



**Concerned Residents Civic Group**

# **CRCG - A Club of the Heritage El Dorado Hills Master Association**

In collaboration with the Concerned Residents of El Dorado Hills Heritage Village  
(CRHV is a nonprofit, 501(c)(3) California corporation)



## Concerned Residents Civic Group

# Agenda

- **Gateway El Dorado Project – Pacific Realty Associates (Major Partner - PacTrust)**
  - Vacant land north of Golden Foothills Blvd
  - Large Industrial Wholesale Distribution Project
- **Community for Health and Independence – AKT (Tsakopoulos) and UC Davis**
  - 8,800 Home Integrated Master Plan Community - Multi-Generational, Mixed-Use Community
  - Straddles Sacramento and El Dorado County line with nearly equal portions in each
- **Update on Other Local Issues**
  - Heritage Park Litigation, LLAD Repeal, EDH CSD Actions and Developments, Central El Dorado Hills Project and CSD Land Purchase, Mello-Roos Bonds and Increase, Verizon Cell Tower PC Hearing



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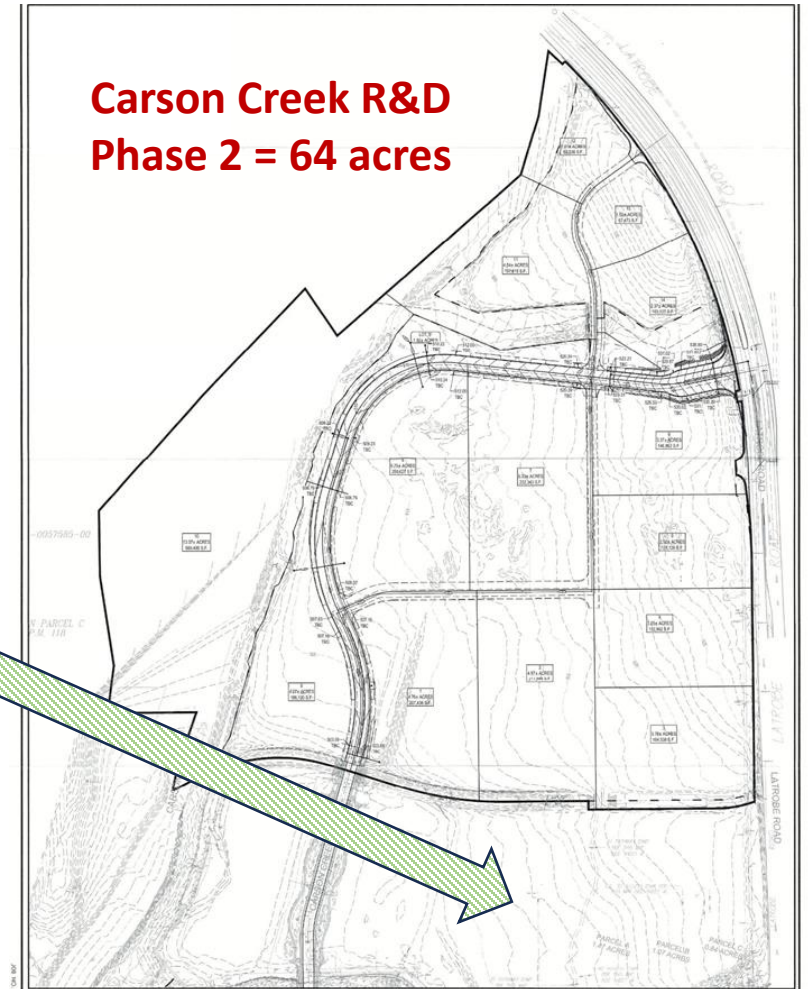
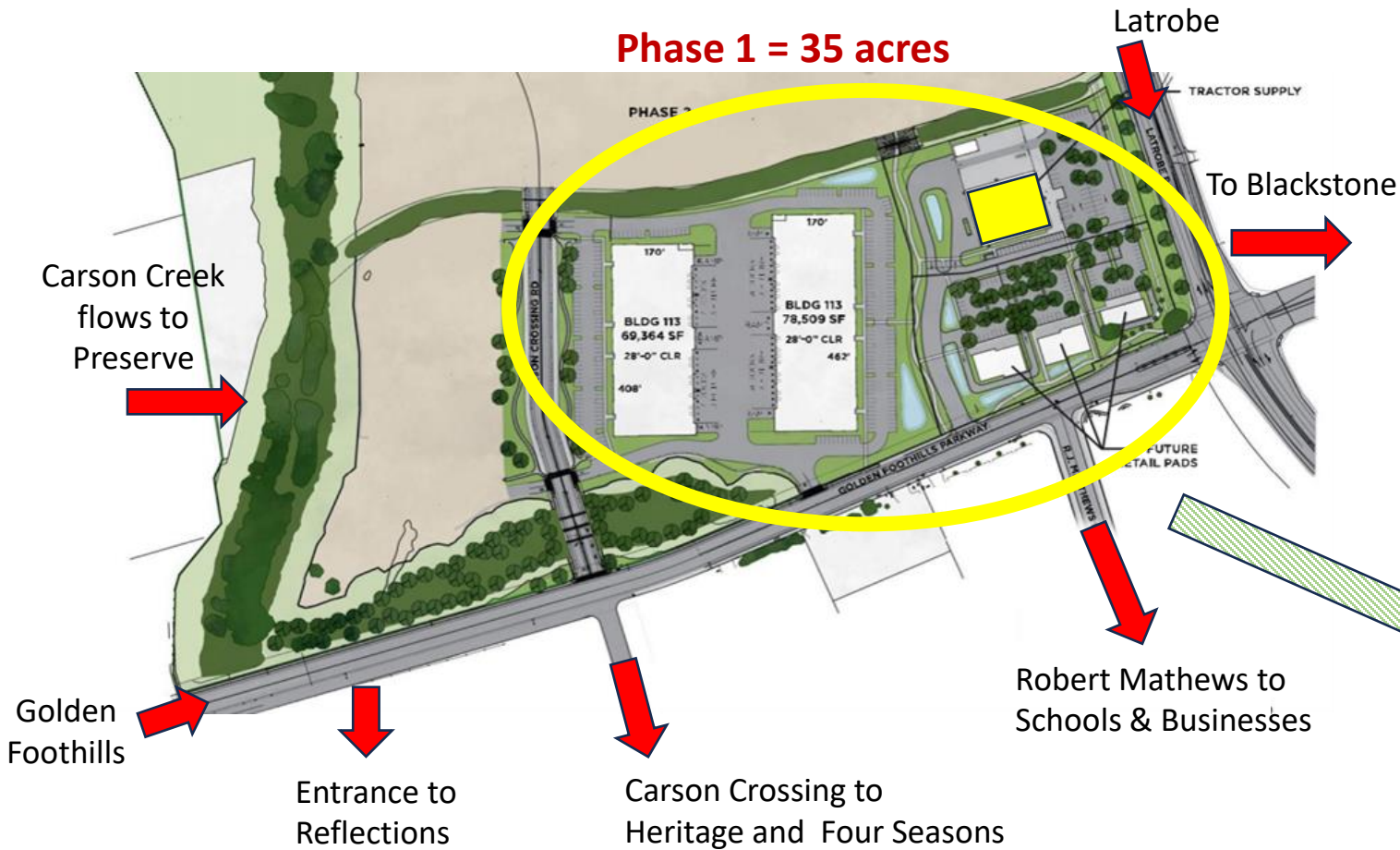
# Gateway El Dorado

