


PC 4/13/2023
Item #2
19 Pages

April 6, 2023, Meeting Agenda Item 23-0611/2 Public Comment/Request

stead@pacbell.net <stead@pacbell.net>

Tue 4/4/2023 1:17 PM

To: Jon X. Vegna <JVegna@edcgov.us>; Kris X. Payne <KPayne@edcgov.us>; Lexi Boeger <Lexi.Boeger@edcgov.us>; Andy Nevis <Andy.Nevis@edcgov.us>; Daniel Harkin <Daniel.Harkin@edcgov.us>; Planning Department <planning@edcgov.us>
Cc: BOS-District II <bostwo@edcgov.us>

 1 attachments (886 KB)

20230404 Planning Commission.pdf;

You don't often get email from stead@pacbell.net. [Learn why this is important](#)

Commissioners,

The attached letter requests that you TABLE item 23-0611/2 pending FULL review of related development.

George Steed
3027 Las Palmas Dr
El Dorado Hills CA 95762

George Steed
3027 Las Palmas Dr
El Dorado Hills, CA 95472

April 4, 2023

El Dorado County
Planning Commission
2850 Fairlane Court
Placerville CA 95667

Subject: April 6, 2023, Agenda Item 23-0611

Jon Vegna
Kris Payne
Lexi Boeger
Andrew Nevis
Daniel Harkin

Agenda Item 23-0611 2) Approve the Finding of Consistency of one additional project, Latrobe Road Widening - Investment Boulevard to Golden Foothill Parkway South/Clubview Drive, CIP 36105055, to be included in the Annual Capital Improvement Program (CIP).

I request the Commissioners **TABLE** this item until such time as the Commission can review and assess the **FULL** scope of scale of the transportation impact presented by the proposed Project Frontier. In the enclosed letter of **October 4, 2017**, from Tiffany Schmidt to a Mr. Krueger, an offer to **defer traffic impact mitigation fees** for development of 5,000,000 square foot (or with other adjacent parcels up to 8,000,000 square feet) was made from El Dorado County to **Amazon**. As you are undoubtedly aware, **Project Frontier** is proposed by the applicant, Dermody Properties, (DR22-0003 and CUP22-0016) on this same site (117-010-012) with a very similar size (4,783,394 square feet).

Commissioners, please table this item until the **FULL** impact of the Project Frontier development is presented for review by you **AND** your constituents.

Sincerely,



George Steed
Vice President and Director
Concerned Residents of Heritage Villages

Enclosure



County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Don Ashton, MPA
Chief Administrative Officer

Phone (530) 621-5530
Fax (530) 626-5730

October 4, 2017

Dear Mr. Krueger,

We are pleased to notify you that El Dorado County has a greenfield site that meets the majority of Amazon's needs.

The site is located in El Dorado Hills on the El Dorado/Sacramento County line in California. The site is immediately connected to the main arterial of Latrobe Road, is 3 miles south of Highway 50, and is 40 miles east of the Sacramento International Airport (Attachments 1 and 2).

The site is comprised of three parcels (6.81, 29.98, and 207.89 acres) totaling 244.68-acres and is located within the El Dorado Hills Business Park (Attachment 3 and Sales Brochure). All three parcels are owned by the same private land owner:

DST Systems, Inc.
Christopher J. Lemke
Senior Counsel Director
333 W. 11th Street
Kansas City, Missouri 64105
Tel: (816) 435-6403
Fax: (816) 435-8210
Cell: (816) 352-9096
Email: CJLemke@dstsystems.com

The site has available water and sewer provided by the El Dorado Irrigation District, electricity provided by Pacific Gas & Electric, and a General Plan Land Use and Zoning designation of Research and Development (R&D), which allows the proposed use by right.

The floor area ratio for R&D-zoned land is 0.5, which would allow for the development of approximately 5,000,000 square feet. Immediately adjacent to this parcel is an Industrial parcel with a floor area ratio of 0.85 that totals 250 acres over 4 contiguous parcels (Attachment 4), owned by a single private landowner. This site has available water, sewer, and electricity, a General Plan Land Use designation of Industrial, and a Zoning designation of Industrial Low, which allows the proposed use with a Staff-level Design Review Permit, and would provide more than enough space for Amazon's ultimate buildout of 8,000,000 square feet.

