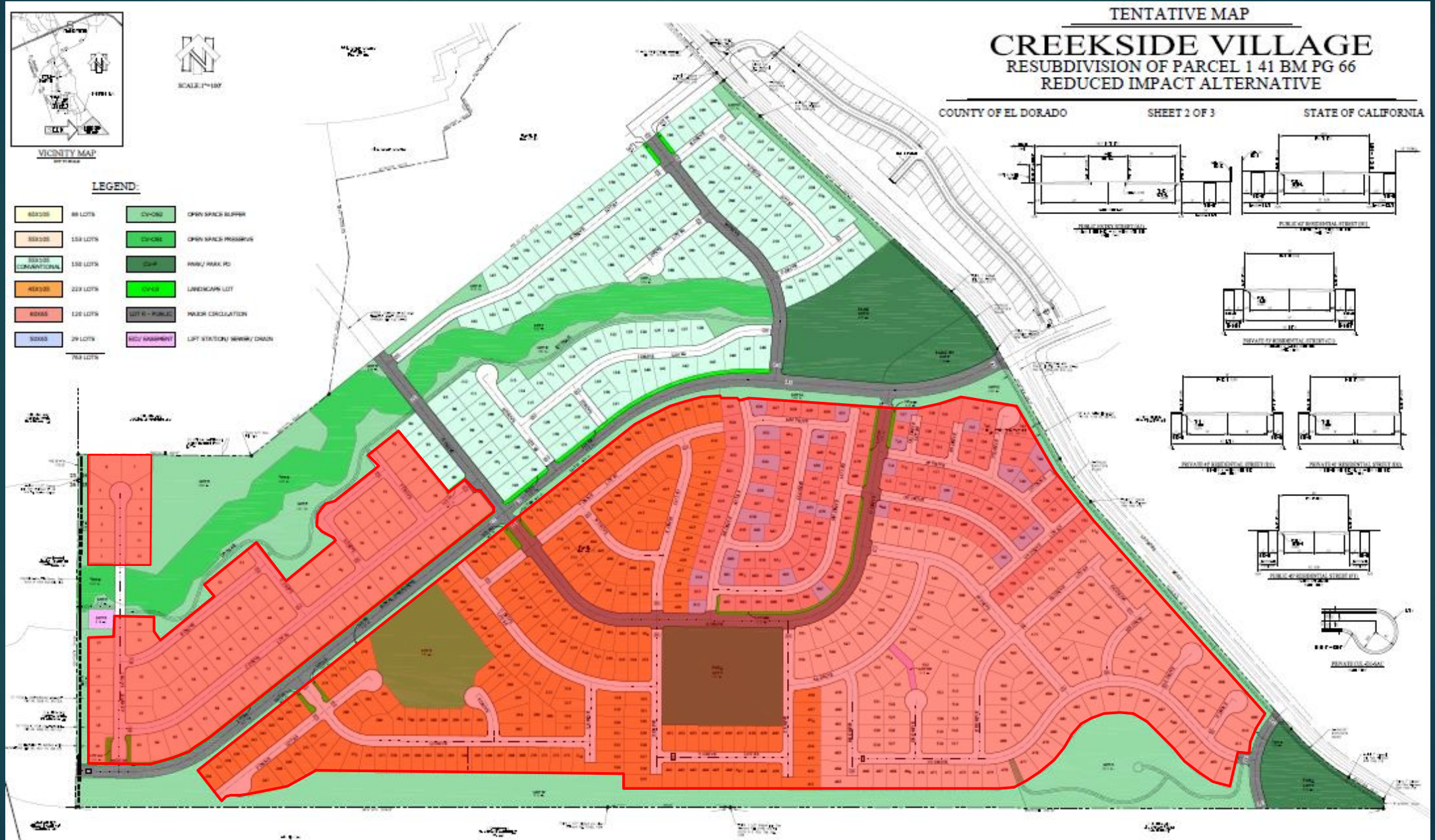


Reduced Impact Alternative (RIA), was developed which avoids impacts to tribal cultural resources (TCRs) and reduces the total number of residential units from 918 to 763, including limiting the number of conventional housing units to a maximum of 150 with the remainder restricted to Active Adult.

