



**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**

- **Status of CRHV vs EDH CSD Heritage Park Litigation**
- **Proposed New Roadway – Latrobe Rd to Sacramento County**
- **Gateway El Dorado Project - PacTrust (Pacific Realty Associates)**
  - Review of the Overall Gateway Project
  - APAC Subcommittee Reviews
    - Transportation
    - Environmental
  - Call for Action from Heritage Community



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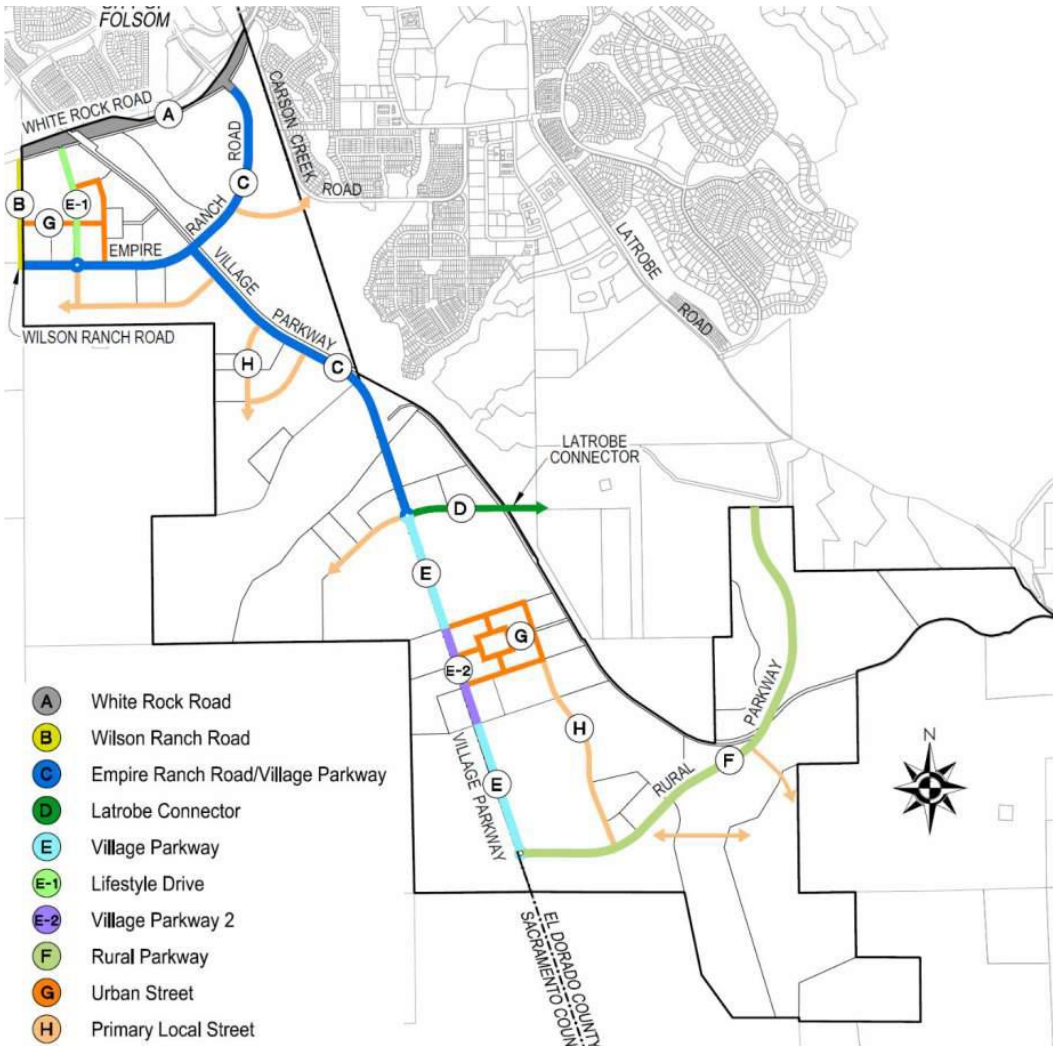
# **CRHV vs EDH CSD Litigation**

- **EDH CSD Dismissed Legal Counsel**
  - Replacement General Legal Counsel for Governance
  - Separate Legal Firm for EDC and CRHV Litigation
- **Court Ordered Dispositions**
  - Kevin Loewen – Former General Manager (Resigned in November)
  - Noelle Mattock – EDH CSD Board President
- **Unknown Impacts and Delays**



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# Proposed Roadway Latrobe Rd / Sac County?



