



El Dorado Hills Area Planning Advisory Committee

Wednesday June 21, 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 Washburn_bew@yahoo.com

Robert Williams, Secretary rhwh180@gmail.com

1021 Harvard Way, El Dorado Hills, CA 95762

<https://edhapac.org>



AGENDA FOR MEETING: Wednesday June 21, 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/89751992132>

PHONE IN OPTION (669) 900-9128 Meeting ID: 897 5199 2132

LIVE on YOUTUBE: <https://www.youtube.com/live/7qY540s6Tq8> (no discussion option)

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. Appointment of new EDH APAC Voting Members
 - b. [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. The properties consist of 64.22 acres, are located on the east side of Latrobe RD, approximately 580 feet north of the intersection with Golden Foothill PKWY, Supervisorial District 2.
 - c. UPDATE [CUP22-0017 – LATROBE ROAD SELF STORAGE](#) Conditional Use Permit request for the development of a self-storage facility including a total of 700 storage units ranging in size from 25 square-feet to 1,000 square-feet each. The property, consists of 12 acres, and is located on the northwestern corner of the intersection between Latrobe Road and Suncastr Drive
 - d. UPDATE "Notification – No Review" New Development Agreement [DA22-0001 East Ridge Village](#)
 - e. UPDATE "Notification – No Review" EDC Planning Dept - Director's Determination - Fulfillment Center/Heavy Distribution/Parcel Hub Uses
 - f. UPDATE "Notification – No Review" EDH Area Project Statuses
Central El Dorado Hills Specific Plan: May be at August 2023 Board of Supervisors Meeting
7. Adjournment:

The Next EDH APAC meeting is: **"TUESDAY" July 18, 2023 6:30PM** 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/channel/UCkldoradohillsapac>



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



Appointment of new EDH APAC Voting Members



Appointment of new EDH APAC Voting Members

Roger Bailey

Bill Jamaca

Melinda Peak

George Steed



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

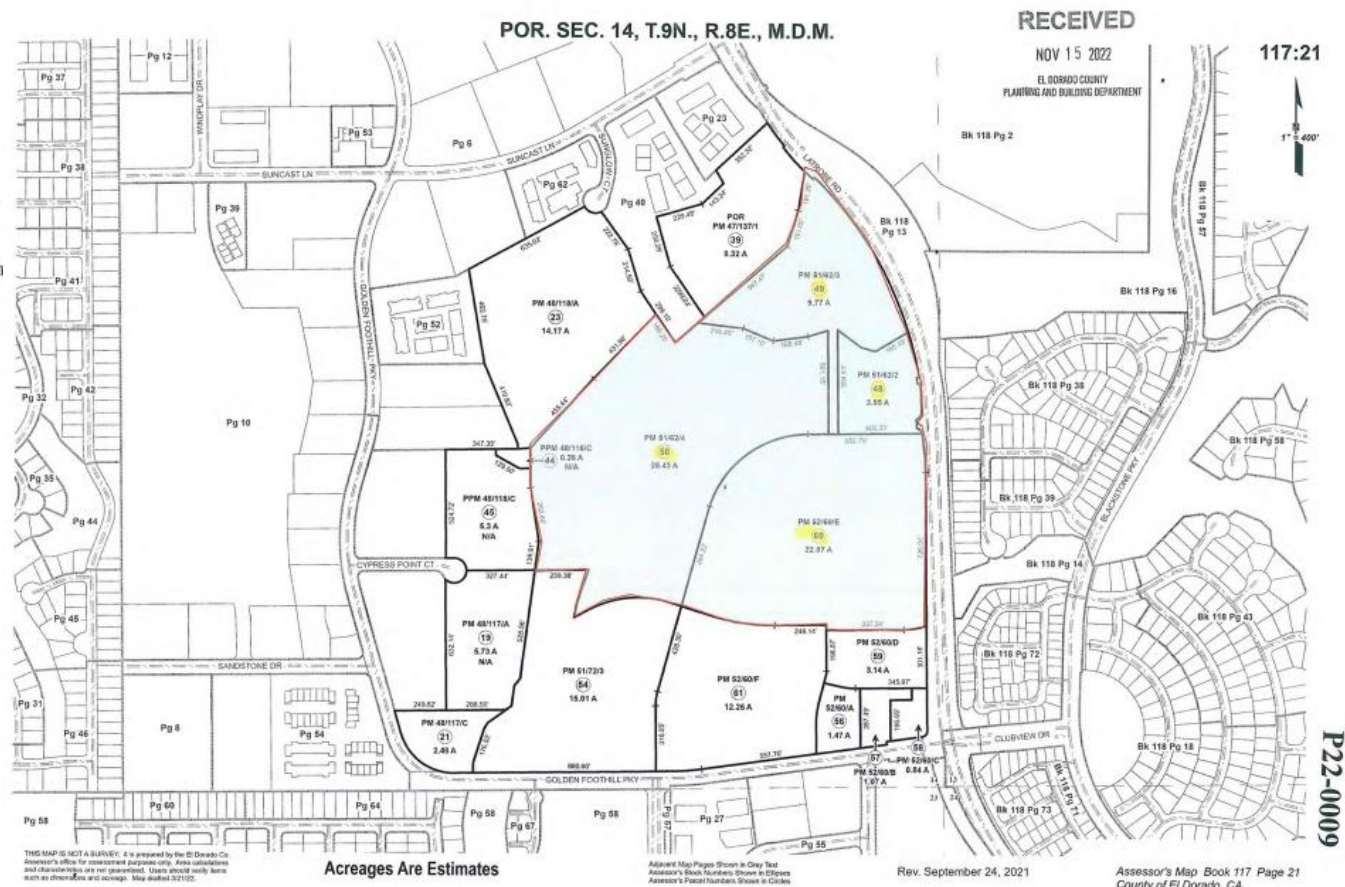
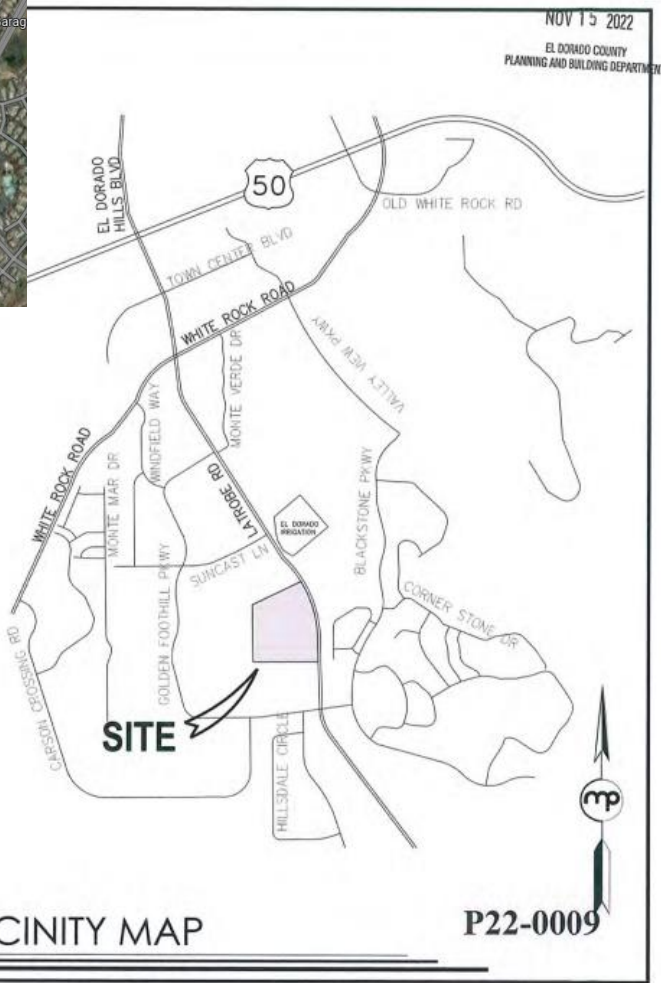
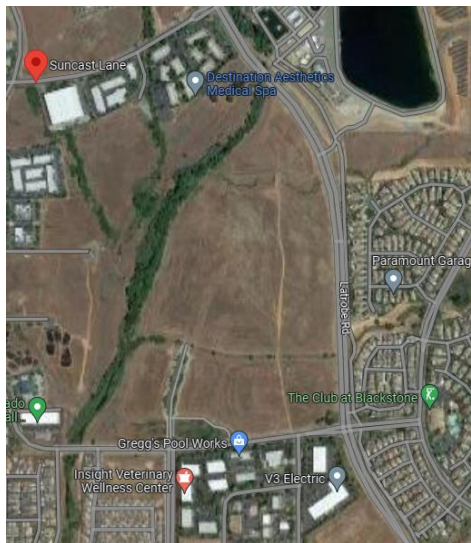
Description of Project: (Use, Number of Units, Building Size, etc.)

