



# El Dorado Hills Area Planning Advisory Committee

Wednesday May 20, 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@edhapac.org](mailto:jdavey@edhapac.org) Brooke Washburn, Vice Chair [Washburn\\_Lew@edhapac.org](mailto:Washburn_Lew@edhapac.org)  
John Raslett, Vice Chair [jraslett@edhapac.org](mailto:jraslett@edhapac.org) Bill Jamaica, Secretary [bjamaica@gmail.com](mailto:bjamaica@gmail.com)  
Timothy White, Vice Chair [twhite@gmail.com](mailto:twhite@gmail.com)

**AGENDA FOR MEETING: WEDNESDAY May 20, 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/88246820424>

**PHONE IN OPTION** (669) 900-9128 Meeting ID: 882 4682 0424

**LIVE on YOUTUBE:** <https://youtube.com/live/LroQrk5uAw>

(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. RECOGNITION PRESENTATION**

EDH APAC will recognize the valuable participation and contribution of the student members of the Rolling Hills Middle School G.A.T.E. program for their valuable efforts in reviewing and commenting on the recent El Dorado Hills Costco Project DRAFT EIR

**5. GUEST SPEAKERS:**

**El Dorado County Transportation Department Director Rafael Martinez**  
Discussion of the County Capital Improvement Program (CIP). Review of the timing and triggers of how the County adds Road Infrastructure projects to the 20-year CIP.

**6. APAC Projects**

- a. UPDATE: \*Notification\* - EDH Area Project Status Updates

**Adjournment:**

The Next EDH APAC meeting is: **Wednesday June 10, 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. RECOGNITION PRESENTATION

Recognize the valuable participation and contributions of the student members of the Rolling Hills Middle School G.A.T.E. program for their efforts in reviewing and commenting on the recent El Dorado Hills Costco Project DRAFT EIR



RECOGNITION PRESENTATION

Noah Wong

Xihe Tang

Hrishan Patil

Kelly Rose

Rolling Hills Middle School GATE Advisor



RECOGNITION PRESENTATION

Our GATE kids got into groups and broke up the Environmental Impacts and Mitigation Measures so they could research the measures and find any possible flaws to share with the Planning and Building Department of El Dorado County.

Once they did the research, they composed a letter to the Planning and Building Department for their review. They are expected to address written comments, so we are anxiously awaiting their reply.

A few measures we addressed were aesthetics, biological resources, and noise and vibration.



# 5. Guest Speakers

## Rafael Martinez

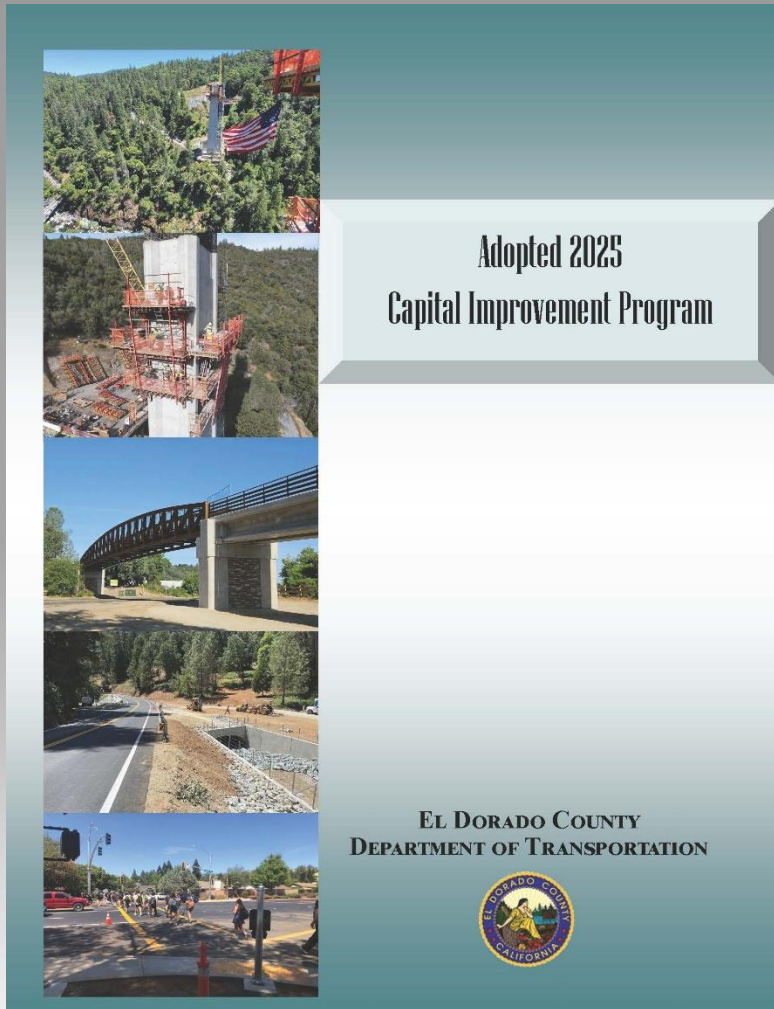
Director, El Dorado County Transportation Department

Discussion of the County Capital Improvement Program (CIP). Review of the timing and triggers of how the County adds Road Infrastructure projects to the 20-year CIP.