Latrobe Rd – Hwy 50 Connector Study completed around 2014





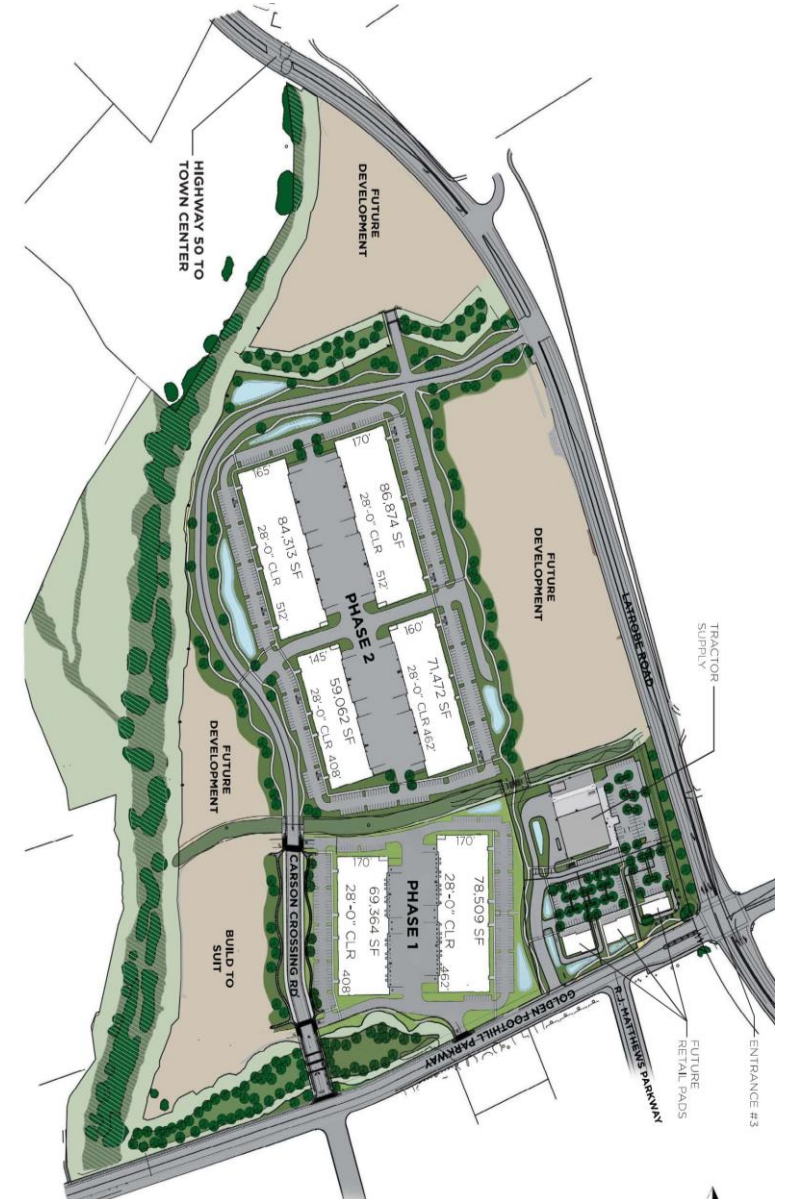
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INDUSTRIAL R&D PARK FOR LEASE & BUILD-TO-SUIT