The RIA proposes a 7.5-acre Village Park with 1.6 acres of the park containing a Planned Development (PD) overlay designation that could allow for neighborhood commercial uses to serve the plan area, similar to the proposed project. These potential commercial uses would require approval of a separate Conditional Use Permit and Planned Development. There would be two additional Neighborhood Parks, 4.4 and 2.2 acres in size, for a total of 14.1 acres in parks and 44.4 acres in open space.

Given the ability to address significant impacts to TCRs and the concerns of the Latrobe School District, it was decided that the RIA should be analyzed at a project-specific level so that the County could ultimately approve the RIA instead of the proposed project.

PREFERRED PLAN: AGE-RESTRICTED VILLAGES





5d - 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

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;

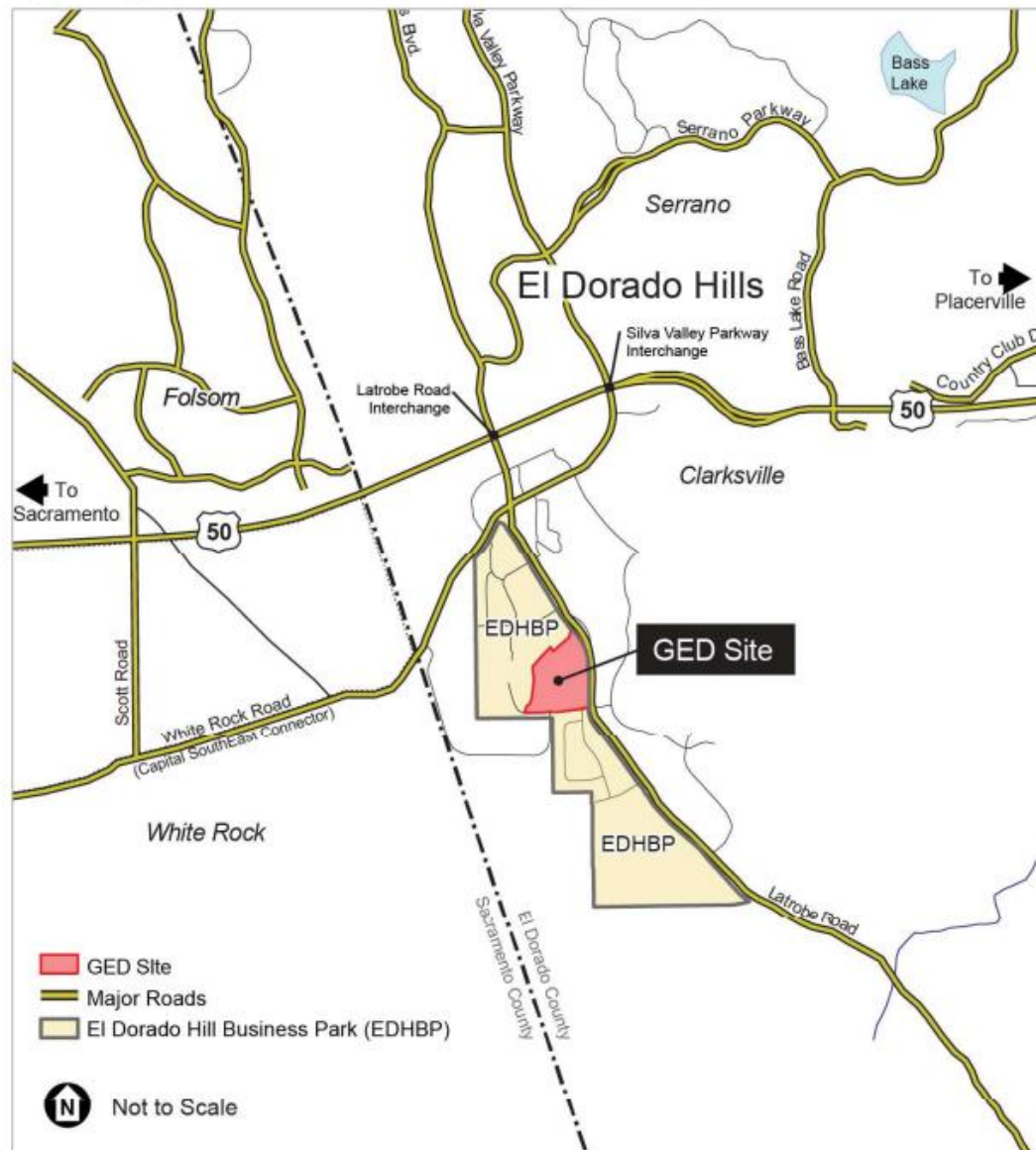
County approval of a potential Development Agreement;