A preliminary wetland delineation from August 2000 notes that the site contains approximately 4.72 acres of potential Waters of the U.S. If the wetlands are verified, and cannot be avoided, a 404 permit from the U.S. Army Corp of Engineers would be required.

Risks associated with the site are minimal. The wetlands noted in the wetland delineation are intermittent drainages and seasonal wetlands that would not pose a significant risk of flooding. The site is approximately 750 feet above mean sea level and is outside of any dam failure inundation zones.

Major weather events within 50 miles of the site include major snowstorms in the Tahoe area and wild fires in the rural areas of El Dorado County and surrounding counties.

With regard to the presence or absence of endangered species and archaeological remnants – pursuant to the County's General Plan, the site is not located in an Important Biological Corridor and there are no known cultural resources; however, verification of each would be required as part of the U.S. Army Corp of Engineers 404 Permit Process, if the wetlands identified in the preliminary wetland delineation cannot be avoided.

The site affords suburban amenities, including close proximity to Highway 50, Regional Transit, shopping, entertainment, abundant outdoor recreation, and housing options that range from multifamily to executive estates (Attachment 5).

The County is willing and ready to discuss sales and/or property tax incentives, and offers the following project specific incentives:

- A designated executive and technical team;
- Priority permit processing;
- One-stop-shop for County permits and permit process assistance through the Community Development Services' Ombudsman;
- Deferred Traffic Impact Mitigation Fees; and
- Access to Health and Human Services Agency's El Dorado County Connections – One Stop, which helps business owners find employees and enhance their business with services including assistance with CalJOBS listings, labor market information, recruitment assistance, and information on loans, workshops and counseling.

El Dorado County has world class public schools, offers a quality of life that is unmatched, and has a leadership team that is committed to working with our current and future Business Partners to achieve success for all.

If you have any additional questions please do not hesitate to contact me.

Sincerely,



Tiffany Schmid
Principal Administrative Analyst
(530) 621-5132
tiffany.schmid@edcgov.us

Cc: Don Ashton, Chief Administrative Officer
Roger Trout, Planning and Building Director
Shiva Frentzen, District II Supervisor
John Hidaahl, District I Supervisor
Christopher J. Lemke, DST Systems, Inc.

Attachments:

Attachment 1_El Dorado County_Amazon Industrial and R&D APN and Acreage Breakdown
Attachment 2_El Dorado County_Amazon Aerial Map with Selected Parcels
Attachment 3_El Dorado County_Amazon R&D Assessor's Plat Map
Attachment 4_El Dorado County_Amazon Industrial Assessor's Plat Map
Attachment 5a and 5b_El Dorado County_Amazon Land Use Designation Map
Sales Brochure
Preliminary Wetland Delineation

EDH Brochure

Robert J Mathews Parkway

El Dorado Hills, CA



BULK COMMERCIAL LAND SALE 244.68 ACRES | \$7,500,000

Located within the El Dorado Hills Business Park and adjacent to the Class A Investment Boulevard Campus are 244.68 acres, comprised of three parcels (6.81, 29.98 and 207.89 acres) zoned R&D. The office campus was built in early 2000 as a build-to-suit for DST Output and DST Innovis. The campus is currently home to several large, well known businesses, such as DST Output, Amdocs, Blue Shield of CA and Envision RX.

