



**El Dorado Hills  
Area  
Planning Advisory  
Committee**

**APAC 2017 Board**

Timothy White, Chair tjwhitejd@gmail.com  
John Raslear, Vice Chair jjrazzpub@sbcglobal.net  
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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

None

4. Guest Speakers: None
5. Supervisor Communications: Supervisor John Hidahl

**Notification or Area code overlay** in August 279 prefix. PUC Requirement is Overlay in effect by Feb 10 2019

Townhall SouthEast Connector -

**Construction concerns** - gravel trucks, noise, etc.

1. Sac County collects funds for Quarry transport.
2. Sac limits routing based on materials

Truck Management Plan (TPM) forecast 3% of total trips for Folsom development. El Dorado County has not used the approach in the past.

Next EDH JPA Townhall meeting with Folsom Reps included.

Folsom considering annexing land south of White Rock RD

**Road Funding**

SB1 - \$6.9 mill per year over 10 yrs.

Not enough to catch up to current deferred maintenance

County evaluating ballot effort/ Sales Tax assessment for additional funds for Roads and Law Enforcement.

Another option - Transiency Tax /Hotel Tax?

**Public Question** - Tax voted in unincorporated areas -  
Yes

BOS Hidadh -Every 1% increase for employee salaries and benefits requires 1.5% in funding increase to cover.

EDC must either reduce services, or increase revenue.

County has saved \$1mil in consolidation of employees/ efficiencies.

END BOS COMMENTS

Tim White -item not on agenda

Solar panels on HWY 50 near substation and Clarksville cemetery: currently just a proposal

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. UPDATE 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.

Update on scoping meeting.

Timeline on DEIR 90 days

45 day public comment period from Planning Department

After comment period goes to Planning Commission

After Planning Commission, goes before BOS

Tim feels APAC should wait for the DEIR before addressing issues/concerns

**Lex Economou AG Spanos** informally addresses APAC

Listened to public feedback from first EDH Apt project

Reduced by 36 units : From 250 to 214 -

Made smaller footprint for the buildings

Left 1/2 acre undeveloped - 1/2 left for something for the community. Town

Center/Mansour might manage it. CSD might have a proposal for open space use.

Architecture was a primary complaint - changed to a 'Old World' concept to match existing Town Center building - all buidings in EDH Town Center are different, but similar in tone.

**Ann M Four Seasons:** Parking? - 5 story Garage.

**John Rasler Four Seasons:** Transportation Analysis- when, how long? Part of the EIR process.

**Chris Schultzee** (AG Spanos?) - Traffic study should be done in 90 - 120 days

**Chris** - Pedestrian traffic? Traffic plan will address pedestrian component. Traffic counts are currently ongoing before schools get out.

**Dick Ross EDH** - Parking on inside? One exit?

- There will be two entrances and exits.

**John Rasler:** Building height?

- same height as previous design, and other commercial structures in EDH Town Center. 3 stories of commercial match the 4 stories residential

**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. This 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>.

**Dennis Graham - Property owner/developer:** - Property is behind hill in valley - cannot see it from road

Training center, 6 arenas, enclosed barns. 84 Olympics 300 horses in gated community of 5000 homes.

Trainers attract the boarders. 85% women. Traffic is mid-day early afternoon. Nothing as nice, even in the Bay area. State of the art facility. Increased the value of the homes in the gated community. 15 trainers on site everyday at build out.

Started in 2001. Application in 2002.

**Public Question-** Will this require Tax money?

No

**Steve EDH:** - Events- asbestos?

Spread out over 40 acres -Owner asserts no asbestos on site. Proponents did the studies.

Fly problem?

Fly system in each enclosed barn - automated. Mucked twice a day.

Special Events and Weddings -transportation plan?

Largest wedding allowed is 150. Noise has to be inside the building. 12 Special events

**Tim White:** - Transportation/Traffic: All traffic enters on Deer Valley and exits at new driveway to the west on Green Valley Rd, correct?

Entrance from Deer Valley. Store traffic exits at Deer Valley. Everything else at new Green Valley exit. No Left turn on GV R. All traffic will Exit east to Bass Lake Rd or Silver Springs Prky, or make a U turn (where is it safe to make a U turn on GV Rd? at the school? At Travois?)

**Tim White:**- Activities must end by 9:30PM - 3 weekends per month. Will Events (weddings, horse events) be scheduled for the same dates?

No. Shows go to 5P or 6P. Evening events end by 9PM - all guest out by 9:30P

**Tim White:** Monitoring - neighbors must complain. Would the developer consider Keeping logs?

Yes. Willing to install noise monitor. Speakers are only in covered arenas.

Native Remains on site- agreement in place.

Cemetery study, Native American studies have been completed.

**Public Comment:** How many Gen Plan Amendments? -  
Proponent doesn't know. Only a rezone.

**Public Comment:** Communication with GV Alliance?  
Not answered

**Public Comment:** Waste removal frequency?  
Removed when bins are filled.

**Public Comment:** Any composting on site?  
No -

**Public Comment:** Manure removal traffic?  
At most a vehicle a day

**Richard EDH** - Additional acreage on site remains zoned for residential?  
Yes

**Public Comment:** Willing to put covenant into deed to return to original zoning if ventures fails?-  
Yes. Dennis believes it is good idea.

