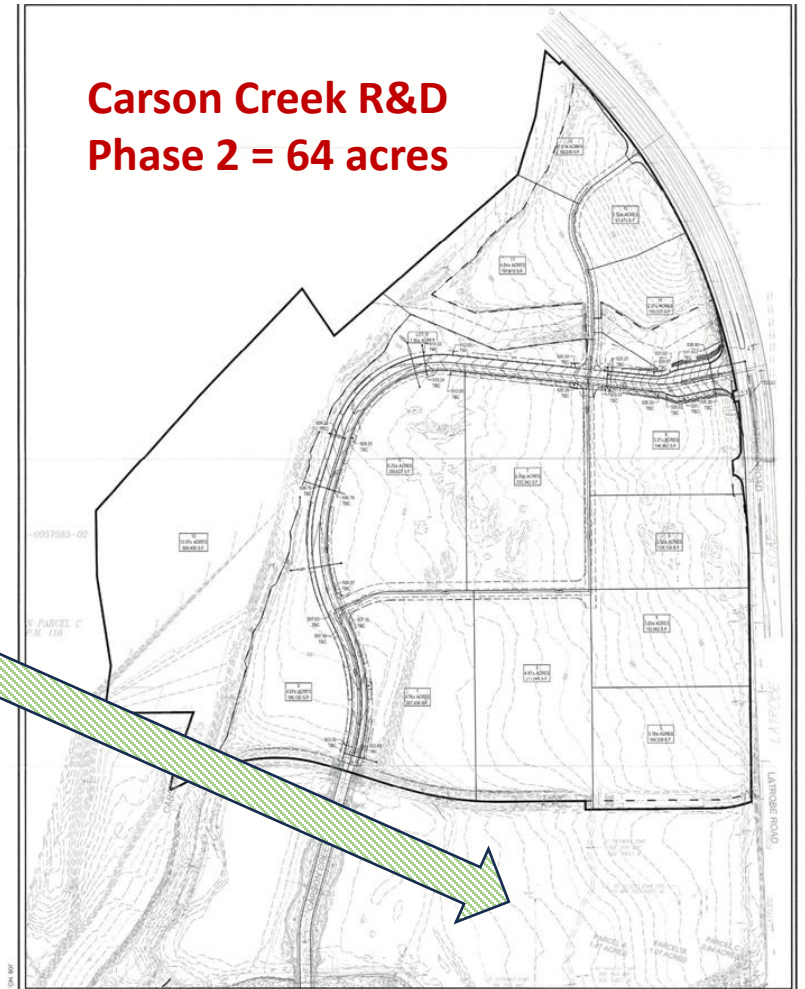
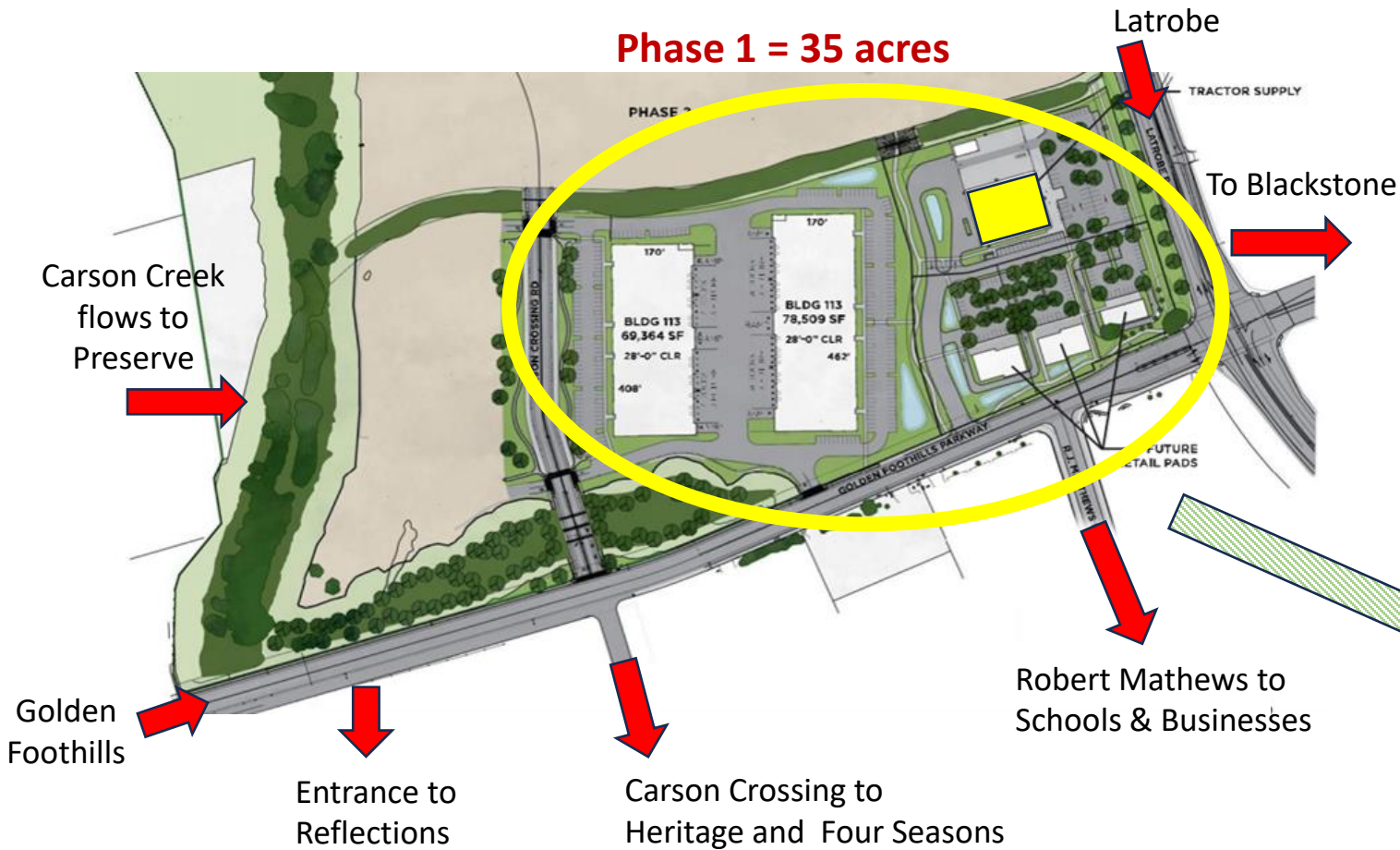




