

PC 4/13/2023
Item #2
2 Pages

Re: April 13, 2023, Agenda Item 23-0611

Andy Nevis <Andy.Nevis@edcgov.us>

Thu 4/6/2023 9:59 PM

To: Dorinda Barney <konabarndor@yahoo.com>

Cc: Planning Department <planning@edcgov.us>

Hi Mr. & Mrs. Barney,

Thank you for your comments on next week's CIP item. I will definitely consider them as I prepare for the hearing. I'm also CCing the Planning Department email do that these comments can be added to the file for next week's meeting. Thanks!

Andy Nevis

El Dorado County District IV Planning Commissioner

From: Dorinda Barney <konabarndor@yahoo.com>

Sent: Thursday, April 6, 2023 1:13 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>

Subject: April 13, 2023, Agenda Item 23-0611

You don't often get email from konabarndor@yahoo.com. [Learn why this is important](#)

To: I Planning Commissioners:

RE: Agenda Item 23-0611

We request the Commissioners TABLE this item until the Commission can review and assess the impact of the proposed Project Frontier.

The widening of Latrobe Road to accommodate more traffic from the proposed Project Frontier is premature, at the least.

There are so many REASONS why Project Frontier should not happen at the proposed site. Subdivisions of family homes with children & subdivisions for 55+ communities, (that are already established and have been for years), schools, wet lands that need to be protected & already have endangered species, noise pollution, air pollution, light pollution, trash pollution, the addition of cars and trucks for employees on roads that are already crowded, & law enforcement problems for crimes (which are already starting to happen in some gated communities). These reasons should all be addressed and taken into consideration for the **peaceful** and **enjoyment** of families and senior citizens who have already made this area their home.

The land, where Project Frontier wants to build this humongous warehouse, supposedly one of the largest in the US, is NOT the proper property for such a project that is surrounded by numerous **existing** subdivisions of families. Plus, Latrobe Road is already impacted by the smaller warehouses that are in this area with their employees speeding on our roads and cutting through our subdivisions to get to and from.

Have all the required Environmental studies been done, and if so, are they posted for all to see; and what, if any, impact does this project present???

We ask that You **TABLE** this item until the full impact of Project Frontier development is presented and all pertinent documentations can be done.

Thank You,

Charles and Dorinda Barney
1020 Calle Real Ln
EDH

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NO Widening of Latrobe Agenda Item # 2 for 4/13

bea crosson <bcrosson49@gmail.com>

Fri 4/7/2023 12:24 PM

To: BOS-Clerk of the Board <edc.cob@edcgov.us>;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>;Gina L. Hamilton <Gina.Hamilton@edcgov.us>;Planning Department <planning@edcgov.us>;Karen Garner <Karen.Garner@edcgov.us>;PL-CMFR Design <cmfrdesign@edcgov.us>

📎 2 attachments (3 MB)

County letter.pdf; unequal burden on seniors and families.jpg;

Thousands of residents, including **approximately 2500 seniors**, request that the Planning Commission table/postpone any Approval of the above Agenda item. In lieu of recently discovered information of a proposed development, humongous in size, for a Distribution Center on Latrobe Road, this project should not be voted on at this time.

The same residents have thus far donated about \$25k to fight against and "SAY NO TO EDH AMAZON.". As far back as 2017 Tiffany Schmid put our quality of life out for sale and at a bargain, pages 4 & 5 attached are clear. While we understand the county needs revenue to provide services that we all enjoy, there is always a moral integrity standard we should abide by. While we knew our homes were adjacent to a Business and Professional Park, any rezoning to accommodate the 3rd LARGEST DISTRIBUTION Center in the U.S., doesn't belong off Latrobe Road. Our county Reps and Staff should also know the EDC has the STATE of CA oldest road, Latrobe.

We expect local news media to also attend next weeks' meeting and we will not go away. There are websites dedicated to HOW TO KEEP AMAZON FROM MOVING IN let along the plethora of increased accidents WITH Amazon drivers, pollution and traffic. Our county roads have always been way behind in good condition and now the Planning Dept., wants to consider a monopoly like Amazon as our next door neighbor; all for the almighty \$ revenue AND give AWAY or discount Permit Fees to help expedite the process. This project will drastically reduce our quality of life AND reduce home values (I know) and the "in process" of Lennars additional senior housing that abuts this land, just West of Broadridge!!