- **Developer estimated 3707 Average Daily Vehicle Trips** (No EDC DOT assessment)
- **NO CEQA EIR, air quality, or economic analysis** (waiver from EDC AQMD)
- **Zoned R&D: Use inconsistent with Director's Determination**  
(Fulfillment Centers, Parcel Hubs, Heavy Distribution)
- **PHASE 1: 31 ac at Golden Foothills at Carson Crossing & Latrobe**
  - Tractor Supply Completed
  - Two large structures with 42 loading docks & 6 loading ramps
  - Three commercial units with two having drive-up windows
- **PHASE 2: 64 ac North of Phase 1, extends Carson Crossing to Latrobe**
  - Total of 840K - 1.1 M sq/ft industrial wholesale distribution buildings
  - Splits into fourteen parcels, unknown number of loading docks



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# Gateway El Dorado – Phase 1 Site





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# Gateway El Dorado – Phase 2 Site



- **Carson Creek R&D Project** (P22-0009)
  - Currently 4 R&D parcels totaling 64 acres
  - Project subdivides into 16 parcels
    - ***Industrial Wholesale Distribution***
    - 2 open space 14 building sites
    - 840K to 1.1M total square footage
    - Extends Carson Crossing to Latrobe
- ***Phase 1 & 2 is bigger than Project Frontier***
  - Potentially 251 vs 155 total loading docks
  - Huge traffic impact and mix of vehicle types
- **Violates Planning Director Determination**
  - Fulfillment Centers, Parcel Hubs and Heavy Distribution **NOT ALLOWED IN R&D ZONE**





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# Gateway El Dorado – Rush Hour Traffic

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 7 and 9 a.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 34  
 Avg. 1000 Sq. Ft. GFA: 956  
 Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
 On a: Weekday,  
 Peak Hour of Adjacent Street Traffic,  
 One Hour Between 4 and 6 p.m.  
 Setting/Location: General Urban/Suburban  
 Number of Studies: 35  
 Avg. 1000 Sq. Ft. GFA: 899  
 Directional Distribution: 22% entering, 78% exiting

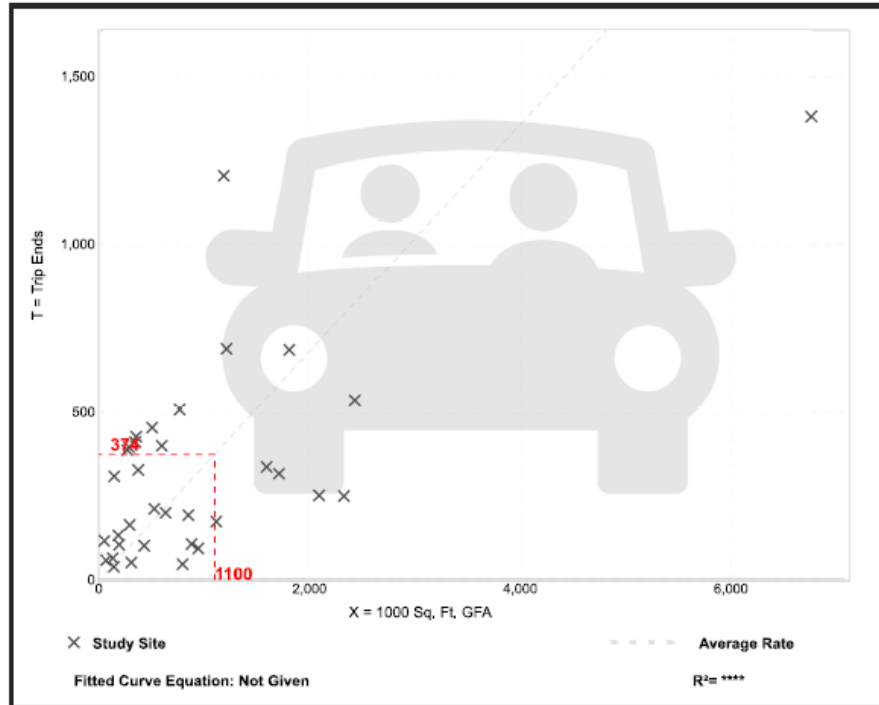
### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36

