

Three Points I want to make:

1. As I courtesy I request that you table the DOT item concerning the CIP. There is no rush to approve this item as there is no pending action requiring a finding of consistency, and secondly, I and many others have simply not had time to review it.
2. I want to comment that the County in its FAQ released today is once again wrong in its understanding of its own code when they stated that PF is a use allowed by right with ministerial approval. That's wrong. The R&D zone allows various uses, including Wholesale Storage and Distribution. Some uses require additional discretionary permits. Others can be established by right as The County seems to believe **but only** if the use complies with the development standards for the zone. The proposed use is **NOT** allowed by right.

The project proposes to construct a "distribution and sortation" facility with a height of over 100 feet, more than double the 50' building height allowed under the zoning code. The project does not comply with the 50' maximum building height and is therefore, by definition, is not a use allowed "by right". As you know, the Zoning Code does allow you to modify building height standards. It can be done, but, this requires a Development Plan Permit to do so. The zoning code clearly states that development in the R&D zone shall comply with established development standards **unless** modified by a Development Plan Permit. Section 130.52.040

This is not a project allowed by right. To go above the 50' height restriction they need A Development Plan Permit. Section 130.52.040.A says that a development plan permit, and I quote, "...provides flexibility from the Ordinance standards..." An approved DP may allow "variations in zone development standards ... such as setbacks, lot size, lot width, floor area ratio (FAR), and **height limits** for greater flexibility in project design." They need a development plan permit. Furthermore, the Development Plan also requires a zone change application to add the Planned Development Combining Zone. [Ch. 130.28].

The developer knows your code maybe better than we do. But something the developer does not want you to know is that both the zone change and Development Plan are considered discretionary projects subject to CEQA review. You as the Planning Commission are that review authority of original jurisdiction for a Development Plan. In conclusion, you are being gaslighted. The proposed Project r is NOT allowed by right, does NOT follow the mandatory Planned Development rezone and Development Permit process required by the Zoning Code, and does NOT further the objectives and policies of the General Plan for the Research & Development Business Park which is a requirement of the general plan.

3. Please pass a resolution by vote demanding that the supervisors return jurisdiction to the planning commission, as required by law.

Two months ago, The rain was falling, the lakes were filling, and the grass was turning green. Things were good in El Dorado Hills.

Since then, the discovery of our county leaders covert efforts to woo Project Frontier into our neighborhood turned our dream homes into a nightmare.

To even consider allowing 1250 semi-trucks per day into our community has left the residents of El Dorado Hills in a state of shock, mis-trust, and anger.

We do not understand how the elected officials could even consider this project and all the damage it brings with it. From cancer causing Diesel particulate Matter that will undoubtedly settle in our valley and pollute the air thousands of senior residents and school going children will breathe daily, to the burdening traffic congestion that will affect all of the residents north and south of the Highway 50 corridor, as well as those using El Dorado Hills Blvd to get to the town center businesses, to the destruction of the Miwok, and Niasanen Indian Tribes hunting grounds and still present Artifacts, to the noise, vibration and light pollution it will bring to our dark sky community, and the environmental damage it will cause to the Carson Creek Preserve,

What disturbs us most is how the individuals WE THE PEOPLE put our faith and trust in to lead our county have secretly hidden this project from us in an effort to sneak it through the application process. They knew we the people would reject this project in its merit at the proposed location so they decided as a collective body to violate our trust, and their sworn ethics and chose to ignore their own processes and harm the WE THE PEOPLE of El Dorado Hills to grab the brass ring for themselves, thinking tax dollars are worth more than the lives and quality of life of the constituents who voted them into office.

The idea of a panel of peers is not a new one. It was from the birth of our country these ideals were formed. An ideal way to ensure We THE PEOPLEs interests are measured, and to protect us from those who wish to destroy our way of life in El Dorado County. In this instance, you, the planning commissioners have been charged with looking at large scale projects, determining their value to the communities, their fit within the general plan, and to ensure all policies, codes, and ethical requirements are fulfilled.

This project, in my, and many residents, opinion, does not fit in the proposed location, and we need you to make sure Project Frontier finds a safe, and sensible location abutted to Highway 50, in an area that will not harm the health of our residents, will not impact our thriving town

center or other local businesses, and will minimize the impact to our local environment. You represent the people of El Dorado County. You are our voice, and you are our safeguard against the creatures looming to destroy our quality of life.

This is that time. Please, for WE THE PEOPLE, stand up, demand the Supervisors direct Zoning Director Karen Garner assign Project Frontier to your commission, then do what you set out to do by accepting the role and responsibility you accepted when you agreed to become a part of the leadership of our county and representatives of WE THE PEOPLE.

El Dorado County Planning Commission Meeting

April 13, 2023

Good Morning, My name is Sally Foster. I have been a resident of EDH since 2008. My husband and I bought our forever home in EDH with the plan of retiring here. We loved the quiet town, the natural beauty, and the community. We are proud to call EDH our home.

When I heard about Project Frontier, I was outraged. I knew I had to speak up against it to protect my family, my health, my home, and my community. My "claws" came out and I am here today to voice my strong opposition against this monstrosity. The mere size of this project is unimaginable in our small town. Reports and data overwhelming support that the type of distribution center proposed for our area create negative impact which far outweighs any benefits this County will reap.

Project Frontier does not belong in EDH, PERIOD. My concerns to name a few are:

Traffic Congestion

Air Pollution

Environmental Issues

Noise

Proximity to Schools, Day Care Facilities and Assisted Living Facilities

Proximity to Residential Neighborhoods

Widening of Latrobe Road

Additional Exit Off of Highway 50

I am requesting that you pass a resolution stating that the Board of Supervisor's place Project Frontier's permitting process before you and not the Zoning Administrator. The County Code designates you as the reviewing body and your authority is being undermined. The residents of El Dorado County deserve full disclosure and transparency in regards to Project Frontier. Furthermore, the residents deserve to have a "VOICE" and our concerns and opinions heard. This project needs a full hearing before you, our Planning Commission.