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



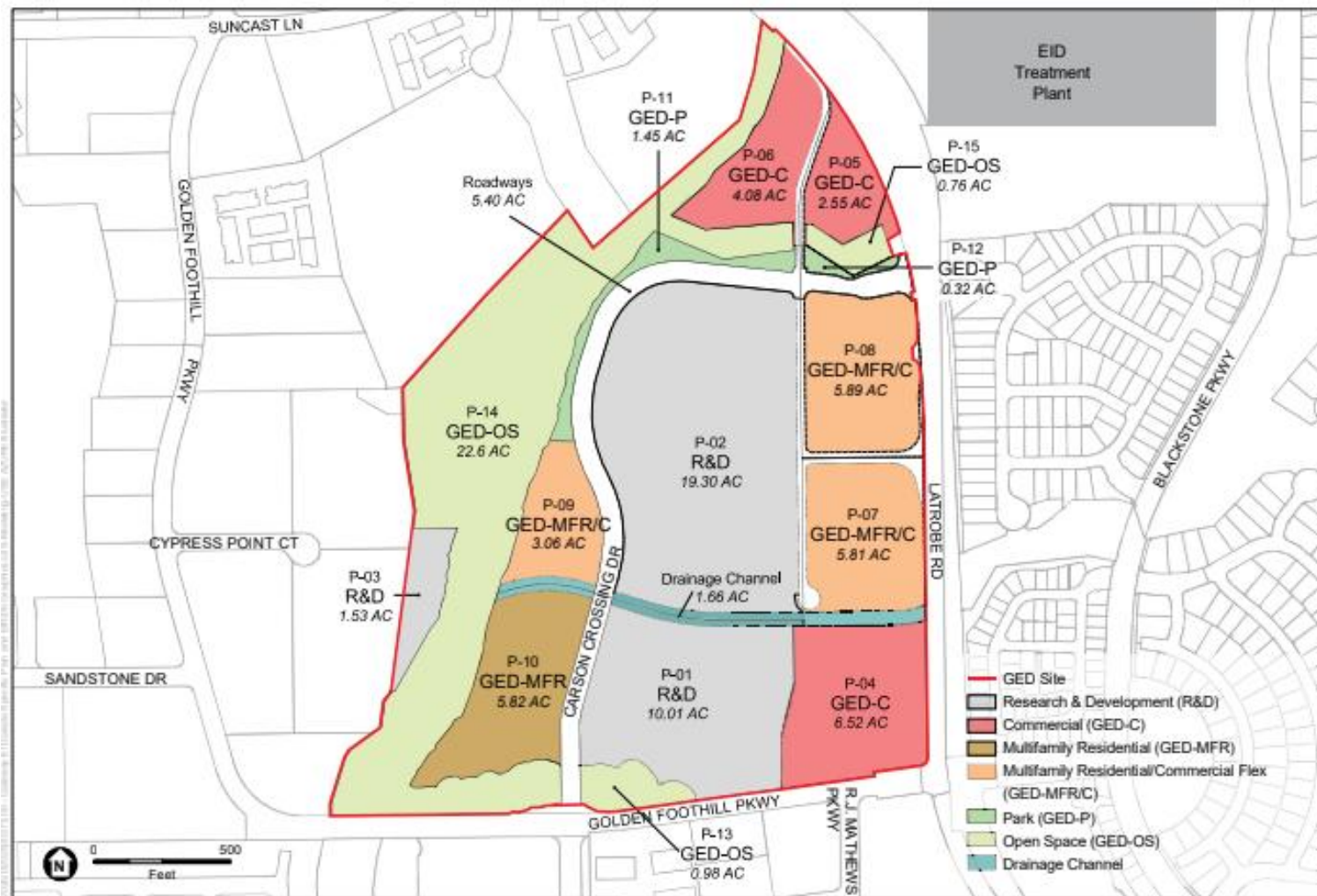
Gateway El Dorado Specific Plan

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



5e - EDH Costco

DRAFT EIR Public Discussion

DEIR Released January 21, 2026

Public Review & Comment Period ends March
23, 2026 at 5PM

email – edhcostco@edcgov.us



EDH Costco

EDH COSTCO DEVELOPMENT

APPLICATIONS: PD15-0001, CUP23-0012, V22-0001
SILVA VALLEY PARKWAY, EL DORADO HILLS, CA

DECEMBER 2, 2024

PROJECT DIRECTORY

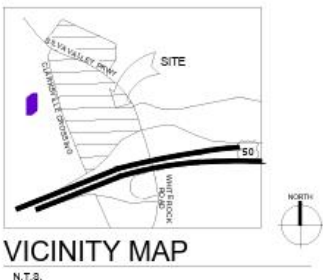
APPLICANT:
COSTCO WHOLESALE
9 CORPORATE PARK SUITE 230
IRVINE, CA 92606
PHONE: (714) 978-5023
CONTACT: MICHAEL OKUMA

ARCHITECTS:
MG2
1101 SECOND AVENUE SUITE 100
SEATTLE, WA 98101
PHONE: (425) 463-1314
CONTACT: JOSEPH WELCH

AGENT TO APPLICANT:
URBAN PLANNING PARTNERS
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OAKLAND, CA 94612
PHONE: (510) 251-8210
CONTACT: LYNETTE DIAS

CIVIL ENGINEER/SURVEY:
KIER & WRIGHT
2995 PROSPECT PARK DRIVE, SUITE 100
RANCHO CORDOVA, CA 95670
PHONE: (970) 970-5184 x 3214
CONTACT: STEVE CALCAGNO

LANDSCAPE ARCHITECT:
DAVID BABCOCK & ASSOCIATES
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CA 94549
PHONE: (925) 283-5070
CONTACT: JEFF BERBERICH



VICINITY MAP

N.T.S.



LOCATION MAP

N.T.S.

PROJECT DATA

PROJECT LOCATION: Silva Valley Parkway
El Dorado Hills, Ca
122720018, 122720002, 122720003, 122720019, 122720020, 122720021

APN:

CURRENT ZONING: CR-PD - Commercial Regional Planned Development
CL - Commercial Limited

PROPOSED ZONING: CR-PD - Commercial Regional Planned Development
CL - Commercial Limited

SITE AREA:
Costco Warehouse Site Area: 17.05 Acres
CL - Commercial Limited Site Area: 0.52 Acres
EDH North Site Area: 24.83 Acres
Costco Fuel Site Area: 3.29 Acres
Out Parcel Site Area: 13.79 Acres
(To Remain Undeveloped)
Future Country Club Lane Parcel: 7.75 Acres

JURISDICTION: El Dorado County

BOUNDARIES INFORMATION: This plan has been prepared using the Topographic survey dated March 2019 prepared by Kier & Wright