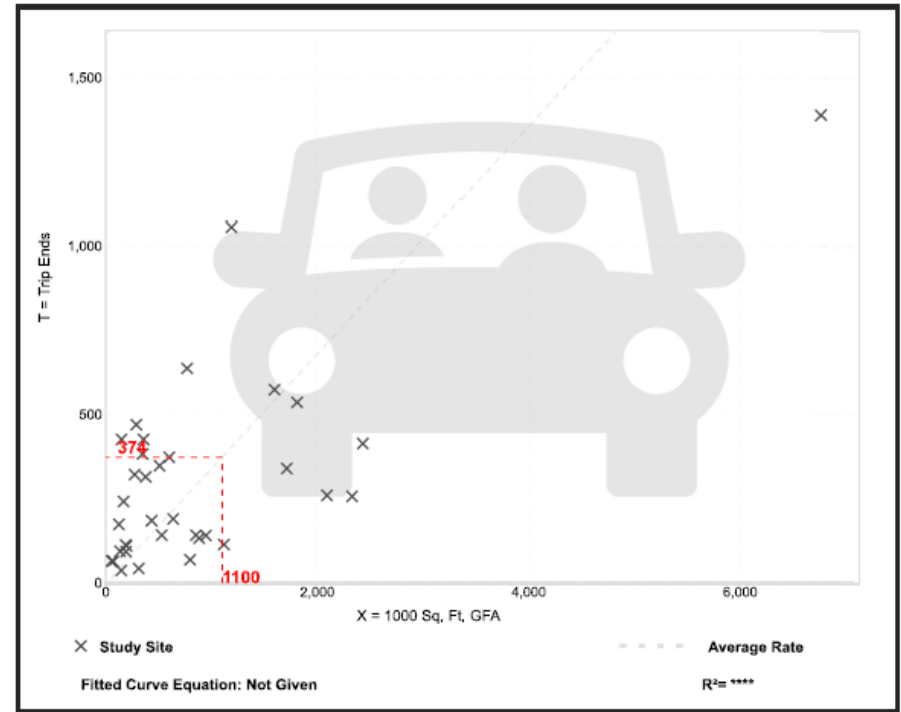
### Data Plot and Equation



**Morning Peak Hour**  
**303 vehicles entering**  
**71 vehicles exiting**

**Evening Peak Hour**  
**292 vehicles exiting**  
**82 vehicles entering**

### Data Plot and Equation





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# Gateway El Dorado – Total Daily Traffic

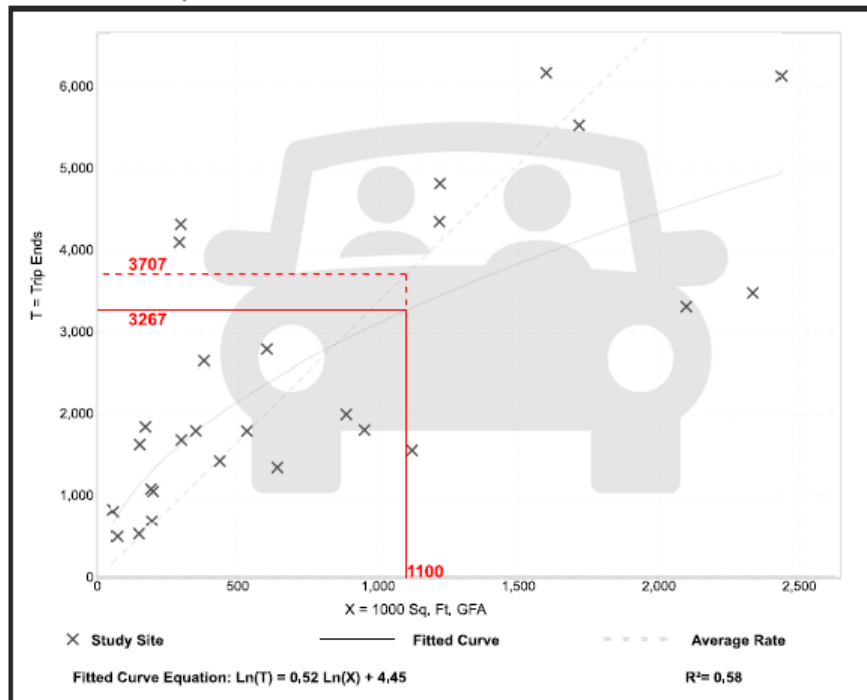
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

Setting/Location: General Urban/Suburban  
Number of Studies: 27  
Avg. 1000 Sq. Ft. GFA: 762  
Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

### Data Plot and Equation



- **3707 Total Daily Vehicle Trips**

- **748** trips in peak AM / PM rush hours  
**374 vehicles** in rush hour

- **2959** outside rush hours  
**1480 vehicles** remainder of the day

- Assuming traffic occurs 6 AM to 8 PM

- **123 vehicles EVERY NON-PEAK hour** – an average of more than 2 every minute!

- Likely most vehicles will be diesel trucks

- **Project Frontier (Amazon) projected 1250 daily trips!**



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# Gateway El Dorado – Call for Action

- **Greater Impact to Heritage than Project Frontier**
  - Flow of traffic, truck and cars, will be substantial on Carson Crossing Road
  - Specific vehicle types are unknown – 251 loading docks indicate many trucks
- **EDH APAC**
  - **Several leaders view this as “entitled development”**
  - **Similar attitude at start of Project Frontier - Public advocacy turned the tide**
  - [Carson Creek R&D Project P22-0009 - El Dorado Hills Area Planning Advisory Committee \(edhapac.org\)](http://edhapac.org)
- **We need volunteers to organize and get involved**
  - Attend APAC and EDH Community Council meetings
    - State concerns and ask questions in public comment periods at every meeting
  - Join a committee to provide input
    - Transportation – Bill Jamaca and Roger Bailey
    - Environmental – George Steed and Jan Kuenzi
- **Advocate by writing/emailing your concerns**