6.81 Acres

- > Zoned R&D
- > APN: 117-010-23

29.98 Acres

- > Zoned R&D
- > APN: 117-010-22

207.89 Acres

- > Zoned R&D
- > APN: 117-010-12

Scott Bennett

scott.bennett@colliers.com

Tom Walcott

tom.walcott@colliers.com

Steve Chamberlain

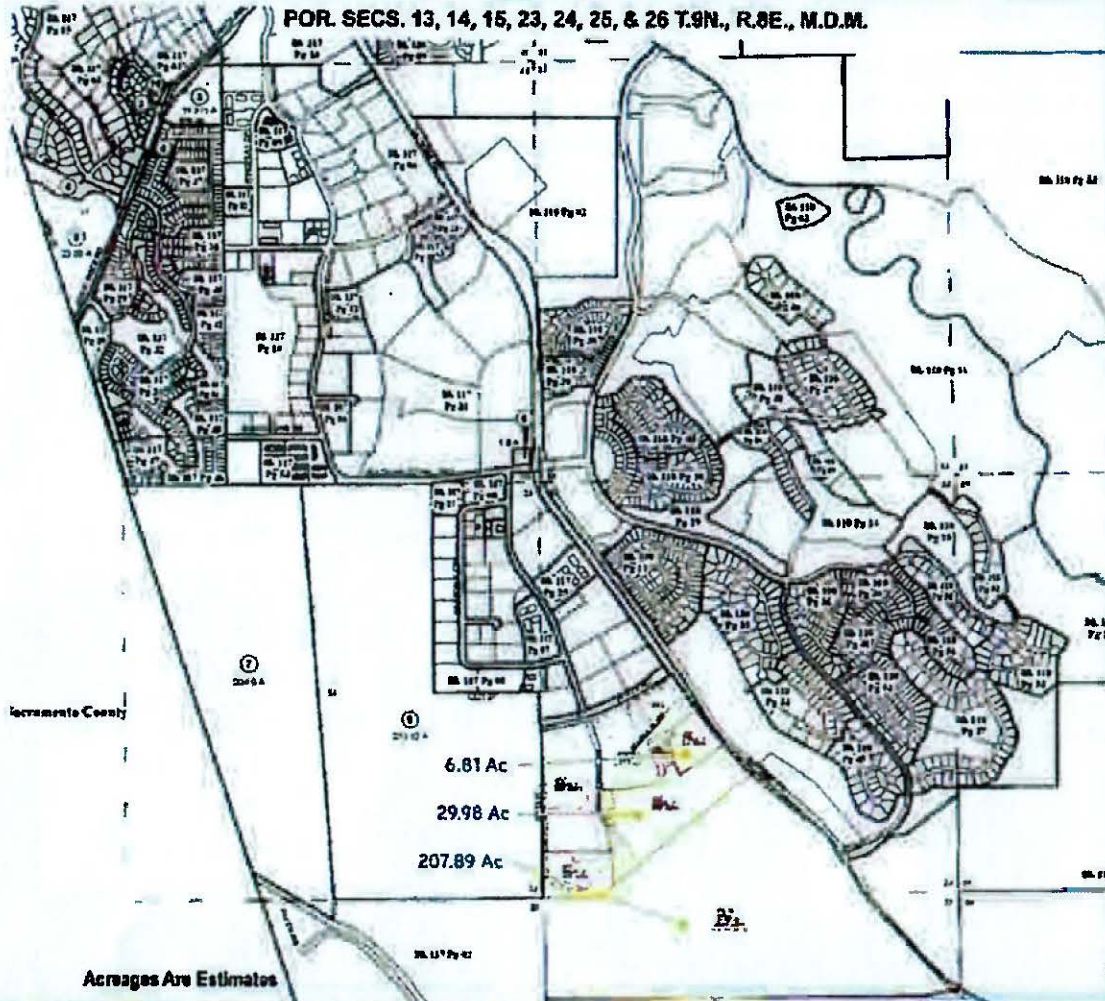
steve.chamberlain@colliers.com

Robert J Mathews Parkway

El Dorado Hills, CA



BULK COMMERCIAL LAND SALE | 244.69 ACRES | \$7,500,000



Acreages Are Estimates



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Robert J Mathews Parkway

El Dorado Hills, CA



BULK COMMERCIAL LAND SALE | 244.68 ACRES | \$7,500,000

	3 MI RING	5 MI RING
POPULATION		
2010 Total Population	6,010	42,692
2014 Total Population	6,728	44,635
2019 Total Population	7,150	46,649
2014 to 2019 Population Change	1.22%	0.89%

