



El Dorado Hills Area Planning Advisory Committee

Wednesday May 10, 2023
6:30PM

EDH Fire Department Station 85 Conference Room - VIRTUAL MEETING via ZOOM

Attendees via ZOOM or via Phone-in Option will be **MUTED** until
Designated periods when the meeting is opened to Public Comment
on each Agenda Item

To Submit Public Comment click the **RAISE HAND** button in ZOOM, or
press *9 over the phone



1. Call To Order

2023 Chair: John Davey

2023 Vice Chair: John Raslear

2023 Vice Chair Tim White

2023 Vice Chair Brooke Washburn

2023 Secretary Robert Williams



2. Adoption of Meeting Agenda

El Dorado Hills Area Planning Advisory Committee

"Non-Partisan Volunteers Planning Our Future Since 1981"

APAC 2023 Officers

John Davey, Chair jdavey@daveygroup.net

John Raslear, Vice Chair jrazpub@shs-global.net

Timothy White, Vice Chair twwhite@gmail.com

Brooke Washburn, Vice Chair Brooke.Washburn@libertymutual.com

Robert Williams, Secretary rhwh180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday May 10, 2023, 6:30 PM

HYBRID Meeting

IN-PERSON EDH Fire Station 85 Executive Conference Room 1050 Wilson Blvd, EDH, CA 95762

VIRTUAL Zoom Meeting <https://us02web.zoom.us/j/87434928039>

PHONE IN OPTION (669) 900-9128 Meeting ID: 874 3492 8039

LIVE on YOUTUBE: <https://youtube.com/live/Alm63lz5nM0> (no discussion option via YouTube)

Meetings are recorded in video format

1. Call to Order
2. Adoption of Meeting Agenda
3. Public Comment
4. Supervisor Communications:
D1 Supervisor John Hidahl D2 Supervisor George Turnbo
5. Guest Speaker: N/A

6. APAC Projects

a. [Carson Creek R&D Project P22-0009](#)

Tentative Parcel Map to divide four parcels totaling 64.22 acres into fourteen Research and Development (R&D) parcels to be used for industrial wholesale distribution buildings and two open space and drainage parcels ranging from 0.73 acres to 13.07 acres in size. The properties, identified by Assessor's Parcel Numbers 117-210-048, 117-210-049, 117-210-050 and 117-210-060, consist of 64.22 acres, and are located on the east side of Latrobe RD, approximately 580 feet north of the intersection with Golden Foothill PKWY, in the El Dorado Hills area, Supervisorial District 2. (formerly site of proposed Carson Creek Village residential project)

b. [Project Frontier DR22-0003 CUP22-0016](#)

Economic Impact Analysis Discussion

c. UPDATE "Notification – No Review" Planning Commission May 11, 2023

Meeting New Development Agreement DA22-0001 East Ridge Village

d. UPDATE "Notification – No Review" EDH Area Project Statuses

7. Adjournment:

The Next EDH APAC meeting is: **Wednesday June 21, 2023 6:30PM START TIME**

HYBRID: In-Person & Virtual: EDH Fire Dept. Station 85 Meeting Room 1050 Wilson Blvd, EDH, CA

PUBLIC COMMENTS can be submitted at the meeting in person or virtually, OR submitted in advance of the meeting via EMAIL. Emailed questions MUST be received by 4PM the MONDAY PRIOR to the meeting date.

Send advance comments/questions to edhapac.comment@gmail.com and please identify the project or subject you wish to address.

Questions regarding this agenda should be addressed to Chairman John Davey at [johndaveyapac@gmail.com](mailto: johndaveyapac@gmail.com)

Mailing address: c/o El Dorado Hills APAC, 1021 Harvard Way, El Dorado Hills, CA, 95762

Not Printed or Mailed at Government Expense

Courtesy Notice: Anyone wishing to record any segment of an APAC meeting shall express their intent to do so before they start recording.

Website: <https://edhapac.org> | Facebook: <https://www.facebook.com/EDHAPAC> | <https://www.youtube.com/@eldoradohillsapac>



3. Public Comment

On any matter not on the Agenda

Three minutes provided to each speaker

If you are commenting via ZOOM, use the **RAISE HAND button**

If you are commenting via telephone call **press *9**

Commenters:

Please Voluntarily Provide Your Name So We Can Correctly Record Our Meeting Minutes



How to become a voting member of EDH APAC

Volunteer to work on a project review/subcommittee.

EDH APAC members can help you learn about the processes & steps



4. Supervisor Communications

District 1 Supervisor John Hidahl

District 2 Supervisor George Turnboo



5. Guest Speaker

N/A



6. APAC Matters & Projects



Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split



Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split



Tentative Parcel Map to divide four parcels totaling 64.22 acres into fourteen **Research and Development (R&D) parcels to be used for industrial wholesale distribution buildings** and two open space and drainage parcels ranging from 0.73 acres to 13.07 acres in size. The properties, identified by Assessor's Parcel Numbers 117-210-048, 117-210-049, 117-210-050 and 117-210-060, consist of 64.22 acres, and are located on the ~~east side of Latrobe Road~~, approximately 580 feet north of the intersection with Golden Foothill Parkway, in the El Dorado Hills area, Supervisorial District 2.

County Technical Advisory Committee (TAC) Meeting: May 15, 2023



El Dorado Hills Area Planning Advisory Committee

Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split

PROJECT NAME/REQUEST: (Describe proposed use) CARSON CREEK R&D PROJECT
DIVIDE 4 PARCELS INTO 14 R&D PARCELS AND 2 OPEN SPACE/DRAINAGE PARCELS TO BE USED FOR INDUSTRIAL WHOLESALE DISTRIBUTION BUILDINGS

IF SUBDIVISION/PARCEL MAP: Create 16 lots, ranging in size from 0.73 AC to 13.07 AC acre(s) / square feet

Applicant Information:

Name: Morton & Pitalo, Inc. (Jeff Thompson) Phone #: (916) 496-8771
 Address: 600 Coolidge Dr. #140, Folsom, CA 95630 Email: jthompson@mpengr.com

Project Information:

Name of Project: Gateway El Dorado Planning Number: P22-0009
 Project Location: El Dorado Hills Business Park Bldg Size: Varies 28,750-72,000
 APN(s): 117-210-048, 049, 050 & 060 Project Planner: Matthew Aselage
 Number of units: 8

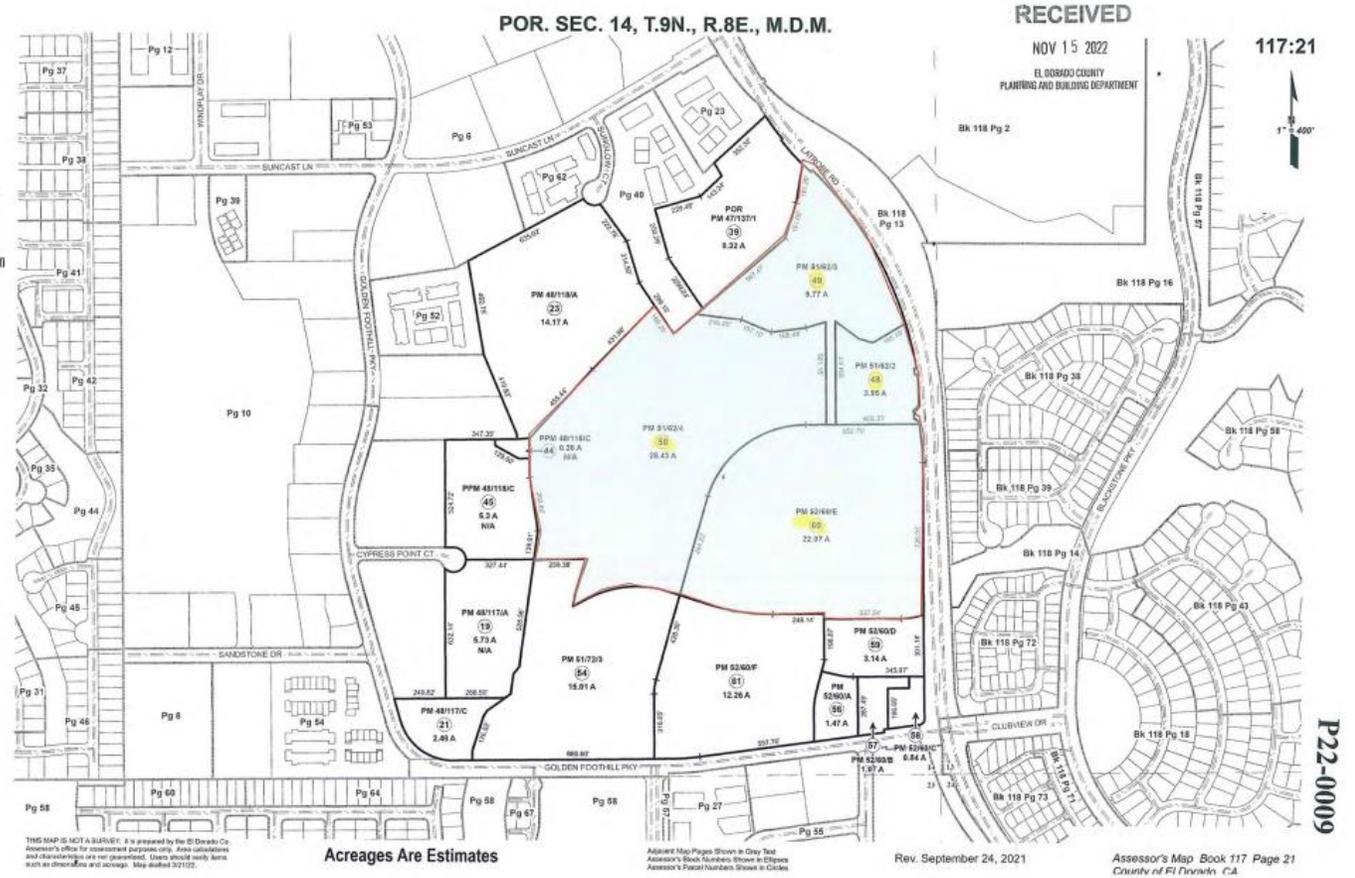
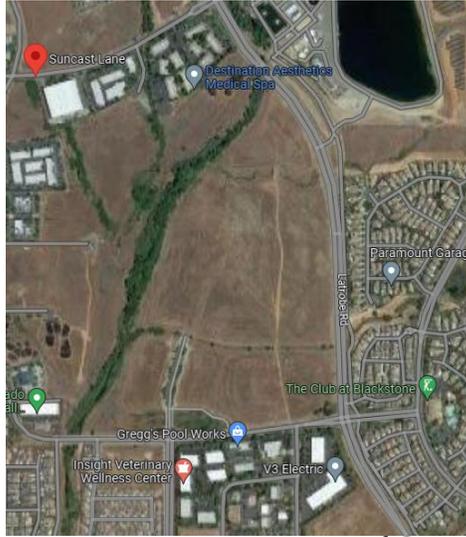
Description of Project: (Use, Number of Units, Building Size, etc.)