Please remember why you took office and WHO you're supposed to represent.

In gratitude,
Bea Crosson
Realtor Broker-Owner
530-676-7166
CA BRE # 00686353
Since 1979

"Work and live to serve others, leave the world a little better than you found it."

David Sarnoff (1891-1971)
American Businessman, Pioneer Of American Radio And Television.

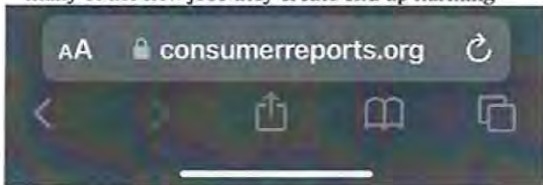
10:11

Jurupa Valley, city councils passed moratoriums on new warehouses over concerns about their effects. A similar pause fell just short of passage in San Bernardino. And in July, California Attorney General Rob Bonta filed a lawsuit (PDF) challenging the approval of a large non-Amazon warehouse project in Fontana, emphasizing the unequal burden it would place on the communities of color and low-income neighborhoods around it.



A large Amazon warehouse looms over a residential neighborhood in Fontana, a city in California's Inland Empire, near Los Angeles. Photo: Alex Welsh/The Guardian and Consumer Reports

Opponents of new Amazon warehouses say that many of the new jobs they create end up harming



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

steed@pacbell.net <steed@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 steed@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

23-0611 Public Comment
PC Rcvd 04-04-23

23-0611 Public Comment
PC Rcvd 04-07-23

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

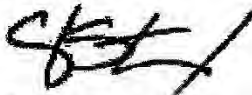
Jon Vegna
Kris Payne
Lexi Boeger
Andrew Nevis
Daniel Harkin

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

23-0611 Public Comment
PC Rcvd 04-04-23

23-0611 Public Comment
PC Rcvd 04-07-23



County of El Dorado

Chief Administrative Office

330 Fair Lane
Placerville, CA 95667-4197

Dun 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.

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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@cdcgov.us

Cc: Don Ashton, Chief Administrative Officer
Roger Trout, Planning and Building Director
Shiva Frentzen, District II Supervisor
John Hidahl, 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 Assessors Plat Map
Attachment 4_El Dorado County_Amazon Industrial Assessors Plat Map
Attachment 5a and 5b_El Dorado County_Amazon Land Use Designation Map
Sales Brochure
Preliminary Wetland Delineation

EDH Brochure

ANAZON 217
23-0611 Public Comment
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PC Rcvd 04-07-23

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
Senior Vice President
Commercial Real Estate