## Concerned Residents Civic Group

# EDC Planning Contacts

### EDC Supervisors

- **1st District: John Hidahl**, 1st Vice Chair  
Phone: (530) 621-5650  
[Website: John Hidahl](#)
- **2nd District: George Turnboo**, 2nd Vice Chair  
Phone: (530) 621-5651  
[Website: George Turnboo](#)
- **3rd District: Wendy Thomas**, Chair  
Phone: (530) 621-5652  
[Website: Wendy Thomas](#)
- **4th District: Lori Parlin**  
Phone: (530) 621-5399  
[Website: Lori Parlin](#)
- **5th District: Brooke Laine**  
Phone: (530) 621-5319  
[Website: Brooke Laine](#)

### EDC Planning Commissioners

- **1st District: Brandon Reinhardt**  
[brandon.reinhardt@edcgov.us](mailto:brandon.reinhardt@edcgov.us)
- **2nd District: Kris Payne**  
[kpayne@edcgov.us](mailto:kpayne@edcgov.us)
- **3rd District: Lexi Boeger**  
[lexi.boeger@edcgov.us](mailto:lexi.boeger@edcgov.us)
- **4th District: Andrew Nevis**  
[andy.nevis@edcgov.us](mailto:andy.nevis@edcgov.us)
- **5th District: Daniel Harkin**  
[daniel.harkin@edcgov.us](mailto:daniel.harkin@edcgov.us)

### Planning Department

- **Planning Director: Karen Garner**  
[karen.l.garner@edcgov.us](mailto:karen.l.garner@edcgov.us)



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# Community for Health and Independence

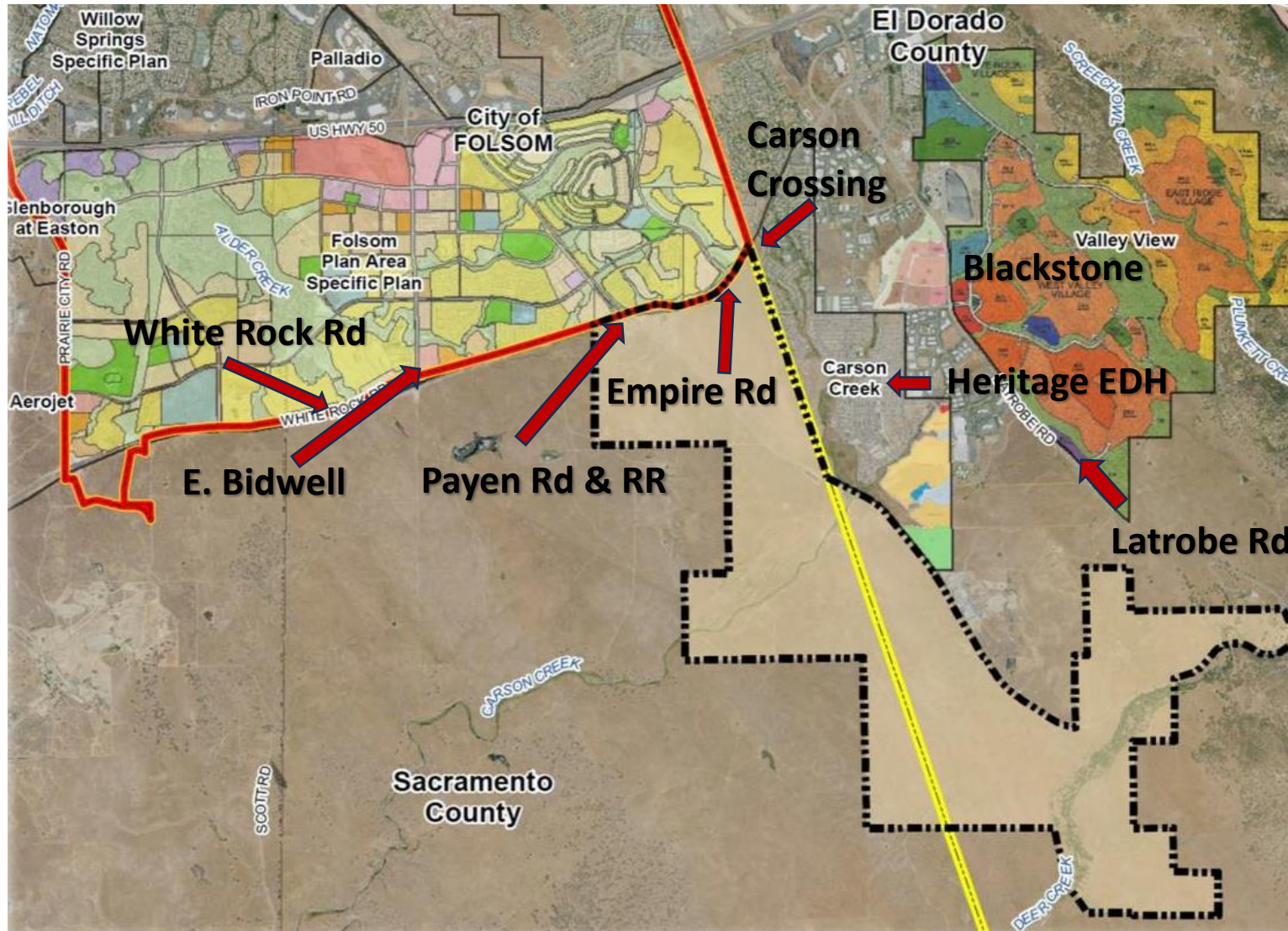
- **Epidaurus Management Co. (AKT)** collaboration with **UC Davis**
  - Name of Greek city - the most renowned ancient “healing sanctuary”
  - Angelo Tsakopoulos is the landowner and developer
- **8,800 Homes – Estimate of 18,000+ People**
  - Integrated Master Plan Community - Multi-Generational, 20% “Age-Targeted”
  - Straddles Sacramento-El Dorado County line, West side annexed to Folsom
  - [PA23-0015 Community for Health and Independence - El Dorado Hills Area Planning Advisory Committee \(edhapac.org\)](https://www.edhapac.org/PA23-0015)
- **Concept is UC Davis Research into Planning Healthy Aging Communities**
- **The Vision:**

