



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, June 14, 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 - NONE

4. Guest Speakers: NONE

No Folsom Reps from Folsom Ranch as they had promised - In Wed communication with **Vice Chair John Raslear**, they refused to attend

Chair Tim White - Concerns about Folsom Ranch Traffic - construction, residential, commercial 8K jobs expected at build out.

John Raslear - Developer Rep insists that they want to be good neighbors.
John Raslear contacted Ian Cornell in Apr/May - doesn't want to appear at APAC
Folsom Planning Scott Johnson - City will not come
APAC Members and EDH Community believes Developers should talk to APAC
Bob Holderness suggested BOS1 John H should reach out
Clay Loomis Spoke on phone for 30 mins on Monday with John Raslear. Mr. Loomis agreed to have a developer rep come to APAC.
Wed - No contact. John Raslear called Clay - they decided not to send a Rep.
Developers thought Trucks & construction traffic through EDC would benefit EDC.
John Raslear spoke to current Folsom Mayor - no one will agree to address APAC, or offer additional Info.

APAC does have a map of Folsom Ranch/Folsom Heights.

Public Comment: Stephanie - Clay Loomis Folsom Heights wanted to use Prima Court as construction access. Spoke with Steve Banks Folsom City Planning staff & three Folsom city commissioners. They need legal outreach with impacted landowners in EDH Did not happen. Stonebriar group attended Special meeting Thursday. At Friday meeting in Folsom, developers took the road off of the tentative map.

They have to use Placerville Rd, Scott Rd, new Road in Folsom Ranch for construction.

White Rock Rd is not ready for the construction traffic.

Emergency Rd will still have access via Prima Ct. in EDH

John Raslear: - 470 units, plus 25 Large units. There's no written guarantee that they won't convert the emergency access rd at Prima into a full Rd later. John R believes Four Seasons and Stonebriar could work together

Public Comment: - Any hwy access?

John R Empire Ranch is supposed to be the road. No official plans for timing, or triggers/requirements. Supposed to be 4 lanes.

Tim White - Empire Ranch is intended to connect to Sophia Pkwy and Iron Point Rd.

Public Comment: - Roger Gaylord says Empire Ranch interchange will be completed in five years (on Folsom Chat).

Developer told John Raslear there is no timeline - perhaps ten years.

Public Comment: Ellen Post - Stonebriar Closest to Folsom Heights
It is more likely that it will take 20 - 30 years to get interchange approved.

Public Comment: - Who represents EDH in the Folsom Ranch. process?

Tim White – BOS1 John Hidahl is trying to change culture in Placerville. Has support of District 2, and limited support of District 4. EDC Planning/General Plan has most development targeted for West Slope - EDH CP SS.

Sac County denied taxes for Southeast Corridor in last election.

Unknown what State transportation money from new Gas taxes. Legislators are changing the distribution of dollars. BOS1 might schedule townhall for Folsom Ranch and Southeast Connector

Public Comment: - Is there a chance community abandon the section of Prima Way(?)
Stephanie - in July there might be a chance to have input with Folsom City Council to shape the planning. Rolling Hills CSD has been meeting with Developers. Agreed to fund park and parking lot. Wasn't well publicized to residents in the Rolling Hills CSD.

John Raslear- Empire Ranch RD - Access from White Rock Rd will be difficult. Intersection angles are poorly conceived. Very difficult to make turns.

Public Comment: - If Development is in West Slope how do we get more representation?
Tim White - 2020 census will result in more EDH District 1 getting smaller by area (more population) so more parts of EDH will fall in Districts 2 and 4. For now citizens get results by participating.

Tim White - Folsom Fire and EDH Fire want the access RD on Prima for mutual support. EDF FD likes Saratoga Estates for the Road connector and mutual support access as well.

John Raslear - Three supervisors have been voting together on some matters. We haven't seen that before.

Last Census - Software joined parts of EDH and CP into one district - Supervisor at time said NO - stay rural. Means citizens need to stay in touch and participate in the process.

Public Comment: - Maps show different configurations - 300 ft open space planned between Stonebriar and Folsom Heights - but was not official. Does not represent actual planning.

John Raslear - These plans were approved many years ago (8) so people forget. Six years of renewals at the County level is too long.

