



El Dorado Hills Area Planning Advisory Committee

Wednesday January 13, 2021

7:00PM

VIRTUAL MEETING via ZOOM

Attendees via ZOOM or via Phone-in Option will be **MUTED**
until Designated periods when the meeting is opened to
Public Comment on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in
ZOOM, or **press *9** over the phone



1. Call To Order

2020 Chair: John Davey

2020 Vice Chair: John Raslear

2020 Vice Chair Tim White

2020 Secretary Brooke Washburn



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

APAC 2020 Officers

John Davey, Chair jdavey@daveygroup.net
John Raslear, Vice Chair jrazzpub@sbcglobal.net
Timothy White, Vice Chair twhite1@gmail.com
Brooke Washburn, Secretary washburn_bew@yahoo.com



1021 Harvard Way, El Dorado Hills, CA 95762

AGENDA FOR MEETING: January 13, 2021, 7:00 PM

Held at: **VIRTUAL MEETING ONLINE:** Join Zoom Meeting <https://us02web.zoom.us/j/89012972432>

PHONE IN OPTION (669) 900-9128 Meeting ID: 890 1297 2432

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications: Supervisor John Hidahl
5. Guest Speaker: **Josh Pane –Discussion/Community Feedback regarding a potential east side of Bass Lake Road/Country Club Drive – US50 area event and residential development concept that may utilize historic trail elements of the area.**
6. APAC Projects
 - a) **UPDATE *Notification - No Review* DR20-0002 For 32,000SF Medical Office Building**
A Design Review request for the construction of a 32,000 square foot, two story medical office building on the property. The property, consists of 2.5 acres, and is located on the north side of Saratoga Way, approximately 1,700 feet west of the intersection with El Dorado Hills Boulevard.
 - b) **UPDATE *Notification - No Review* Resident Subcommittee: White Rock Road Noise Study Report**
Residents reviewing the White Rock Road Noise Study Report - concern of noise impacts stemming from the future JPA SE Connector Project, specifically Segment D3/E1, The Project site is located along White Rock Road from approximately the White Rock Road and Prairie City Road intersection to approximately the intersection of White Rock Road and Latrobe Road in El Dorado County. Segment D3 is from Prairie City Road to the County line and Segment E1 is from County line to Latrobe Road.
7. Adjournment:

The Next EDH APAC meeting is: **Wednesday February 10, 2021 7PM**
Depending upon current COVID restrictions Either Virtual online session, or at the El Dorado Hills Community Services District Norm Rowett Pavilion 1021 Harvard Way, El Dorado Hills, CA 95762



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Give Your Name So We Can Correctly Record Our Meeting Minutes



4. Supervisor Communications

District 1 Supervisor
John Hidahl



5. Guest Speaker

Josh Pane

Pane and Pane Associates

Discussion – Community Feedback

Potential Event Center and residential development
East Side of Bass Lake Road at Country Club Drive & US50