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.



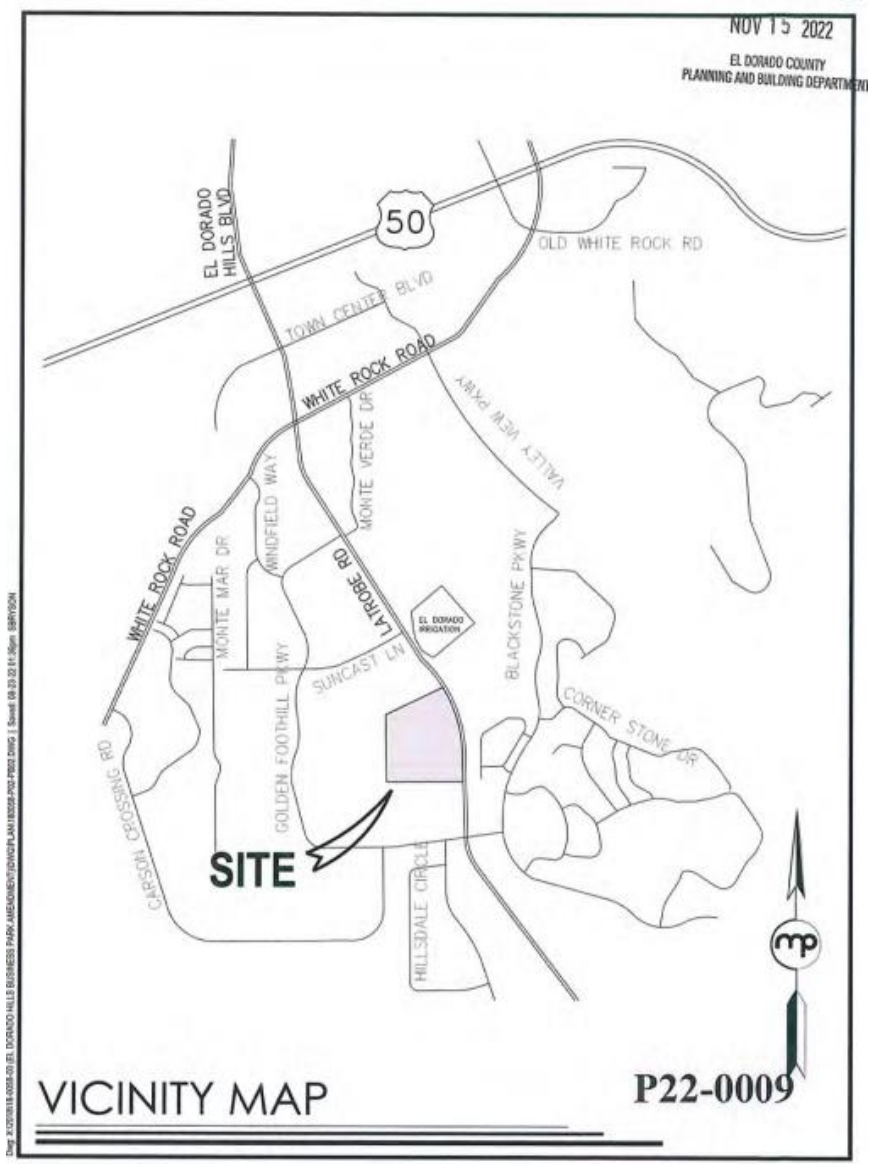
El Dorado Hills Area Planning Advisory Committee