# County El Dorado Department of Transportation

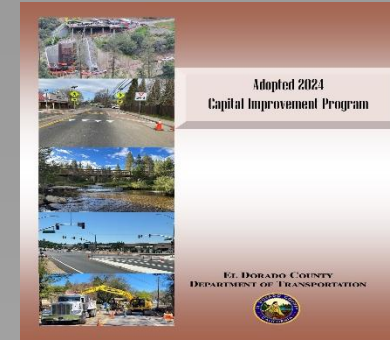
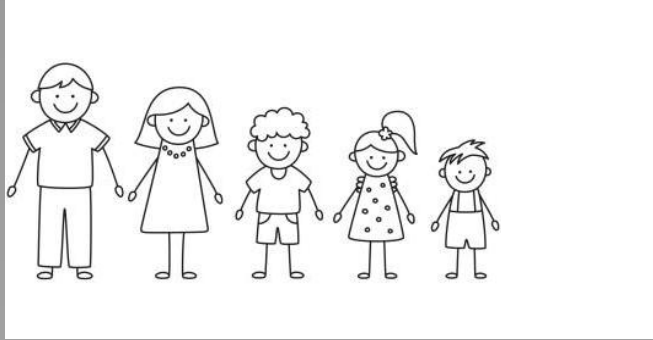


# Capital Improvement Program (CIP)



- List of Projects in Engineering Program
- Includes Schedule, Estimates and Funding
- Updated Yearly
- Major Update Every 5 Years

