



March 22, 2023 Heritage Village Resort Ballroom

HERITAGE COMMUNITY DISCUSSION
Project Frontier

Concerned Residents Civic Group

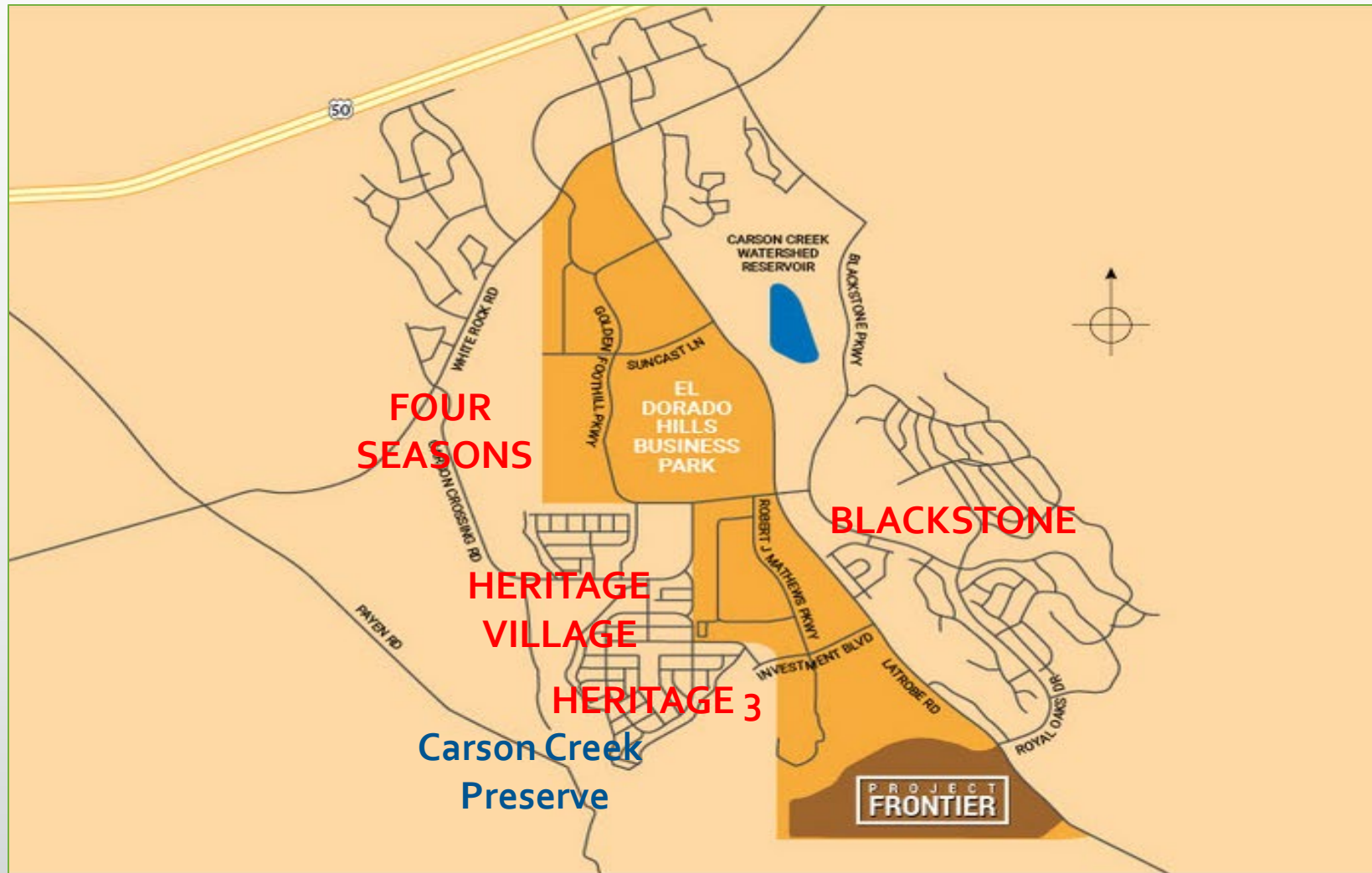
Concerned Residents EDH Heritage Village, nonprofit public benefit corporation
Dedicated to the Protection Quality of Life and Environment

