



El Dorado Hills Area Planning Advisory Committee

Wednesday September 9, 2026

6:30 PM

El Dorado Hills Fire Station 85, 1050 Wilson Blvd, EDH, CA 95762

Attendees via ZOOM or Phone-in will be MUTED until designated Public Comment periods on each Agenda Item

To submit Public Comment: click RAISE HAND in ZOOM | Press *9 by phone



Call To Order

2026 Chair: **John Davey**

2026 Vice Chair: **Tim White**

2026 Vice Chair: **John Raslear**

2026 Vice Chair: **Brooke Washburn**

2026 Secretary: **Bill Jamaca**



Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee <https://edhgapac.org>



"Non-Partisan Volunteers Planning Our Future Since 1981" 1021 Harvard Way, El Dorado Hills, CA 95621

APAC 2026 Officers

John Derry, Chair jderry@edhgapac.org

John Karkner, Vice Chair johnkarkner@edhgapac.org

Timothy White, Vice Chair twhite@edhgapac.org

Debra Washburn, Vice Chair Debra.Washburn@edhgapac.org

El Jansica, Secretary ElJansica@gmail.com

AGENDA FOR MEETING: WEDNESDAY September 9, 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://us02zoom.us/j/846787239>

PHONE IN OPTION (669) 900-9128 Meeting ID: 894 4787 2351

LIVE on YOUTUBE: <https://youtube.com/live/PUGJ6g9fWw>

(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: El Dorado Hills Community Design Standards
Status update in advance of the second community workshop, to be hosted by EDH APAC
at EDH Fire Station 85 on September 30th at 6:00PM

c. UPDATE - NOTIFICATION: PUBLIC HEARING Regarding Public Transportation IN EDC
El Dorado County Transportation Commission Hearing OCT 1, 2026 2PM at the BOS
Chambers 330 Fair Ln, Placerville CA.

d. UPDATE - NOTIFICATION Volunteer Opportunities

Adjournment:

The Next EDH APAC meeting is: Wednesday October 14, 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. Email
questions MUST be received by 4PM the MONDAY PRIOR to the meeting date.
Send advance comments/questions to edhgapac.comments@gmail.com and please identify the project or subject you wish to address.



Public Comment

On any matter not on the Agenda

- Three (3) minutes provided to each speaker
- If commenting via ZOOM, use the RAISE HAND button
- If commenting via telephone, press *9
- Commenters: Please voluntarily provide your name so we can correctly record our meeting minutes



Supervisor Communications

District 1 Supervisor Greg Ferrero

District 2 Supervisor George Turnboo



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



Guest Speaker

None



5a Project Updates | Notification — No Review

Village of Marble Valley Specific Plan Status — FEIR PENDING

Lime Rock Village Specific Plan Status — FEIR PENDING

EDH COSTCO Status — FEIR PENDING

Generations at Green Valley GPA22-0001 Status — FEIR PENDING

Gateway El Dorado Specific Plan PROJ25-0007 Z25-0004 Status — DEIR PENDING

Serrano Village D1 Lot D 35 Single-Family Lots Status — Application in progress ([eTRAKiT](#))

Town & Country Village El Dorado Status — BOS Returned to Planning Commission for additional Review