## GATEWAY EL DORADO

LATROBE ROAD & GOLDEN FOOTHILL BLVD | EL DORADO HILLS, CA

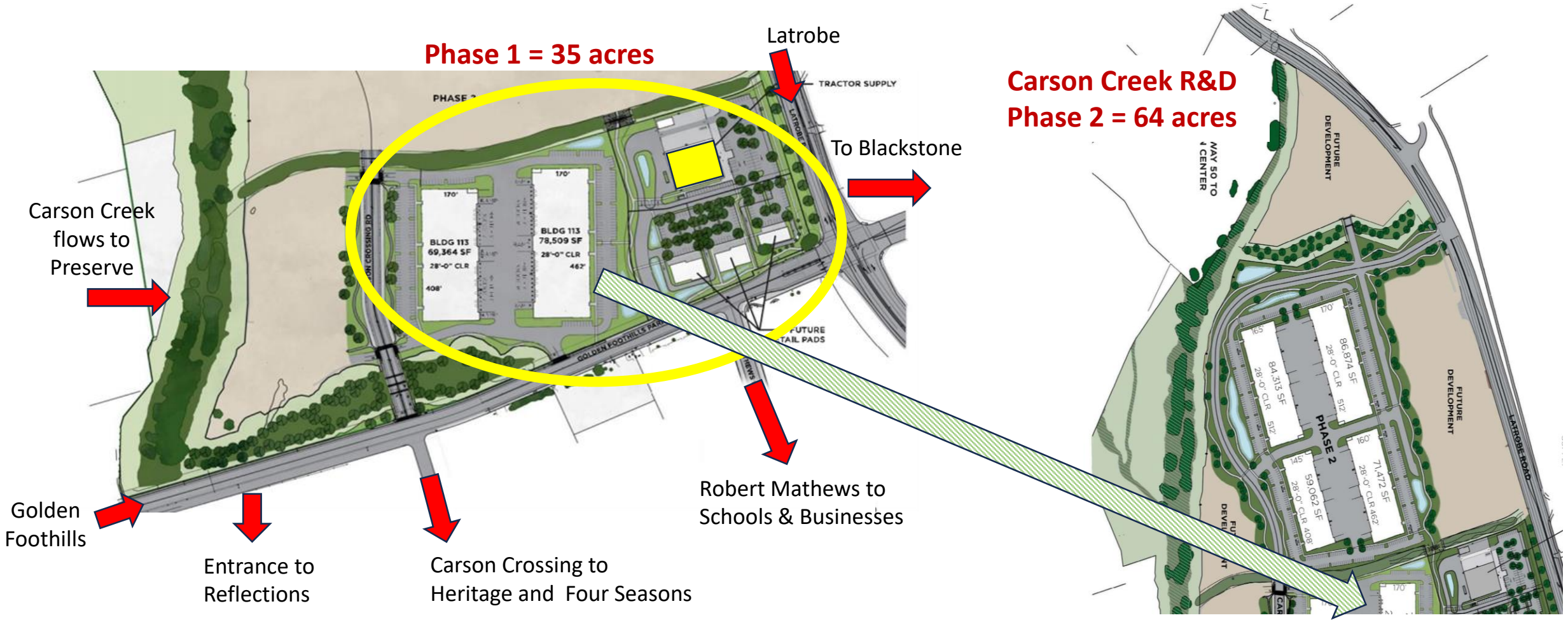
**PACTRUST**





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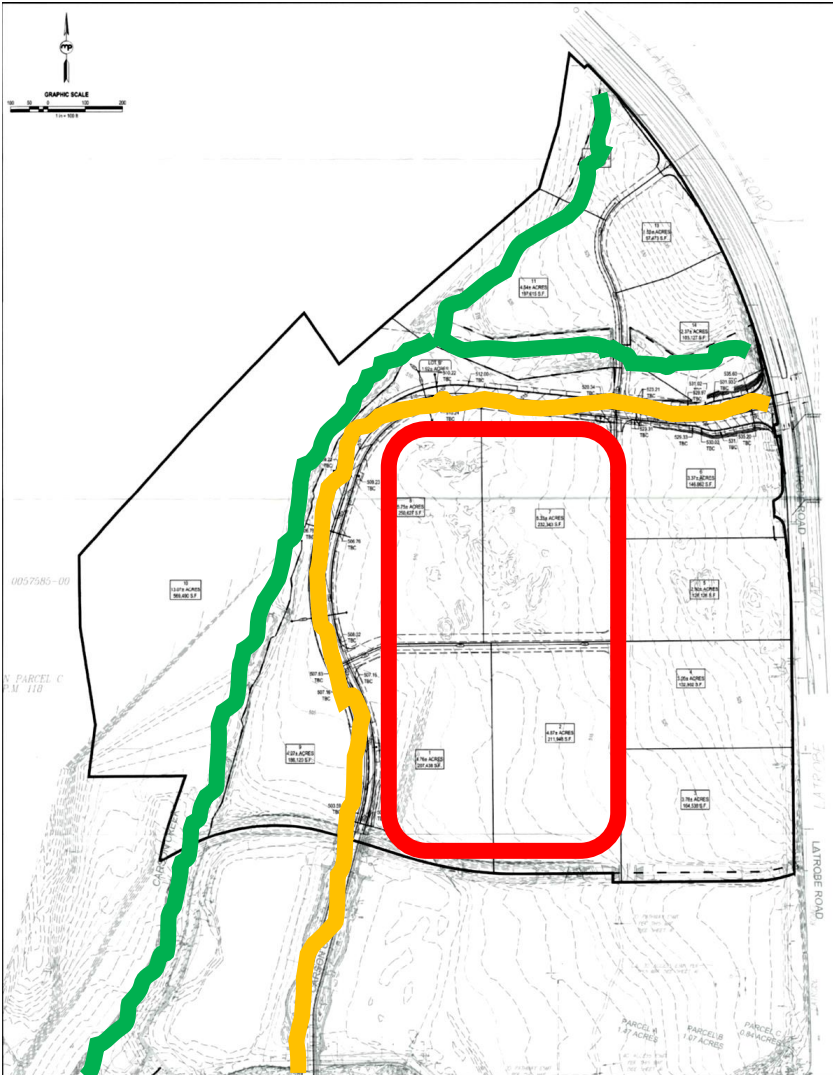
# Gateway El Dorado – Phase 1 Site





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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