HOUSEHOLDS		
2000 Total Households	680	7,080
2010 Total Households	2,339	14,992
2014 Total Households	2,610	15,635
2019 Total Households	2,791	16,356
2014 to 2019 Household Change	1.33%	0.90%

2014 RACE		
White alone	76.6%	78.2%
Black or African American alone	0.5%	0.6%
American Indian alone	0.6%	0.8%
Asian alone	12.5%	12.2%
Pacific Islander alone	0.4%	0.2%
Some Other Race alone	2.4%	1.9%
Two or More Races	5.9%	5.2%

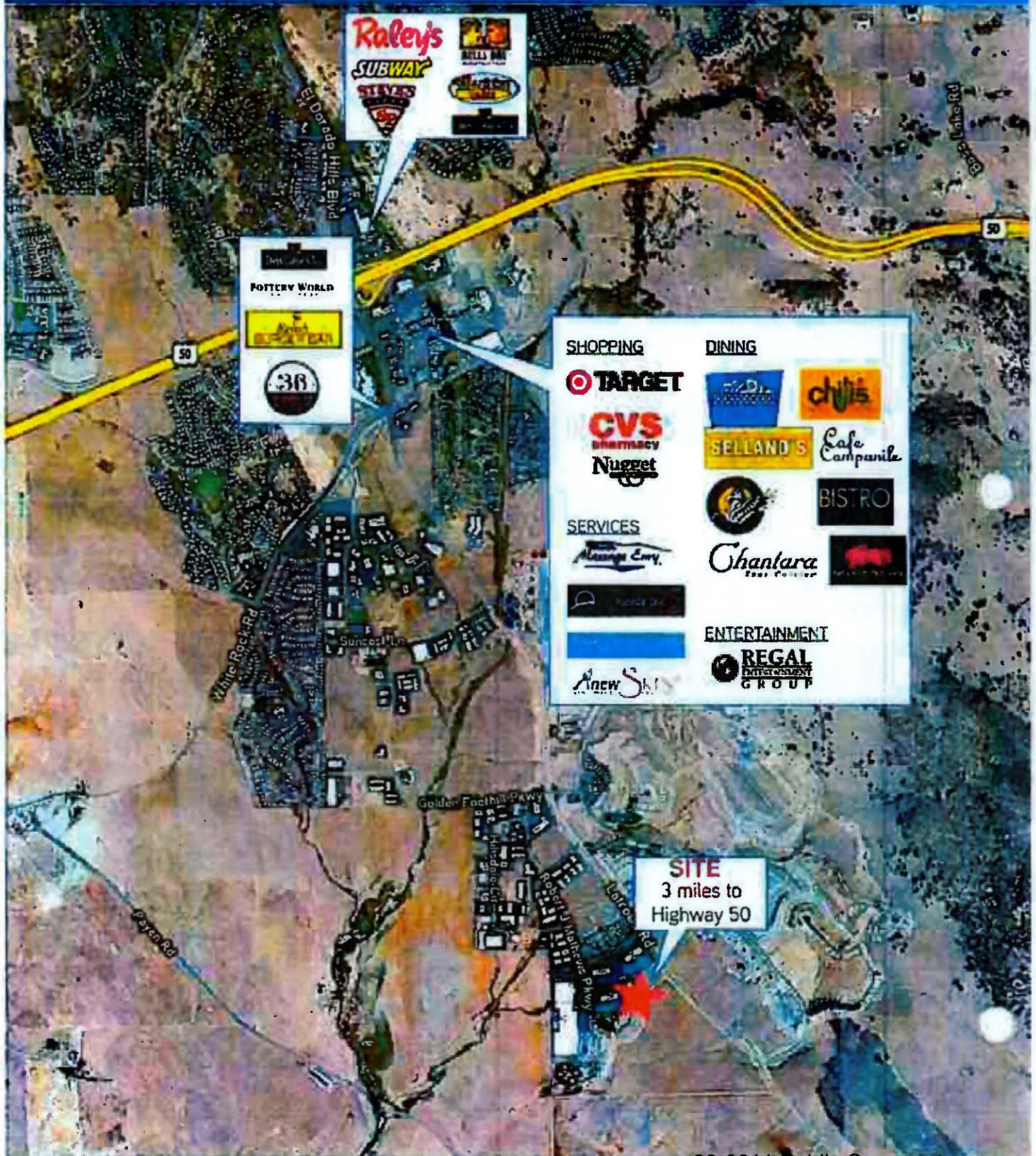
2014 INCOME		
Per Capita Income	\$49,114	\$47,888
Household Income: Median	\$103,547	\$109,046
Household Income: Average	\$129,386	\$136,881