Tom Walcott
Senior Vice President
Commercial Real Estate

Steve Chamberlain
Senior Vice President
Commercial Real Estate

23-0611 Public Comment
PC Rcvd 04-04-23

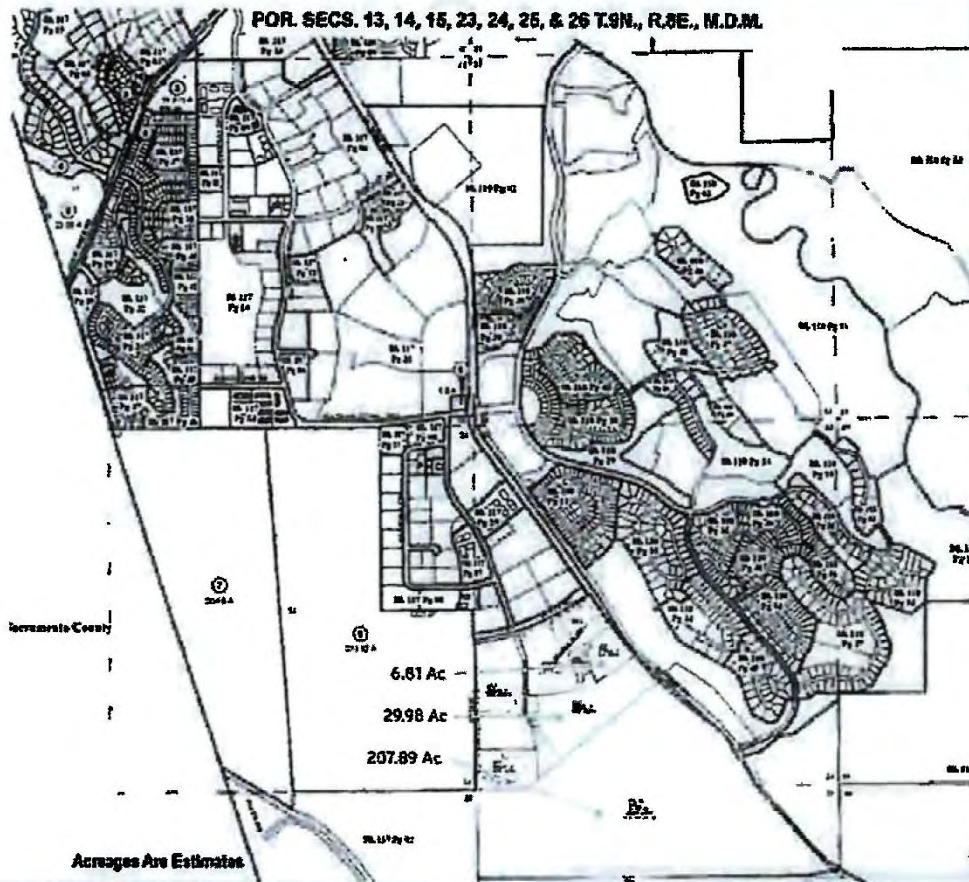
23-0611 Public Comment
PC Rcvd 04-07-23

Robert J Mathews Parkway

El Dorado Hills, CA



BULK COMMERCIAL LAND SALE 244.49 ACRES (97,500,000)



Scott Bennett

Tom Walcott

Steve Chamberlain

23-0611 Public Comment
PC Rcvd 04-04-23

23-0611 Public Comment
PC Rcvd 04-07-23

Robert J Mathews Parkway

El Dorado Hills, CA

Colliers

DULY COMMERCIAL LAND SALE | 227,000 ACRES | \$1,500,000

| | 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% |
| 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 HOUSING | | |
| 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 |