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



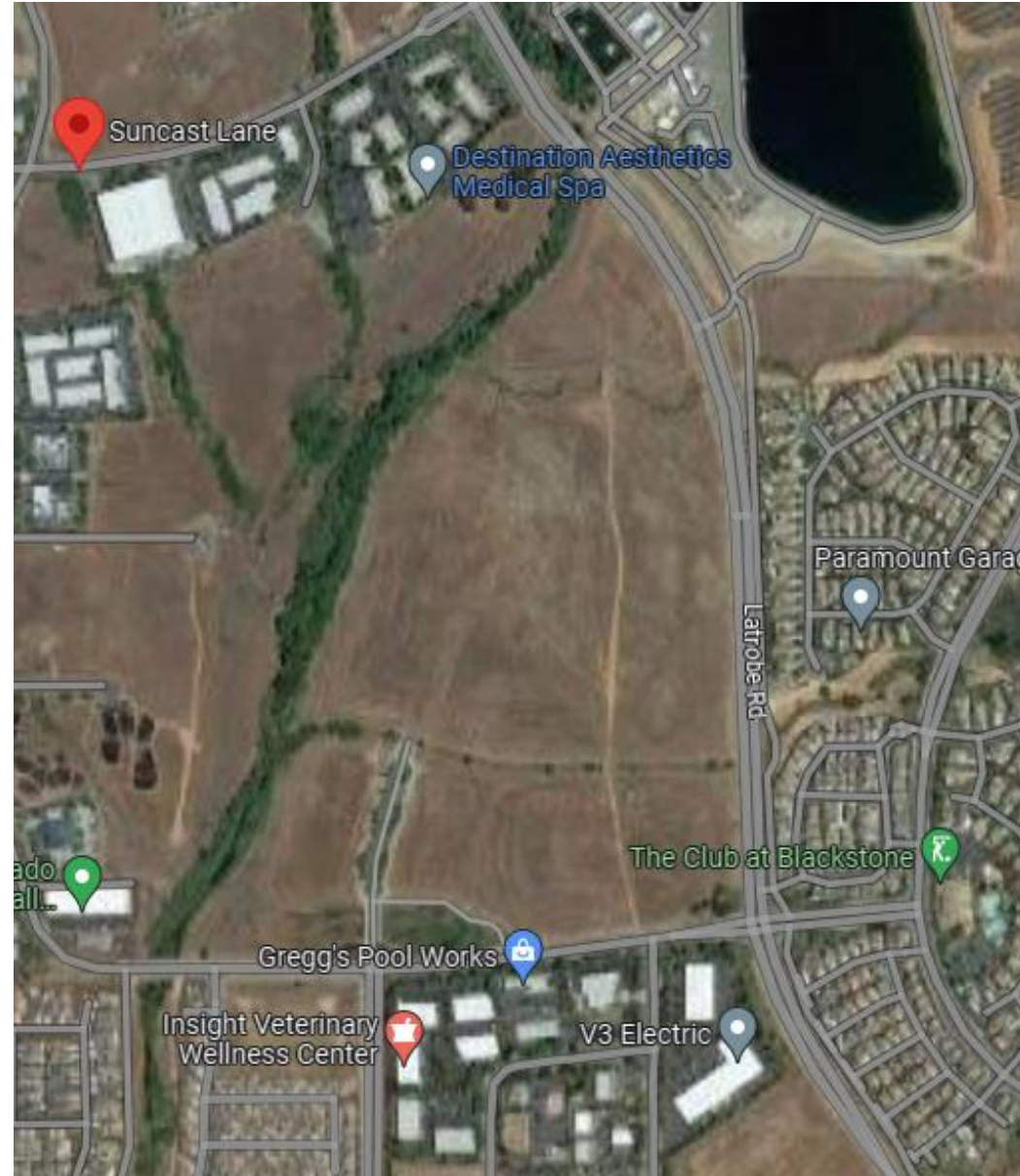


Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





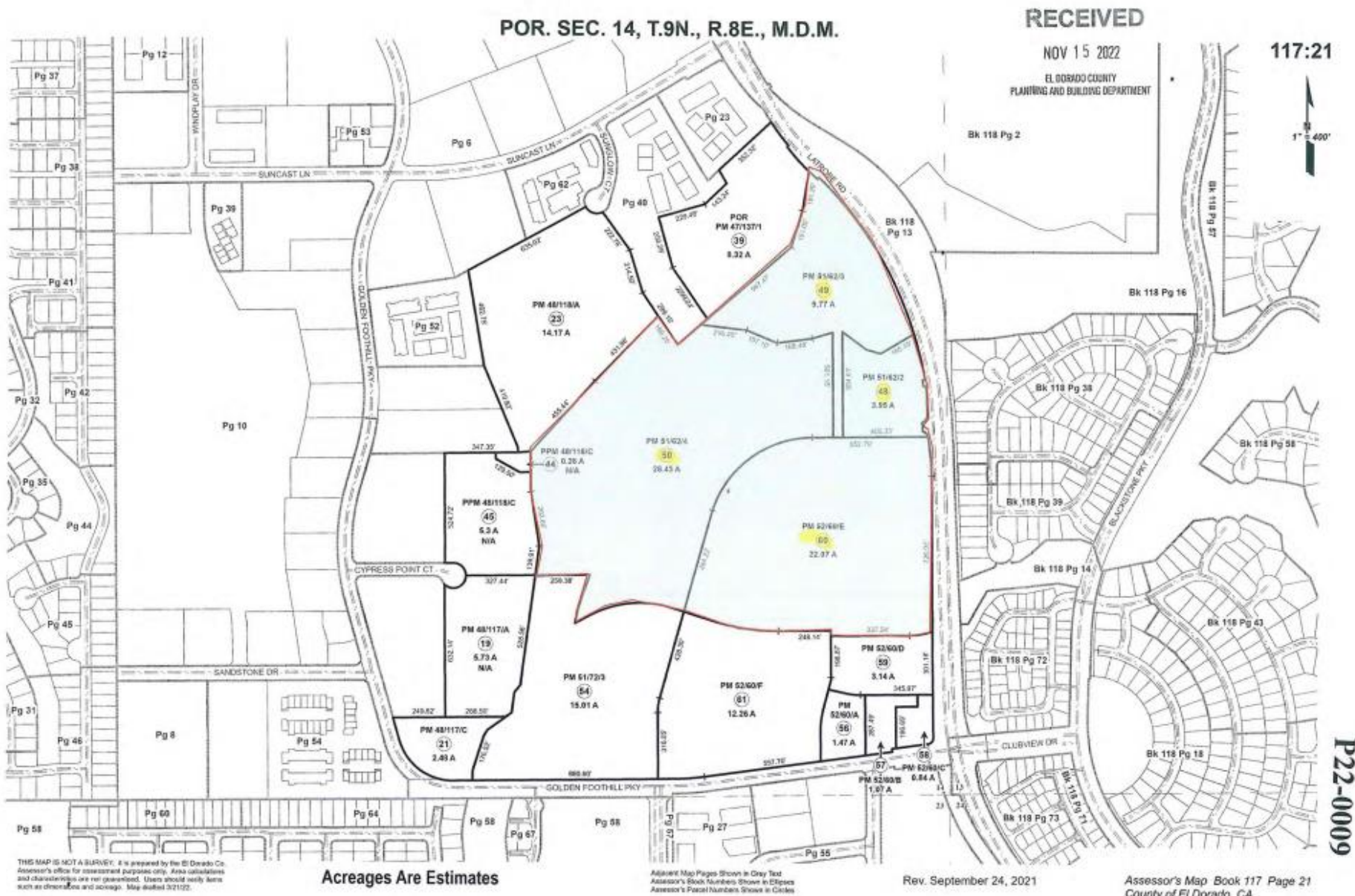
Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





El Dorado Hills Area Planning Advisory Committee

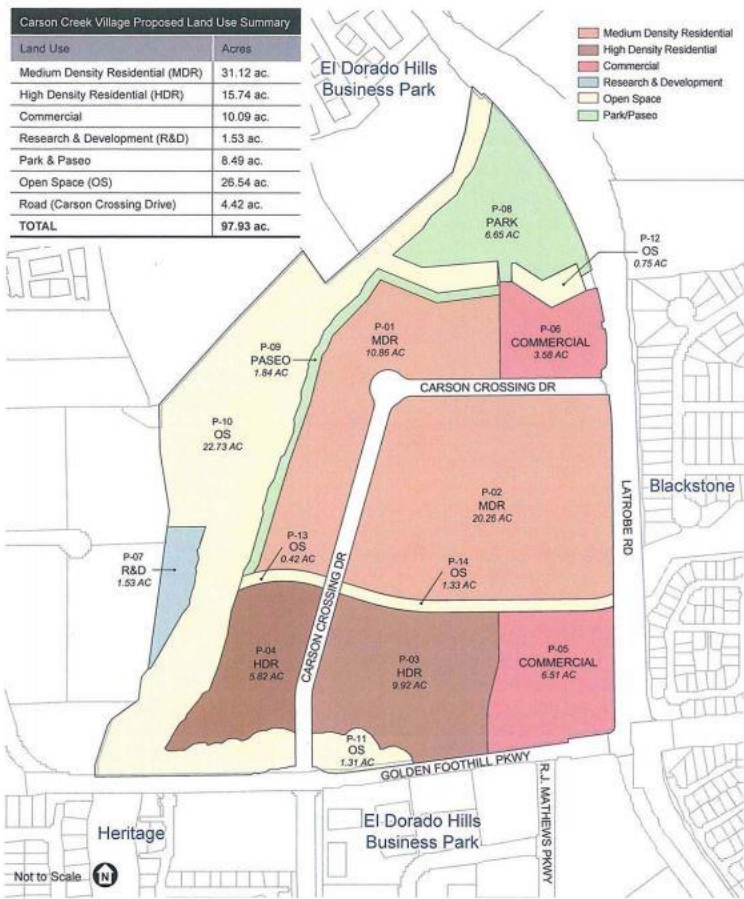
Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





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

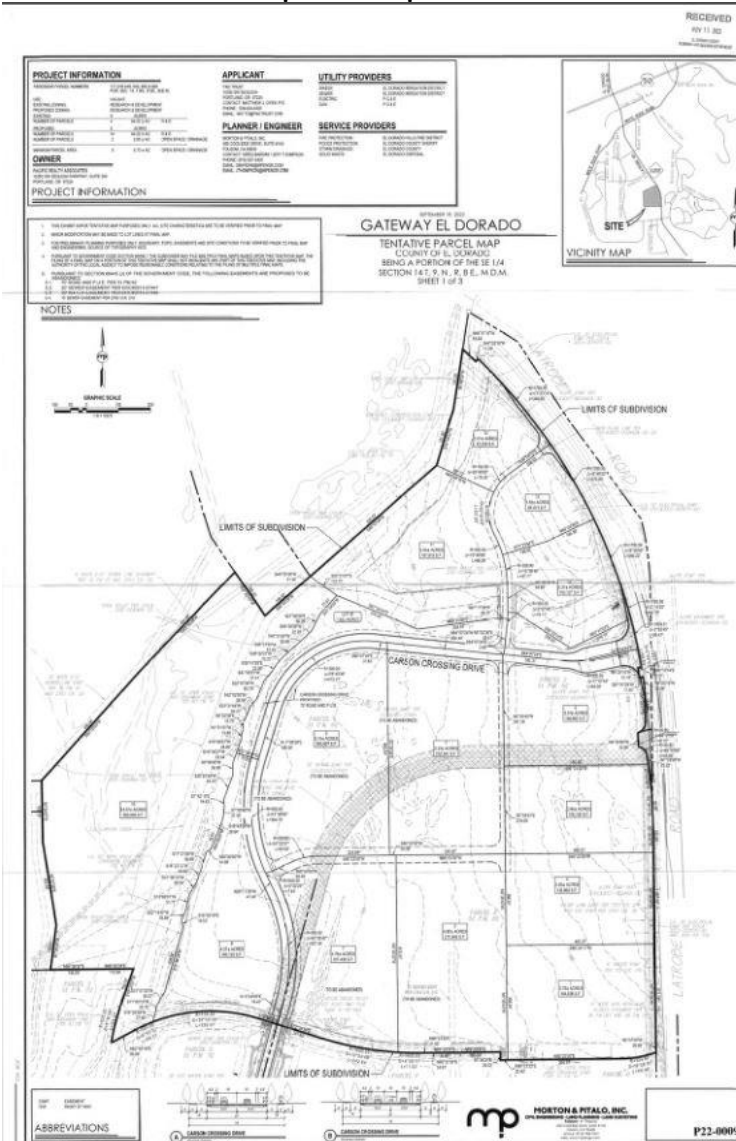
Previously proposed Carson Creek Village Specific Plan