5a Project Updates | Notification — No Review

On the Planning Commission Calendar

CUP25-0011 Suncast Lane Self Storage

TM25-0002, PD25-0003, Z25-0003 Serrano Village C2 Tentative Map, PD, and Rezone

CCUP19-0007/CCOP19-0007 EDH Retail

TM-E26-0001 South Point Meadows time extension for Subdivision



5b Project Updates | Notification — No Review

El Dorado Hills Community Design Standards

Second Community Workshop

September 30, 2026

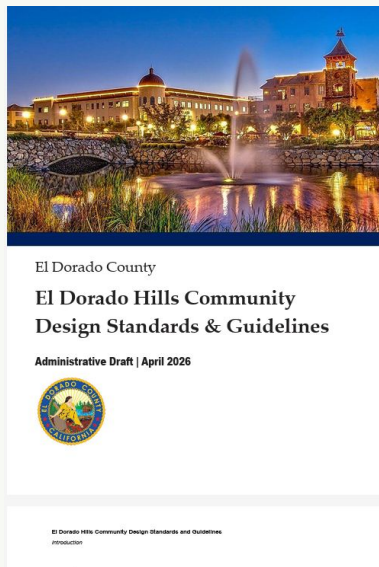
6PM

El Dorado Hills Fire Station 85

1050 Wilson Blvd, EDH, CA



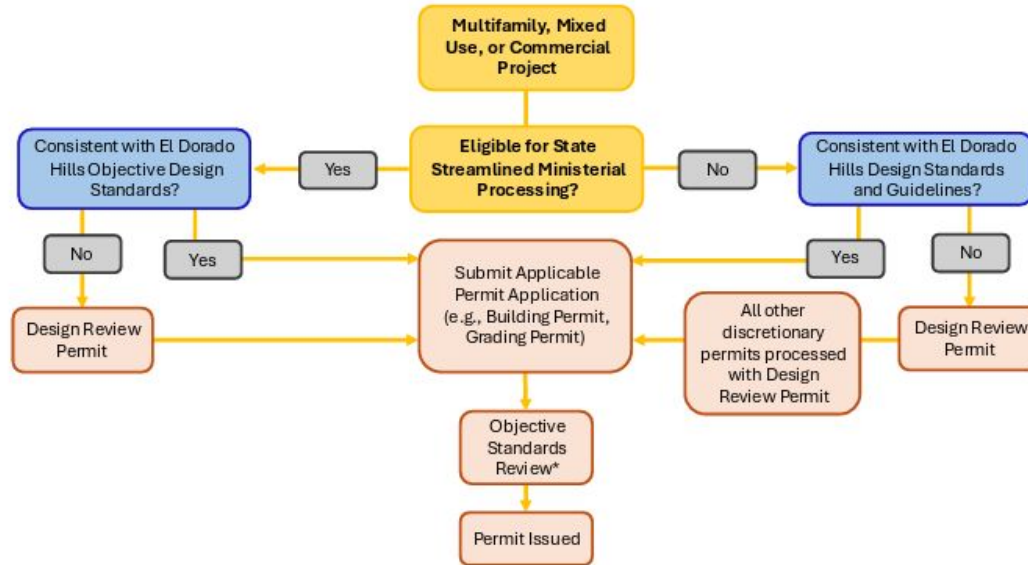
El Dorado Hills Community Design Standards





El Dorado Hills Community Design Standards

Figure 2 **How to Apply Design Standards and Guidelines**





El Dorado Hills Community Design Standards

3.1.1 Projects Eligible for State Streamlined Processing

Projects that qualify for streamlined processing under state law are only subject to the standards listed under “Design Standards” (denoted with a **blue** outline) in Sections 4 through 7 of this document. If the project is consistent with the design standards, the project can proceed with applying for the necessary permits for construction (e.g., building permit, grading permit) without further discretionary review. Projects that are inconsistent with the established design standards shall not be considered eligible for streamlined processing and must follow the process of submitting a Design Review Permit. See Figure 2 for more information.

What are state streamlined ministerial projects?

In recent years, the State of California has passed several laws to expedite development throughout the state by requiring certain qualifying projects, such as affordable housing projects, not be subject to discretionary permit review processes at the local level. Qualifying projects need to meet a specific list of eligibility requirements codified in the California Government Code.

For example, California Government Code Section 65913.4 establishes the “Streamlined Ministerial Approval Process”, which requires cities and counties to offer a ministerial (i.e., non-discretionary, no public hearings, no CEQA review) approval process for qualifying multi-unit or mixed use affordable housing projects. To qualify for this ministerial approval process, projects must include at least two residential units, be on an infill site (at least 75 percent of the site perimeter is adjoined by parcels that are developed with urban uses) and have at least 50 percent of residential units dedicated as affordable to low-income residents. Additionally, all qualifying projects must comply with all locally adopted objective zoning and design requirements.