2014 USE		
Average household size	2.58	2.85
Owner Occupied Housing Units	73.3%	76.1%
Renter Occupied Housing Units	23.4%	20.0%
Vacant Housing Units	5.9%	4.4%
Median Age	40.7	39.2

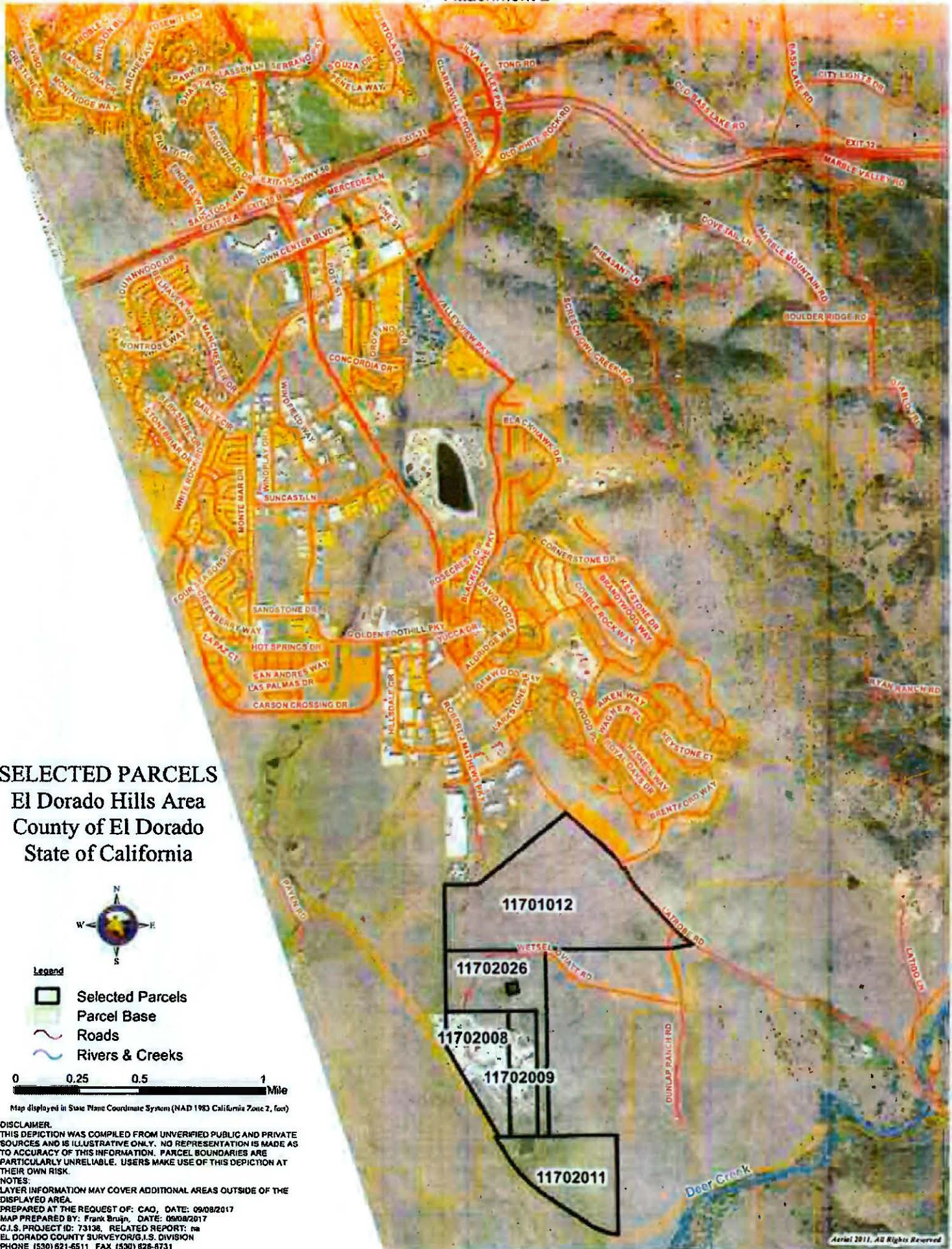
Robert J Mathews Parkway El Dorado Hills, CA