6. APAC Matters & Projects



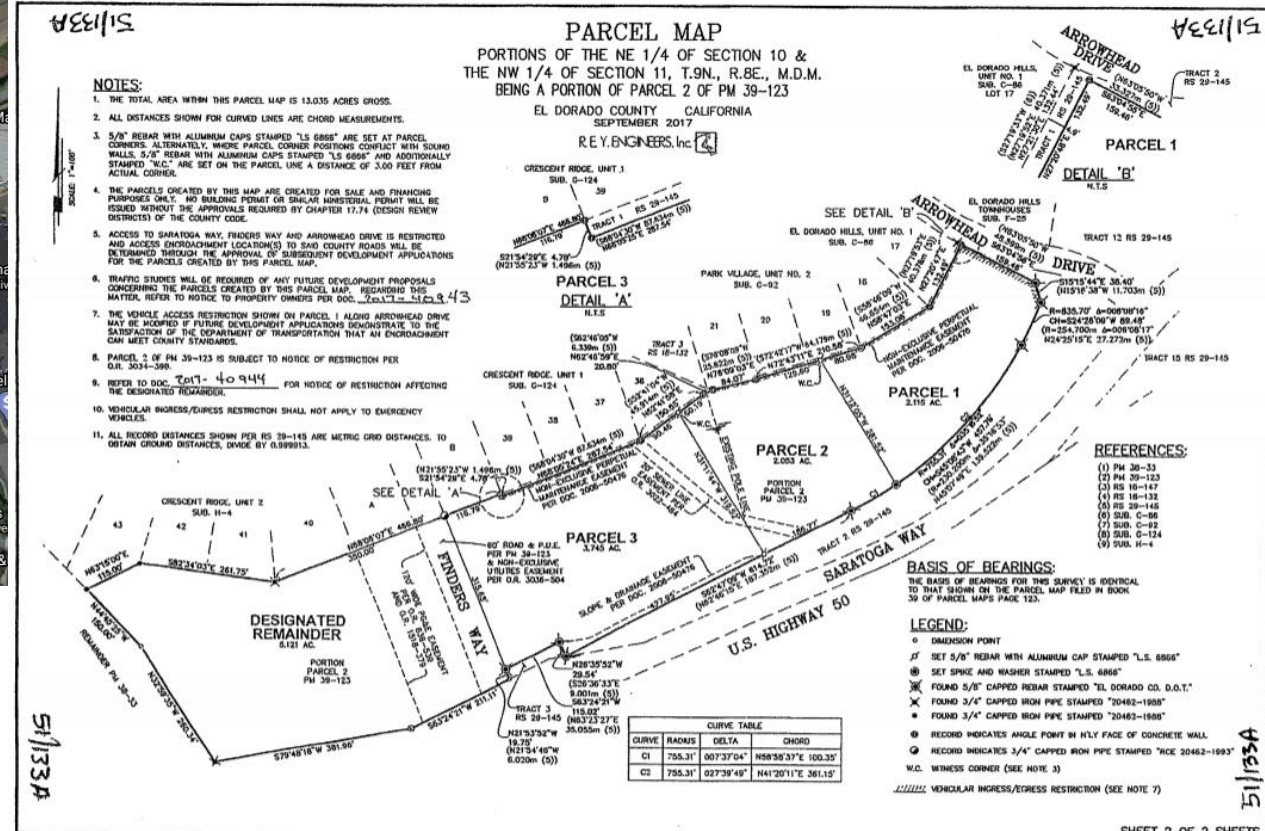
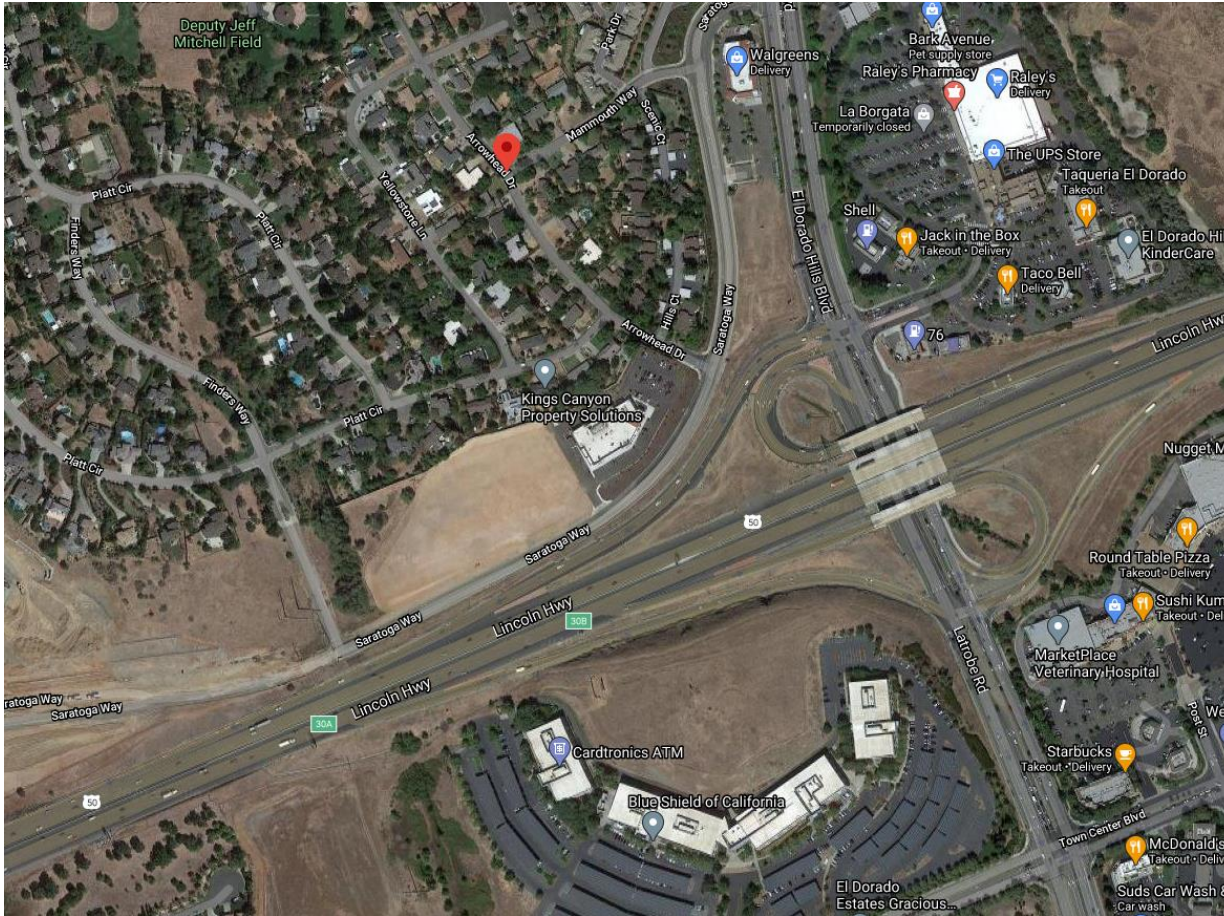
UPDATE *Notification - No Review*