“The COMMUNITY promotes opportunities for participation, security, and health to enhance quality of life throughout one’s lifetime. ***Simply put, these opportunities can not just add years to life, but also add life to years.***”  
(from the published Project Narrative)



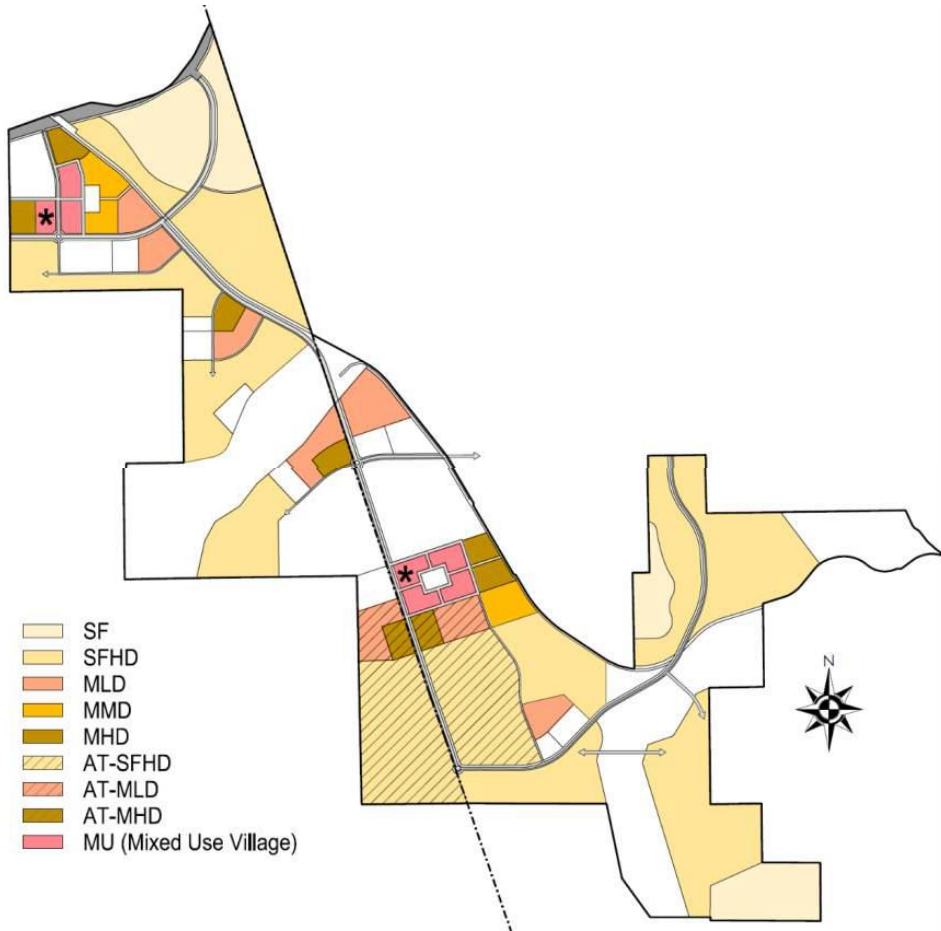
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# Community for Health and Independence