Colliers
INTERNATIONAL

BULK COMMERCIAL LAND SALE | 240,000 ACRES | SA 20140101



El Dorado County Selected Parcels



SELECTED PARCELS
 El Dorado Hills Area
 County of El Dorado
 State of California



Legend

-  Selected Parcels
-  Parcel Base
-  Roads
-  Rivers & Creeks

0 0.25 0.5 1 Mile

Map displayed in State Plane Coordinate System (NAD 1983 California Zone 2, feet)

DISCLAIMER.
 THIS DEPICTION WAS COMPILED FROM UNVERIFIED PUBLIC AND PRIVATE SOURCES AND IS ILLUSTRATIVE ONLY. NO REPRESENTATION IS MADE AS TO ACCURACY OF THIS INFORMATION. PARCEL BOUNDARIES ARE PARTICULARLY UNRELIABLE. USERS MAKE USE OF THIS DEPICTION AT THEIR OWN RISK.

NOTES:
 LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.

PREPARED AT THE REQUEST OF: CAO, DATE: 09/08/2017

MAP PREPARED BY: Frank Brujin, DATE: 09/08/2017

G.I.S. PROJECT ID: 73136, RELATED REPORT: na

EL DORADO COUNTY SURVEYOR/G.I.S. DIVISION

PHONE (530) 821-6511 FAX (530) 826-6731

Aerial 2011, All Rights Reserved

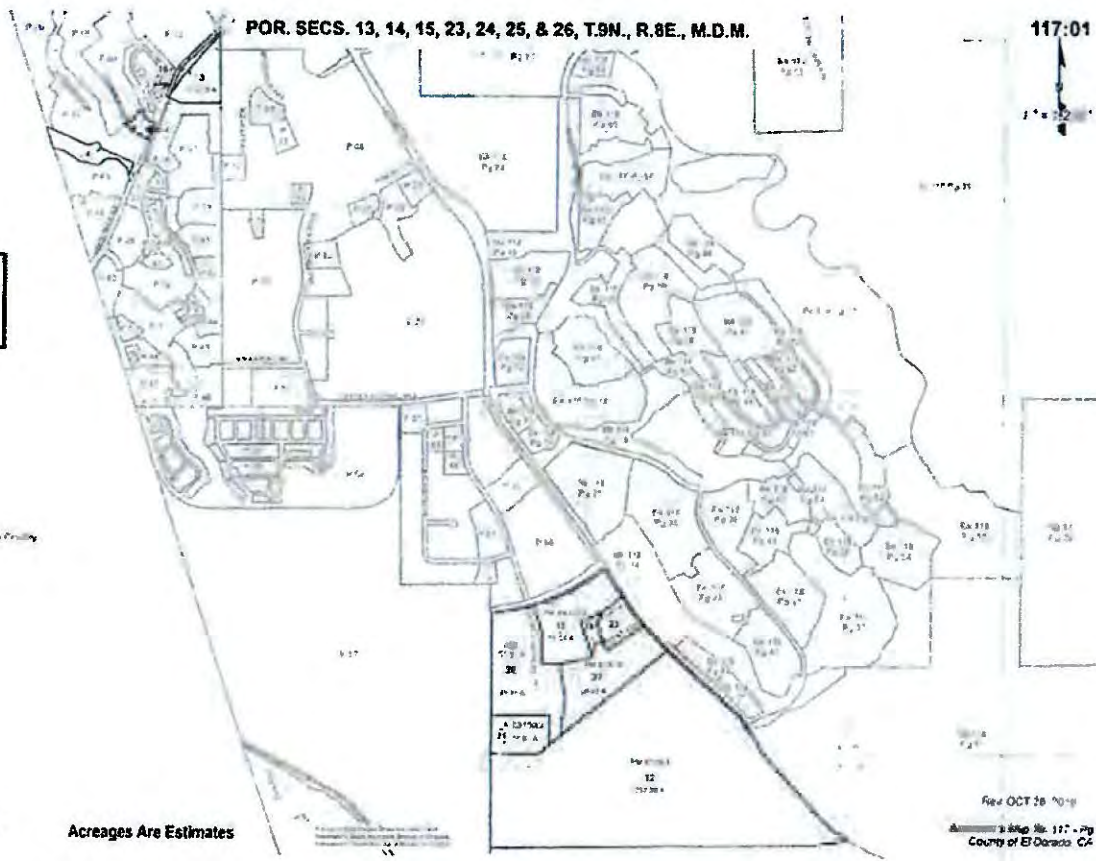
El Dorado County R&D Assessors Plat Map

Attachment 3

POR. SECS. 13, 14, 15, 23, 24, 25, & 26, T.9N., R.8E., M.D.M.

117:01

Parcel Notes	
1	05-04756A-11-2158 ALB
4	05-04752-7-1324-100
15	05-02182A-0-000



Acreages Are Estimates

Revised OCT 26 '09
Assessor's Map No. 117 - pg 01
County of El Dorado CA

El Dorado County Industrial Assessors Plat Map

POR. SECS. 23, 25, 26, 35, & 36, T.9N., R.8E., & SECS. 29, 30 & 31, T.9N., R.9E., M.D.M.

117:02

1" = 1000'

Attachment 4

***Parcel Notes**
24 - 65' WIDE 150' DEPTH
25 - 60' WIDE 200' DEPTH

Colusa County

Acreages Are Estimates

Any and All Rights Reserved. This Plat is subject to the provisions of the Industrial Assessors Act of 1992.

Rev JAN 2 2015

Assessor's Map No. 117 - Pg 07
County of El Dorado, CA

Transportation Overview

Transportation Overview

El Dorado Hills

Proximity to major highways and arterial roads:

