

# El Dorado Hills Area Planning Advisory Committee



## APAC 2017 Board

Timothy White, Chair tjwhitejd@gmail.com  
John Raslear, Vice Chair jjrazzpub@sbcglobal.net  
Kathy Prevost, Secretary hpkp@aol.com  
1021 Harvard Way, El Dorado Hills, CA 95762

## **AGENDA FOR MEETING: Wednesday, May10, 2017, 7:00 PM**

**Held at:** El Dorado Hills Community Services District-Pavilion, 1021 Harvard Way, EDH

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Guest Speakers: None
5. Supervisor Communications: Supervisor John Hidahl

### 6. APAC Projects

a) El Dorado Hills Apartment Building: Proposed 214 unit 4 story apartment building complex to be built on a 4.565-acre vacant lot in Town Center currently zoned for commercial use. Requires an El Dorado County General Plan Amendment to increase density from 24 dwelling units per acre to 47 per acre. UPDA on the County of El Dorado Community Development Agency Public Scoping Meeting held on Tuesday, April 25, 2017, and on the timing for the Draft EIR.

b) Springs Equestrian Center Project: Owner/Proponent Dennis Graham will discuss his proposed 146.38-acre Equestrian Center with 2- 45,000 square feet covered arenas, stall barns for 300 horses, 8,000 square feet equestrian retail store, office/clubhouse, and a campground for horse trailers during events that might have up to 250 spectators. The Equestrian Center will be located at the corner of Green Valley Road and Deer Valley Road, and will require a rezoning of approximately 38 acres from Estate Residential Five-Acre to Recreational Facilities, Low Intensity. More information can be found at the County website <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp?ProjectID=10552>.

c) TRAFFIC IMPACTS on EDH from CITY of FOLSOM DEVELOPMENTS and JPA CONNECTOR. A discussion, led by APAC's Vice Chair, John Raslear, with respect to the traffic impacts on EDH residents that will result from (i) the proposed build-out by the City of Folsom of 10,000+ residential units and supporting commercial development "south of Highway 50" from Prairie City Road to the EDC boundary line, much of it bordering White Rock Road, and (ii) the proposed JPA Connector, the eastern end of which will run past EDH Town Center on Silva Valley before connecting to Highway 50. This will be an informative and provocative discussion- these proposals will have major impacts on our EDH community both immediately and in the next 5-10 years. If you think traffic around White Rock/Latrobe/Silva Valley/EDH Boulevard is bad now, "You ain't seen nothin' yet." !!

Adjournment.

**Courtesy Notice:** Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.