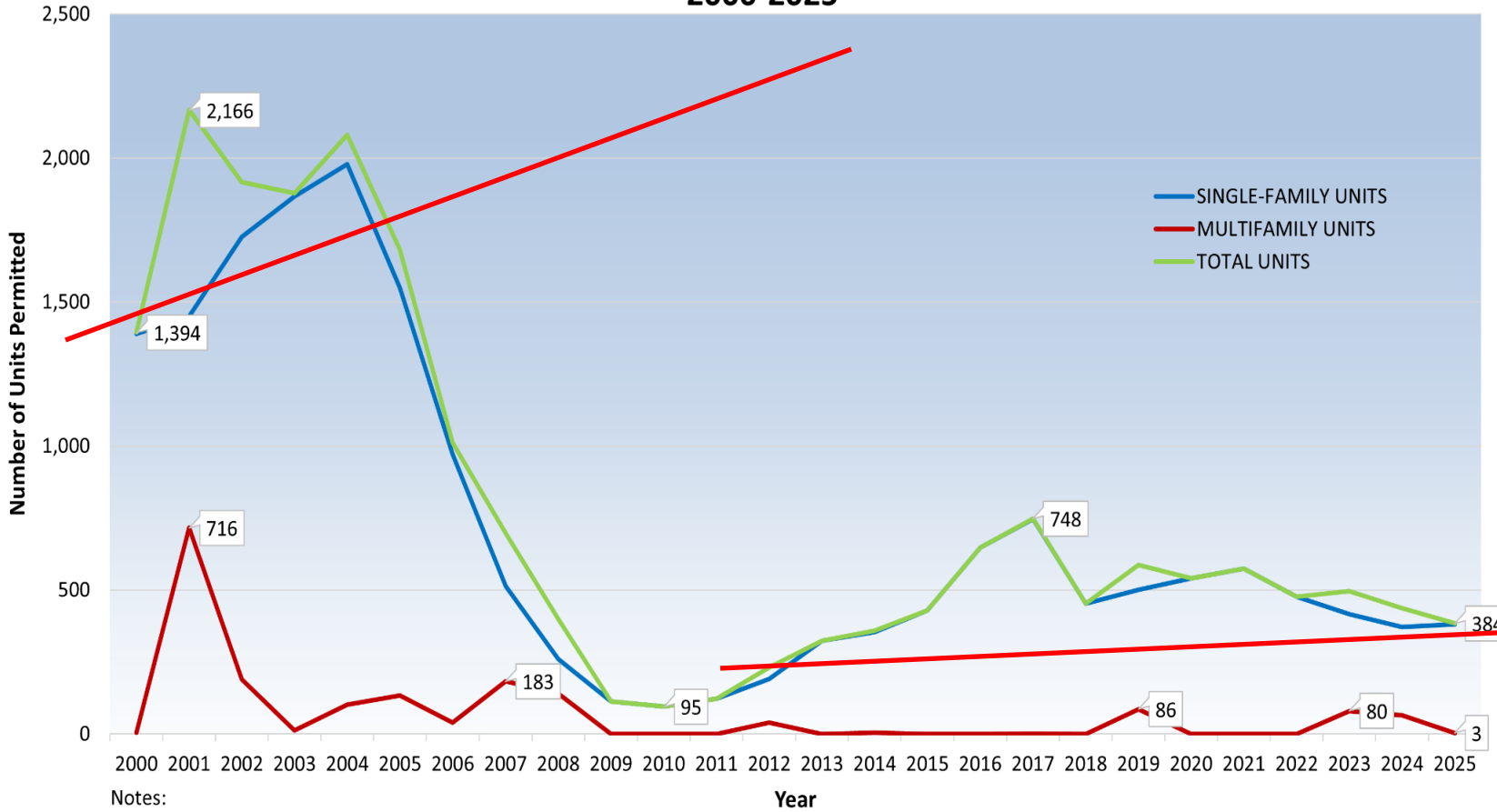
# Planning For The Future



- Income / Expenses
- Saving
- Education (Schedule)
- Retirement (Schedule)

- Revenue / Costs
- Fund Balance
- Design (Schedule)
- Construction (Schedule)

### Single- and Multifamily Units Permitted El Dorado County, West Slope 2000-2025

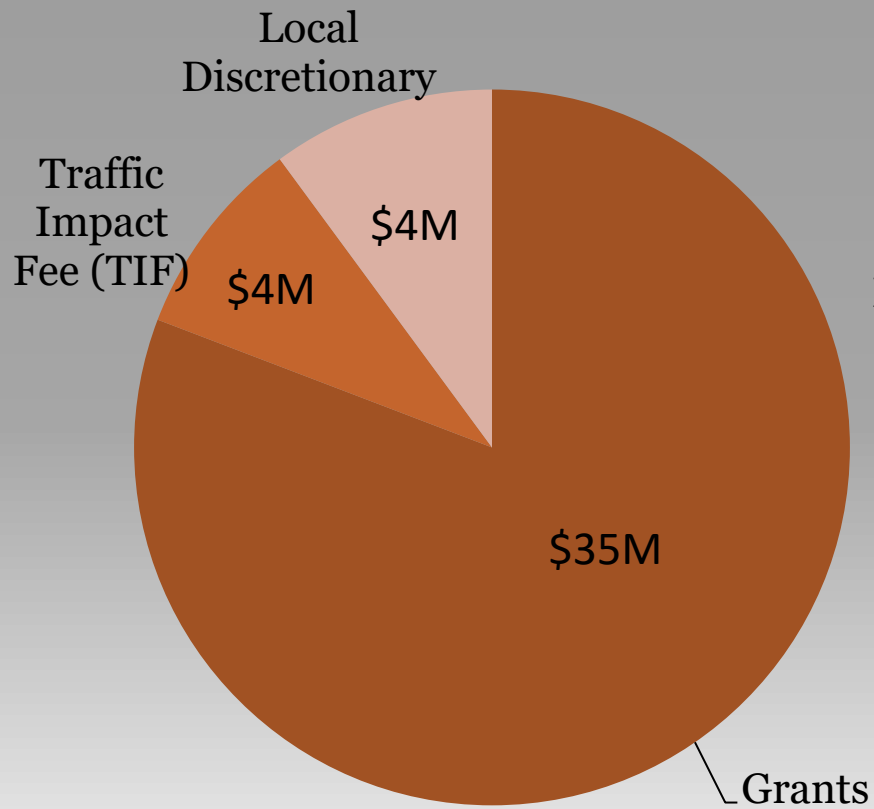


Notes:  
(a) Includes two-family dwellings and ADUs.

Source: El Dorado County Department of Planning and Building, 2000-2025.