Project Frontier Basics per Developer*

- 4.78 million square foot wholesale distribution center
- Building 1: 5 story (104 ft) 3.41 million sq ft automated fulfilment; Building 2: 1 story 1.37 million sq ft large parcel fulfilment distribution
- Increase of 5,058 daily auto and truck trips (1250 truck trips=8 trucks/rush hour, 50 trucks/non-rush hour)
- Claim: Proposal reduces traffic 18.482 vehicle trips compared to county peak projections at buildout
- 155 loading docks, 892 trailer spaces, 2910 parking spaces
- Anticipates creating 2,213 jobs
- 24 x 7 operations
- Construction cost \$718 million
- Claim: No significant environmental impact
- Claim: Significant positive economic benefit

* Source: Documents published by the project developer

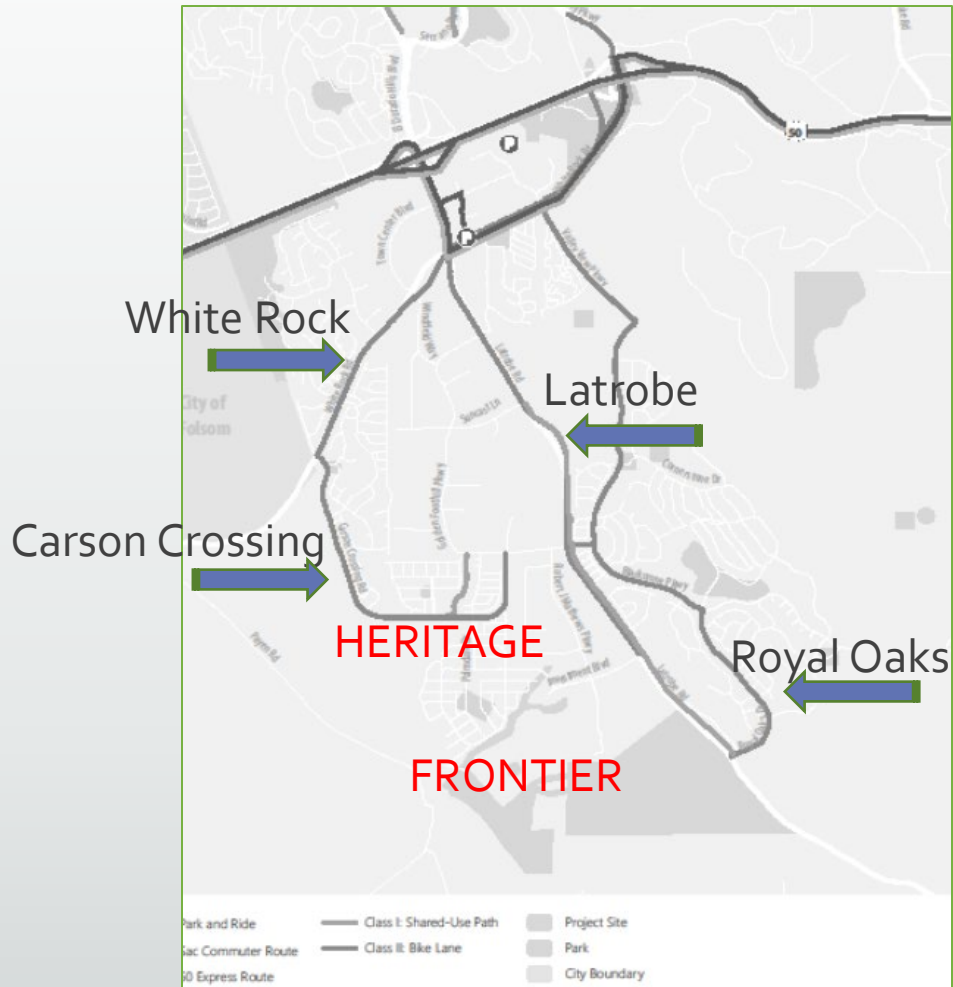
Location: Adjacent to Four Residential Communities & Federal/State Protected Nature Preserve