Project consist of 14 development lots (64.22 acres) and 2 open space parcels (2.65 acres) of Research and Development uses ranging from 840,000 SF to 1,100,000 SF of buildings.



El Dorado Hills Area Planning Advisory Committee

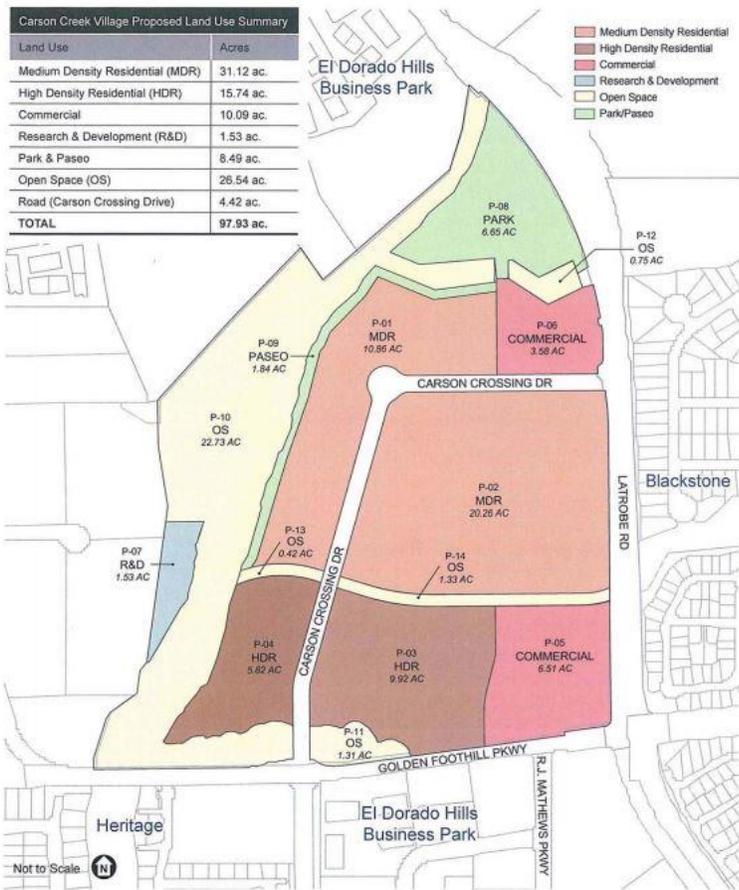
Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split

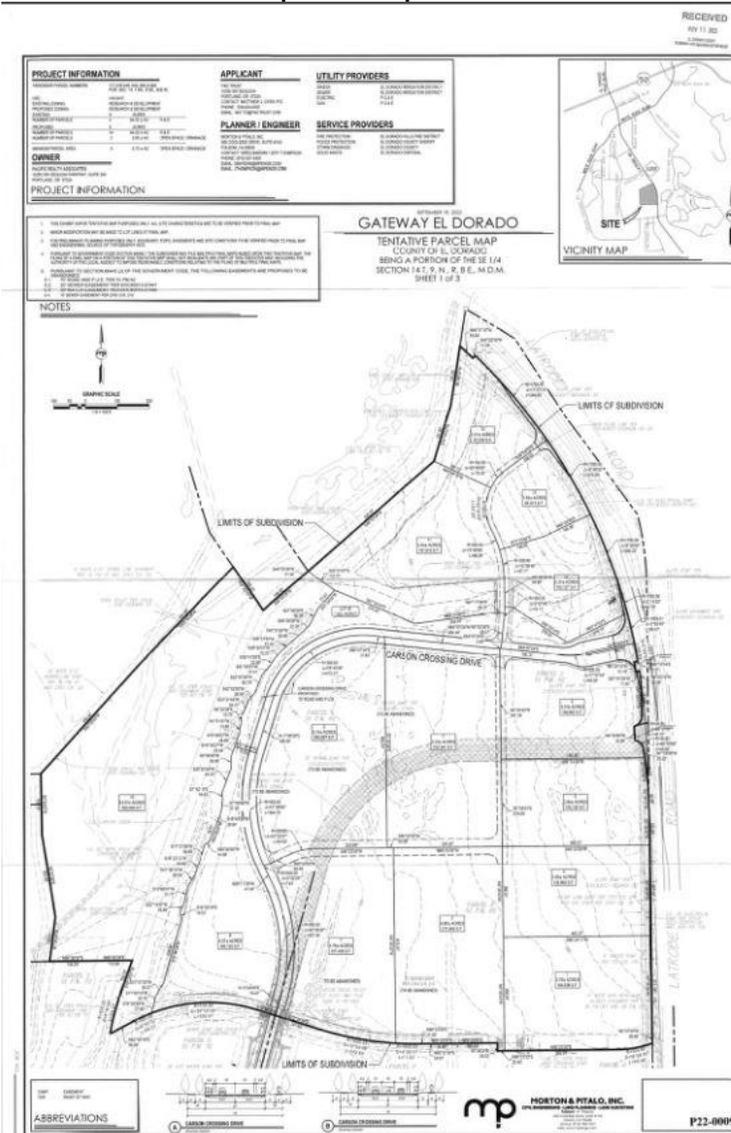
Previously proposed Carson Creek Village Specific Plan