    - Carson Creek flows through property
- **Current Marketing only shows 4 parcels**
  - Application indicates another 500K+ sf ??
- **Pending Traffic Impact Study by DOT**
- **Public Hearings at Zone Admin or PC??**



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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

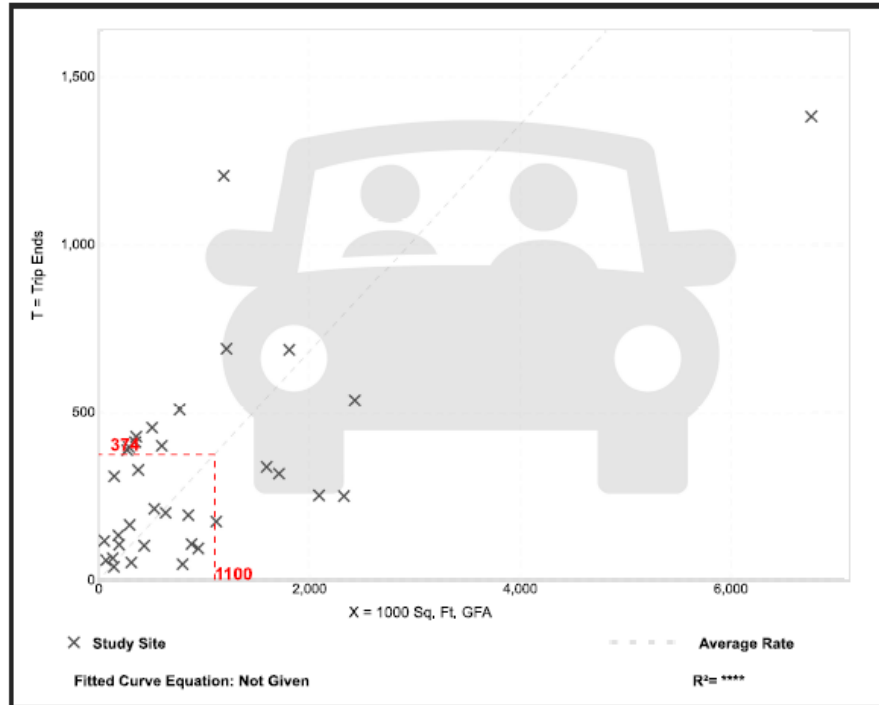
### Vehicle Trip Generation per 1000 Sq. Ft. GFA