SHEET INDEX

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- P-2 SITE CONTEXT PHOTOS
- P-3 EXISTING ZONING EXHIBIT
- A-1 CONCEPT SITE PLAN
- A-2 CONCEPT SITE PLAN
- A-3 CONCEPT FLOOR PLAN
- A-4 LOCAL CONTEXT
- A-5 DESIGN PRECEDENT
- A-6 CONCEPT ELEVATIONS - WAREHOUSE
- A-7 CONCEPT ELEVATIONS - FUEL
- A-8 PERSPECTIVES
- A-9 CONCEPT MATERIALS - WAREHOUSE
- A-10 CONCEPT MATERIALS - FUEL
- A-11 CONCEPT SIGNAGE - WAREHOUSE
- A-12 CONCEPT SIGNAGE - FUEL
- A-13 CONCEPT SIGNAGE - DETAILS
- A-14 CONCEPT GARAGE ELEVATIONS
- A-15 CONCEPT GARAGE SECTION
- SE-1 SITE ELECTRICAL PHOTOMETRY
- L-1 PRELIMINARY LANDSCAPE PLAN
- L-2 TREE REMOVAL EXHIBIT
- C1.0 TOPOGRAPHIC SURVEY
- C2.0 PRELIMINARY GRADING AND DRAINAGE PLAN
- C2.1 PRELIMINARY GRADING AND DRAINAGE PLAN
- C3.0 PRELIMINARY UTILITY PLAN
- C3.1 PRELIMINARY UTILITY PLAN
- C4.0 PRELIMINARY STORM WATER QUALITY CONTROL PLAN



EL DORADO HILLS, CA



DAVID BABCOCK & ASSOCIATES
ARCHITECTURE PLANNING LANDSCAPE
3581 MT. DIABLO BLVD., SUITE 235
LAFAYETTE, CALIFORNIA 94549
T: 925.283.5070

