



May 28, 2026 Planning Commission Meeting Comments

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To Planning Department <planning@edcgov.us>

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I offer below brief comments regarding the upcoming May 28, 2026 Planning Commission meeting since I cannot attend in person:

1. Agenda Item #3, 26-0833

Prior to taking title of the six parcels of land from the Conservancy, the County may wish to consider performing or contracting an ASTM E1528 Transaction Screen Assessment of the parcels to assess for the potential for hazardous materials impacts from current or former on-site or off-site operations. The screening assessment is less comprehensive and expensive than a full Phase I ESA (ASTM 1527) and is generally considered more appropriate for non-commercial properties. The purpose of a screening level assessment is to avoid purchasing a property with an existing environmental and therefore financial liability.

2. Agenda Item #4, 26-0832

Removing fulfillment centers, heavy distribution and parcel hub uses from the Industrial / R&D Zones use type to an Industrial - Specialized use type appears appropriate. Requiring a CUP for such uses is appropriate. The Industrial - Heavy (IH) zone appears most appropriate for such uses since that zoning specifically supports trucking, and it is acknowledged that "...the IH road system is built to support truck traffic". However, land zoned IH in the County is apparently very limited. The proposed Industrial - Light (IL) zoning could potentially be appropriate for such uses but there would likely be significant concerns regarding the ability of the road system to handle a large distribution center and related impacts (size and height of the building, off-site noise from trucks 24/7, lighting, etc.). Parcel Hub uses would be an appropriate fit for IH zoned land. Heavier traffic impacts from fulfillment centers and other heavy distribution centers would require careful evaluation during the CUP process. I'm not sure if there is any site on the west slope of El Dorado County that could currently absorb the truck traffic and related impacts from a large fulfillment center. Perhaps an ad-hoc committee or other group could be formed to study that situation so that if a suitable location is found it could be vetted prior to evaluating an application for such a potentially impactful operation.

Sincerely,

Tim Costello
Planning Commissioner, District 4