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

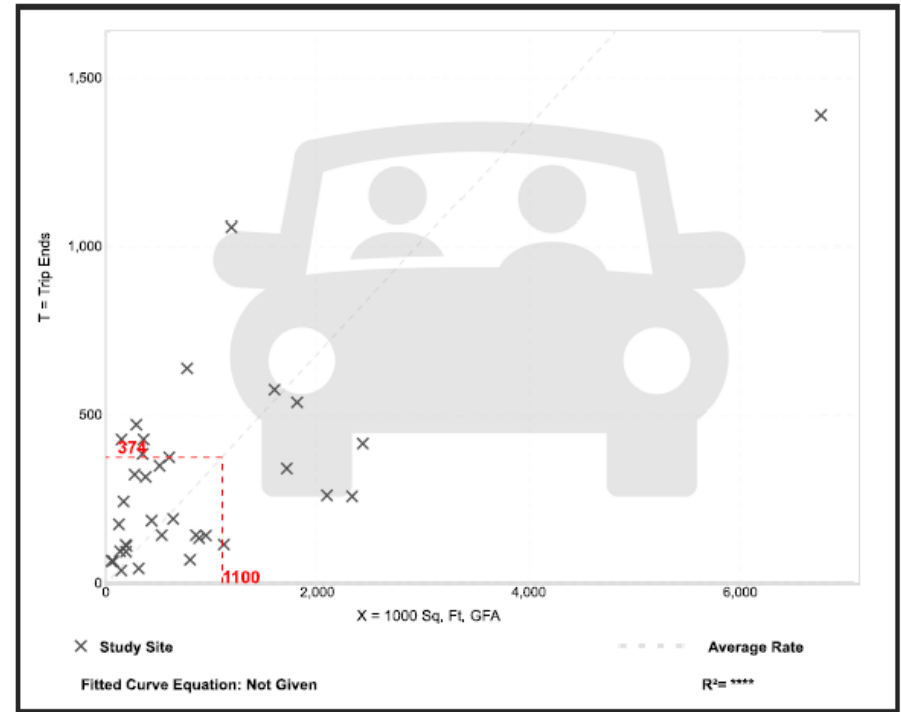
### Data Plot and Equation



**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

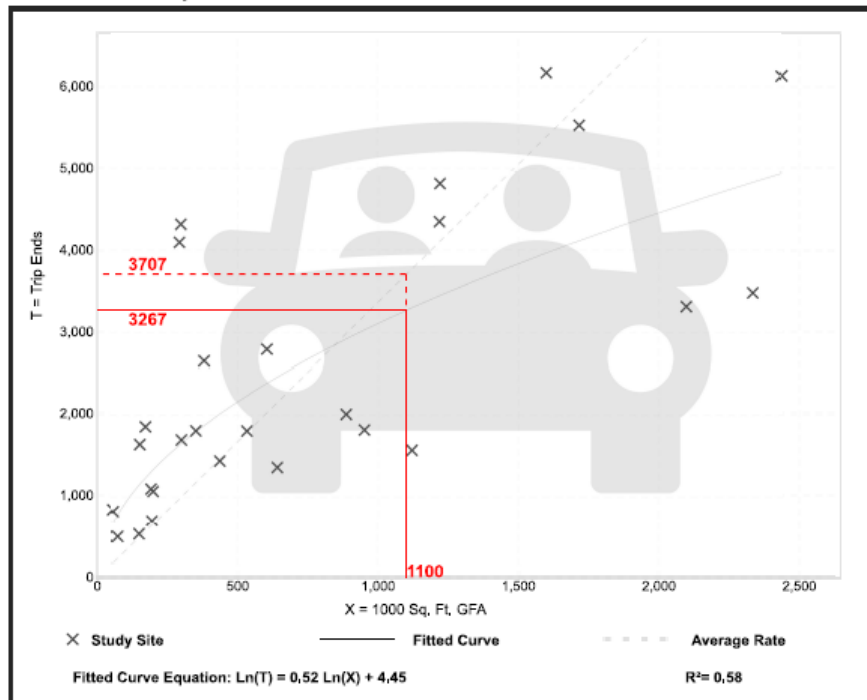
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