**Tim White:** - comparable projects in EDC?  
There aren't any.

**Public Comment:** Is this Near Dixon Ranch?  
To the east.

**Dennis offers:** Green Springs Ranch HOA - approves of project. Schools approves of project

**Tim White:** Employment up to 32?  
Maybe?  
Preference for EDC residents hiring?  
Yes.

**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." !!

SEConnector will pass right behind Town Center.

John Rasler asks Audience to become APAC member - Sign up please. Stay active.

JPA didn't like John R comments, so they stopped including his comments. And he stopped attending JPA meetings.

First impact - connector - 6 lanes to 4 to 6 to 4. From Elfk Grove at I5 to Silva Valley Pkwy in EDH

Second impact - DK associates 2010 - build out in 2025 will generate 75K daily trips. 13K a day eastbound into EDC. This is assumed numbers for EDC/EDH - Dependant on new roads being built - Empire Ranch Rd to access HWY50, and the West Access Road which will enter the EDH Business Park.

Traffic lights at Four Seasons, another light by church, at Latrobe RD, at Post St, and near Target.

Empire Ranch Rd estimated to handle 12K daily trips

West Access Rd estimated to handle 12K daily trips

Will the roads really be built? No one on the JPA will commit.

**Richard** - Is Empire R Rd a Sophia Pkwy extension? Yes.

#### **Truck traffic issues-**

**Issue 1** construction traffic.

Asked for reps from Folsom to speak to APAC - Folsom deems that they have no responsibility to talk to EDC or APAC.

Developer believes that they do not have expertise to address the traffic details to APAC.

Mark in Folsom Planning: Folsom doesn't believe construction traffic will come into EDH.

**Richard** - air particulate quality question? Can the county AQMB or the state address this?

Enforcement is not realistic. No staff at the county level to enforce monitoring.

----- **John R** development across from Four Seasons did not mitigate dust until AFTER complaints to EDC DOT

Timeline? - Sac County side - no \$\$\$ EDC uses TIM Fees, so four lanes on White Rock Rd from county line to Latrobe Rd is included in 2017 CIP funds. Four lanes on White Rock Rd from Latrobe to Silva Valley in 2018 CIP budget.

**Public Comment:** does Silva Valley and the new HWY 50 intersection need expansion as part of the Southeast Connector?  
No Built fully to handle Southeast Connector traffic.

**Public Comment:** Latrobe was supposed to be 6 lanes, downgraded to 4.

**Ellison:** - Grantline Rd is a secret shortcut for locals - Bay Area traffic isn't aware of it. When they learn about it, traffic will increase, mostly on weekends and holidays.

**Public Comment:** Seven stoplights in EDC on Southeast Connector?  
Not sure.

**John R** - Empire Ranch Rd is needed to bypass Town Center. Should be a condition from EDC to agree to any Southeast Connector passing through EDC

**Public Comment:** - doesn't like 4 to 6 to 4.

**John Davey:** - Impact on HWY50? Cal Trans not involved, can they provide info on traffic impact? Currently some segments in EDH at LOS F.

BOS Hidahl believes that traffic will use multiple access points to HWY50: Scott Rd & Empire Ranch Rd in Folsom, EDH Blvd, Silva Valley Pkwy

**John Davey:** won't additional traffic entering HWY50 at Silva Valley Pkwy impact traffic flow on East 50? As well as Trucks entering at the bottom of Bass Lake Rd?

BOS Hidahl - additional lane to be added with future Bass Lake Rd interchange improvements

**Public Comment:** Will there be an Impact with exiting at Scott RD.?  
Most traffic will travel West, out of EDC - Traffic on Southeast Connector westbound to Prairie City Rd projected at 75K daily.

**Public Comment:** - most people will take the straightest path. That means Southeast Connector through White Rock Rd at Latrobe to Silva Valley Pkwy

**Public Comment:** Empire Ranch RD - Is the road a possibility because of the hills/height where it is planned? Can they build a road on that hillside? Not realistic. E Ranch won't want rd traffic coming through their subdivisions.  
Best guess - Folsom City & developers don't really want a road

**Public Comment:** Will there be sidewalks and bike lanes?  
Yes

**Issue 2: Truck Traffic from Quarry.**

Teichert quarry- White Rock near old Scott Rd. Many years - will be a lake when done as an active quarry.

Teichert had proposed a truck lane for White Rock in conjunction with the quarry development. No longer in the current plans.

Teichert Quarry is the only quarry-related EIR filed. Other 2 quarries have not filed EIRs.

**Public Comment:** How will quarry material be moved inside the quarry property?  
Conveyor will carry most material

**Public Comment:** What's next- willing to camp out to work. How can we make our voice heard.

John R many people at Four Seasons are concerned about existing noise. Stay involved, follow the process and progress. Submit comments when option is available

Join Committees - request no four lane road until Empire Ranch Rd is real.

**Richard:** - Scott rd will go to 4 lanes. 18 months to build infrastructure in new Folsom Ranch development. Then development in Folsom will happen on the eastern side of Placerville Rd near El Dorado County line.

**John R:** - Train Tracks. Developers didn't know about tracks until John R told them. Road Will probably go over the tracks/overpass/bridge  
They took out tracks and ties to put in utilities. Did they mitigate the HAZMAT issues? No Answers.

In closing - a reminder: APAC needs more members. Be involved.

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](mailto:tjwhitejd@gmail.com)

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