DR20-0002

Two Story 32,000 Medical Office Building



DR20-0002 Saratoga Way Medical Office Building





DR20-0002 Saratoga Way Medical Office Building

8105 Saratoga Way - County has few parcels zoned for Medical uses – this is one of those parcels. Project cost is estimated at \$16.5 million

More Doctors, closer to El Dorado Hills/County

Will work with the El Dorado Hills West Coast Joint & Spine Surgery Center next door, reducing requirement for follow up care in Folsom, Roseville, or Sacramento.

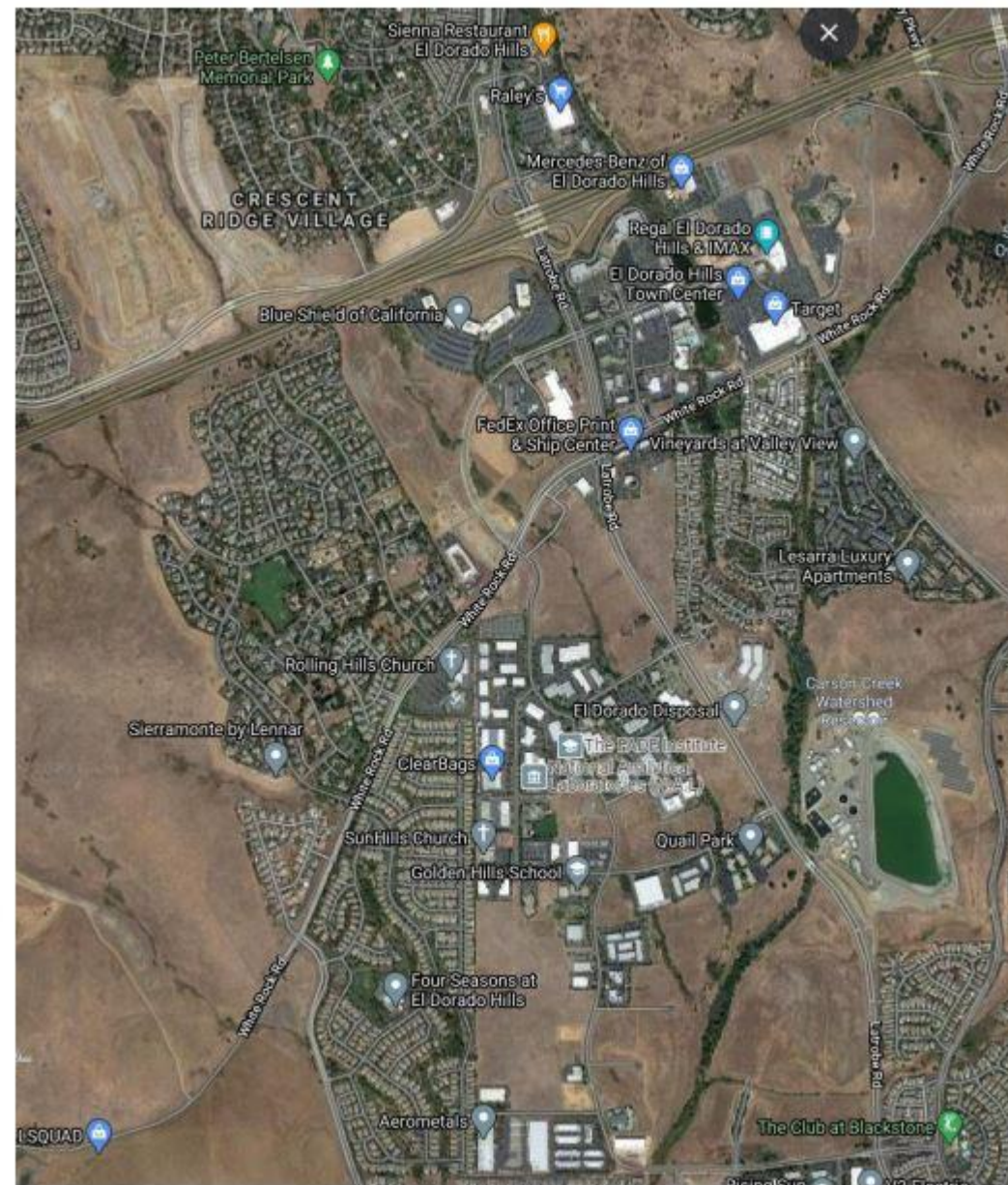
Other local medical professionals are investing and committing to locate their offices in the building, including specialists in Physical Therapy, and Gastroenterology