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**

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

- **2959** trips 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 estimated only 1250 daily trips!**



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# Gateway El Dorado – Phase 1 + Phase 2

- Full Development = **262 to 354**  
Total Loading Docks

- By Acreage

- Phase 1 - 42 docks on 12.26 acres = 3.43 docks per acre
- Phase 2 – 64.22 acres = 220 docks

- By Gross Square Feet

- Phase 1 – 42 docks for 148,000 sq ft = 1 dock per 3,524 sq ft
- Phase 2 – 1,100,000 sq ft = 312 docks

(Using Phase 1 building plans from developer)

- Full Development = **3,712 to 3,890**  
Total Vehicle Trips

- By Acreage

- Phase 2 – 64.22 ac = 3,267 trips
- Phase 1 – 12.26 ac = 623 trips

- By Gross Square Feet

- Phase 2 – 1,100,000 sq ft = 3,267 daily vehicle trips
- Phase 1 – 150,000 = 445 daily vehicle trips

(Using Trip Generation tables from developer's subdivision application P22-0009)

***GATEWAY EL DORADO COULD HAVE A MUCH GREAT IMPACT THAN PROJECT FRONTIER***



**EDH APAC**  
**Transportation Standing**  
**Committee**  
**Report**

March 20, 2024



# March Status Update

- The primary activity this year has been the review of the traffic impact of the GATEWAY EDH development project in the EDH Business Park. Based on detailed review of *publicly available* information on the project, the Committee has prepared a detailed report with the following concerns:
  - Increased Traffic Load must be verified and measured – **Currently projected at 3,700 ADT**
  - Traffic Routing must be optimized for flow and safety -
  - Traffic Safety must be addressed through roadway improvements, signage, designated flows, and speed limits
  - Truck, and other vehicle, parking must be addressed through roadway improvements and enforceable parking restrictions



# APAC TRANSPORTATION STANDING COMMITTEE CONCLUSIONS

- The EDHAPAC Transportation Standing Committee does not support the Gateway EDH project as defined due to significant Traffic load, congestion, routing, parking, and safety concerns.
- As there are many open questions that need to be addressed by both the developer and the county, the EDHAPAC Standing Committee on Traffic recommends a joint review and planning session with the Committee, the developer, and the EDC Planning and DOT departments to ensure clear and complete communication.



**EDH APAC**  
**Environmental Standing**  
**Committee**  
**Report**

March 20, 2024



# Committee Concerns

- Within 1-mile radius

- 12 Schools
- 3 Churches
- 4 Parks and 11 Fitness/Exercise Facilities
- 2 Senior Care Facilities
- 2 Senior Communities of over 2,000 residents

- Within 2-mile radius

- Numerous Retail stores and Restaurants
- Over 4,000 residents
- Pending development of additional 4,000 residents
- Proposed development of another 9,000 residents



# Committee Concerns

- Piecemeal Approvals
  - Pending subdivision application
  - Ministerial approval of 2 warehouses
  - Pending approval of 3 retail buildings
- Lack of CEQA Impact Reports
  - CA DOJ Report on Warehouse Projects

*“New warehouse projects are not ministerial under CEQA because they involve public officials’ personal judgement as to the wisdom or manner of carrying out the project, even when warehouses are permitted by a site’s applicable zoning or general plan land use designation.”*