# Community for H & I - Housing

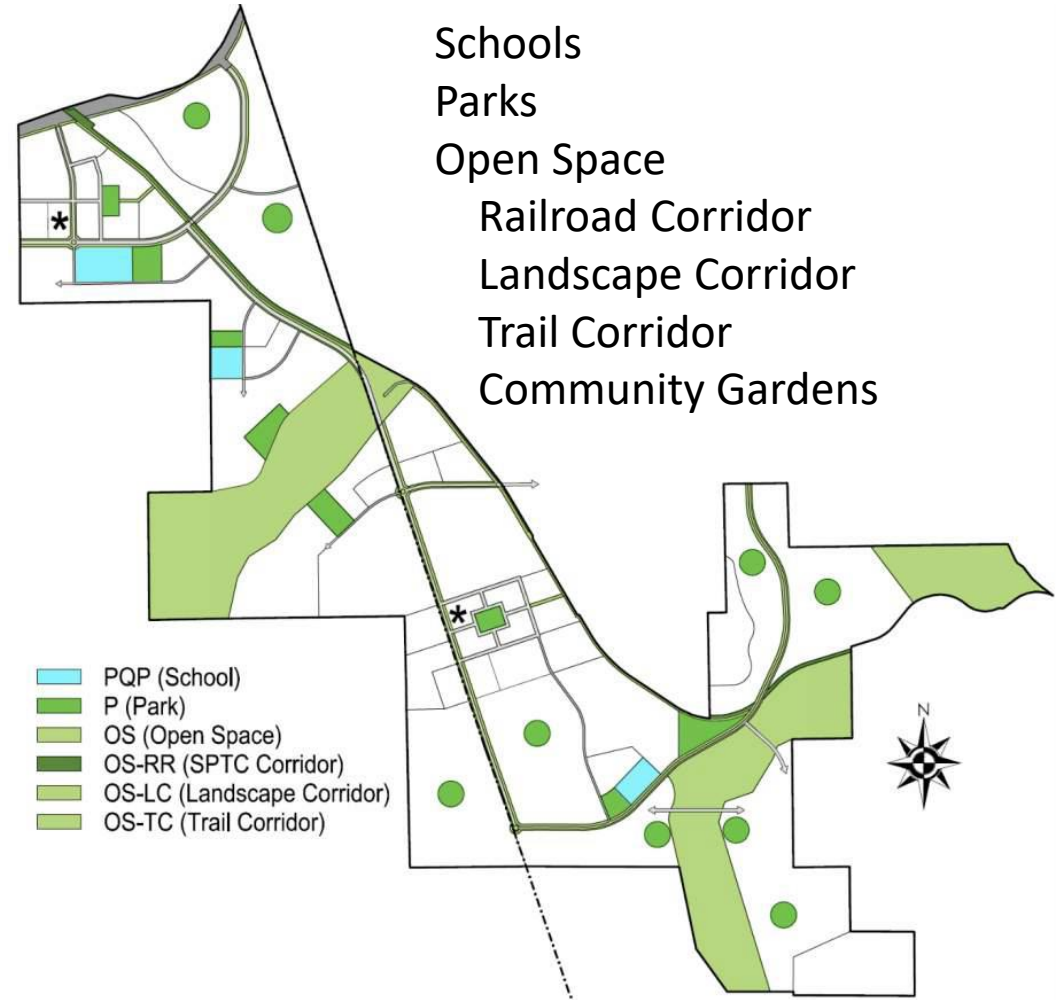
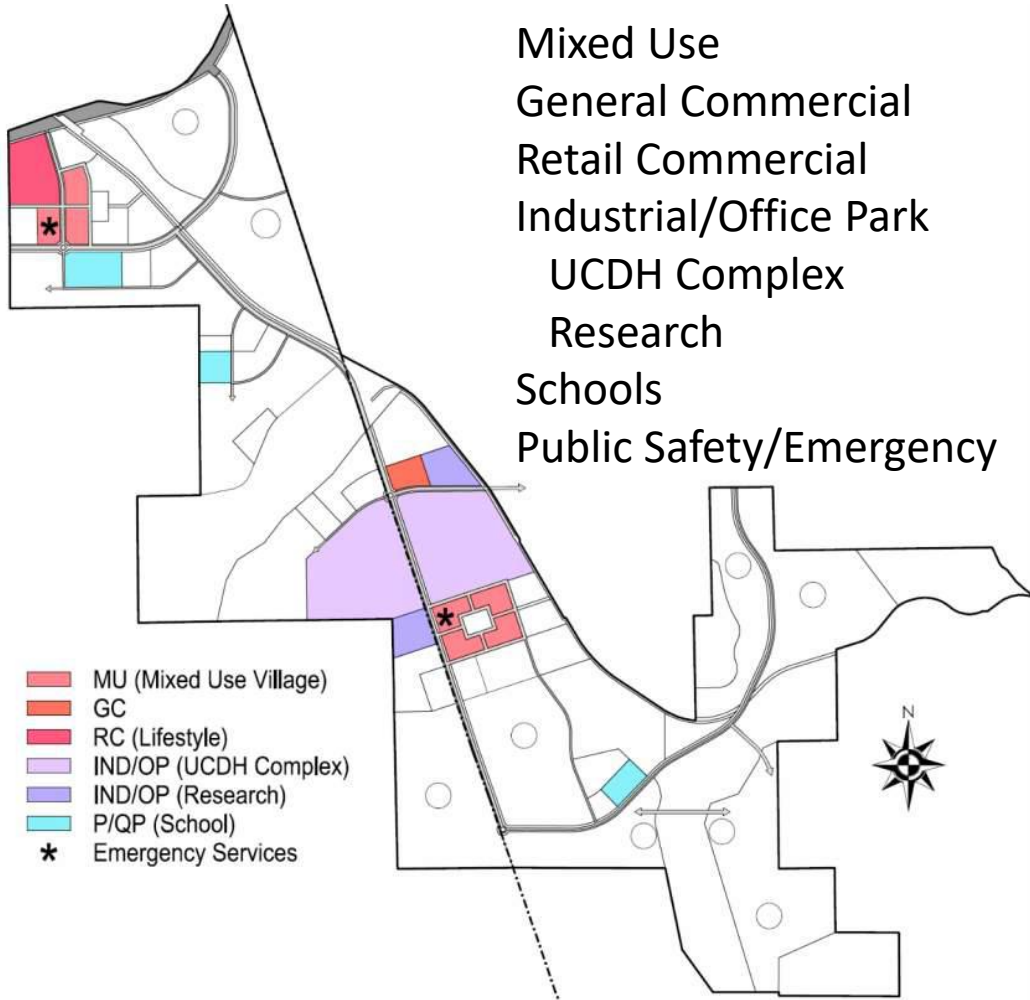


- **Low Density**
  - SF 1-4 per acre
  - SFHD / AT-SFHD 4-7 per acre
- **Medium Density**
  - MLD / AT-MLD 7-12 per acre (similar to Heritage)
  - MMD 12-20 per acre
- **High Density**
  - MHD / AT-MHD 12-20 per acre
- **Mixed Use**
  - Retail, Office, Service and Residential
  - MU 9-30 per acre / FAR 0.5