Proposed Land Use Concept

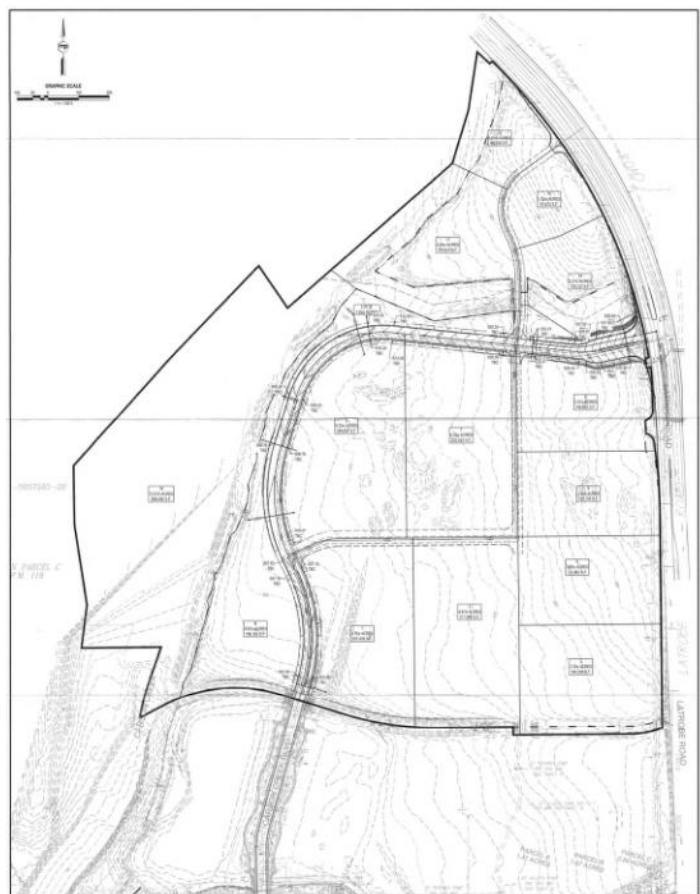


New Parcel Split Proposal





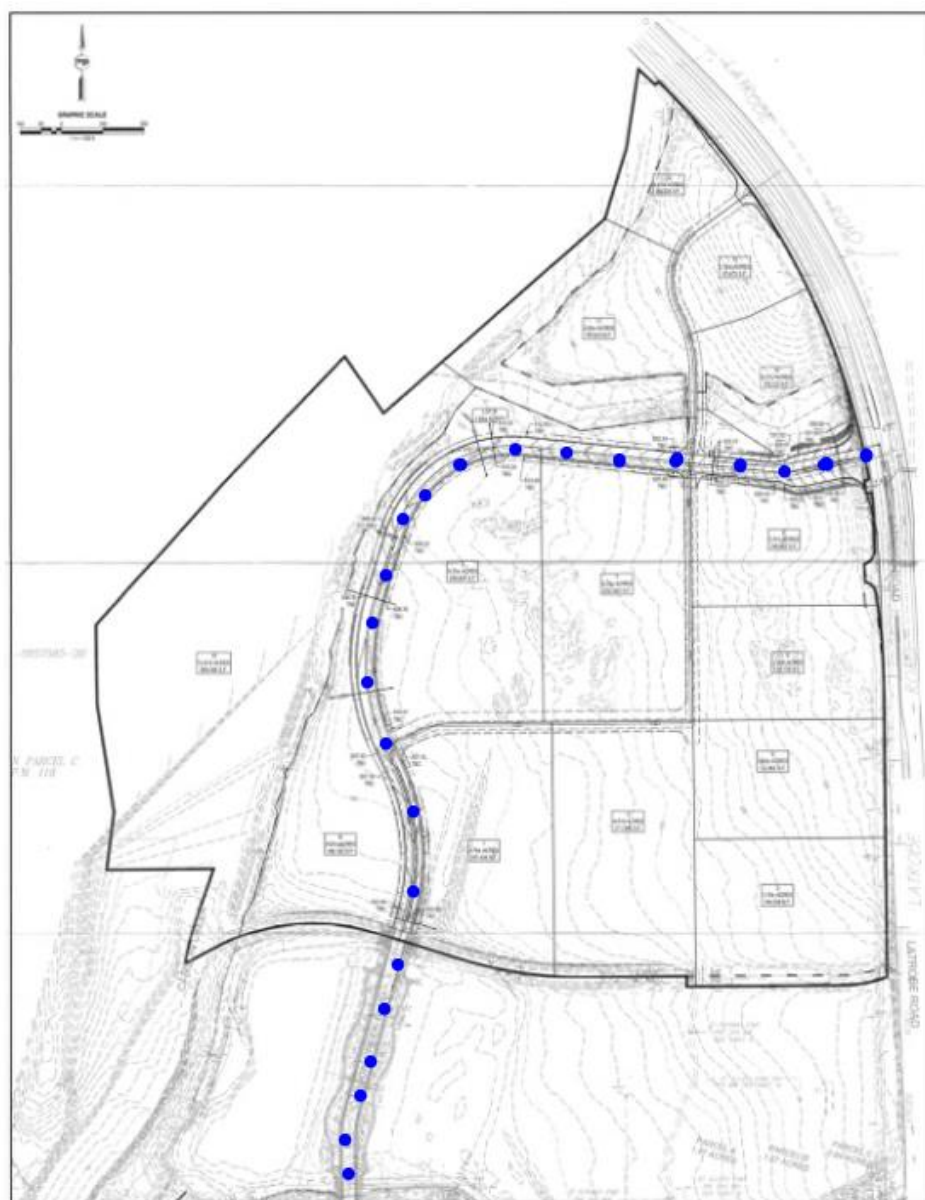
Carson Creek R&D Project P22-0009 Gateway El Dorado Parcel Split





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



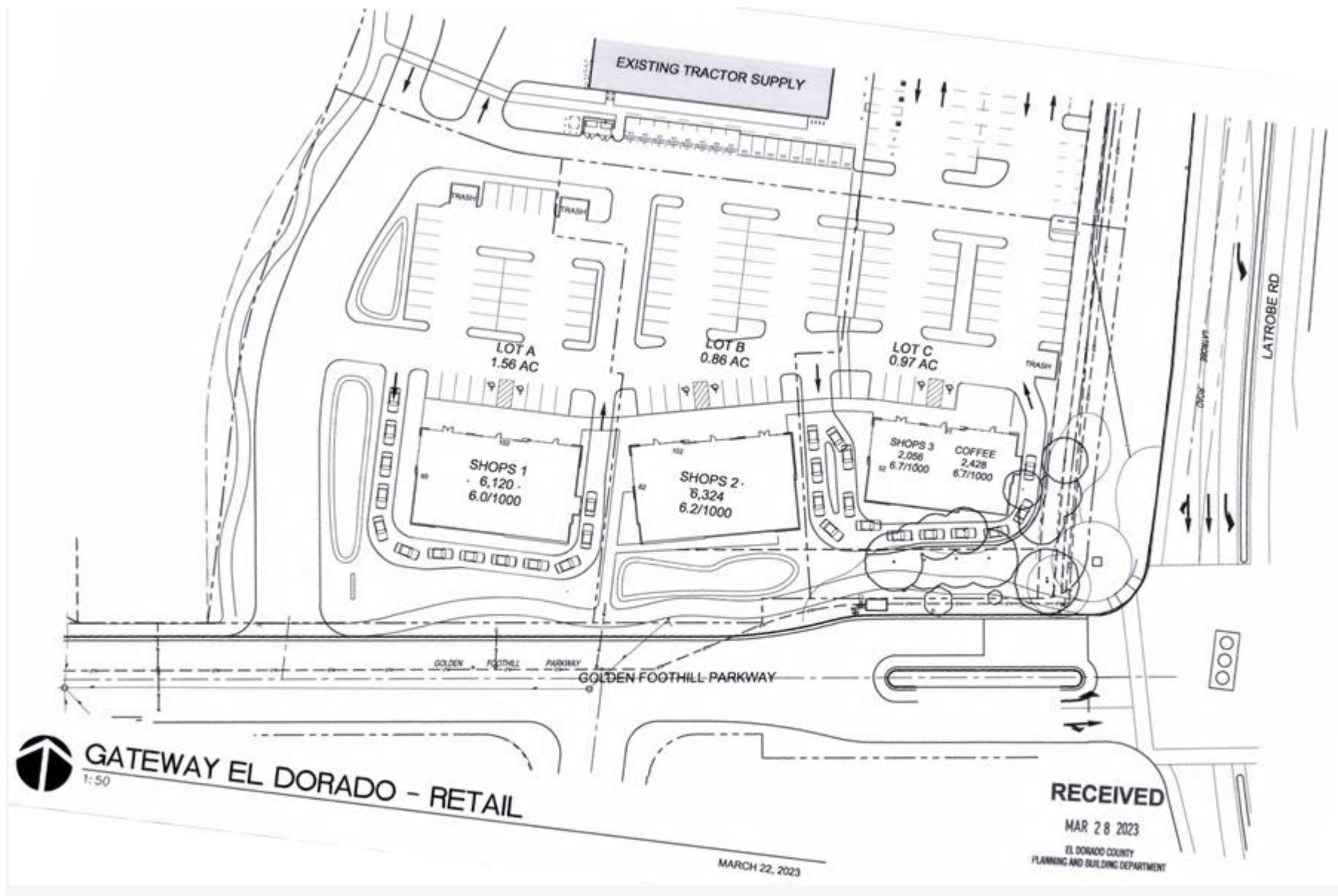
El Dorado Hills Area Planning Advisory Committee

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

Gateway El Dorado
Retail

Pre- Application
submitted 3/28/2023

Withdrawn
4/17/2023





CUP22-0017

Latrobe Road Self Storage



CUP22-0017 Latrobe Road Self Storage

Northwest corner of Latrobe Road at Suncast Lane.