**Concerned Residents Civic Group**

# Gateway El Dorado – Phase 1 Site





Concerned Residents Civic Group

# 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**



# Concerned Residents Civic Group

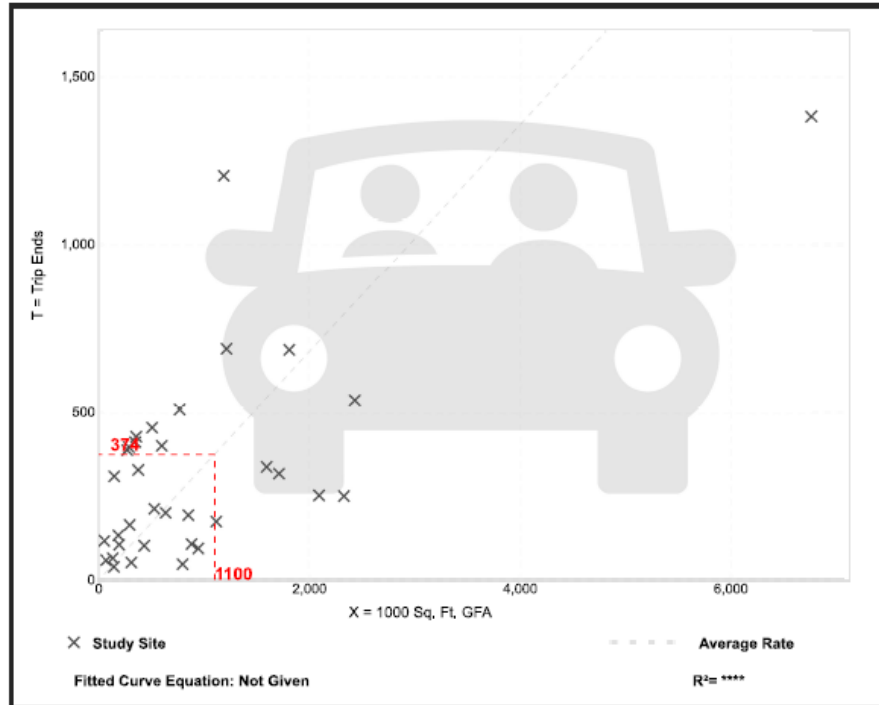
## Gateway El Dorado – Rush Hour Traffic

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 Generation per 1000 Sq. Ft. GFA