Public Comment: Bill Four Seasons - 1 Communication towers - What happens to the towers. 2 Scott Rd/Placerville Rd intersections need traffic control.

District 1 Planning Commissioner Jon Vegna - Meeting with Mayor of Folsom. John Hidahl will have more info from Folsom meeting later in this APAC meeting. City of Folsom made commitment to have bi-monthly meetings for communication.

5. Supervisor Communications: Supervisor John Hidahl

Folsom Heights and Folsom Ranch. Meeting to discuss Southeast Connector - meeting and Folsom planning timelines. John H had 8 questions - each question had the final component "Who do we contact with complaints"

Some attendees from Folsom

Andy Morin Mayor

Evertt Palmer City Planner

Some EDC attendees

Claudia Way EDC Planning

Don Ashton CAO

John Vegna District 1 Planning Commissioner

John Hidahl BOS1

Question at meeting: When will Empire Ranch Interchange start and finish? What is the trigger to start? Criteria? Folsom pays for 40%. Caltrans might contribute some dollars.

Question at meeting: When will Empire Ranch Rd connect to WhiteRock? Folsom will get the answer and share it soon.

Folsom Heights Was expected to be first development
New Home Comapny second
Mangini Ranch third

Project start order might be reversed based on who has funding.
Mangini Ranch is now expected first. - Will connect Empire Ranch Rd to White Rock Rd- maybe...

Folsom Heights served by EID. Folsom Heights will be the only project in Folsom Ranch/Sacramento County served by EID. Being a Dual County agency means that EID doesn't have to shift 10% of property taxes to schools.
Sewer service for Folsom Heights might be turned over to the City of Folsom Public Services, but water service will remain with EID.

Jon Vegna: - Infrastructure (sewer) will head towards Scott Rd. away from the EDC line.
Folsom/EDC Group agreed to meet perhaps quarterly.

Green Valley Road/Blue Ravine to expand to 4 lanes - Folsom will communicate timelines

Folsom leadership will support Townhall meeting regarding South East Connector/White Rock Rd issues.

Public Comment: - Will "White Rock" outcropping on White Rock Rd stay?
BOS1 John H - doesn't know. - please submit questions to BOS1 office.

Public Comment: - Sue Taylor- no controls on asbestos, etc... in Folsom
BOS1 John H has Folsom has the same CEQA requirements. Folsom Ranch has been a ten year process.

Public Comment: - Stephanie - already making noise in Folsom Ranch for Stonebriar residents.
BOS 1 John H asked Folsom Planners about hours of operation. No answer yet

Public Comment: - Bill Four Seasons. White Rock Rd at Placerville Rd - No safe right or left turn. Any JPA talk about traffic mitigation?
BOS1 John H doesn't know. Any chance to realign intersections? Roads are cast in stone.

Public Comment: - 20K new cars how will HWY50 be improved?
BOS1 John H - no new lanes - only Aux lanes. Empire Ranch RD would have happened earlier, but Measure D failed.
White Rock Rd as part of the Southeast Connector - JPA will do road design and construction. EDC will design from Latrobe to Silva Valley.

John Raslear - Believes that EDC should not agree to 4 lanes on White Rock Rd before EDC knows when Empire Ranch Rd. will happen.

BOS1 John H - EDC plan **IS** for four lanes. On the EDC CIP for this year for phase one, phase two in 2018. Current LOS on White Rock Rd is level D.

Public Comment: - can the White Rock Rd DESIGN be changed?

BOS1 John H - EDC can make changes, but will be difficult for major changes. Design details will be available at the next townhall.

Public Comment: - Landscaping will go away? Will there be beautification?

BOS1 John H - Multi Agency public/private Group effort to work on Latrobe landscaping. CSD driving discussions - multi-party. Includes HWY50 interchange. CSD has agreement with CalTrans. Might move trees from Silva Valley to Latrobe/EDH Blvd.

John Raslear - asked Mansour Company many years ago about landscaping south of 50? Mansour doesn't intend to do so. When Business move in, they can pay for it if they choose to.

BOS1 John H CSD is talking to Mansour as well as part of group effort. Citizens can ask CSD GM Kevin Lowren.

BOS1 John H believes local agencies are starting to work together.