DBA # P.290
DECEMBER 2, 2024

TITLE SHEET

P-1

COSTCO WHOLESALE

EL DORADO HILLS, CALIFORNIA

TITLE SHEET

DECEMBER 2, 2024



EDH Costco





EDH Costco



COSTCO WHOLESALE

CONCEPT GARAGE SECTION



EDH Costco





EDH Costco



COSTCO WHOLESALE

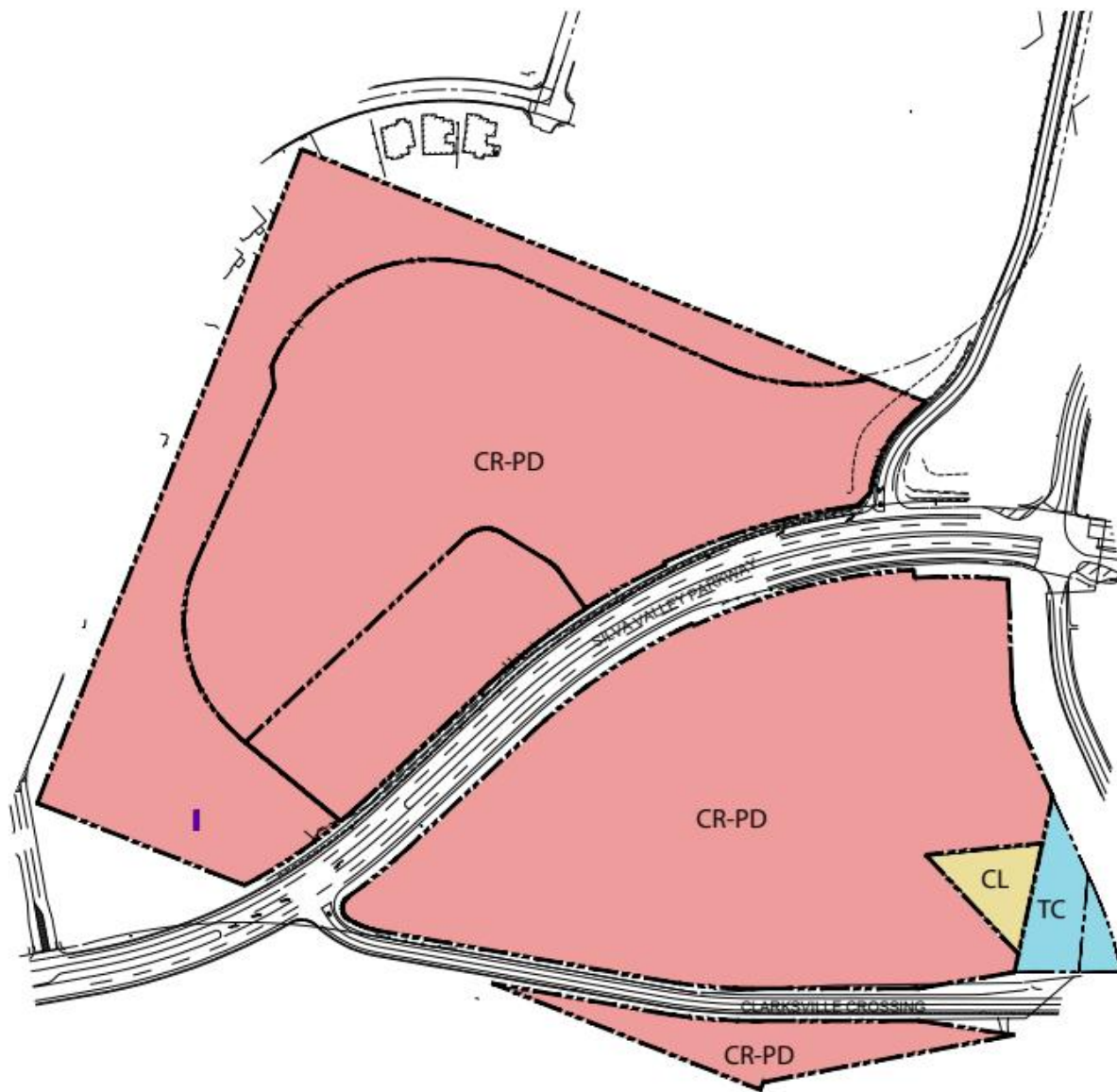
CONCEPT GARAGE SECTION

EL DORADO HILLS, CA