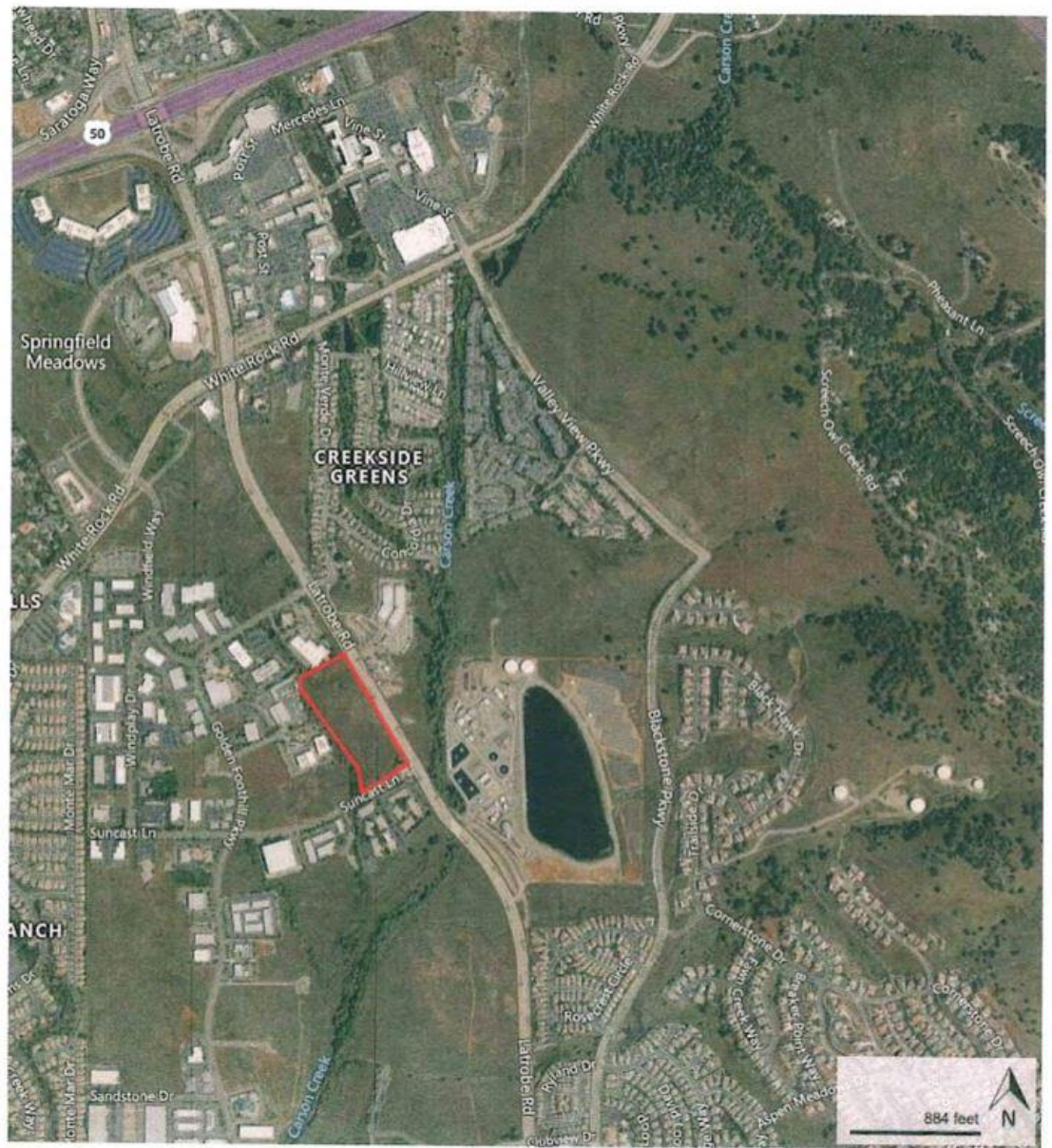
Overview: This project involves the construction of a large-scale, class 'A' storage facility on a 12-acre plot of land. The facility will be designed to accommodate a total of 700 units of various sizes to meet the diverse storage needs of the local community. The project aims to provide a safe, secure, and easily accessible storage solution for individuals and businesses in the surrounding area.

Facility Design: The storage facility will consist of multiple single-story buildings. The buildings will have units of various sizes ranging from 25 square feet to 1000 square feet, with each unit being accessible as a drive-up unit. The facility will be designed with security in mind and will include security cameras, electronic access control, and on-site security personnel.

Site Plan: The site plan for the storage facility will include a main entrance and exit for vehicles off of Suncast Ln., as well as a separate pedestrian entrance. The parking area will be located near the entrance, with ample space for customers to park their vehicles while loading and unloading their belongings. The site plan will also include landscaping, lighting, and drainage solutions to ensure a safe and pleasant experience for customers.



CUP22-0017 Latrobe Road Self Storage



2022 DEC 20 PM 1:40
RECEIVED
PLANNING DEPARTMENT

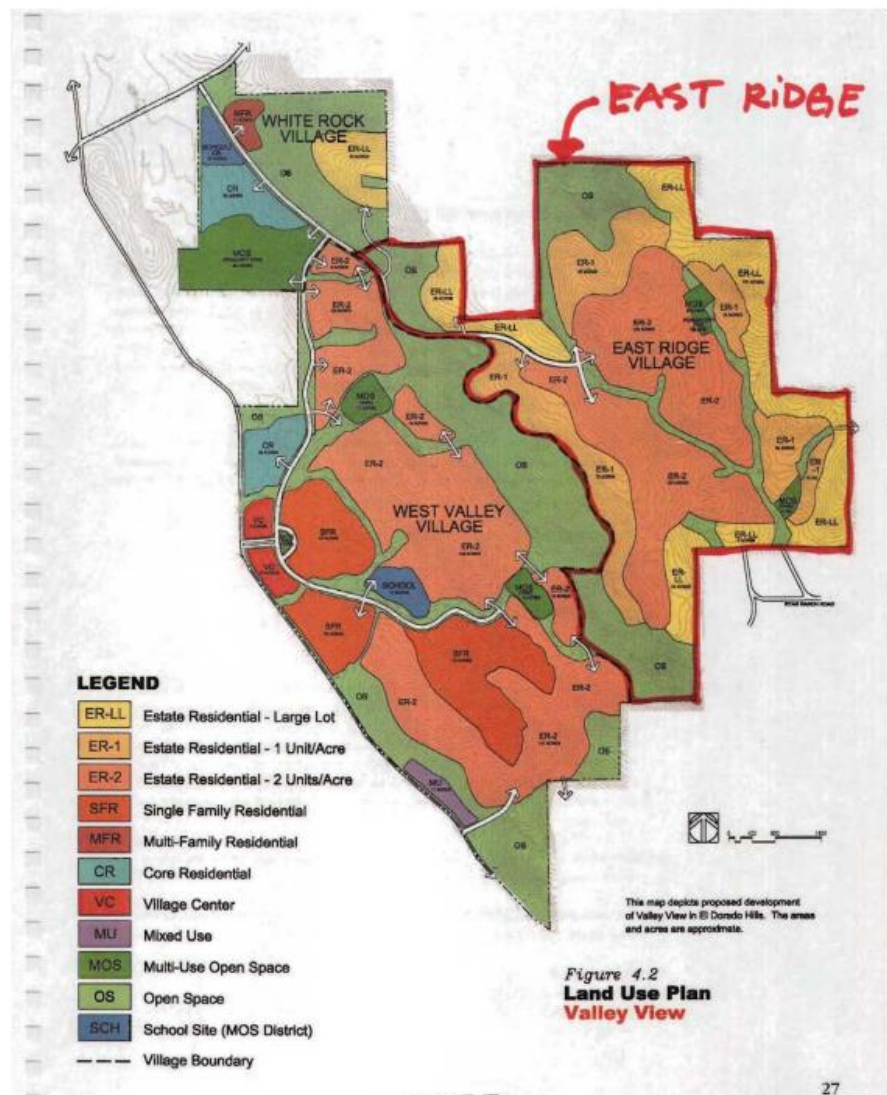


UPDATE *Notification – No Review*
New Development Agreement
DA22-0001 East Ridge Village
Valley View Specific Plan