Project Frontier Site Map



TRAFFIC TRIP DISTRIBUTION RELATIVE TO HERITAGE

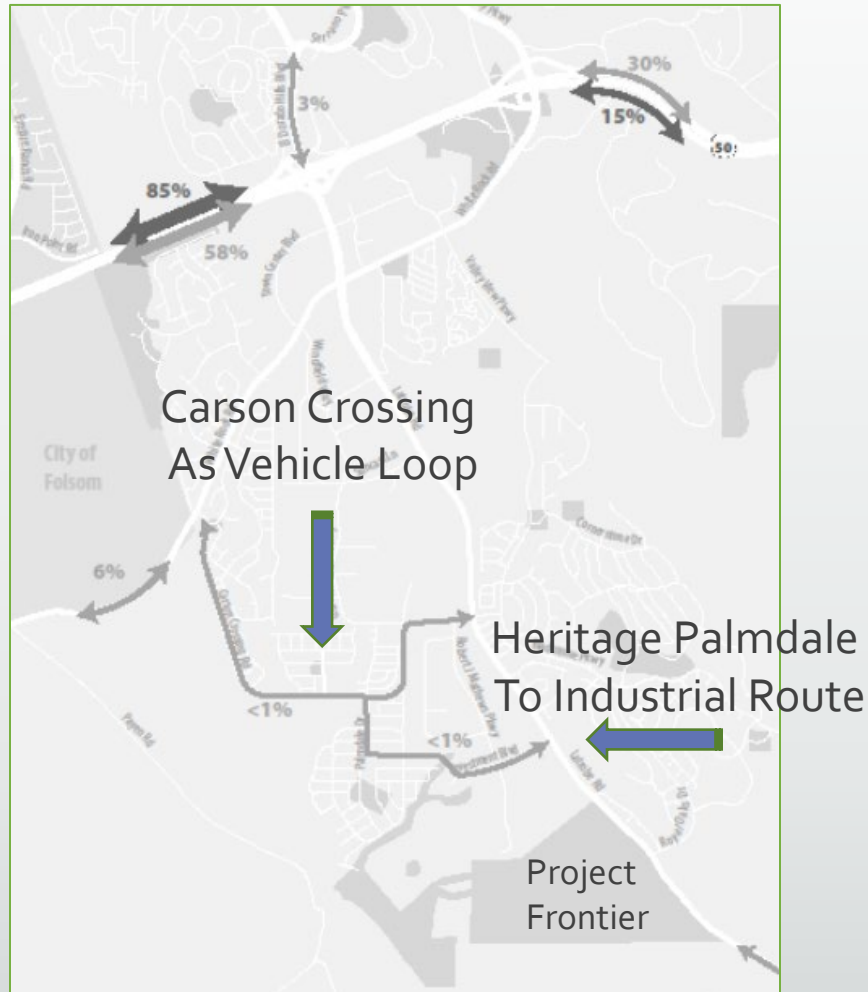


According to the Project Developer:

- Primary traffic flow from HWY 50 to Latrobe
- Secondary traffic flow: White Rock Road
- Carson Crossing Rd loop as segment of the White Rock traffic flow

Source: Traffic Impact Analysis Report, Figure 4

TRAFFIC TRIP DISTRIBUTION THROUGH HERITAGE



According to the Project Developer:

- Carson Crossing traffic loop shown through Heritage: Palmdale to Industrial
- Developer ignores Palmdale to Industrial is closed, private road owned by our HOA
- Suggests minor increase on Carson Crossing, fails to account for expansion of White Rock

PROJECT BENEFITS ACCORDING TO DEVELOPER

**Total Annual State and County Public Sector Revenues
Attributable to Project Operations (E-commerce Scenario)**

\$10.1 - \$23.2 Million

Property Tax

\$6.2 Million

Sales Tax Revenues*

\$3.6 - \$16.6 Million

Property Tax In-Lieu of Motor Vehicle License Fee

\$362,000

Public Safety Sales Tax*

\$246,000 - \$900,000

Take Note of Wide Variance In Projected Revenues

Balancing Benefit Claims to Costs

El Dorado County has economic needs that must be acknowledged. County Auditor/Controller Joe Harn writes: :” . I believe that there is a high likelihood that the sales tax generated by the organization that will ultimately use the Project Frontier facilities will have a dramatic positive affect of the County's ability to provide law enforcement and road maintenance services throughout the County.” March 14, 2023 Letter to APAC