Proposed Land Use Concept

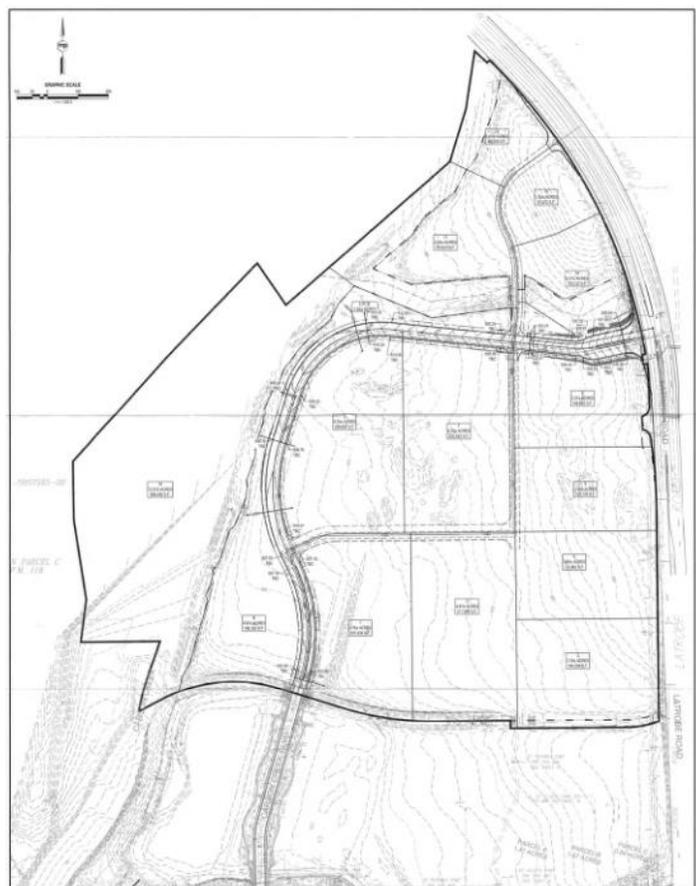


New Parcel Split Proposal





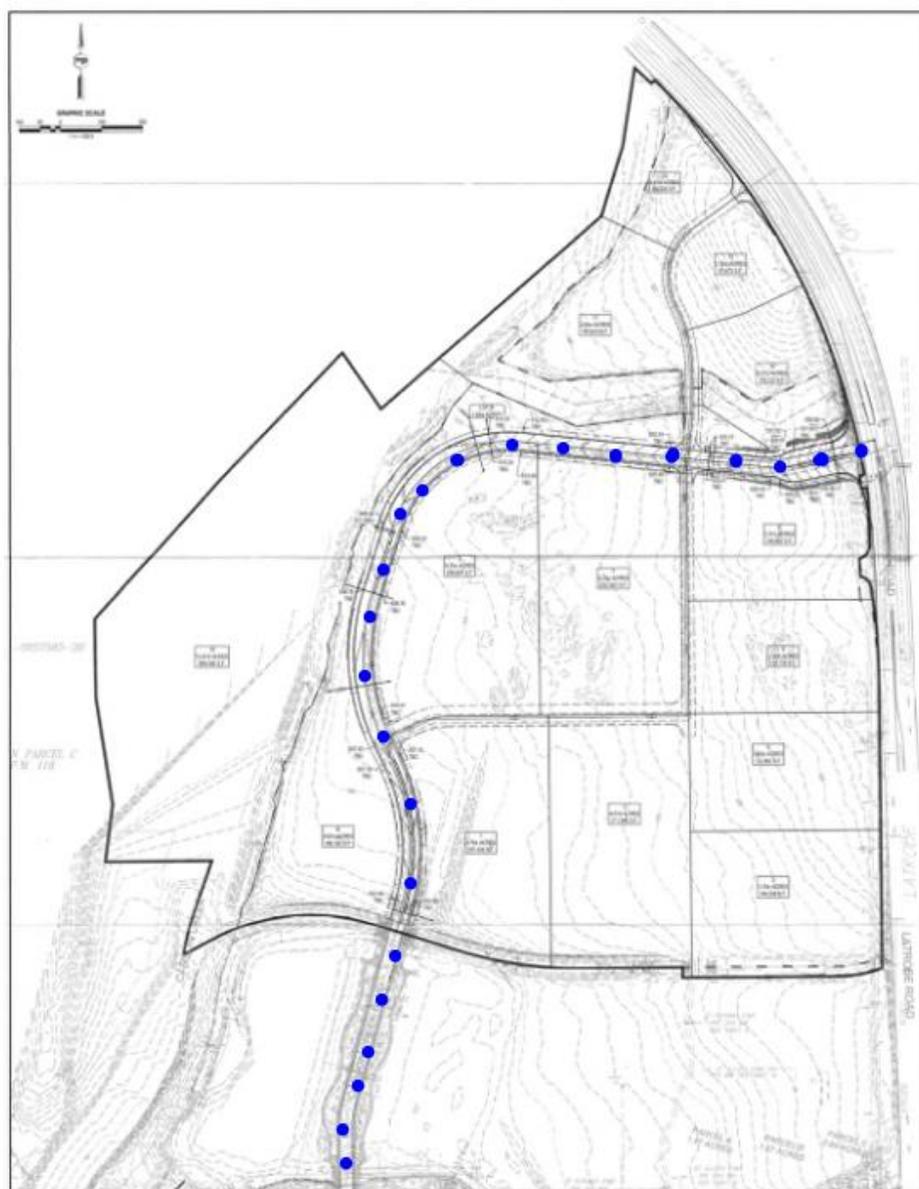
Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split

Extension of
Carson Crossing In Blue





Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split

Trip Generation:

Weekday
Weekday AM between 7A-9A
Weekday PM between 4P-6P

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday**

Setting/Location: General Urban/Suburban
Number of Studies: 27
Avg. 1000 Sq. Ft. GFA: 762
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
3.37	1.41 - 14.98	2.60

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour **Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 956
Directional Distribution: 81% entering, 19% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.06 - 2.13	0.33

Industrial Park (130)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour **Between 4 and 6 p.m.**

Setting/Location: General Urban/Suburban
Number of Studies: 35
Avg. 1000 Sq. Ft. GFA: 899
Directional Distribution: 22% entering, 78% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.34	0.09 - 2.85	0.36



Project Frontier

DR22-0003 CUP22-0016

Economic Impact Analysis Discussion



PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis Discussion

207.89 Acres located on the west side of Latrobe Road

Property was de-annexed from the El Dorado Hills Business Park. Even though de-annexed from the Business Park, the Property still retains the Industrial/R&D Zoning

Following de-annexation, property was proposed to be developed as the 700-900 residential unit Creekside Village Specific Plan. The Specific Plan sought to change the property zoning to residential & open space.

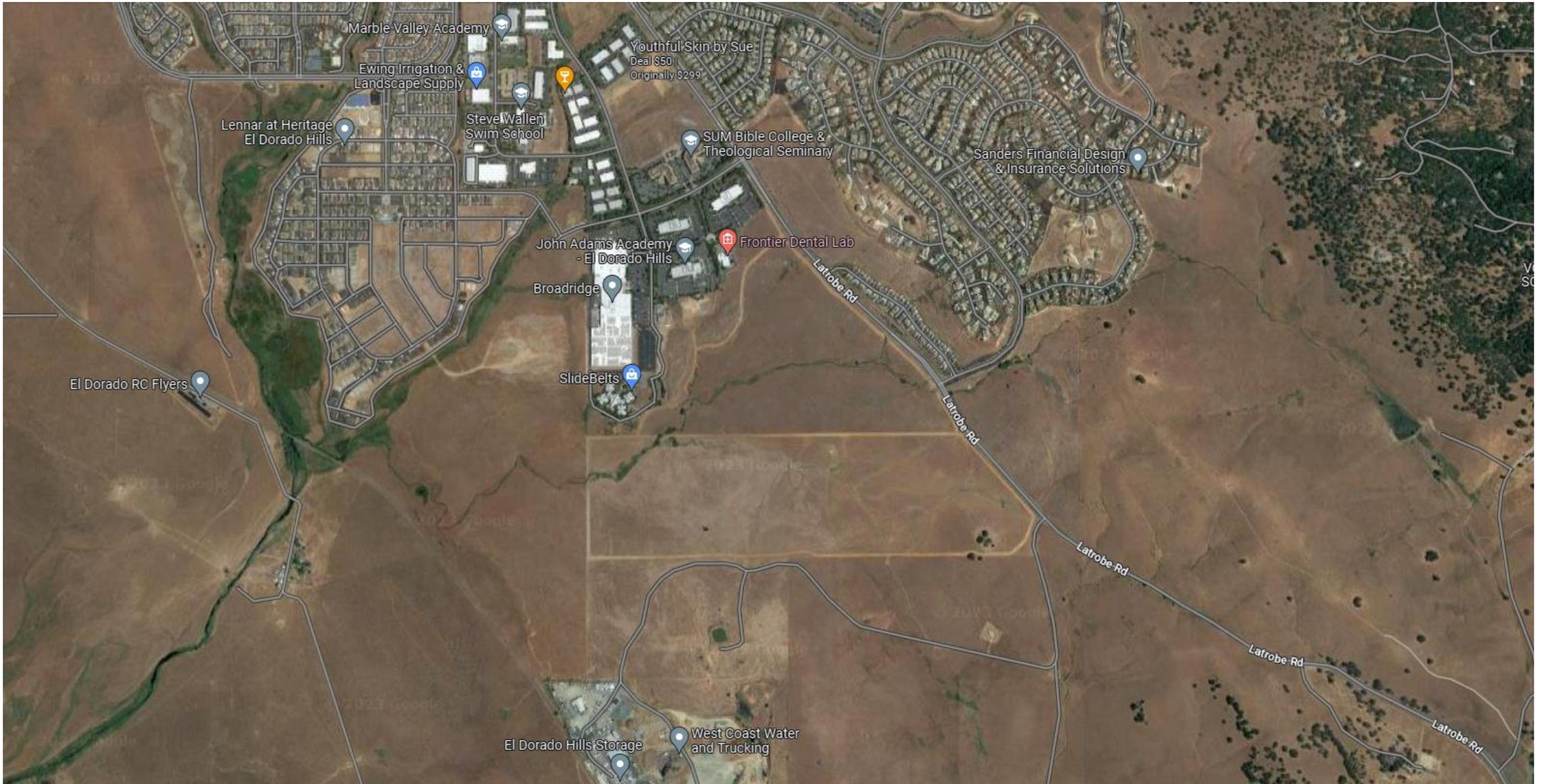
New Project:

Bldg. 1 – new construction of a 5-story distribution & sortation building (+/- 2,800,000 SF).

Bldg. 2 – new construction of a 1-story distribution & sortation building w/mezzanine (+/- 1,330,820 SF).



PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis Discussion





March 15, 2023 EDH APAC Meeting **Applicant Presentation: Slide By EPS**

KEY ANNUAL STATE AND COUNTY REVENUES: E-COMMERCE SCENARIO



* Sales and use tax estimates reflect a range of assumed onsite taxable sales per square foot estimates ranging from \$10 - \$50 per square foot based on taxable sales receipts for similar facilities in neighboring jurisdictions.



MEMORANDUM

To: Ryan Sikorski and George Condon,
Dermody Properties

From: Amy Lapin and Sean Fisher

Subject: Project Frontier Economic Impact Analysis;
EPS #232005

Date: March 30, 2023

Introduction

Dermody Properties (Dermody) retained Economic & Planning Systems, Inc. (EPS) to prepare an economic impact analysis (Analysis) of the Project Frontier (Project), a proposed industrial project located in El Dorado Hills, an unincorporated community in western El Dorado County (County). The 180-acre proposed Project is located south of the existing El Dorado Hills Business Park (EDHBP) and consists of approximately 4.5 million building square feet of industrial space to be constructed over the next 3 years.

The purpose of this Analysis is to estimate the quantifiable **one-time construction** and **ongoing annual operational impacts** of the proposed Project on the local economy with respect to jobs, income, and total economic output. Total economic output refers to the value of goods and services produced in a local economy as a result of a project's construction and buildout operations.

The economic stimulus generated by development of the Project will have a multiplying effect throughout the economy as local businesses, consumers, and employees associated with the Project make local expenditures. This Analysis quantifies these impacts using an input/output (I/O) economic modeling system, which measures the change in regional economic activity resulting from a specific economic stimulus (e.g., construction and operation of the Project). Additional detail regarding the I/O economic modeling system is provided at the end of this memorandum.