Tim White - BOS1 John H is driving the local efforts together. EDH didn't have a Supervisor doing this before.

BOS1 John H - eventually wants this effort to plan locally to become a community plan for EDH

Public Comment: - Town Center West Rd will it connect to White Rock?

BOS1 John H - developers still working on development plan for Town Center West.

Public Comment: - Placerville Rd Railroad track removed?

BOS1 John H will be replaced. Have to be restored (Folsom/Placerville Transportation corridor)

Public Comment: - Access to Whiterock from Cresliegh?

BOS1 John H - 7 traffic lights between (**County line?**) Latrobe and Silva Valley on White Rock.

Public Comment: Stephanie - Why did no one know that Folsom Ranch had a road into Stonebriar?

BOS1 John H- Rolling Hills CSD did not communicate with residents effectively that they had made that agreement with Folsom Ranch Developers.

6. APAC Projects

1. TRAFFIC IMPACTS on EDH from the CITY of FOLSOM's FOLSOM RANCH DEVELOPMENT. An updated report with respect to the traffic impacts on EDH residents that will result from the proposed build-out by the City of Folsom of Folsom Ranch - 11,000+ 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. Emphasis will be on the Folsom Heights subdivision and the immediate impact on nearby EDH residents residing in the Four Seasons and StoneBriar developments.

ADDRESSED ABOVE

2. UPDATE on SPRINGS EQUESTRIAN CENTER – A new biological survey was required by the California Department of Fish and Wildlife as the previous surveys were older than 5 and did not meet current CDFW protocols. Survey is expected to be completed by July, 2017.

Tim White - Gives basic project description. Noise, traffic, camping, CA Dep Fish Wildlife needs a new Biological survey. Done by end of July. Back to Planning Commission by Sept-Dec? Noise, traffic concerns. APAC has a report pending

Public Comment: Sue Taylor - Measure E should make project impossible. Green Valley already has LOS issues.

Jon Vegna - will ask Measure E question at Planning Commission Hearing. Should there be a separate hearing for just Springs Equestrian Center? Perhaps a full EIR is merited.

Public Comment: Sue Taylor - Measure E is separate from CEQA

Secretary Kathy Prevost - Bass Lake area residents concerned - individual project reviews don't seem to consider cumulative impacts of other associated projects at the regulatory level. Currently no plans to improve Bass Lake Rd between Serrano Pkwy and Silver Springs Pkwy, or from Silver Springs Pkwy north to Green Valley Rd

Tim White - projects are looked at as separate projects. County Planning should look at cumulative impacts.

3. UPDATE on Serrano J5/J6 rezoning of 4+acres from commercial to residential.

Tim White - Rezone Commercial to Residential. Planning Commission denied rezone. Will go to BOS.

Jon Vegna - met with Project staff. Asked For left turn pocket on Bass Lake Rd. Developers said no. Indicates that there might be Walking path along Bass Lake Rd. Original plan included Halfplexes, which would have eliminated half of the TIM Fees. Public Comment: - John Davey: Tentative map is approved for HalfPlex from 2008/10. Public Comment: Stephanie - Where is project? Jon Vegna: Rezone is going to BOS hearing.

Additional NOT on Agenda - Tim White: Three commercial projects behind Walgreens on EDH Blvd. Doctor Group seeks same day surgery center for Saratoga Way- 80 parking stalls. Comments in by June 29. 297 page doc.

July 12 next APAC Meeting – 7PM EDH CSD Pavilion.

Possible topics:

TownCenter Apt.?

Serrano - New Park at Bass Lake CSD Lot H

Solar Farm Old Clarksville Rd approx 1 1/2 acre

Revised DEIR Central EDH Specific Plan - County Planning has not responded. 45 days for APAC to review.

Please get involved.

Public Comment: - EDH FD training facility. Has it come before APAC?

John Raslear - Yes, APAC previously reviewed with EDH FD.

Tim White - attended EDH FD meeting, revised down to 5 acre. Will have training Tower. Might get the EDH FD on the APAC July Agenda to discuss.

July 10 ED CC meeting. Next Speaker - EDC Trans Commission Exec director.

7. Adjournment.

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

Questions regarding this agenda should be addressed to Timothy White at tjwhitejd@gmail.com

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