JANUARY 10, 2025



EDH Costco



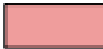
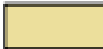

EXISTING ZONING: CR-PD, CL, TC
EXISTING ACREAGE: ± 41.87 AC

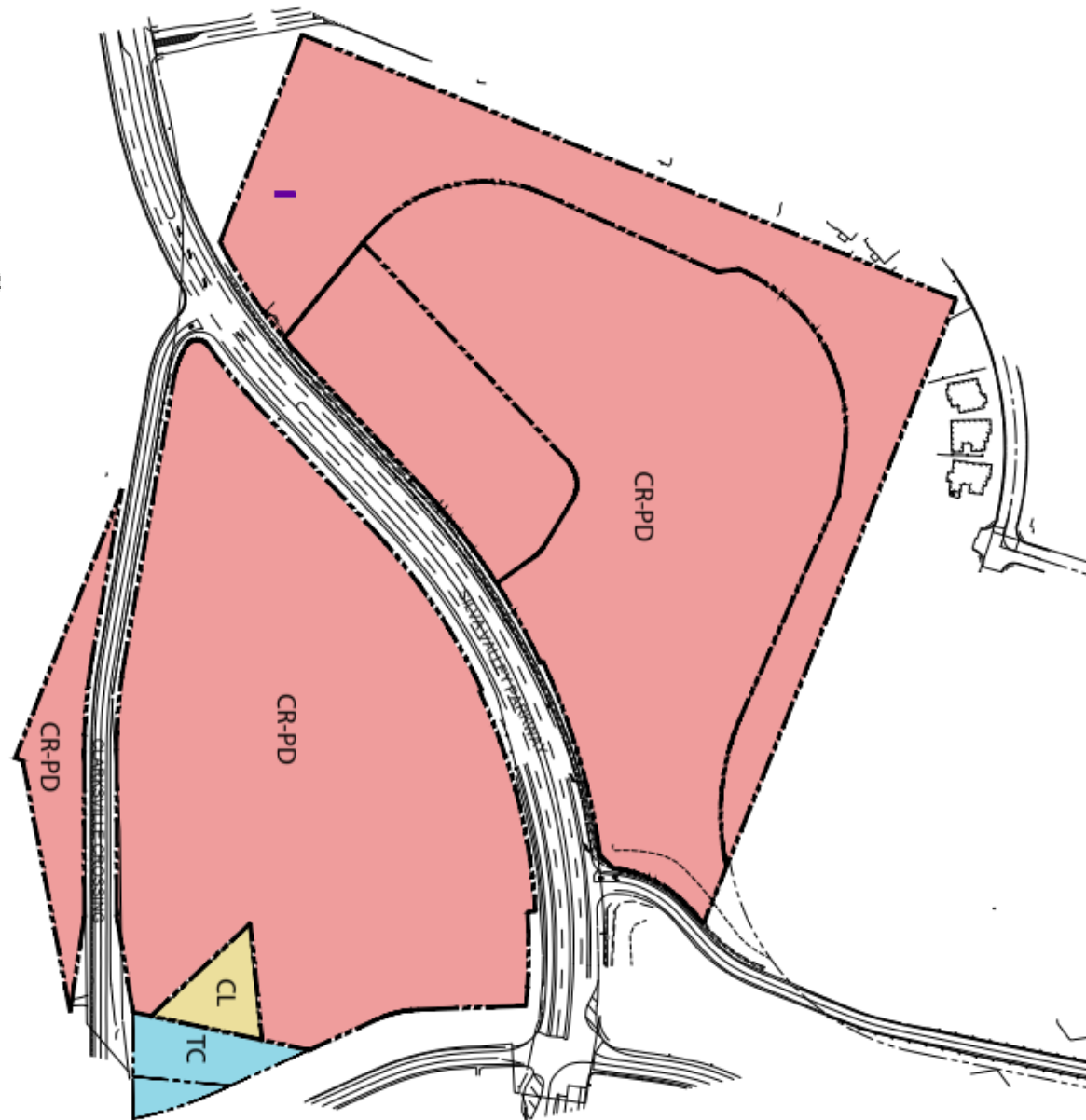
- CR-PD
Commercial Regional Planned Development
- CL
Commercial Limited
- TC
Transportation Corridor