The Economics of Land Use



Economic & Planning Systems, Inc.
455 Capitol Mall, Suite 701
Sacramento, CA 95814
916 649 8010 tel
916 649 2070 fax

Oakland
Sacramento
Denver
Los Angeles

www.epsys.com



El Dorado Hills Area Planning Advisory Committee

PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis March 30, 2023 By EPS

- Under the E-commerce scenario, public sector (state and local) sales tax revenue ranges from \$10.4 million to \$24.3 million annually
- Under the Alternative Tax Revenue scenario, public sector (state and local) sales tax revenue is 6.9 million
- Under the E-Commerce Sales Tax Revenue Scenario, the Project is estimated to generate sales tax revenue to the County ranging from \$481,500 to \$2.3 million and an additional \$3.1 million
- Under the Alternative Sales Tax Revenue Scenario, the Project is estimated to generate sales tax revenue to the County of \$31,500

Table 8
Project Frontier
Economic Impact Analysis
Detailed Summary of Annual Public-Sector Revenues - Project Frontier (Rounded 2023\$)

**Annual Public-Sector Revenues:
Project Frontier**

Revenue Category	Source	Projected Public-Sector Tax Revenues					
		Low End Estimates			High End Estimates		
		El Dorado County [1]	State of California	Total	El Dorado County [1]	State of California	Total
Annual Public-Sector Tax Revenues							
E-Commerce Sales Tax Revenue Scenario [2]							
East Building (E-Commerce Sales Tax Revenue Scenario)							
Property Tax	Table C-1	\$4,614,933	-	\$4,614,933	\$4,561,000	-	\$4,561,000
Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$269,078	-	\$269,078	\$269,078	-	\$269,078
Sales Tax [3]	Table C-2 & C-3	\$358,000	\$2,275,000	\$2,633,000	\$1,718,000	\$10,775,000	\$12,493,000
Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$182,000	-	\$182,000	\$862,000	-	\$862,000
Total Annual Tax Revenues		\$5,424,010	\$2,275,000	\$7,699,010	\$7,410,078	\$10,775,000	\$18,185,078
West Building (E-Commerce Sales Tax Revenue Scenario)							
Property Tax	Table C-1	\$1,587,375	-	\$1,587,375	\$1,587,375	-	\$1,587,375
Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$92,553	-	\$92,553	\$92,553	-	\$92,553
Sales Tax [3]	Table C-2 & C-3	\$353,500	\$800,000	\$1,153,500	\$1,713,500	\$3,550,000	\$5,263,500
Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$64,000	-	\$64,000	\$284,000	-	\$284,000
Total Annual Tax Revenues		\$2,097,428	\$800,000	\$2,897,428	\$3,677,428	\$3,550,000	\$7,227,428
Total Project (E-Commerce Sales Tax Revenue Scenario)							
Property Tax	Table C-1	\$6,202,307	-	\$6,202,307	\$6,202,307	-	\$6,202,307
Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$361,631	-	\$361,631	\$361,631	-	\$361,631
Sales Tax [3]	Table C-2 & C-3	\$481,500	\$3,075,000	\$3,556,500	\$2,281,500	\$14,325,000	\$16,806,500
Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$246,000	-	\$246,000	\$1,146,000	-	\$1,146,000
Total Annual Tax Revenues		\$7,291,438	\$3,075,000	\$10,366,438	\$9,991,438	\$14,325,000	\$24,316,438
Alternative Sales Tax Revenue Scenario [2]							
Subtotal Annual Tax Revenues (E-Commerce Sales Tax Revenue Scenario)							
Unrealized Sales Tax Revenues	Table C-4	\$675,000	\$2,812,500	\$3,487,500	\$3,375,000	\$14,062,500	\$17,437,500
Total Annual Tax Revenues (Alternative Sales Tax Revenue Scenario)		\$6,616,438	\$262,500	\$6,878,938	\$6,616,438	\$262,500	\$6,878,938

Source: Dermody Properties; EPS.

NOTE: This analysis reflects key tax revenues to the public sector only. Other revenues to fund development impacts and ongoing operations and maintenance costs will be generated.

[1] The majority of estimated revenues will benefit taxing entities in El Dorado County; a portion of estimated sales tax revenues related to incidental employee spending may be generated in the greater region (e.g. Sacramento County and Placer County)

[2] On-site taxable sales generated by industrial uses are dependent upon the final end tenant. The mix of land uses in the project have the potential to generate additional on site sales tax revenues. A range of on-site taxable sales per square foot assumptions have been used under the e-commerce scenario, providing a potential range of sales tax revenues that could be realized by the Project. Additionally, a more conservative scenario was considered in which no taxable sales are realized on-site.

[3] Includes sales tax revenues generated through the Bradley-Burns local 1-percent Uniform Local Sales Tax rate and the statewide sales tax rate.



Property Tax Revenues

Approximately \$6.2 million in property tax revenue will be generated by the Project. Based on existing tax allocations between the County and other taxing entities, the Project will generate **\$1.9 million** in property tax revenues to the County General Fund and **\$4.3 million** to other taxing entities in the County.

Estimated annual property tax revenue resulting from development in the Project is presented in **Table C-1** in **Appendix C**. The estimated assessed values for Project land uses are based on Project construction costs and are assumed to remain static in 2023 dollar values—real growth in assessed value is not estimated. The property taxes the County will receive are derived from the total assessed value of the Project and the post-Educational Revenue Augmentation Fund (ERAF) share of the 1 percent ad valorem property tax rate to each applicable taxing entity.

Property Tax in Lieu of Vehicle License Fee

The Analysis uses a formula provided by the State Controller's Office to forecast Property Tax in Lieu of Vehicle License Fee (PTIL VLF) revenue, which is calculated by taking the percentage increase in the County's assessed value resulting from the Project and applying that percentage increase to the County's current State allocation of PTIL VLF revenue, as shown in the County's Fiscal Year (FY) 2022-23 budget. This calculation is shown in **Table C-1** in **Appendix C**. As shown, the Project is anticipated to generate approximately **\$362,000** in PTIL VLF revenues to the County. There is no PTIL VLF revenue estimated for the State.



PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis March 30, 2023 By EPS

Sales Tax

Sales tax revenue is based on estimated taxable sales and applicable sales tax rates for the County, the region, and the State. The tax rate in the unincorporated portion of the County is composed of the Bradley-Burns local 1 percent Uniform Local Sales Tax rate. Sales occurring anywhere in the State are subject to the State tax rate of 6.25 percent. Under the E-Commerce Sales Tax Revenue Scenario, the Project is estimated to generate sales tax revenue to the County ranging from \$481,500 to \$2.3 million and an additional \$3.1 million to \$14.3 million to the State annually, as summarized in **Tables C-2** and **C-3** in **Appendix C**. Under the Alternative Sales Tax Revenue Scenario, the Project is estimated to generate sales tax revenue to the County of \$31,500 and an additional \$262,500 to the State annually, as summarized in **Table C-4** in **Appendix C**.

EPS estimates taxable sales generated by the Project by estimating both onsite and offsite taxable expenditures generated by the Project. For the E-Commerce uses envisioned for the proposed Project, the end tenant of the Project will greatly impact the amount of future taxable sales generated on site, if any. According to State Law, E-Commerce sellers are subject to sales and use tax if they make sales through a marketplace that is registered with the CDTFA, have a physical presence in the State, and/or have total sales exceeding \$500,000 annually.⁶

At this time, the specific tenants of the Project are unknown. Thus, this Analysis includes multiple taxable sales scenarios. The **E-Commerce Sales Tax Revenue Scenario** reflects a range of potential sales tax revenues generated onsite. The low end estimate reflects a conservative assumption of \$10 in taxable sales per building square foot. This estimate of taxable sales per square foot is based on an evaluation of recent taxable sales generated by other warehouse and distribution uses in cities in California that generate annual taxable sales from point-of-sale transactions. EPS's evaluation of potential taxable sales per square foot ranges from \$10 to \$50 per square foot, depending on the specific tenant and the types of goods sold onsite. As such, the **E-Commerce Sales Tax Revenue Scenario** also includes a less conservative high range estimate, based on an assumed \$50 in taxable sales per square foot. In the event future tenants of the Project do not generate onsite taxable sales, this Analysis also includes an estimate of annual sales tax revenue under an **Alternative Sales Tax Revenue Scenario**.

Offsite taxable sales include spending by new Project employees. Taxable retail expenditures generated by Project employees are based on the assumption that an employee of the Project would spend approximately \$10 per workday on taxable goods and services, as shown on **Table C-5** in **Appendix C**. EPS estimates 75 percent of employee spending would occur in the County.⁷ This estimate of taxable sales is consistent across all scenarios.



El Dorado Hills Area Planning Advisory Committee

PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis March 30, 2023 By EPS

Table 7
Annual Public Sector Revenues
 Detailed Summary of Annual Public Sector Revenues - Project Frontier (Revised 2023)

Revenue Category	Source	Low End Estimates		High End Estimates	
		\$'000,000 2024	\$'000,000 2025	\$'000,000 2024	\$'000,000 2025
Annual Public Sector Tax Revenues					
E-Commerce Sales Tax Revenue Scenario [2]					
Property Tax	Table C-1	\$6,202,307	\$6,202,307	\$6,202,307	\$6,202,307
Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$361,631	\$361,631	\$361,631	\$361,631
Sales Tax [3]	Table C-2 & C-3	\$481,500	\$3,075,000	\$3,556,500	\$14,325,000
Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$246,000	-	\$246,000	\$1,146,000
Total Annual Tax Revenues		\$7,291,438	\$10,366,438	\$10,366,438	\$24,316,438



NOTE: This analysis reflects the revenues to the public sector only. Other revenues to local development include a) State and Federal Grants, b) State and Federal Loans, c) State and Federal Bonds, d) State and Federal Tax Expenditures, e) State and Federal Tax Incentives, f) State and Federal Tax Credits, g) State and Federal Tax Exemptions, h) State and Federal Tax Deferrals, i) State and Federal Tax Waivers, j) State and Federal Tax Exclusions, k) State and Federal Tax Exemptions, l) State and Federal Tax Exemptions, m) State and Federal Tax Exemptions, n) State and Federal Tax Exemptions, o) State and Federal Tax Exemptions, p) State and Federal Tax Exemptions, q) State and Federal Tax Exemptions, r) State and Federal Tax Exemptions, s) State and Federal Tax Exemptions, t) State and Federal Tax Exemptions, u) State and Federal Tax Exemptions, v) State and Federal Tax Exemptions, w) State and Federal Tax Exemptions, x) State and Federal Tax Exemptions, y) State and Federal Tax Exemptions, z) State and Federal Tax Exemptions.