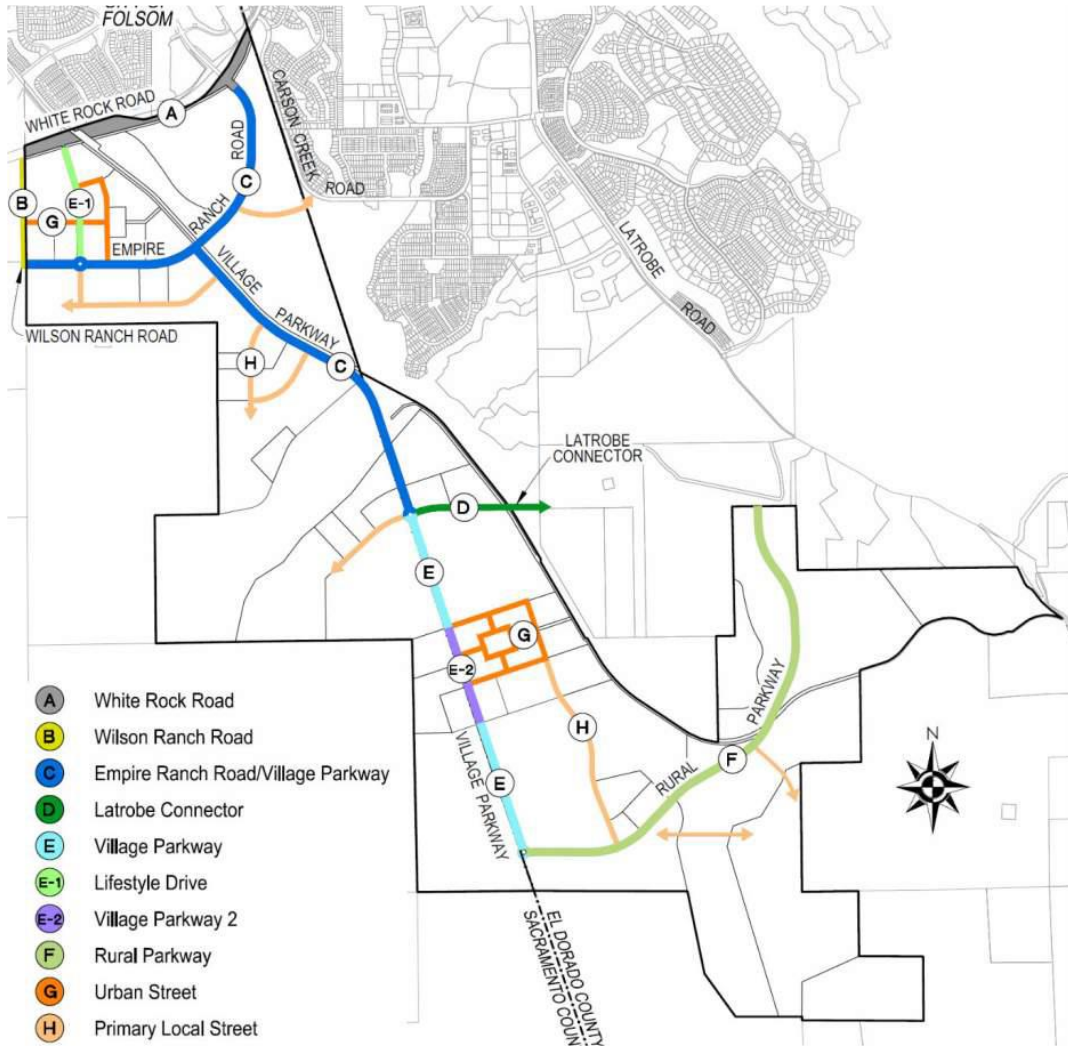


# Community for H & I – Land Use





# Community for H & I - Roads



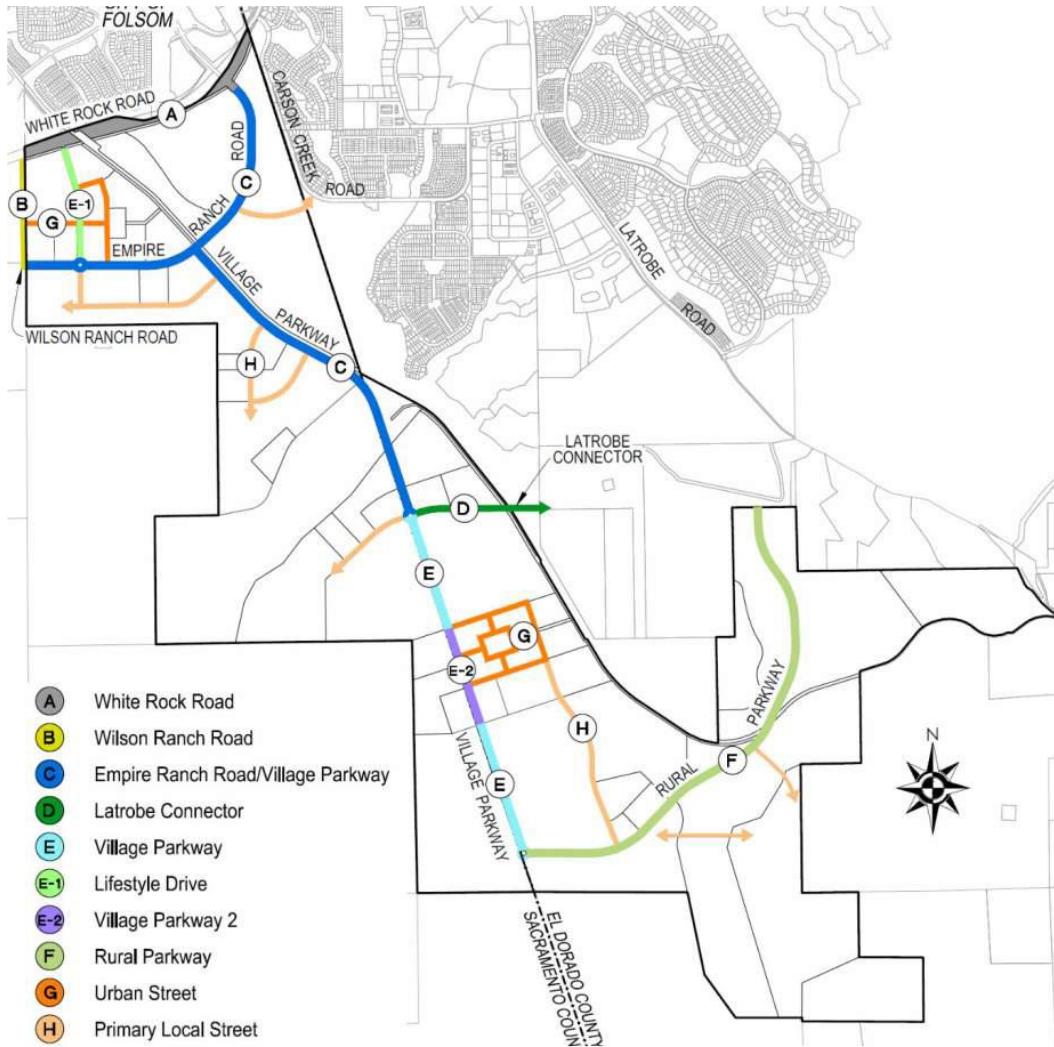
- **White Rock Intersections Tentative**
  - No intersection at Payen Rd
  - Empire Ranch signalized level grade, *future above grade interchange*
- **Latrobe Connector TBD**
  - Described as “Irrevocable Dedication to EDC”
  - Crosses south of Regional Parkland
- **Rural Highway**
  - Likely to connect to Latrobe
  - Ultimately connect to south Marble Valley??
  - Ultimately a connection to SE Connector Expressway further west?? Bidwell??