Planning Commission Hearing Thursday May 11, 2023



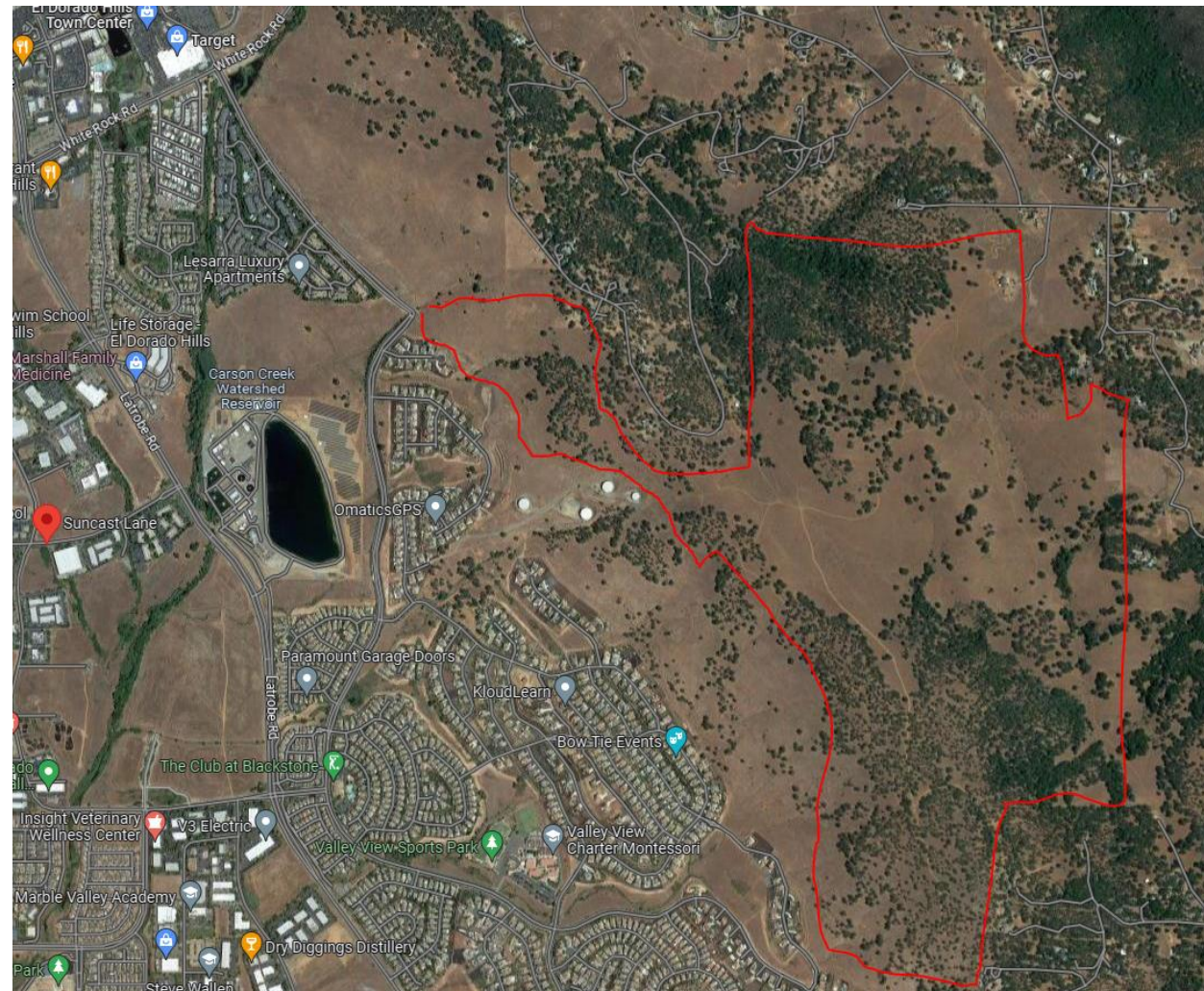
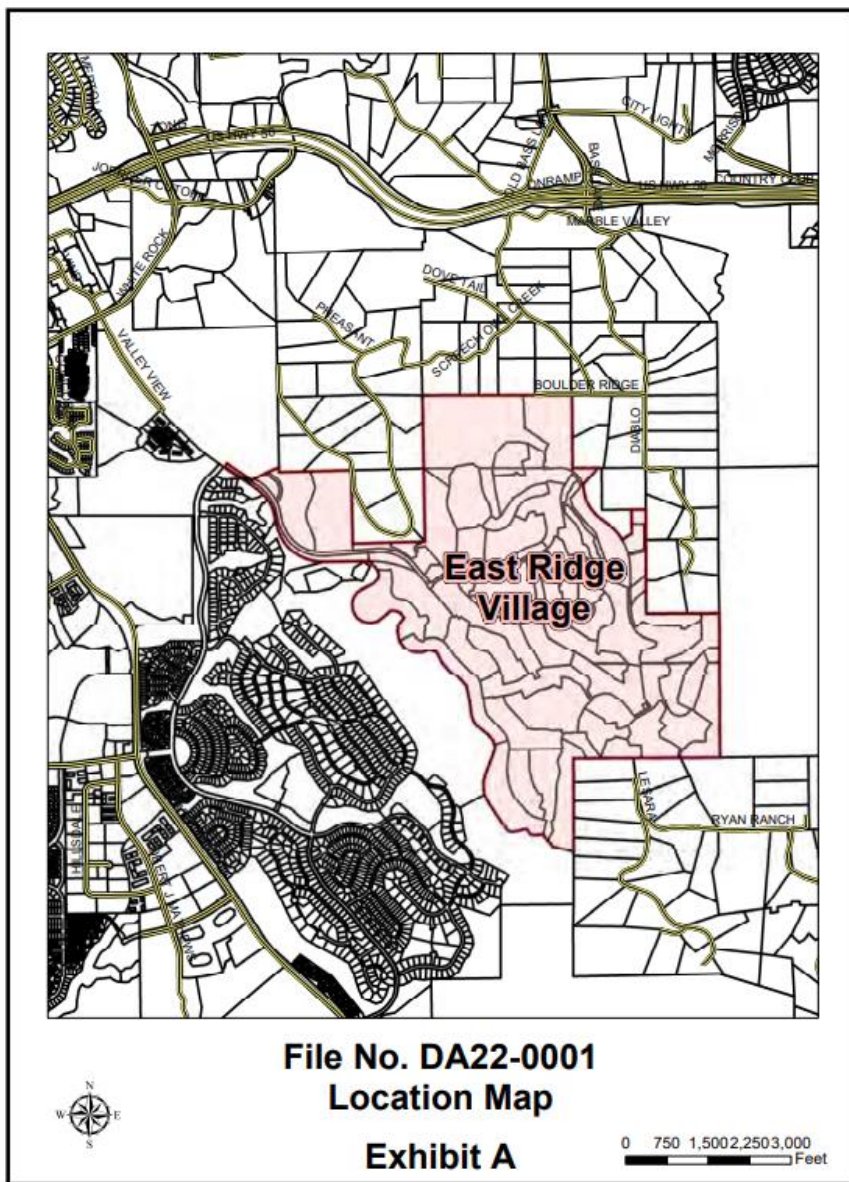
UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village