Revenue Category	Source	Projected Public-Sector Tax Revenues					
		Low End Estimates			High End Estimates		
		El Dorado County [1]	State of California	Total	El Dorado County [1]	State of California	Total
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East Building (E-Commerce Sales Tax Revenue Scenario)							
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Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$92,553	-	\$92,553	\$92,553	-	\$92,553
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Total Project (E-Commerce Sales Tax Revenue Scenario)							
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Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$361,631	-	\$361,631	\$361,631	-	\$361,631
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El Dorado Hills Area Planning Advisory Committee

PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis March 30, 2023 By EPS

Table 7
Annual Public Sector Revenues
 District's Summary of Annual Public Sector Revenues - Project Frontier (Revised 2023)

Revenue Category	Source	Low End Estimates		High End Estimates	
		El Dorado County [1]	State of California	El Dorado County [1]	State of California
Annual Public Sector Tax Revenues					
E-Commerce Sales Tax Revenue Scenario [2]					
Property Tax	Table C-1	\$6,202,307	-	\$6,202,307	-
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Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$246,000	-	\$246,000	-
Total Annual Tax Revenues		\$7,291,438	\$3,075,000	\$10,366,438	\$14,325,000



Estimated Revenues generated by BOTH BUILDINGS under the E-Commerce Assumption

Revenue Category	Source	Projected Public-Sector Tax Revenues					
		Low End Estimates			High End Estimates		
		El Dorado County [1]	State of California	Total	El Dorado County [1]	State of California	Total
Annual Public-Sector Tax Revenues							
E-Commerce Sales Tax Revenue Scenario [2]							
Total Project (E-Commerce Sales Tax Revenue Scenario)							
Property Tax	Table C-1	\$6,202,307	-	\$6,202,307	\$6,202,307	-	\$6,202,307
Property Tax In-Lieu of Motor Vehicle License Fee	Table C-1	\$361,631	-	\$361,631	\$361,631	-	\$361,631
Sales Tax [3]	Table C-2 & C-3	\$481,500	\$3,075,000	\$3,556,500	\$2,281,500	\$14,325,000	\$16,606,500
Prop. 172 Public Safety Sales Tax	Table C-2 & C-3	\$246,000	-	\$246,000	\$1,146,000	-	\$1,146,000
Total Annual Tax Revenues		\$7,291,438	\$3,075,000	\$10,366,438	\$9,991,438	\$14,325,000	\$24,316,438

Sales taxes are allocated to the jurisdiction of the fulfilment activity – delivery to end purchaser.



Assumes the facilities do NOT generate Sales Taxes Locally, as considered under the E-Commerce assumption

Table C-4
Project Frontier
Economic Impact Analysis
Estimated Annual Sales and Use Tax Revenue by Jurisdiction - Alternative Sales Tax Revenue Scenario (2023\$)

Sales and Use Tax Revenue:
Alternative Sales Tax Revenue Scenario
(No On-site Sales)

Item	Source	Taxable Retail Expenditures/ Proposition 172	Projected Sales Tax Revenue		
			El Dorado County	State of California	Total
Assumptions					
Sales Tax Rate			1.00%	6.25%	
Percentage of Taxable Retail: Onsite			100%	NA	
Percentage of Taxable Retail: Offsite [1]			75%	NA	
Estimated Sales Tax Revenue					
		<i>taxable retail exp.</i>			
East Building					
Onsite Taxable Expenditures [2]	\$0 per Sq. Ft.	\$0	\$0	\$0	\$0
Offsite Taxable Expenditures	Table C-5	\$2,400,000	\$18,000	\$150,000	\$168,000
Total Estimated Sales Tax Revenue		\$2,400,000	\$18,000	\$150,000	\$168,000
West Building					
Onsite Taxable Expenditures [2]	\$0 per Sq. Ft.	\$0	\$0	\$0	\$0
Offsite Taxable Expenditures	Table C-5	\$1,800,000	\$13,500	\$112,500	\$126,000
Total Estimated Sales Tax Revenue		\$1,800,000	\$13,500	\$112,500	\$126,000
Total					
Onsite Taxable Expenditures [2]	\$0 per Sq. Ft.	\$0	\$0	\$0	\$0
Offsite Taxable Expenditures	Table C-5	\$4,200,000	\$31,500	\$262,500	\$294,000
Total Estimated Sales Tax Revenue		\$4,200,000	\$31,500	\$262,500	\$294,000
Prop 172 Public Safety Sales Tax Revenue [3]					
		<i>total prop 172 revenue</i>			
East Building		\$12,000	\$12,000	\$0	\$12,000
West Building		\$9,000	\$9,000	\$0	\$9,000
Total		\$21,000	\$21,000	\$0	\$21,000

Source: Dermody Properties; EPS.



El Dorado Hills Area Planning Advisory Committee

PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis Discussion

April 28, 2023 letter to EDH APAC
From El Dorado County
Auditor Controller Joe Harn



County of El Dorado

OFFICE OF AUDITOR-CONTROLLER

380 FAIR LANE
PLACERVILLE, CALIFORNIA 95667-4193
Phone: (530) 621-5487 Fax: (530) 295-2535

JOE HARN, CPA
Auditor-Controller

BOB TOSCANO
Assistant Auditor-Controller

April 28, 2023

John Davey, Chair
El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, California 95762

Subject: Sales Tax Generation Correction-Project Frontier

Mr. Davey:

The purpose of this letter is to update my letter dated March 14, 2023.

In my March 14, 2023 letter I stated my then belief that there was “a high likelihood that the sales tax generated by... Project Frontier” would have a dramatic positive effect on the County’s ability to provide services to the public.

As I continue to dig into Project Frontier, I am not very confident in the statement that I made back in March. My March letter was based on my understanding that a significant portion of the shipments out of Project Frontier would be to homes. Apparently, I was way off. In a communication to the EDH Chamber on April 25th, Gene Endicott stated that “there will be no deliveries directly to homes” from Project Frontier. My knowledge of California’s sales tax apportionment rules indicates that the sales tax will go to the jurisdiction where fulfillment center is located and the goods are shipped directly to the final customer. Mr. Endicott indicates that Project Frontier is not a fulfillment center. There appears to be a fairly likely scenario where the County in fact will NOT receive any ongoing sales tax revenue from Project Frontier.

I apologize for my March letter. It is difficult to opine on future sales tax revenues when there is uncertainty who the actual end user is and when you cannot communicate directly to the actual end user.

Attached you will find some information from the County’s sales tax consultant and what I believe to be the relevant section of the California Department of Tax and Fee Administration regulations.

Sincerely,

Joe Harn, CPA
Auditor-Controller



PD22-0003 CUP22-0016 Project Frontier – Economic Impact Analysis Discussion



April 28, 2023 letter to EDH APAC
From El Dorado County
Auditor Controller Joe Harn

Subject: Sales Tax Generation Correction-Project Frontier

Mr. Davey:

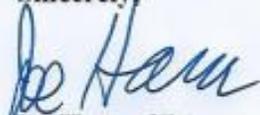
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Attached you will find some information from the County’s sales tax consultant and what I believe to be the relevant section of the California Department of Tax and Fee Administration regulations.

Sincerely,

**Joe Harn, CPA
Auditor-Controller**



PROPSOAL:

EDH APAC should submit a letter to County Planning Staff, Auditor-Controller Harn, and the Planning Commission, recommending that a Cost Benefit Analysis evaluating Project Frontier's financial impacts and benefits be completed and made available for the Planning Commission and the public to review.