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# Community for H & I - Roads



Latrobe Rd – Hwy 50 Connector Study completed around 2014





# **Other Development Projects in Area**

- **Verizon Wireless**
  - 97' 5G/AWS cellular tower
  - PC 2<sup>nd</sup> Hearing \***1/25/2024\***
- **Central EDH Specific Plan**
  - 55 ac of Golf Course Purchased by EDH CSD, 18 mo option for 41 ac
  - Parker application withdrawn
- **EDH52 (Costco) (EIR)**
  - 304 apartments & commercial
  - North of 50/Silva Valley Pkwy
  - No longer joint APP – AKT will do EIR
- **Creekside Village (EIR)**
  - 900 Homes
  - Rezone – New Specific Plan
  - EIR in progress
- **Town and Country Village (EIR)**
  - Hotels, event center and homes
  - North of 50, east of Bass Lake Rd
  - EIR in progress
- **Montano Master Plan - Mixed Use**
- **Latrobe Rd Self Storage**
- **Superior Self Storage**



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## **EDH APAC Activities**

- **Continued push regarding R&D Zoning**
  - Gateway El Dorado lot split and building plans
  - APAC letter requesting clarity of “Heavy Distribution” unanswered
- **Transportation Subcommittee Traffic Report**
  - Focus on *cumulative* impact not individual projects
  - Proposals to address Carson Crossing and White Rock Expansion
- **Environmental Subcommittee Priority**
  - Revised California Environmental Quality Act Study
    - Business Park EIR and Studies are 20-25 years old
    - Recent Helix and ESA reports present new data
- **We need more volunteers to participate on committees!**
  - Voting Members from Heritage: Roger Bailey, Bill Jamaca, George Steed, Bob Williams



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# Mello-Roos Special Tax (CFD 2014-1)

- **Meetings with Supervisors**
  - Brooke Laine felt the request was rushed, information incomplete
  - Lori Parlin felt Supervisors did residents a favor by capping reimburses
  - No response to request for rehearing
- **Sale of Bonds is proceeding**
  - Discussions with County Assessor regarding the Official Statement
  - Identified issues ignored.
- **Special Tax Increase will take affect**
  - FY2024-25 property tax bills
  - Special Tax at maximum rate with 2% annual increase
- **Consider it a partial victory:**
  - Reduction of total Special Tax Authorization from \$50M to \$39.850M (20%)



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# Heritage Park (LLAD) Assessment

- **Heritage Park LLAD Repeal will be on November 2024 ballot**
  - Heidi Hannaman and Steve Ferry moved for *“unaltered”* ballot language
  - Promontory and Blackstone communities circulating petitions to repeal LLADs
  - Multiple complaints and challenges pending on Serrano CFD and LLAD
- **EDC Auditor continues to withhold EDH CSD LLAD Assessments**
  - EDC / CSD Litigation continues in Placer County Superior Court
  - EDC forced to seek order to compel N. Mattock and K. Loewen depositions
  - Impact from Loewen’s resignation unknown
- **CSD Board approved hiring Willdan Engineering firm in December**
  - Rejected bids from 2 previous firms (SCI and DTA) in favor of a “fresh start”
  - Willdan was contracted to do an audit of Carson Creek LLAD (unfinished)



## Concerned Residents Civic Group

# CRHV vs EDH CSD Litigation

- **CRHV filed 2<sup>nd</sup> Amended Brief and Complaint in March 2023**
- **Three pre-trial conferences held between attorneys and judge**
  - CRHV fully complied with timely documents and interrogatories requested
  - CSD has continually delayed, delivering scattered, unorganized, documents (many irrelevant and duplicated) the day and evening before conferences
  - These tactics by CSD Attorney are very costly to the CSD and ultimately taxpayers!
- **4<sup>th</sup> pre-trial conference scheduled this month (January)**
  - We can expect further delay with last minute documents and Loewen resignation
- **El Dorado County remains firm - CSD's must comply to codes and permits**
- **Heritage Park has become a nuisance for many Heritage Residents**
  - HOA sent December letter to Planning Director identifying the parking nuisance and requesting EDC action to mitigate the issue, no response yet





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# Need for Change at EDH CSD

- **Resignation of K. Loewen symptomatic of lack of Board oversight**
  - Repeated merit raises despite numerous issues raised by public
  - Failed to take immediate action when first advised of DTA issue
  - Initiated internal investigation only after DA/FPPC complaints
  - *Internal investigation still not complete nor public (a/o December BoD Meeting)*
- **Issues with LLADs, CFDs, and Parks are inexcusable**
  - *Management of LLADS subject of two recent EDC Grand Jury investigations*
  - Lack of compliance with County ordinances
  - Omissions in required legal processes in creating LLADs and CFDs
- **CSD Directors Noele Mattock, and Ben Paulson face 2024 Election**
  - Potential opposition candidates, no public announcements



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# Other Items and Discussion

- **Future Meetings**

- The 4<sup>th</sup> Wednesday of every *other* month (see group / HOA calendar)
- Sign-up for Notices to Group Members
- Meeting notices 1 month, 1 week, and 1 day ahead

- **Special Events**

- Women's League Of Voters – Forum for EDC Supervisor Candidates *TBD*

- **Volunteers**

- The **ONLY** way to make change is to *GET INVOLVED!*

- **CRHV will support and assist with actions**

- Public benefit corporation to protect and defend quality of life and environment