- Access within 1 mile to U.S. 50 allows for 30- to 40-minute drive times to Downtown Sacramento, with connections to the larger interstate system including Interstate 5, State Route 99, and Interstate 80 to the Bay Area.
- Auto travel time to San Francisco and other Bay Area destinations via the interstate system is generally around 2 1/2 to 3 hours except during peak commute periods.
- The site will link to a new Latrobe/White Rock Road Connector, providing connections to Folsom, Rancho Cordova, Sacramento and Elk Grove to the west. •

Proximity to the international airport:

- Driving time from Folsom is within 40 minutes (off-peak) to 90 minutes (peak) to Sacramento International Airport, offering over 150 daily nonstop flights, including to Seattle (2 hours); New York (5 hours); San Francisco (1 hour); and Washington D.C. (5 hours).

Employee Transportation Options

- From communities to the east, El Dorado Transit provides connecting bus service to/from the light rail Gold Line station at Iron Point, connecting with communities throughout Sacramento County.
- The Gold Line from offers direct service to and from downtown Sacramento, where a one-stop transfer at the Sacramento Valley Intermodal station provides direct intercity rail connections to and from the Bay Area on the Capitol Corridor 15 times daily.
- U.S. 50 provides access for employees who drive, and includes carpool lanes that speed driving time for those who choose to use transit or rideshare. The planned Latrobe/White Rock Road Connector will also provide driving connections for employees coming from Folsom, Rancho Cordova, Sacramento and Elk Grove.
- The 50 Corridor Transportation Management Association (TMA) offers a Guaranteed Ride Home Program, vanpool and rideshare matching, and other assistance for member employers seeking to provide transportation information and benefits to their employees.
- Class 1 paved bike paths and Class 2 dedicated bike lanes connect the site to communities where workers live, including Folsom, Rancho Cordova, and into Sacramento and the urban core.