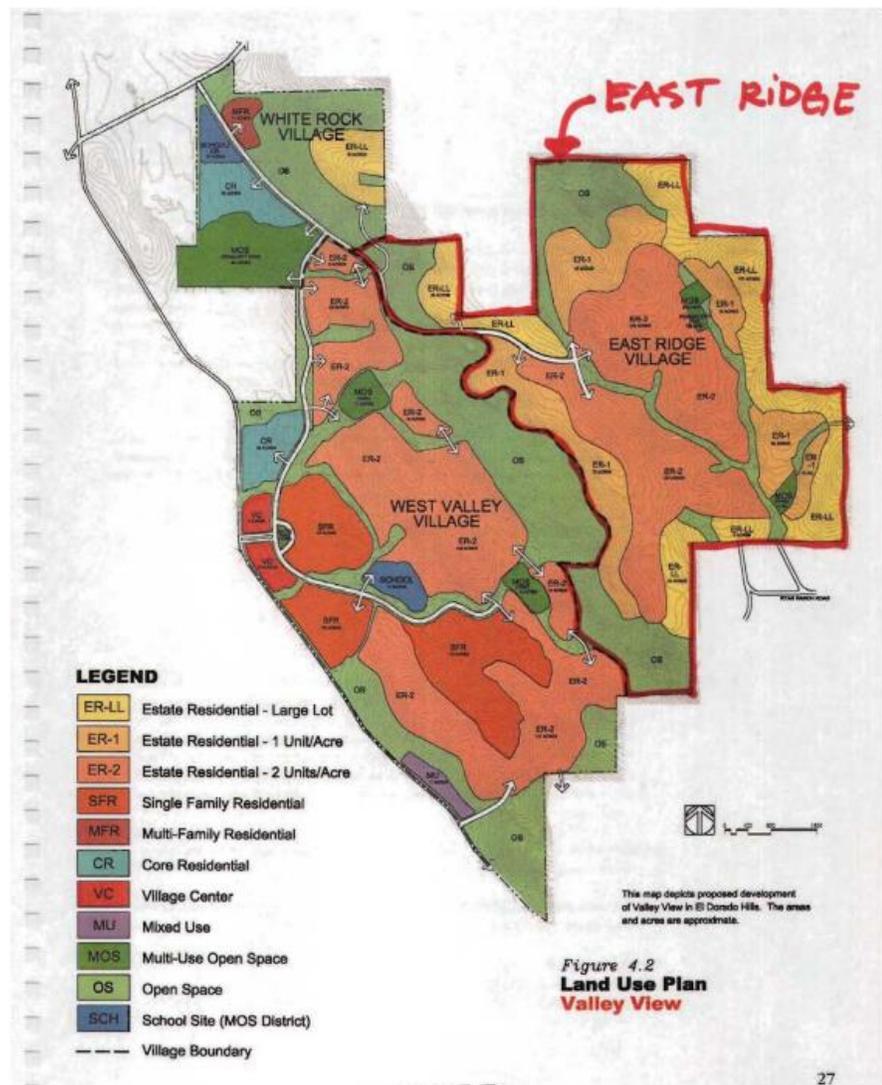


UPDATE *Notification – No Review*
New Development Agreement
DA22-0001 East Ridge Village
Valley View Specific Plan

Planning Commission Hearing Thursday May 11, 2023



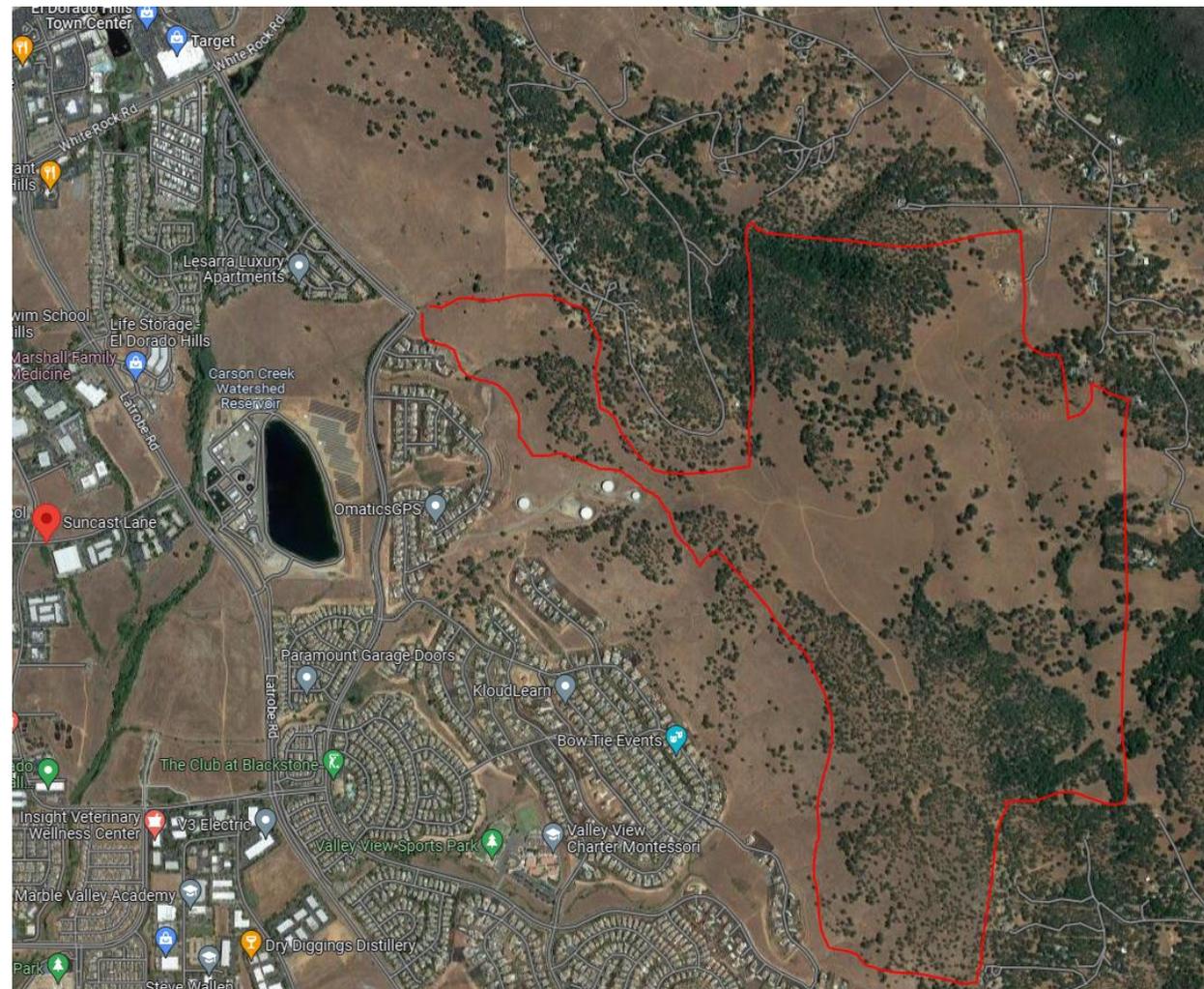
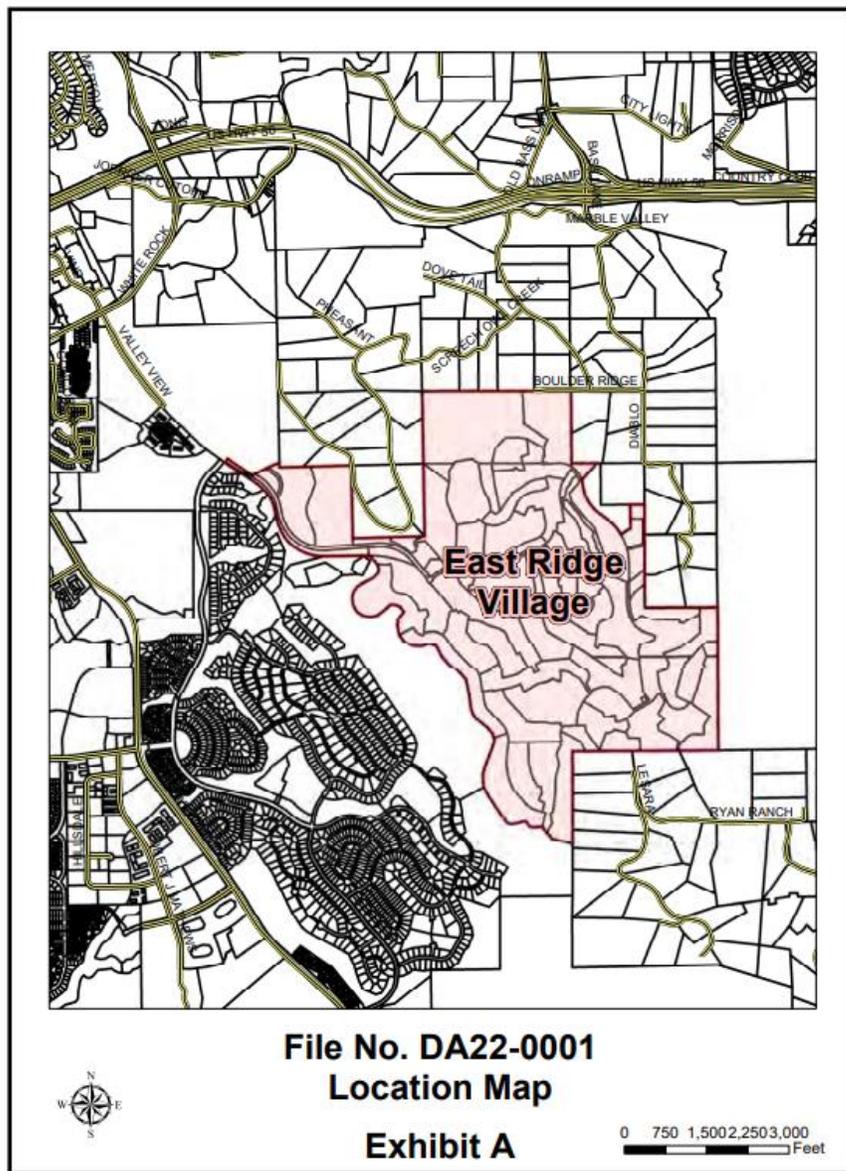
UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village



