El Dorado Hills Area Planning Advisory Committee

Wednesday October 14, 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**

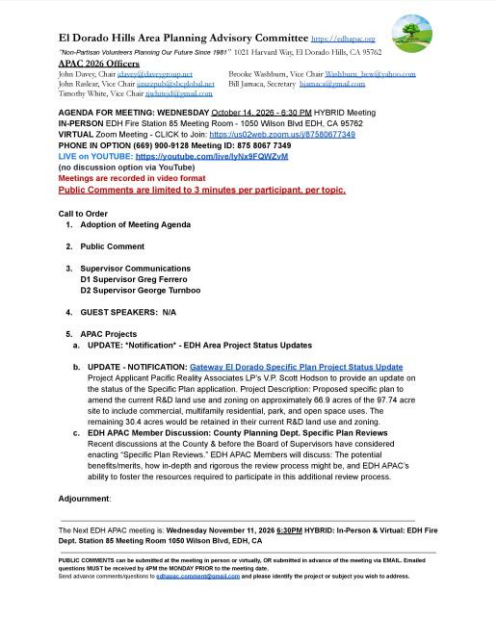
2026 Vice Chair: **Tim White**

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://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@davey-group.net — Brooke Washburn, Vice Chair Washburn_brew@yahoo.com
John Raslear, Vice Chair jraslear@slc-global.net — Bill Jamaca, Secretary bjamaca@gmail.com
Timothy White, Vice Chair twhite4@gmail.com

AGENDA FOR MEETING: WEDNESDAY October 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/87580677348
PHONE IN OPTION (669) 900-9128 Meeting ID: 875 8067 7349
LIVE on YOUTUBE: https://youtube.com/live/IyNx9FQWZvM
(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 Turnboo
4. **GUEST SPEAKERS: N/A**
5. **APAC Projects**
   a. **UPDATE: "Notification" - EDH Area Project Status Updates**
   b. **UPDATE - NOTIFICATION: Gateway El Dorado Specific Plan Project Status Update**
      Project Applicant Pacific Reality Associates LP's V.P. Scott Hodson to provide an update on the status of the Specific Plan application. Project Description: Proposed specific plan to amend the current R&D land use and zoning on approximately 66.9 acres of the 97.74 acre site to include commercial, multifamily residential, park, and open space uses. The remaining 30.4 acres would be retained in their current R&D land use and zoning.
   c. **EDH APAC Member Discussion: County Planning Dept. Specific Plan Reviews**
      Recent discussions at the County & before the Board of Supervisors have considered enacting "Specific Plan Reviews." EDH APAC Members will discuss: The potential benefits/merits, how in-depth and rigorous the review process might be, and EDH APAC's ability to foster the resources required to participate in this additional review process.

Adjournment:

The Next EDH APAC meeting is: **Wednesday November 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.

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

5b Project Updates | Notification — No Review

Gateway El Dorado Specific Plan

PROJECT STATUS UPDATE
Pacific Reality Associates LP
Vice President Scott Hodson

5b Project Updates | Notification — No Review

Gateway El Dorado Specific Plan

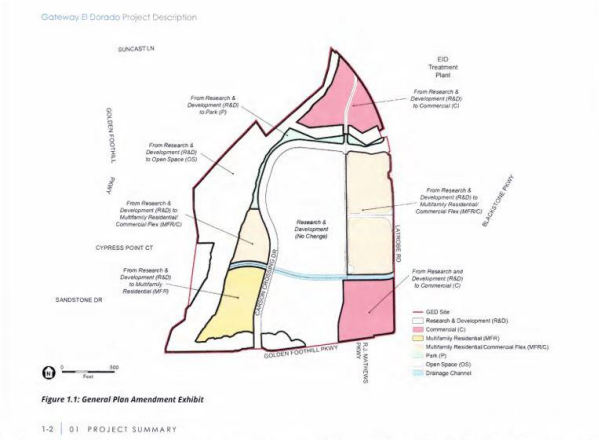


Figure 1.1: General Plan Amendment Exhibit



Figure 2.2: GED Site Area

PROJECT STATUS UPDATE
Rescheduled For Dec 16, 2026

5c Project Updates | Discussion

DISCUSSION
County Planning Department
Specific Plan Reviews

Adjournment

Next EDH APAC Meeting

Wedneday

November 11, 2026 6:30 PM

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