3 | ROBERT J MATHEWS PARKWAY

23-0611 Public Comment

PC-Rcvd 04-04-23

23-0611 Public Comment

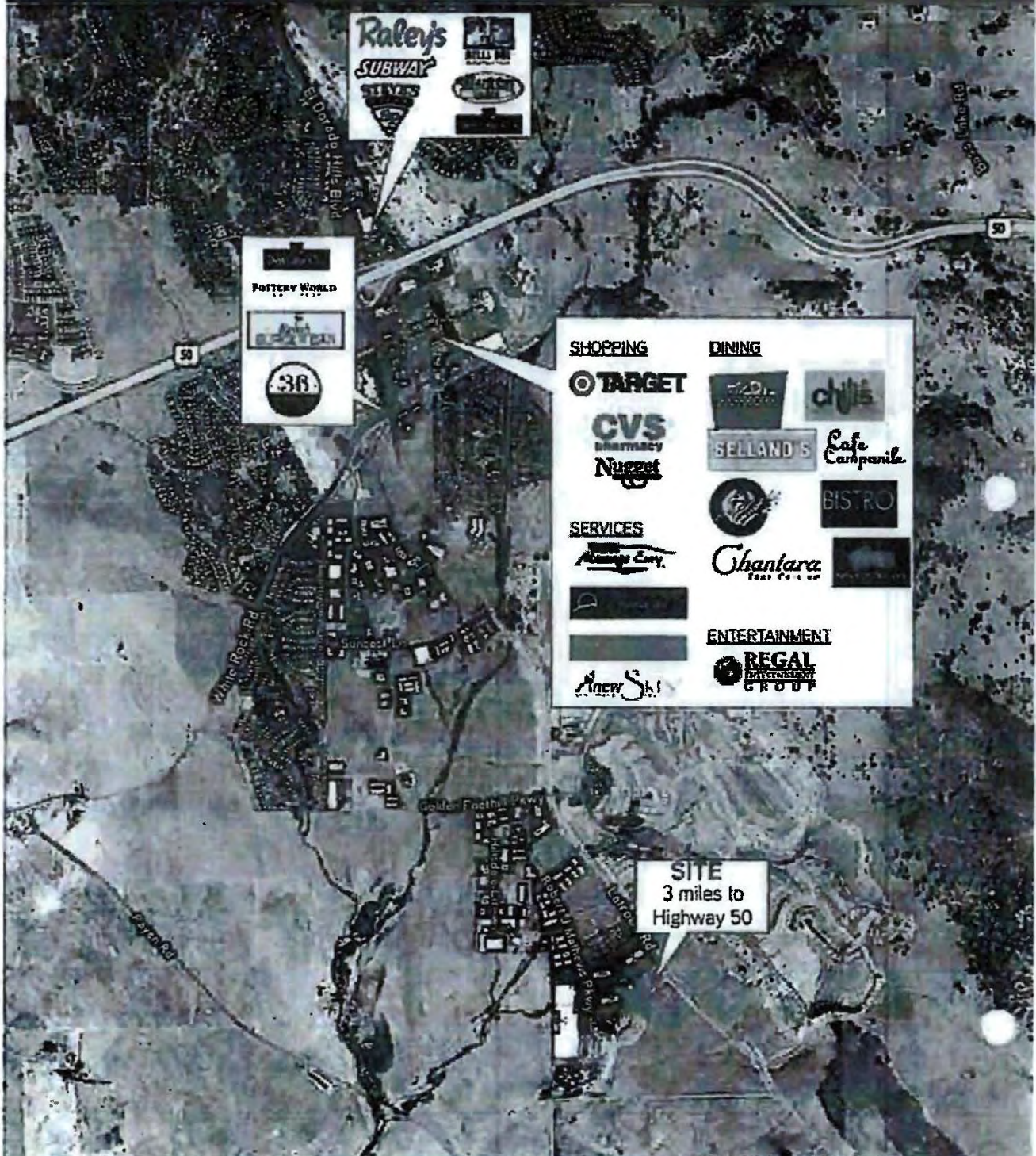
PC Rcvd 04-07-23

Robert J Mathews Parkway

El Dorado Hills, CA

Colliers

BULK COMMERCIAL LAND SALES WITH BUSINESS DEVELOPMENT



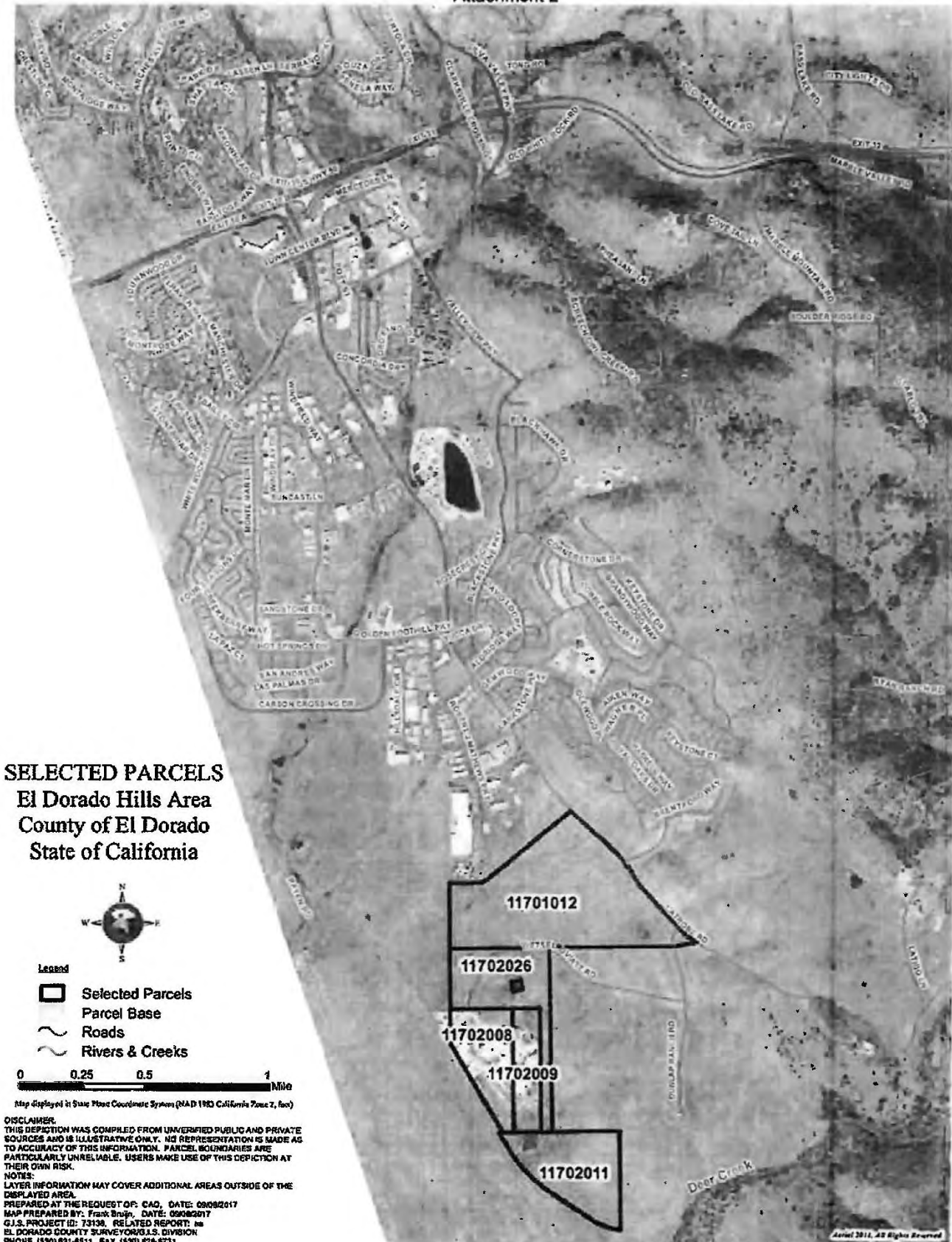
23-0611 Public Comment
PC Rcvd 04-04-23

23-0611 Public Comment
PC Rcvd 04-07-23

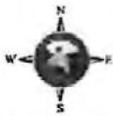
El Dorado County Selected Parcels

23-0611 Public Comment
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23-0611 Public Comment
PC Rcvd 04-07-23



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 7, feet)

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NOTES:
 LAYER INFORMATION MAY COVER ADDITIONAL AREAS OUTSIDE OF THE DISPLAYED AREA.
 PREPARED AT THE REQUEST OF: CAD, DATE: 09/08/2017
 MAP PREPARED BY: Frank Brug, DATE: 09/08/2017
 G.I.S. PROJECT ID: 73138, RELATED REPORT: #
 EL DORADO COUNTY SURVEYOR'S I.S. DIVISION
 PHONE (530) 821-6511 FAX (530) 824-6731