Leasing efforts will focus on doctors and health care providers with specialties not currently found in the area

An estimated 30% of the building profits are planned to go to area nonprofits. Local Ownership makes the facility more tied to the community. Not looking to flip the project.



UPDATE *Notification - No Review* Resident Subcommittee: White Rock Road Noise Study Report





White Rock Road Noise Study Report

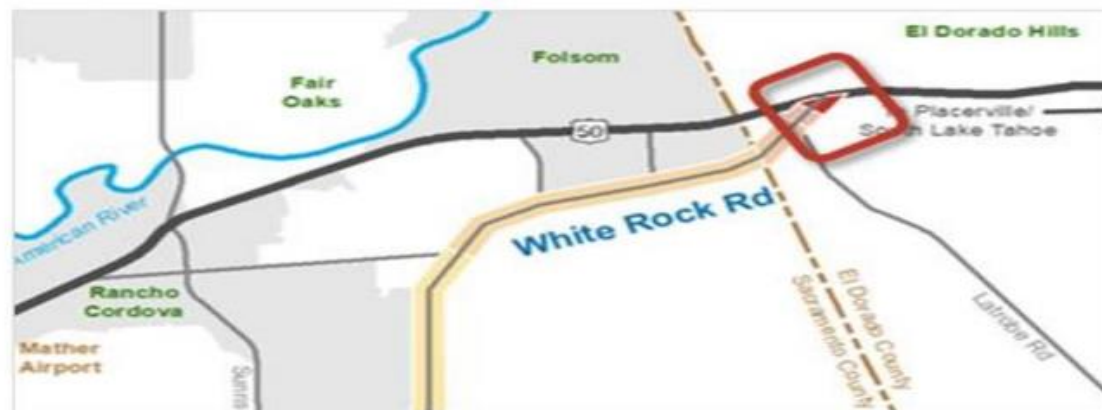
D3 White Rock to El Dorado

E1 El Dorado to Latrobe



E2 Latrobe to US-50

E3 US-50 to Silva Valley





White Rock Road Noise Study Report





White Rock Road Noise Study Report

Stonebriar





Stonebriar





White Rock Road Noise Study Report

Four Seasons





Four Seasons





White Rock Road Noise Study Report

Sierra Monte





White Rock Road Noise Study Report

Sierra Monte





White Rock Road Noise Study Report

Example of walls
at Blackstone





White Rock Road Noise Study Report

Example of walls
at Blackstone





White Rock Road Noise Study Report

Over the past 14+ years the communities adjacent to the proposed White Rock segment of the JPA Connector have expressed their environmental concerns about the expansion of that road.