File No. DA22-0001
VVSP Land Use Plan
Exhibit D

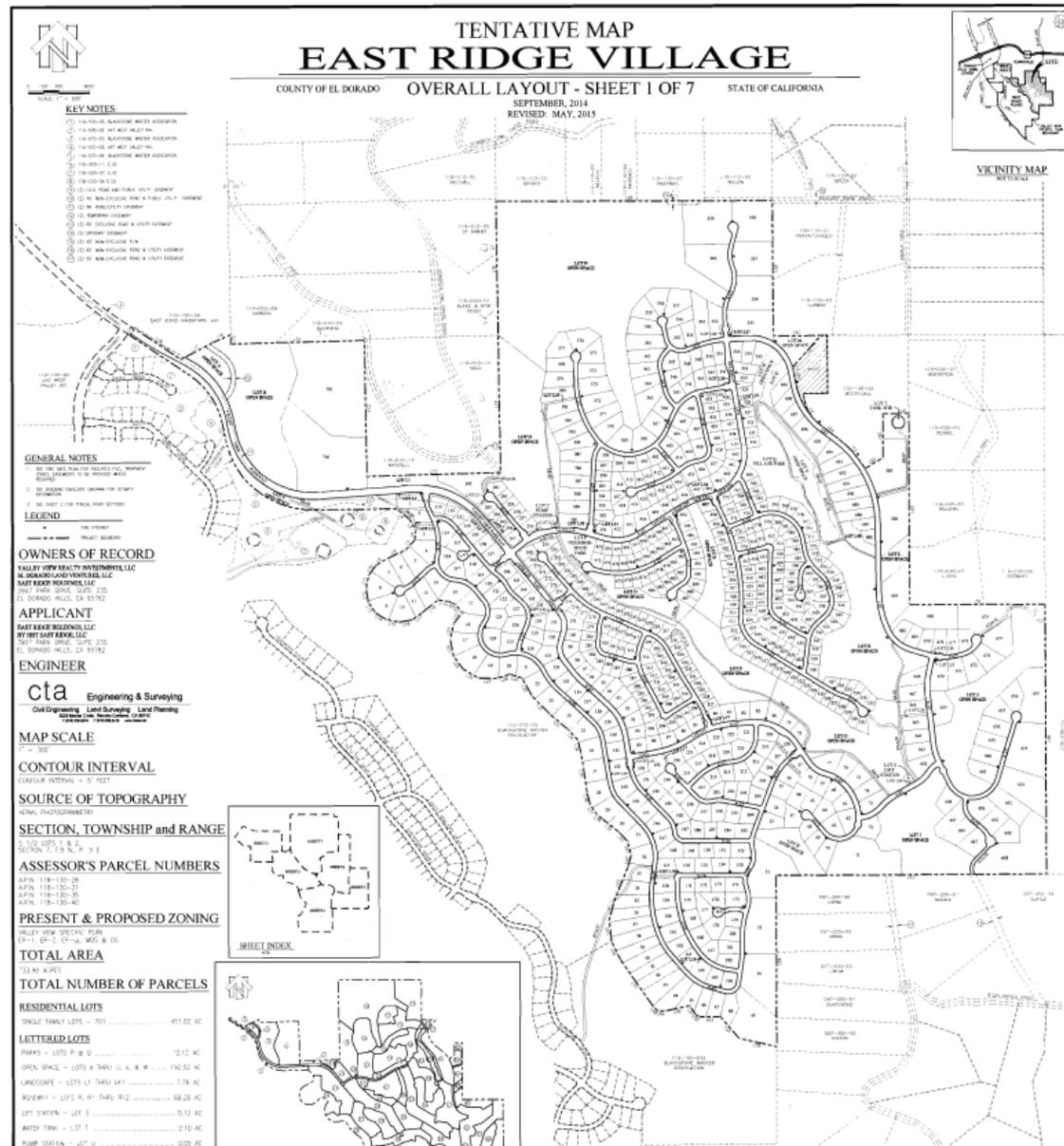


UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

SECTION 3. OBLIGATIONS OF THE PARTIES

3.1 Property Development. The Property shall be developed in accordance with the Project Approvals described in Section 2.1.

3.2 Landowners' Obligations. As consideration for County entering into this Agreement and to provide county-wide benefits, Landowners agree as follows:

3.2.1 The Project shall be subject to a one-time Five Hundred Dollars (\$500.00) per dwelling unit fee, subject to annual adjustment based on the percentage change in the CPI, to be utilized for any purpose benefiting the community, as determined in the sole discretion of the Board of Supervisors ("Community Benefit Fee"), payable in connection with issuance of each building permit within the Project.

3.2.2 County shall be entitled to receive PAYGO 2023 CFD special tax revenues beginning in the first year the special tax is levied in the 2023 CFD as further set forth in that certain Use of Special Tax Funds Agreement being entered into concurrently with this Agreement.

3.2.3 Landowner's Obligations shall survive expiration of the Term of this Agreement.



UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village

J. In connection with the 2023 Development Agreement, Landowners have requested that the 2015 CFD be abandoned and that the County now form the new community facilities district contemplated by the 2023 Development Agreement, to be known as Community Facilities District No. 2023-1 (East Ridge) (the “**2023 CFD**”) on updated terms, which will be authorized to provide funding for infrastructure improvements and provide the “**PAYGO**” referenced in the 2023 Development Agreement.

K. In consideration for County entering into the 2023 Development Agreement and forming the 2023 CFD, and to provide county-wide benefits, concurrent with execution of the 2023 Development Agreement, Landowners and County desire to enter into this Agreement pursuant to which County will be entitled to receive 2023 CFD special tax revenues in excess of debt service on bonds to be issued for the 2023 CFD, as provided herein.



UPDATE *Notification - No Review*

EDH Area project updates



Latrobe Road widening CIP 36105055



Latrobe Road - Investment Blvd. to Golden Foothill Parkway/Clubview Drive

CIP Project Summary

Project No: 72LATROBE /

Type: Roadway

Supervisor District(s) 1, 2



LOCATION MAP

NOT TO SCALE

Project Description:

This project will widen Latrobe Road for approximately a 0.6 mile segment between Investment Boulevard and Golden Foothill Parkway (South)/Clubview Drive from two lanes to a four-lane divided roadway with curb, gutter and Class II bike lanes.

Expenditures thru 6/30/2019: \$0

Project Initiation Date: 5/22/2018



Latrobe Road - Investment Blvd. to Golden Foothill Parkway/Clubview Drive

Financing Plan & Tentative Schedule

Project No: 72LATROBE /

Type: Roadway

Supervisor District(s) 1, 2

All Figures in Thousands

Revenue Source	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39	Total
TIM - El Dorado Hills Zn 8							8,647		8,647
Totals:							8,647		8,647

All Figures in Thousands

Expenditures	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39	Total
Plng/Env Consultant									
Plng/Env DOT Staff							267		267
Developer Advanced Design									
Design DOT Staff							1,068		1,068
Design Consultant									
ROW Utility Relocation									
ROW Acquisition							1,035		1,035
ROW Consultant									
ROW DOT Staff							138		138
Construction							5,340		5,340
Constr Eng Consultant									
Constr Eng Staff							801		801
Developer Built									
Environmental Mitig. Monitor Consult.									
Environmental Mitig. Monitor Staff									
Totals							8,647		8,647

Schedule

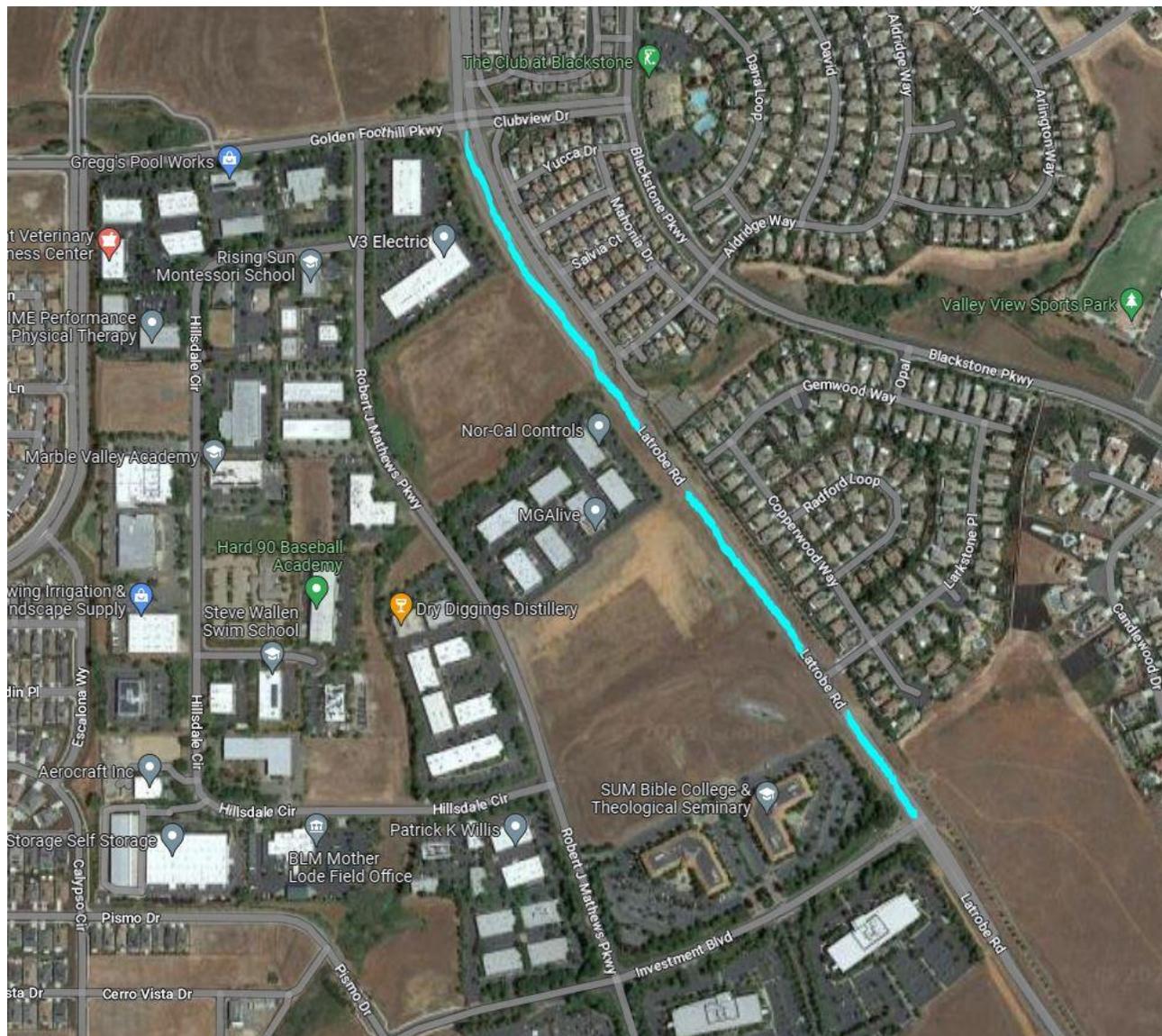
	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/19.