EDH Costco

EXISTING ZONING: CR-PD, CL, TC
EXISTING ACREAGE: ± 41.87 AC

-  CR-PD
Commercial Regional Planned Development
-  CL
Commercial Limited
-  TC
Transportation Corridor





EDH Costco Scoping Meeting

Scoping Meeting comments/Questions

Fuel Station – Air quality impacts

Fuel Station impacts on Oak Meadow School and students

Fuel Station location – move it further south

Air Quality – Green House Gases

Noise Impacts

Water run off

Wildlife Impacts

Naturally Occurring Asbestos

Circulation – tractor trailers missing the turns into the project sites

Traffic Signal impacts on interchange, school pick up/drop off

VMT & LOS (VMT is required under CEQA – LOS is required under County General Plan)

Parking & Parking garage

Pedestrian circulation and safety concerns

Sidewalks/Soundwalls

Fire Safety



EDH Costco

SAMPLE CONCERN ITEMS

1. Transportation and Circulation

The DEIR identifies significant challenges in balancing regional VMT standards with local Level of Service (LOS) requirements.

- **Vehicle Miles Traveled (VMT):**
 - **Significant and Unavoidable Impact:** The project is projected to result in a net increase of **21,123 daily VMT**, with future development of the North Site Remainder Area adding another **11,462 VMT**.
 - **Mitigation Measures:** Mitigation includes a Mandatory Commute Reduction Program for employees (MM 3.14-2a) and pedestrian network improvements (MM 3.14-2b). However, the DEIR concludes that the bulk of VMT is driven by customers purchasing in volume, making non-vehicular travel impractical and the impact "Significant and Unavoidable".
- **Level of Service (LOS) & General Plan Consistency:**
 - **Accepted LOS:** Per General Plan Policy TC-Xd, LOS E is acceptable in Community Regions like El Dorado Hills.
 - **Operational Improvements:** To address General Plan consistency, the project will install dual northbound left-turn lanes at the Silva Valley Parkway/project driveway and add turn lanes at the White Rock Road/Valley View Parkway-Vine Street intersection.
- **School Site Safety (Silva Valley Pkwy):**
 - **Concern:** Increased traffic near four public school sites, specifically **Oak Meadow Elementary**.
 - **Analysis:** The DEIR suggests that truck travel routes (US 50, Clarksville Road, White Rock Road) were specifically designed to avoid interaction with the elementary school and residential areas to the north.



EDH Costco

SAMPLE CONCERN ITEMS

2. Air Quality and Public Health

The adjacency of a very large fuel station to Oak Meadow Elementary School is a primary sensitive receptor concern.