- Biological Resources
  - Carson Creek Preserve 2016
  - CDFW Identified Endangered Species
- Air Quality Analysis
  - EDC AQMD
- Noise Analysis
  - Diesel Truck Movement
- Health Risk
  - Cancer, Cardiopulmonary, Asthma
- Culture and History
  - Native American Artifacts
- Community and Agency Engagement





# Conclusions for Gateway El Dorado

- Project has significant impact beyond El Dorado Hills
- Must be assessed as a project in its totality
- New, Subsequent or Supplemental Impact Report is necessary
  - Carson Creek Preserve created in 2016
  - New Warehouse Project by CA DOJ definition
  - Survey for archeological and historical artifacts
- Individual impacts of project must be assessed for cumulative impacts
  - Air Pollution
  - Traffic
- Citizen and Agency Engagement
  - This project requires full and open public review and approval process
  - Revisit Interpretation of Fulfillment Center/Heavy Distribution/Parcel Hubs



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# **Gateway El Dorado Issues**

- **Greater Impact to Heritage than Project Frontier**
  - 3700+ Daily Vehicles from 300+ Loading Docks and Ramps
  - Many Vehicles on Carson Crossing Drive
- **EDC County Agencies**
  - County DOT has not done Traffic Impact Study
  - AQMD has not required Air Quality Analysis
  - Full Cultural Resource Assessment not done
  - No Environmental Impact Reports
  - County Planning views this as “Ministerial – Entitled Rights”
  - No Economic Cost vs Benefit Assessment
- **Similar Attitudes and Views at Start of Project Frontier**



## Concerned Residents Civic Group

# EDC Planning Contacts

### EDC Supervisors

- **1st District: John Hidahl**  
Phone: (530) 621-5650  
[Website: John Hidahl](#)
- **2nd District: George Turnboo**  
Phone: (530) 621-5651  
[Website: George Turnboo](#)
- **3rd District: Wendy Thomas**  
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: Vacant**  
TBD
- **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)



## Concerned Residents Civic Group

# EDH / EDC Meetings

**EDC County Calendars** - <https://eldorado.legistar.com/Calendar.aspx>

Lists ALL Boards and Commissions (use drop down box to list specific) Register for meeting notices at:  
[https://service.govdelivery.com/service/subscribe.html?code=CAELDOR\\_2](https://service.govdelivery.com/service/subscribe.html?code=CAELDOR_2)

- **EDH Community Council**

- Meetings monthly on 2nd Mon
- Next meeting Mon Apr 1, 6:30 PM
- EDH Fire Dept HQ 1050 Wilson Blvd EDH

- **EDH APAC**

- Meetings usually Monthly on 2nd Tue (check schedule at [www.edhapac.org](http://www.edhapac.org))
- Next meeting Wed Apr 10, 6:30 PM
- EDH Fire Dept HQ 1050 Wilson Blvd EDH

- **Board of Supervisors**

- Meetings generally every Tue at 9:00 AM
- Supervisor Meeting Room 330 Fair Lane, Building A Placerville, CA

- **Planning Commission**

- Meetings on the 2nd and 4th Thu each month at 8:30 AM
- Planning Commission Meeting Room, 330 Fair Lane, Building C Placerville, CA



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# **Heritage Call to Action!**

## **We Need Volunteers!**

- **Prepare Materials**
  - Draft Letters and Emails
  - Create Signs, Posters, Flyers
- **Coordinate Public Action**
  - Board of Supervisors
  - Planning Commission
  - EDH Community Council
  - Area Events
- **Canvass Area with Information**
  - Neighborhoods
  - Businesses
  - Schools
- **Contact Media**
  - Letters to Editors
  - Calls and Letters to Radio/TV
- **Coordinate with Other Orgs**
  - Save our County
  - Open Space Coalition
  - Area HOAs
- **Donate and Raise Funds**
  - Supplies
  - Legal Advice

**For more information and to donate go to the CRHV Website at: <https://heritagecarsoncreek.com/>**