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

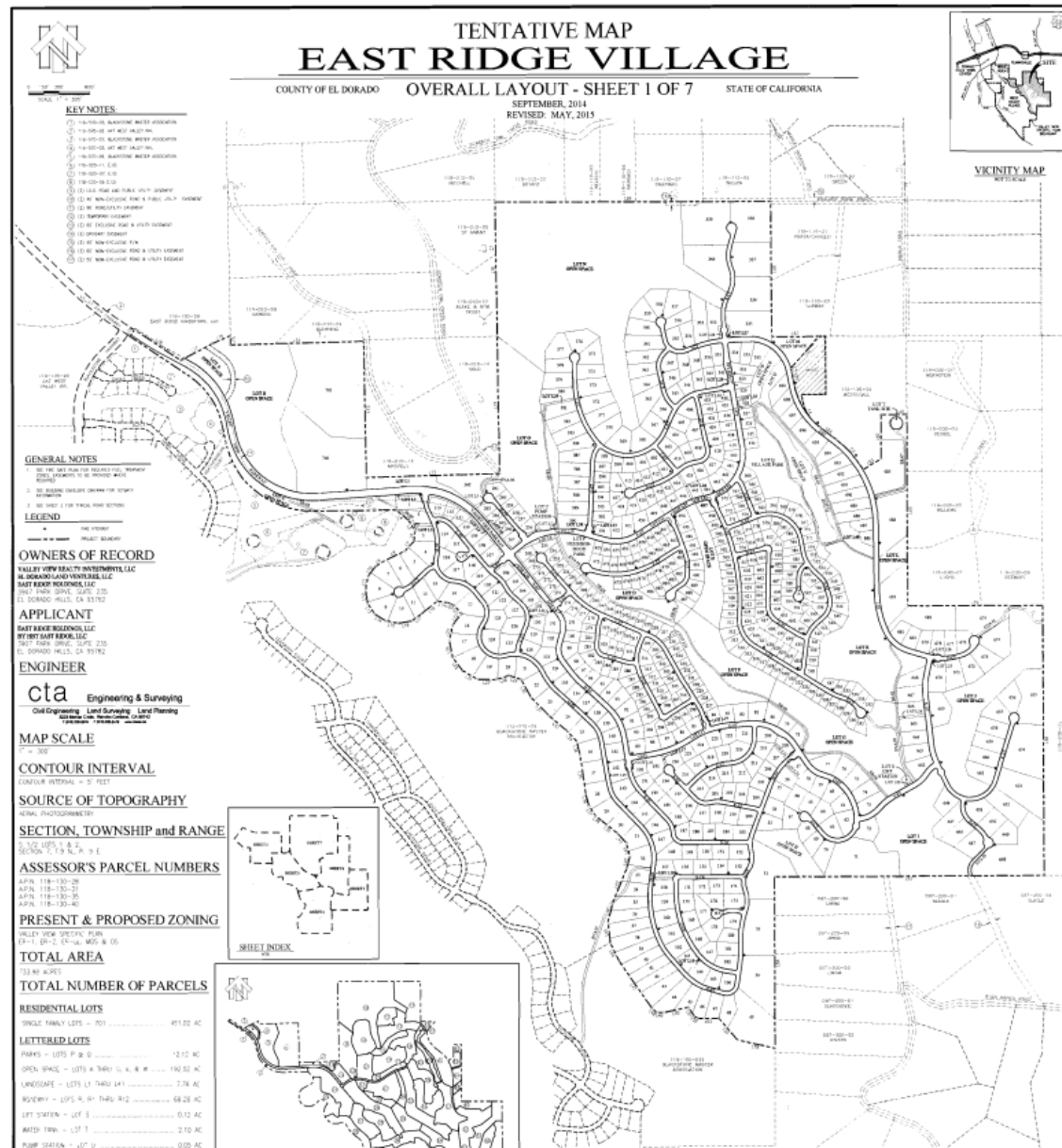


UPDATE *Notification – No Review* New Development Agreement DA22-0001 East Ridge Village





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* New Development Agreement DA22-0001 East Ridge Village

Planning Commission May 11, 2023

A motion was made by Chair Nevis and seconded by Commissioner Vegna to: Recommend staff recommendations #1 (*Find that the 1998 VVSP EIR and the 2015 Notice of Exemption under CEQA Guidelines Section 15182 for the East Ridge Village Tentative Subdivision Map (TM14-1521) continues to be the relevant and adequate environmental analysis to address the impacts of completing the development of the East Ridge Village Project pursuant to California Public Resources Code Section 21166 and CEQA Guidelines Section 15162*) and #2 (*Enter and execute Development Agreement DA22-0001 between the County of El Dorado and East Ridge Holdings, LLC, El Dorado Land Ventures, LLC, and Valley View Realty Investments, LLC, for East Ridge Village, based on the attached Findings as presented*) **with 3 additional items:**

- 1) Staff should meet with the EDH Fire Department and EDH Community Services District and other interested agencies prior to the BOS consideration of the Development Agreement (DA) and provide an update.
- 2) The BOS should consider if PAYgo funds contemplated under the DA be prioritized to mitigate local road impacts.
- 3) The BOS should consider an additional term to be added to the proposed DA similar to the current Carson Creek DA section 3.9 regarding a regional connector road.

Board of Supervisors June 6, 2023 Agenda

Auditor-Controller recommending the Board: 1) Adopt and authorize the Chair to sign the attached Resolution 087-2023 related to the formation of the El Dorado County Community Facilities District 2023-1 (East Ridge); and 2) Receive and file Boundary Map of Community Facilities District 2023-1 (East Ridge); and 3) Set a Public Hearing for July 18, 2023 at 10:00 A.M. FUNDING: N/A

This matter was Approved and Resolution 087-2023 was Adopted upon Approval of the Consent Calendar.

Public Hearing scheduled for July 18, 2023 at 10:00 A.M



UPDATE *Notification - No Review*

El Dorado County Planning Dept

Director's Determination

Fulfillment Center

Heavy Distribution/Parcel Hub Uses



El Dorado County Planning Dept. Director’s Determination Fulfillment Center Heavy Distribution/Parcel Hub Uses



EL DORADO COUNTY PLANNING & BUILDING DEPARTMENT

2850 Fairlane Court, Placerville, CA 95667
Phone (530) 621-5355, Fax (530) 642-0508

Date: June 12, 2023
To: Honorable Board of Supervisors
From: Karen L. Garner, Director
Subject: Director’s Determination - Fulfillment Center/Heavy Distribution/Parcel Hub Uses

INTERPRETATION:

The Industrial/Research and Development Zones Use Matrix of the Zoning Ordinance (Table 130.23.020) lists uses for Industrial Low (IL), Industrial High (IH) and Research & Development (R&D) zoning. The matrix notes if a use is Permitted (P), not allowed, or if a special permit is required such as an Administrative (AP) or Conditional use Permit (CUP). Specific uses are further defined in the Definitions of Specialized Terms and Phrases (Section 130.80.020).

There is no use listed in the matrix or defined elsewhere in the zoning code for fulfillment centers, heavy distribution, or parcel hub uses. Although the Industrial / R&D Zones Use Matrix (Ord. Code § 130.23.020) includes a use type “Wholesale Storage and Distribution,” that use type does not contemplate the unique needs of fulfillment centers, heavy distribution, or parcel hub uses described in the “Discussion” section below.

Section 130.20.030. of the County Zoning Code authorizes the Planning and Building Director to determine if a use not already listed in the Zoning Code is allowable and if so, what the use type is for determining proper zoning. The Planning and Building Director has determined that fulfillment centers, heavy distribution and parcel hub uses shall be classified as the *Industrial – Specialized* use type. To make this determination, Section 130.20.030.3(a) requires that certain findings are made.

1. *The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;*

The Industrial – Specialized use type is defined as follows: “Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involve special safety or public health considerations; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel

Zoning Ordinance Interpretation – Section 130.23-Industrial and Research and Development Zones
Page 2 of 4

sources, and material recovery facilities.” Fulfillment centers, heavy distribution, parcel hub uses could have special safety or public health concerns, particularly related to the amount of truck traffic typically generated from such uses similar to the impacts contemplated for the Industrial – Specialized use type. This use type is allowed with approval of a CUP in the IL and IH zones. It is not allowed in the R&D zone. A CUP is a process for reviewing uses and activities that may be appropriate in the applicable zone but the potential for effects on the site and surroundings cannot be determined without a site-specific review. This process will ensure that the characteristics and activities associated with the use are similar to other uses allowed in IL and IH zones and will not involve a greater intensity and is conditioned to address any safety or public health concerns.

2. *The use will be consistent with the purposes of the applicable zone;*

Industrial—Light (IL). The IL zone is applied to lands for manufacturing and associated retail or service activities, wholesaling, and other industrial uses, where the primary activity is conducted within a building or buildings, or in outdoor storage or activity areas. Conditional Use Permits shall be required for those uses which, by their nature, have the potential to produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference or waste material beyond the confines of the property boundaries.