- **Fuel Vapors & sensitive Receptors:**
 - **Fuel Facility Specs:** The members-only fuel facility on the North Site features 32 fueling positions and 13,000 square feet of canopy.
 - **Vapor Recovery:** Costco's facility will use Phase II Enhanced Vapor Recovery systems to capture fumes during refueling.
 - **Sensitive Receptors (Oak Meadow Elementary):** The DEIR analyzed health risks to the school and concluded that increased CO emissions from project traffic and the fuel facility were "Less Than Significant".
- **Construction Emissions:**
 - **Naturally Occurring Asbestos (NOA):** The project site is adjacent to areas with identified NOA.
 - **Mitigation:** Mitigation Measure 3.2-4b requires an Asbestos Dust Mitigation Plan in compliance with EDCAQMD Rule 223-2 to ensure safety during grading and excavation.



EDH Costco

SAMPLE CONCERN ITEMS

3. Noise Impacts

Impacts are evaluated for both construction phases (including nighttime pours) and long-term operations.

- **Serrano Villages & Oak Meadow Elementary:**
 - **Nighttime Construction:** Nighttime concrete pours on the South Site (up to 8 nights) are expected to exceed local standards for nearby residences.
 - **Mitigation:** MM 3.11-1b requires temporary sound barriers (noise curtains), a disturbance coordinator, and 30-day advance notice to residents within 500 feet.
- **Operational Noise:**
 - **Sources:** HVAC units, trash compactors, loading dock activities, and the tire center were modeled using SoundPLAN 3-D software.
 - **Conclusion:** The DEIR concludes these sources will not exceed County daytime (55 dBA) or nighttime (45 dBA) standards at existing sensitive receptors.



EDH Costco

SAMPLE CONCERN ITEMS

4. Fire Safety and Evacuation

The project's location in a State Responsibility Area (SRA) requires strict adherence to fire safe regulations.

- **Fire Hazard Severity:** The site is identified primarily as a **Moderate Fire Hazard Severity Zone**.
- **Fire Safe Plan (FSP):** A project-specific FSP has been prepared and approved by CAL FIRE and the El Dorado Hills Fire Department.
- **Evacuation Modeling:** The DEIR modeled two wildfire scenarios. It found that project-related traffic would increase evacuation travel times by only **0.1 to 1.2 minutes** (a 1-6% increase) under peak conditions, resulting in a "Less Than Significant" impact on emergency response plans.



EDH Costco

SAMPLE CONCERN ITEMS

Beginning EDH APAC Review Followup.

1. **VMT Contradiction:** Review why a 21,123 VMT increase is "Significant and Unavoidable" while the health and air quality impacts are "Less than Significant".
2. **Pedestrian Linkages:** Verify if the proposed sidewalk connection north to Oak Meadow Elementary (MM 3.14-2b) is sufficient for community safety.
3. **Nighttime Deliveries:** Scrutinize the 2:00 am to 10:00 am delivery window for its impact on sleep patterns in nearby Serrano Villages.



EDH Costco

Common EDH Costco questions

Why so close to the Folsom Costco? Folsom store is 'maxed' out for existing customers. Costco knows where their members live – 50,000 members live near the EDH site (EDH, Cameron Park, Rescue, Shingle Springs, Latrobe and – Folsom).

Why can't they put it 'somewhere' else? Silva Valley is a Class A interchange. EDH Blvd/Latrobe Rd is not an option. Bass Lake Rd, Cambridge Rd, Cameron Park Dr, Ponderosa Rd, Shingle Springs would require \$50-\$70 million interchange improvements.

Why this particular property? Current Site is already Zoned Regional Commercial/Big Box. Other sites would require rezone. Placerville sites not suited for existing number of Costco Members (population of 10,000). Missouri Flat Rd interchange capacity issues.

No other Costco stores are this close together – Sites in Fresno and multiple sites in San Diego are 3 - 6 miles apart.

No other Costco Stores have multi-level parking facilities, or multi-level warehouse stores – New York, New Jersey, Mexico, Asia all have parking garages, or multi-level warehouse stores.



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
February 11, 2026
6:30PM