The recent decisions of Elk Grove and the City of Folsom to complete their road segments plus the number of changes that have occurred along this corridor will increase the noise level causing additional hardship on property owners. Increasing the damage to their environment and decreasing the value of their homes.

The communities of Four Seasons, StoneBriar, Sierra Monte, ShadowHills, and Spring Field Meadows have formed a subcommittee of the El Dorado Hills Area Planning Advisory Committee to study the increased noise levels stemming from the future JPA SE Connector Project, specifically Segment D3/E1. Segment E1 is from County line to Latrobe Road.

This subcommittee's review of the NSR, has concluded that the existing NSR is in need of updating taking into consideration the following future impacts including: (not inclusive):

- The influx of significant traffic from major development in recent years and future planned including:
- The Folsom Ranch Development
- Sierra Monte Development
- Heritage 1, Heritage 2, Heritage 3
- Lake View Village Development
- Town Center West Development
- New Empire Ranch Interchanges from White Rock to HWY 50
- The increase of the speed limit to 55 mph
- Folsom banning truck traffic on East Bidwell that will increase truck traffic on White Rock Road
- Following NSR NEPA requirement for addressing project impacts: the existing traffic studies need to be projected out to at least 2050 vs the 2035.



White Rock Road Noise Study Report

- Apparent Inconsistencies in Table B for receptors #1-7a is showing:
 - Noise dBA that is actually decreasing (and/or the same) in some cases despite 2 additional through lanes being added to the existing 2 lanes and traffic moving closer to receptors
 - Noise dBA exterior of Church (#1) having reduced noise under the Build alternative
 - Noise for receptors #1-7a (residential) range from 53-62 dBA and for receptors #8-11b (open areas) with the same roadway cross-section, range from 57-75 dBA
- Modeling that Impacts to include:
 - Proposed 4-lane cross-section thoroughfare in which traffic is moved closer to property, in some cases approximately 24-feet (especially on the north side of White Rock)
 - Use speed of 55 mph for proposed facility to predict build-out, worst-case (level-of service (LOS) C) alternative vs the 40 mph used for modeling
 - Use LOS C traffic for predicted future (worst case) traffic which equates to 2,200 total PM peak hour traffic vs the 810 – 1,300 (Table 3.5) shown. Based on AASHTO Green Book.
 - Update truck mix % accordingly based on recent Folsom ordinance of restricting large trucks on Prairie City Road and East Bidwell and forcing them to use White Rock/Latrobe/Silva PKWY connection to HWY 50
 - The need to take new noise readings for existing/new receptors as warranted .aka Receptor #R5 (represents 15 dwellings) is a public park which Section 4(f) - parkland protection could be invoked with new readings closer to the existing wall and useable area. #R6 – not sure location (end of a street) was selected?



White Rock Road Noise Study Report

- It is noted in the NSR (2015) that rubberized pavement is being considered for Segment E1:
rubberized pavement can reduce noise in the “short-term” but is not recognized as long-term (perpetuity) NEPA mitigation
- Caltrans Highway Design Manual, Chapter 1100 (September 2006) which state sound walls are required to be designed to intercept the line-of-sight from the exhaust stack of a truck (11.5 ft) to the first tier of receivers (5.5 ft). The communities of StoneBriar, Shadow Hills, Spring Field Meadows have only 5 foot privacy walls and Four Seasons has only 8 foot walls. Recent development along Latrobe Road currently have sound walls over 12 feet .

Recommendations of the subcommittee:

- ✓ Update the current noise study to identify additional noise impacts.
- ✓ JPA & El Dorado County DOT survey property owners adjacent to White Rock Road about their need for improvements to sound walls.
- ✓ Implement constructing / adding the justified noise abatement sound walls and other forms of noise abatement.
- ✓ This “noise-barrier” project to begin in the near future seeking funding in lieu of waiting for YEAR 2030-40. Being pro-active with constructing a noise abatement project in the near future would help reduce the property owners hardships previously mentioned!



8. Adjournment

Next EDH APAC Meeting

Wednesday
February 10, 2021
7PM
VIRTUAL ONLINE