Benefits come with costs including:

- County pays for roads including the expansion and road maintenance of Latrobe and secondary routes
- Surrounding infrastructure paid by taxpayers and service providers
- Additional services required for police, fire, emergency services, schools, waste, environmental clean-up utilities, water, etc.
- Requirement for worker housing and services
- Health services costs for three seniors communities impacted by pollution
- Traffic delays and congestion impacting both residential and business actions
- Compromises to quality of life and ecologically sensitive environment,
- ***AND RESIDENTIAL PROPERTY DEVALUATION***

INVOLVED PARTIES

- PROPONENTS

- Facility User: Unknown, hiding identity (but documents identify other Amazon projects)
- Dermody Properties – project developer (involved in many national large scale projects)

- PRIMARY COUNTY PARTIES

- EDC Planning & Building: Karen Gardner, Director Karen.L.Garner@edcgov.us 530-621-5315
- EDC Planning Commission – contact link [Planning Commission \(edcgov.us\)](http://edcgov.us/PlanningCommission)
- EDC Board of Supervisors – five member board contact link www.edcgov.us/Government/BOS
- EDC Department of Transportation, Rafael Martinez rafael.martinez@edcgov.us 530-621-5900

- ADVISORY AND ADVOCACY GROUPS

- El Dorado Hills Area Planning Advisory Committee (APAC) www.apac.org
- EDH South Coalition (Blackstone, Heritage, Four Season) southEDH@gmail.com

- HOME OWNERS AND LOCAL BUSINESS

CURRENT APPROVAL END GAME

- Developer seeks to avoid Environmental Impact Review and Planning Commission:
 - “The applicant understands that .. the proposed project uses are consistent with zoning, are allowed by right, and have been previously analyzed in numerous environmental analyses, the Planning Department has determined that the Zoning Administrator is the appropriate decision making body ... limited to the building height” *Developers response to APAC questions March 14, 2023*
- EDC Planning Department appears to limit scope reviews and expedite the approval
 - Planning staff confirm the Zoning Administrator (appointed by the Planning Director) will schedule a hearing tentatively set for April with notices to be sent to persons living within 1000 feet and published in local newspaper.
- Planning Director Karen Gardner has extensive experience with distribution centers
 - Prior to coming to EDC a year ago, Gardner oversaw the City of Gilroy’s approval of AMAZON distribution centers.
- EDC relies on 20+ year old environmental impact studies and appears to ignore new and significant findings that trigger a full EIR under the California Environmental Quality Act (CEQA)
- Planning Commission have not been is not included in the process
- Decision of Zoning Administrator can be appealed to Board of Supervisors
- Board of Supervisors decision subject to legal action

WHAT MAKES THE HERITAGE ROLE IMPORTANT

- Heritage is the largest senior community in the county representing a voting block of over 3000
- Carson Creek Specific Plan guarantees the protection of senior residents (Four Season, Heritage Village, and Heritage 3)
- Mello-Roos and Zone of Benefit assessments pay for the infrastructure including Carson Crossing Road
- As owner of the Carson Creek Preserve, the Heritage HOA is obligated to protect and defend the sensitive wetlands and habitat that could be impacted by Project Frontier
- Access to emergency services and ordinary daily activity could be crippled by increased traffic and other negative related impacts

CALL FOR ACTION NOW

- Spread the word ... talk with your neighbors, friends and family about the issues
- Makes your views known and demand full, open review
- Object to current Project Frontier approval process
- Participate with public comment at Board of Supervisors meetings every Tuesday
- Attend the Planning Commission meetings and request they engaged in the process
- Write and call every member of the Board of Supervisors
- Write members of the Planning Commission
- Write and call Planning Director Karen Gardner and staff
- Write and call Transportation Department Director Rafael Martinez and staff
- Be prepared to take additional action if you oppose the proposal

OPEN FORUM: ALL EARS



THIS ARE OUR HOME AND COMMUNITY VALUES TO PROTECT AND DEFEND