- Pedestrian access is limited because of the site's location by the 50 Corridor.

US50 East Active Transportation

- US 50 East
El Dorado Hills Business
Park, Easton Place &
Folsom- South of 50**
- Active Transportation Projects**
-  Existing Bikeways
 -  Planned Multi-Use Paths
 -  Planned Bike Lane
 -  Planned Protected Bike Lane

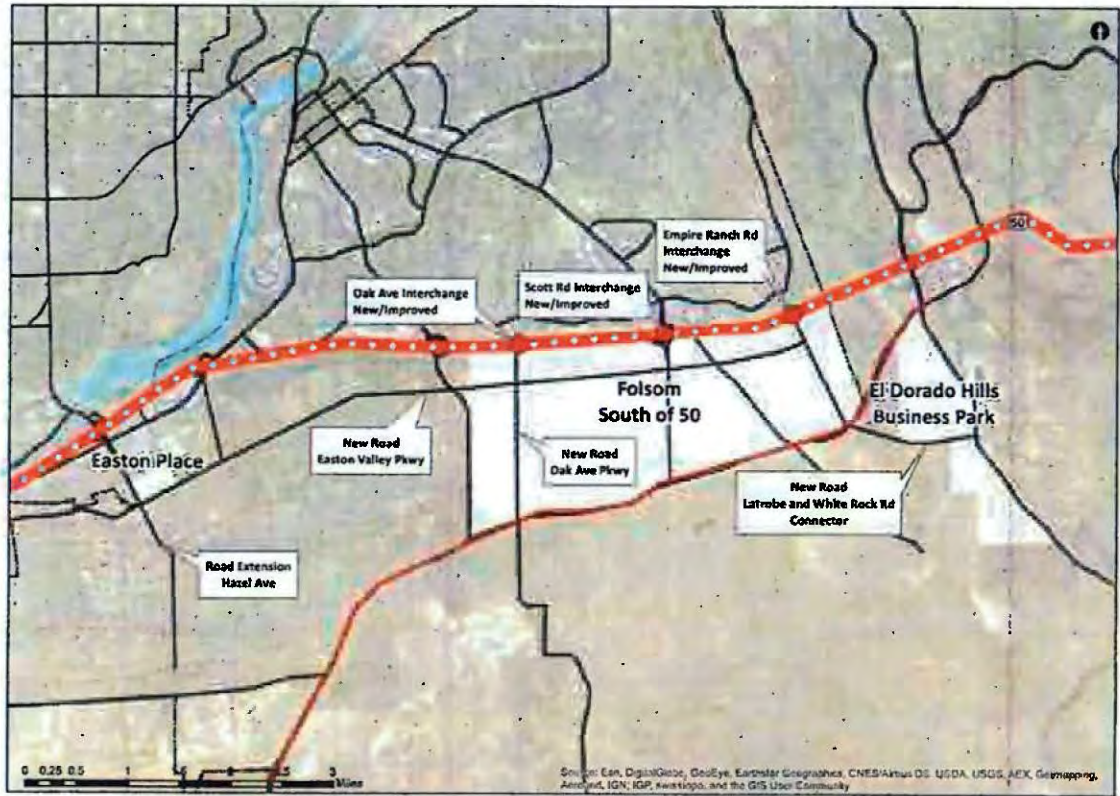


US50 East - Road Projects

US 50 East
El Dorado Hills Business
Park, Easton Place &
Folsom-South of 50

2036 Road Network

-  HOV Lanes
-  Major Arterials
-  Connector



US50 East - Transit

**US 50 East
El Dorado Hills Business
Park, Easton Place &
Folsom- South of 50**

2036 Transit Network

Local Bus Routes

Express Bus

Light Rail Stops

Light Rail Lines