El Dorado Hills Area Planning Advisory Committee

Planning Commission April 13, 2023 Latrobe Road widening CIP 36105055





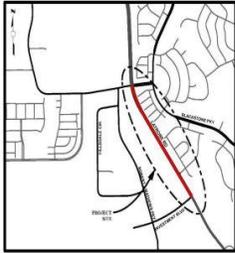
Latrobe Road widening CIP 36105055 **Latrobe Road - Investment Blvd to Golden Foothill Parkway/Clubview Drive**



Latrobe Road - Investment Blvd. to Golden Foothill Parkway/Clubview Drive

CIP Project Summary

Project No: 72LATROBE / Type: Roadway Supervisor District(s) 1, 2



LOCATION MAP

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Expenditures thru 6/30/2019: \$0 Project Initiation Date: 5/22/2018



Latrobe Road - Investment Blvd. to Golden Foothill Parkway/Clubview Drive

Financing Plan & Tentative Schedule

Project No: 72LATROBE / Type: Roadway Supervisor District(s) 1, 2

All Figures in Thousands

Revenue Source	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39	Total
TIM - El Dorado Hills Zn 8							8,647		8,647
Totals:							8,647		8,647

All Figures in Thousands

Expenditures	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39	Total
Plan/Env Consultant									
Plan/Env DOT Staff							267		267
Developer Advanced Design									
Design DOT Staff							1,068		1,068
Design Consultant									
ROW Utility Relocation									
ROW Acquisition							1,035		1,035
ROW Consultant									
ROW DOT Staff							138		138
Construction							5,340		5,340
Constr Eng Consultant									
Const Eng Staff							801		801
Developer Built									
Environmental Mitig. Monitor Consult.									
Environmental Mitig. Monitor Staff									
Totals							8,647		8,647

Schedule	Prior FY*	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25-28/29	FY 29/30-38/39
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/19.

REMOVED FROM THE CIP in 2020

NOT IN THE CIP in 2023



El Dorado Hills Area Planning Advisory Committee

Planning Commission April 13, 2023 Latrobe Road widening CIP 36105055

Currently included in the CIP: Project #36105069



Latrobe Road - Golden Foothill Parkway (N) to White Rock Road

CIP Project Summary

Project No: 36105069

Type: Roadway

Supervisor District(s) 1, 2



Project Description:

Widen Latrobe Road from Golden Foothill Parkway (N) to White Rock Road to a six lane divided roadway with six-foot shoulders.

Project Initiation Date: 8/22/2006



Latrobe Road - Golden Foothill Parkway (N) to White Rock Road

Financing Plan & Tentative Schedule

Project No: 36105069

Type: Roadway

Supervisor District(s) 1, 2

All Figures in Thousands

Revenue Source	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42	Total
TIF - Zone C Local Roads								6,744	6,744
Totals								6,744	6,744

All Figures in Thousands

Expenditures	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42	Total
Plng/Env Consultant									
Plng/Env DOT Staff								433	433
Design Consultant									
Developer Advanced Design									
Design DOT Staff								865	865
ROW Acquisition								429	429
ROW Utility Relocation									
ROW Consultant									
ROW DOT Staff								43	43
Constr Eng Consultant									
Const Eng Staff								649	649
Construction								4,325	4,325
Developer Built									
Environmental Mitig. Monitor Consult.									
Environmental Mitig. Monitor Staff									
Totals								6,744	6,744

Schedule

	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/2021, plus amounts estimated through 6/30/2022.



Planning Commission April 13, 2023 Latrobe Road widening CIP 36105055

Currently included in the CIP: Project #36105069 **Latrobe Road - Golden Foothill Parkway to White Rock Road**



Latrobe Road - Golden Foothill Parkway (N) to White Rock Road

CIP Project Summary

Project No: 36105069

Type: Roadway

Supervisor District(s) 1, 2



Latrobe Road - Golden Foothill Parkway (N) to White Rock Road

Financing Plan & Tentative Schedule

Project No: 36105069

Type: Roadway

Supervisor District(s) 1, 2

Schedule	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/2021, plus amounts estimated through 6/30/2022.

CURRENTLY IN THE CIP
Project initiated 8/22/2006

Project Description:

Widen Latrobe Road from Golden Foothill Parkway (N) to White Rock Road to a six lane divided roadway with six-foot shoulders.

Project Initiation Date: 8/22/2006



El Dorado Hills Area Planning Advisory Committee

Planning Commission April 13, 2023 Latrobe Road widening CIP 36105055

Currently included in the CIP: Project #36104001



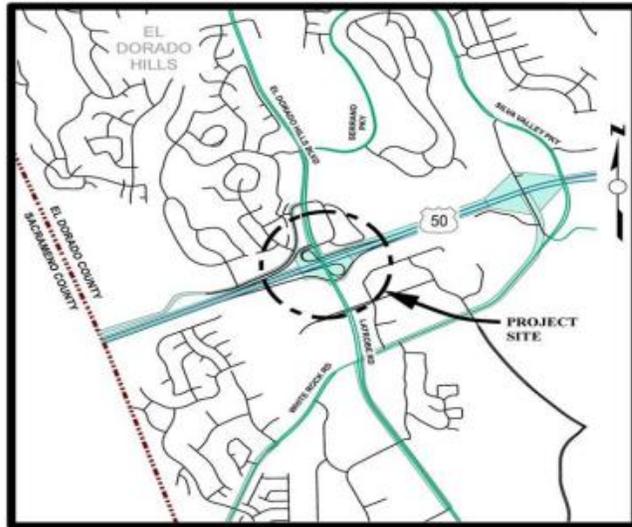
US 50 / Latrobe Road / El Dorado Hills Boulevard Interchange Improvements Ph 2B

CIP Project Summary

Project No: 36104001

Type: Interchange

Supervisor District(s) 1



LOCATION MAP

NOT TO SCALE

Project Description:

On US Route 50 in El Dorado Hills, from PM 0.7 to PM 1.1. Construct remaining ultimate improvements to the eastbound on- and off-ramps at the El Dorado Hills/ Latrobe Road Interchange. Improvements include reconstruction of the EB diagonal on-ramp, EB on-ramp auxiliary lane, and the EB loop off-ramp.

Project Initiation Date: 2/11/2008



US 50 / Latrobe Road / El Dorado Hills Boulevard Interchange Improvements Ph 2B

Financing Plan & Tentative Schedule

Project No: 36104001

Type: Interchange

Supervisor District(s) 1

All Figures in Thousands

Revenue Source	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42	Total
TIF - Zone C Local Roads	684	135	138		500	1,500	2,585		5,541
Road Fund									
Coronavirus Response and Relief - CRRSA		265	475	134					874
To Be Determined				1,138	943	1,850	1,386		5,316
Totals	684	400	613	1,272	1,443	3,350	3,970		11,731

All Figures in Thousands

Expenditures	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42	Total
Plng/Env Consultant		110							110
Plng/Env DOT Staff	3	25							28
Design Consultant	194	100	300	34					628
Developer Advanced Design									
Design DOT Staff	208	165	175	100					648
ROW Acquisition	270			1,000					1,270
ROW Utility Relocation									
ROW Consultant	2								2
ROW DOT Staff	7		138	138					282
Constr Eng Consultant					343	300	300		943
Const Eng Staff					100	50	50		200
Construction					1,000	3,000	3,620		7,620
Developer Built									
Environmental Mitig. Monitor Consult.									
Environmental Mitig. Monitor Staff									
Totals	684	400	613	1,272	1,443	3,350	3,970		11,731

Schedule

	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/2021, plus amounts estimated through 6/30/2022.



Planning Commission April 13, 2023 Latrobe Road widening CIP 36105055

Currently included in the CIP: Project #36104001 **Latrobe Road / El Dorado Hills Blvd Interchange**



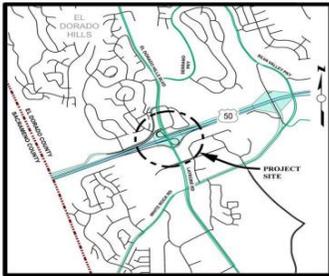
US 50 / Latrobe Road / El Dorado Hills Boulevard
Interchange Improvements Ph 2B

CIP Project Summary

Project No: 36104001

Type: Interchange

Supervisor District(s) 1



LOCATION MAP
NOT TO SCALE

Project Description:

On US Route 50 in El Dorado Hills, from PM 0.7 to PM 1.1. Construct remaining ultimate improvements to the eastbound on- and off-ramps at the El Dorado Hills/Latrobe Road Interchange. Improvements include reconstruction of the EB diagonal on-ramp, EB on-ramp auxiliary lane, and the EB loop off-ramp.

Project Initiation Date: 2/11/2008

Schedule	Prior FY*	FY 22/23	FY 23/24	FY 24/25	FY 25/26	FY 26/27	FY 27/28-31/32	FY 32/33-41/42
Planning/Environmental								
Design								
Right Of Way								
Construction								

*Prior FY includes actual revenue and expenditures through 6/30/2021, plus amounts estimated through 6/30/2022.

CURRENTLY IN THE CIP
Project initiated 2/11/2008



2023 Meeting Public Comments

Option to submit comments and questions ahead of meetings.

Questions must be emailed to edhapac.comment@gmail.com by 5PM the Monday before the scheduled Wednesday meeting date.

Questions should be related to agenda items.



8. Adjournment

Next EDH APAC Meeting

Wednesday
June 21, 2023
6:30PM