3.1.2 Projects Ineligible for State Streamlined Processing

Projects that do not qualify for streamlined processing must comply with both the “Design Standards” (denoted with a **blue** outline) and “Design Guidelines” (denoted with a **tan** outline) in Sections 4 through 7 of this document. If the project is consistent with the design standards and guidelines, the project can proceed with applying for the necessary permits for construction (e.g., building permit, grading permit) without needing to submit a Design Review Permit. Any project that does not comply, or does not wish to comply, with the established design standards shall follow the process of submitting a Design Review Permit. See Figure 2 for more information.



El Dorado Hills Community Design Standards

Section 3.2 Selecting an Architectural Style

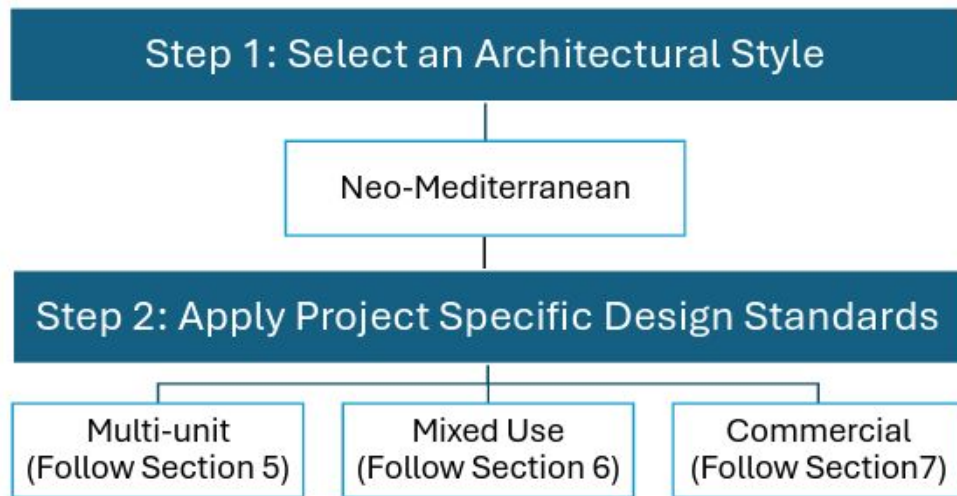
Every development project shall either comply with both the El Dorado Hills architectural styles established in Section 4 and the design standards specific to the type of project in Sections 5, 6, and 7, or follow the design review permit application process.

- A. Projects designed for consistency with the El Dorado Hills DSG must select one of the established architectural styles as described in Section 4. Projects that propose a different or alternative architectural style may be allowed by Design Review Permit and must comply with the requirements established in Section 4.4 and Section 130.52.030 of the Zoning Ordinance.
- B. When selecting an architectural style, projects should consider the surrounding development to promote cohesion and consistency in design from site to site and avoid visual clutter due to clashing architectural styles.
- C. Once an architectural style is selected, the applicant must then comply with the design standards and guidelines that correspond to their project type—whether multi-unit residential (Section 5), mixed use (Section 6), or commercial (Section 7). This ensures that all new developments maintain a consistent architectural character while also addressing the functional and contextual needs of each project type. Figure 3 presents the process graphically.
- D. If a specific standard or guideline within the selected architectural style (Section 4) conflicts with any standard or guideline for the specified project type (e.g. multi-unit, mixed use or commercial) the architectural style standard or guideline shall prevail.



El Dorado Hills Community Design Standards

Figure 3 **Design Standards and Guidelines Workflow**





El Dorado Hills Community Design Standards

Section 3.3 Interpretations and Definitions

A. **Diagrams and Pictures.** Descriptive diagrams and pictures are provided to help visualize the standards and guidelines. In the event of a conflict or inconsistency between the text of this document and any figure or picture, the text shall take precedence.

B. Regulatory Language

1. Mandatory and Discretionary Terms

- a. The words "shall", "will", and "must" are mandatory, establishing a duty or obligation to comply with the specific Standard.
- b. The words "shall not", "will not", and "not permitted" are mandatory and represent the prohibition of an action.
- c. The words "may" and "should" are encouraged but not mandatory.