Aerial 2011, All Rights Reserved

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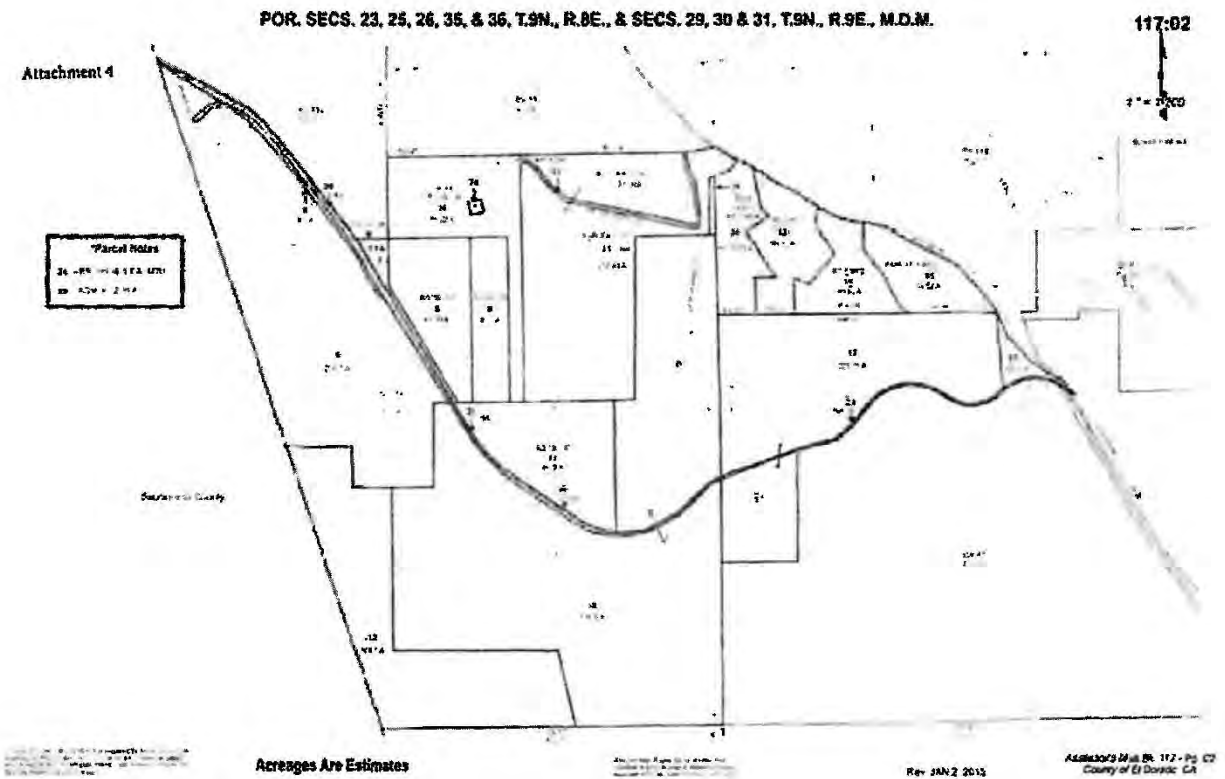
El Dorado County R&D Assessors Plat Map



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El Dorado County Industrial Assessors Plat Map



AMAZON 225

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Transportation Overview

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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.

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US50 East Active Transportation

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

Active Transportation Projects

- Existing Sideways
- Planned Multi-Use Paths
- Planned Bike Lane
- Planned Protected Bike Lane

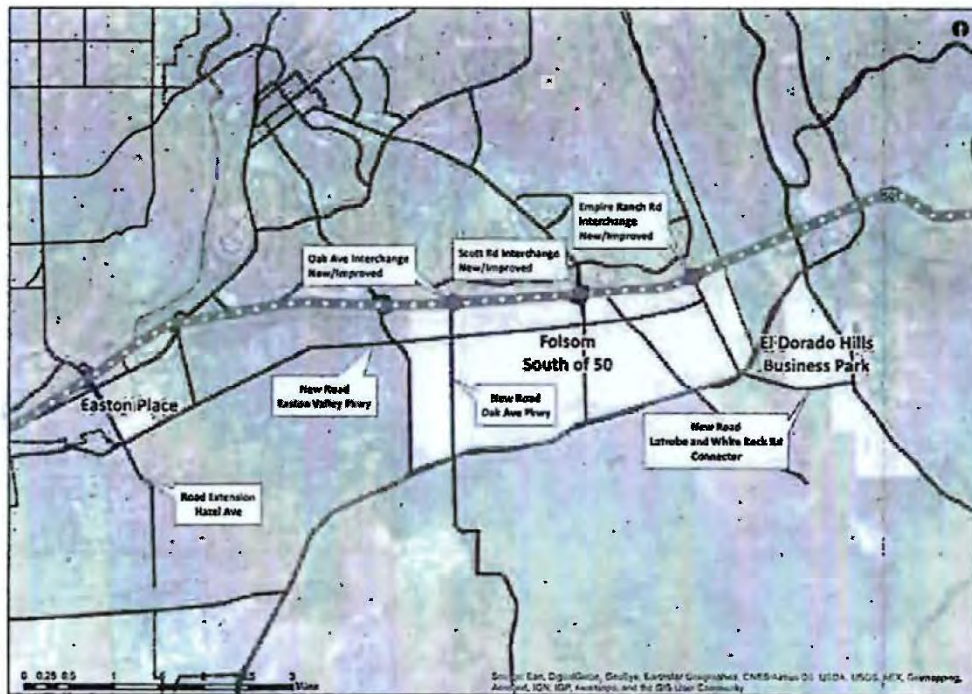


US50 East - Road Projects

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