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

### Data Plot and Equation



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

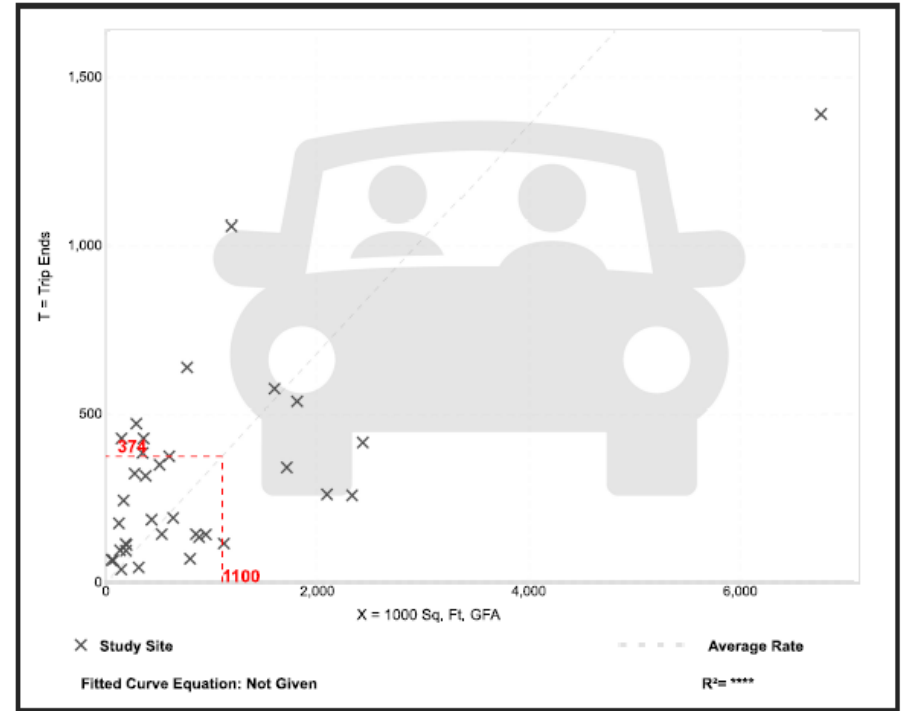
**Evening Peak Hour**  
**292 vehicles exiting**  
**82 vehicles entering**

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	0.09 - 2.85	0.36

### Data Plot and Equation





## Concerned Residents Civic Group

# Gateway El Dorado – Total Daily Traffic

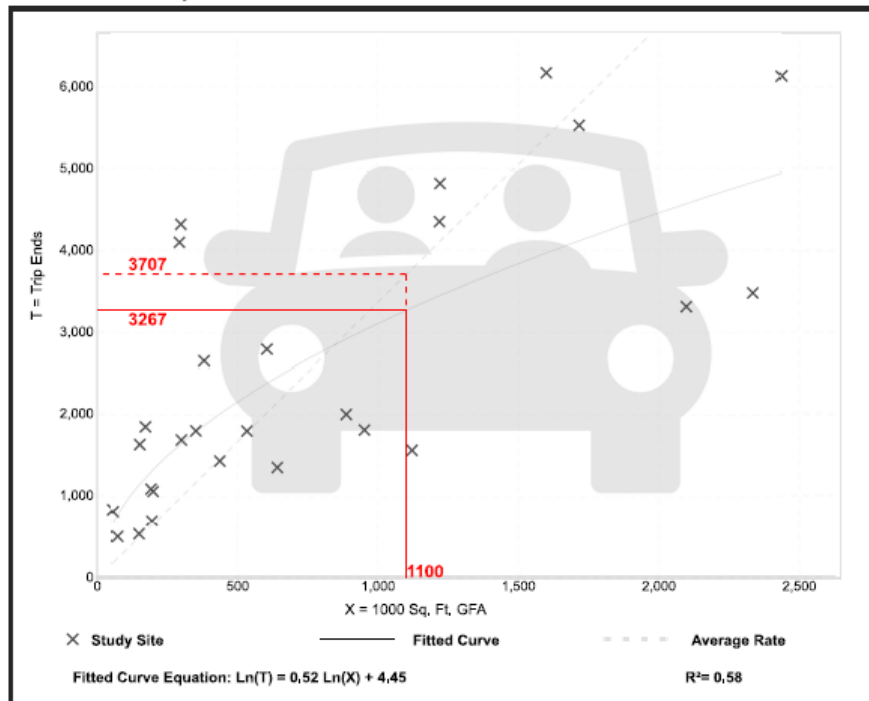
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA  
On a: Weekday

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!**



## Concerned Residents Civic Group

# 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**  
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[Website: John Hidahl](#)
- **2nd District: George Turnboo, 2nd Vice Chair**  
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[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**  
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### EDC Planning Commissioners

- **1st District: Brandon Reinhardt**  
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### Planning Department

- **Planning Director: Karen Garner**  
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