2. Unless otherwise specifically indicated, lists of items or examples that use terms such as "for example", "including", and "such as", or similar language are intended to provide examples and are not an exhaustive list of all possibilities.

3. Unless context clearly suggests otherwise, conjunctions must be interpreted as follows:

- a. "And" indicates that all of the connected terms, items, conditions, provisions, or events apply.
- b. "Or" indicated that one or more of the connected terms, items, conditions, provisions, or events apply.



El Dorado Hills Community Design Standards

C. **Definitions.** For the purposes of this document the following definitions shall apply:

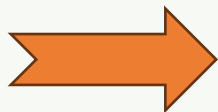
1. "Multi-unit residential projects" are defined as detached or attached multi-unit residential dwellings that have a minimum of two units and comply with the minimum density of units/acre as specified in Zoning Ordinance Chapter 130.24 (Residential Zones). Townhouses, rowhouses, condos, and single unit homes with accessory dwelling units are not considered as multi-unit development.
 2. "Mixed use development projects" are defined as projects that incorporate and integrate multi-unit residential and commercial uses proposed as part of the same development project.
 3. "Commercial development projects" are defined as projects proposing buildings or structures for commercial uses.
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El Dorado Hills Community Design Standards

Section 3.4 Other Applicable Regulations

- A. The standards and guidelines established in this document shall apply in addition to current local and State regulations and the applicable requirements of the El Dorado County General Plan and County Code, including but not limited to the Zoning Ordinance, Building Code, and Fire Code. In addition, new development projects must be consistent with all other applicable development and design standards as referenced in County Code, including but not limited to, Outdoor Lighting Standards, Parking and Loading Standards, Landscaping and Irrigation Standards and the County's Design and Improvements Standards Manual (DISM). For example, mixed use projects shall be required to comply with the Zoning Ordinance Section 130.40.180 (Mixed Use Development). In the event of conflicting provisions between these standards and applicable County Code regulations, the strictest standard shall prevail.
- B. In the event that the standards of this document conflict with state law, state law shall prevail.





5c Project Updates | Notification — No Review

PUBLIC HEARING **Regarding Public Transportation In EDC**

El Dorado County Transportation Commission Hearing OCT 1, 2026 2PM
Board of Supervisors Chambers 330 Fair Ln, Placerville CA.



PUBLIC HEARING

Regarding Public Transportation In EDC

Thursday October 1, 2026 2:00 pm

NOTICE IS HEREBY GIVEN that the El Dorado County Transportation Commission ("EDCTC") will hold a Public Hearing during the regularly scheduled EDCTC meeting on October 1, 2026, at or around 2:00 PM at the El Dorado County Board of Supervisors Chambers located at 330 Fair Lane, Placerville.

Detailed instructions for participation will be included in the October 1, 2026, Agenda that will be made available 72-hours prior to the meeting on the EDCTC Agenda web page located online at: www.edctc.org/meetings. The Agenda page will include details on the Public Hearing and the requested action.



PUBLIC HEARING

Regarding Public Transportation In EDC

The purpose of the hearing is to gather input regarding public transportation in El Dorado County, especially to solicit the input of transit-dependent and transit-disadvantaged persons, including the elderly, persons with disabilities, and persons of limited means.

If you are unable to attend the public hearing, please mail written comments to the EDCTC at 2828 Easy Street, Suite 1, Placerville, CA, 95667 or send them via e-mail to sthaggard@edctc.org. If you have any questions, please direct them to Shannon Thaggard at the El Dorado County Transportation Commission at (530) 642-5260.

NOTE: All written comments must be received by 10:00 a.m. on October 1, 2026.



5d Project Updates | Notification — No Review

Volunteer Opportunities

The El Dorado Hills Area Planning Advisory Committee is seeking a community volunteer to help post updates to our Wordpress Website.

Project documents

County Meeting notices

Weekly Board of Supervisors meeting agenda

Planning Commission bi-weekly agendas



Adjournment

Next EDH APAC Meeting

Wednesday

October 14, 2026 6:30 PM

*In-person at El Dorado Hills Fire Station 85
1050 Wilson Blvd, EDH, CA 95762*