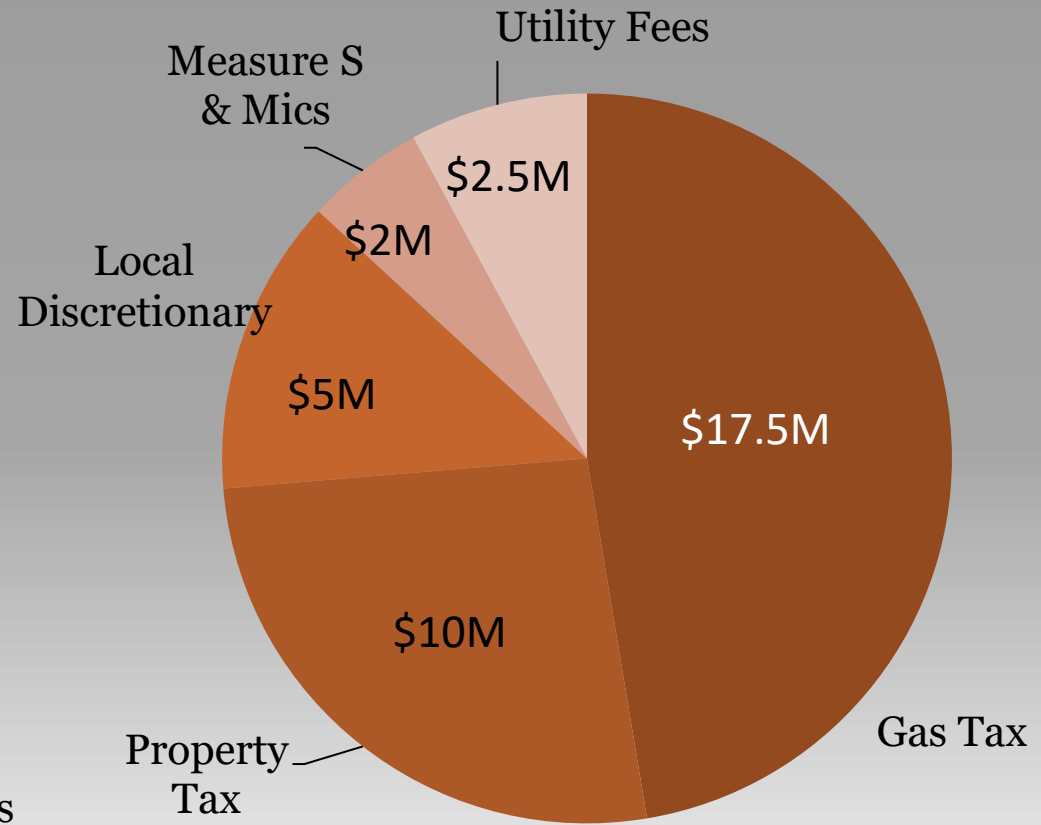
# Transportation Budget 25/26

## Funding for Capital Projects



\$43M

## Funding for Maintenance



\$37M

# Traffic Impact Fee (TIF)

The screenshot shows the El Dorado County website. At the top, there are links for 'Contact Us', 'Facebook', 'Twitter', and 'English (United States)'. The El Dorado County logo is on the left, and a search bar is on the right. Below the logo, there are navigation links for 'County Government', 'Land Use', 'Health & Well Being', 'Public Safety & Justice', and 'Services'. The main content area is titled 'CIP & TIF Program' and features a sidebar with 'In This Section' containing links like 'Capital Improvement Program', 'Traffic Impact Fee Program', 'Traffic Impact Fees Schedule', 'TIF Program Frequently Asked Questions', 'TIF Fee Program History', 'TIF Reporting: Annual Permits', 'TIF and MFA Compliance Reporting', 'Austin vs El Dorado County', 'TIF & CIP Major Updates', 'Transportation Impact Study Guidelines', and 'Travel Demand Model'. The main content area has a heading 'Traffic Impact Fee Program' and a sub-heading 'Updates'. The text describes the fees collected by the TIF Program and their use for transportation improvements. An aerial photograph of a road intersection is included.

- Can ONLY Pay for Developer Impacts (LOS)
- Closely Monitored, Heavily Scrutinized
- Updated Yearly
- Major Update Every 5 Years

# Traffic Impact Fee Math

$$\text{TIF} = \frac{\text{Total Infrastructure Cost}}{\text{Total Number of Units}}$$

$$\text{TIF} = \frac{\$10,000,000}{1,000} = \$10,000 / \text{parcel}$$

$$\text{TIF} = \frac{\$10,000,000}{1,200} = \$8,333 / \text{parcel}$$



# 6 - 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, 2025 Board of Supervisors Sent Project back to Planning Commission for additional review and analysis
- **EDH COSTCO** – DEIR Released January 21, 2026. Public Comment period ended March 23<sup>rd</sup>
- **Generations at Green Valley GPA22-0001** – DEIR published - No updates
- **Gateway El Dorado Specific Plan PROJ25-0007 Z25-0004** –Scoping Meeting Public Comment period ended February 10<sup>th</sup>
- **Serrano Village M5 TM25-0003/PD25-0005** – Project Approved at the Planning Commission May 14<sup>th</sup>
- **El Dorado Hills Community Design Standards** – First Open house workshop held in EDH on May 6<sup>th</sup>. Second Workshop pending – CURRENT Proposed [DRAFT EDH Design Standards](#)



# 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  
June 10, 2026  
6:30PM