Industrial—Heavy (IH). The IH zone is applied to areas which may also be suitable for more intensive industrial uses, including manufacturing, assembling, fabrication and processing, bulk handling, storage, warehousing and trucking. The uses associated with this district are likely to generate significant levels of truck traffic, noise, pollution, vibration, dust, fumes, odors, radiation, radioactivity, poisons, pesticides, herbicides, or other hazardous materials, fire or explosion hazards, or other undesirable conditions. A Conditional Use permit is required for uses having the potential to pose a safety hazard or produce particulate matter. Heavy industrial districts are unsuitable adjacent to residential districts and some commercial uses. Dwellings, care centers, and certain commercial uses are not allowed. Uses allowed within IL (Light Industrial) districts are allowed, provided that the uses are subordinate to and do not restrict heavy industrial uses in the zone. Activity at heavy industrial sites consists predominantly of trucks, rather than passenger vehicles, and the road system is built to support truck traffic. Provisions for pedestrians are not required.

Fulfillment center, heavy distribution or parcel hub uses are consistent with the IL and IH zones. These uses typically conduct activities within buildings or outdoor storage or activity areas. They do not typically produce or emit noise, odor, fumes, dust, smoke, vibrations, glare, heat, electrical interference, or waste material beyond the confines of the property. These uses may generate truck traffic which is allowed in the IL and IH zones.

3. *The use will be consistent with the General Plan and any applicable specific plan;*



El Dorado County Planning Dept. Director's Determination Fulfillment Center Heavy Distribution/Parcel Hub Uses

Zoning Ordinance Interpretation – Section 130.23-Industrial and Research and Development Zones
Page 3 of 4

Review of any proposed fulfillment center, heavy distribution or parcel hub use will include a General Plan and specific plan consistency analysis. Generally, IL and IH zones are within Industrial Land Use designations which allow for processing, distribution, and storage.

4. *The use will be compatible with the other uses allowed in the zone.*

Fulfillment center, heavy distribution and parcel hub uses are compatible with other uses allowed in the IL and IH zones. The uses require a CUP and therefore, can be conditioned to include measures that address any potential compatibility issues.

DISCUSSION:

Table 130.23.020 does not currently include a use type for fulfillment centers, heavy distribution, or parcel hub. It is not uncommon for the market to present new types of uses that were not known or contemplated at the time the zoning ordinance was adopted. The last comprehensive update to the County's zoning ordinance was in 2015.

In recent years, the growth of e-commerce has created a use type characterized by facilities primarily involved with receiving and repackaging merchandise and are heavily reliant on logistics and advanced technology to move merchandise quickly and efficiently, typically with the use of automation. The facilities may be "middle mile" delivery that takes products from a factory, port or larger warehouse to a fulfillment center or "last mile" delivery taking products from a fulfillment center to a retail store or customer. The primary "end product" of such facilities are a large volume of parcels that fulfill orders of individual consumers. These facilities are also heavily reliant on vehicles ranging from semi-trucks to vans to move the products and parcels. This use has been determined to be substantially different from any current use types listed in the Industrial and Research and Development Chapter and shall be referred to as fulfillment center, heavy distribution, parcel hub uses. The use type Industrial – Specialized accommodates such uses and is the appropriate zone designation.

Section 130.80.020 defines Industrial – Specialized as:

Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involved special safety or public health consideration; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities.

Although most sections of the definition are likely not applicable to a fulfillment center/heavy distribution/parcel hub use type, this use classification provides for those uses that "do not clearly fit within another industrial use classification."

Section 130.20.030 also notes that the Zoning Ordinance shall be periodically amended to incorporate those uses not listed in this Article which are found to be similar and

Zoning Ordinance Interpretation – Section 130.23-Industrial and Research and Development Zones
Page 4 of 4

compatible. Staff intends to include an update to Chapter 130.23. – Industrial and Research and Development Zones that incorporates this interpretation.

This decision may be appealed in compliance with Section 130.52.090 (Appeals) in Article 5 (Planning Permit Processing) of the Zoning Code.

Should you have any questions, you may contact me via phone or email.

cc: Planning Commission
Tiffany Schmid, Interim CAO
David Livingston, County Counsel
Jefferson Billingsley, Deputy County Counsel



El Dorado County Planning Dept. Director's Determination Fulfillment Center Heavy Distribution/Parcel Hub Uses

INTERPRETATION: The Industrial/Research and Development Zones Use Matrix of the Zoning Ordinance (Table 130.23.020) lists uses for Industrial Low (IL), Industrial High (IH) and Research & Development (R&D) zoning. The matrix notes if a use is Permitted (P), not allowed, or if a special permit is required such as an Administrative (AP) or Conditional use Permit (CUP). Specific uses are further defined in the Definitions of Specialized Terms and Phrases (Section 130.80.020).

There is no use listed in the matrix or defined elsewhere in the zoning code for fulfillment centers, heavy distribution, or parcel hub uses. **Although the Industrial / R&D Zones Use Matrix (Ord. Code § 130.23.020) includes a use type "Wholesale Storage and Distribution," that use type does not contemplate the unique needs of fulfillment centers, heavy distribution, or parcel hub uses** described in the "Discussion" section below.

Section 130.20.030. of the County Zoning Code authorizes the Planning and Building Director to determine if a use not already listed in the Zoning Code is allowable and if so, what the use type is for determining proper zoning. The Planning and Building Director has determined that fulfillment centers, heavy distribution and parcel hub uses shall be classified as the Industrial – Specialized use type. To make this determination, Section 130.20.030.3(a) requires that certain findings are made.

1. The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
2. The use will be consistent with the purposes of the applicable zone;
3. The use will be consistent with the General Plan and any applicable specific plan;
4. The use will be compatible with the other uses allowed in the zone.

Fulfillment center, heavy distribution and parcel hub uses are compatible with other uses allowed in the IL and IH zones. The uses require a CUP and therefore, can be conditioned to include measures that address any potential compatibility issues.



El Dorado County Planning Dept. Director's Determination Fulfillment Center Heavy Distribution/Parcel Hub Uses

DISCUSSION:

Table 130.23.020 does not currently include a use type for fulfillment centers, heavy distribution, or parcel hub. It is not uncommon for the market to present new types of uses that were not known or contemplated at the time the zoning ordinance was adopted. The last comprehensive update to the County's zoning ordinance was in 2015.

In recent years, the growth of e-commerce has created a use type characterized by facilities primarily involved with receiving and repackaging merchandise and are heavily reliant on logistics and advanced technology to move merchandise quickly and efficiently, typically with the use of automation. The facilities may be "middle mile" delivery that takes products from a factory, port or larger warehouse to a fulfillment center or "last mile" delivery taking products from a fulfillment center to a retail store or customer. The primary "end product" of such facilities are a large volume of parcels that fulfill orders of individual consumers. These facilities are also heavily reliant on vehicles ranging from semi-trucks to vans to move the products and parcels. This use has been determined to be substantially different from any current use types listed in the Industrial and Research and Development Chapter and shall be referred to as fulfillment center, heavy distribution, parcel hub uses. The use type Industrial – Specialized accommodates such uses and is the appropriate zone designation.

Section 130.80.020 defines Industrial – Specialized as:

Establishments engaged in activities that generate noise, vibration, odor, dust, or smoke that may extend beyond the confines of the property boundaries; that involved special safety or public health consideration; or that do not clearly fit within another industrial use classification. It includes, but is not limited to bulk storage of gasoline, propane, or other flammable fuel sources, and material recovery facilities. Although most sections of the definition are likely not applicable to a fulfillment center/heavy distribution/parcel hub use type, this use classification provides for those uses that "do not clearly fit within another industrial use classification."



Fulfillment centers, heavy distribution, parcel hub uses could have special safety or public health concerns, particularly related to the amount of truck traffic typically generated from such uses similar to the impacts contemplated for the Industrial – Specialized use type.

This use type is allowed with approval of a CUP in the IL and IH zones. It is not allowed in the R&D zone.

A CUP is a process for reviewing uses and activities that may be appropriate in the applicable zone but the potential for effects on the site and surroundings cannot be determined without a site-specific review. This process will ensure that the characteristics and activities associated with the use are similar to other uses allowed in IL and IH zones and will not involve a greater intensity and is conditioned to address any safety or public health concerns.



UPDATE *Notification - No Review*

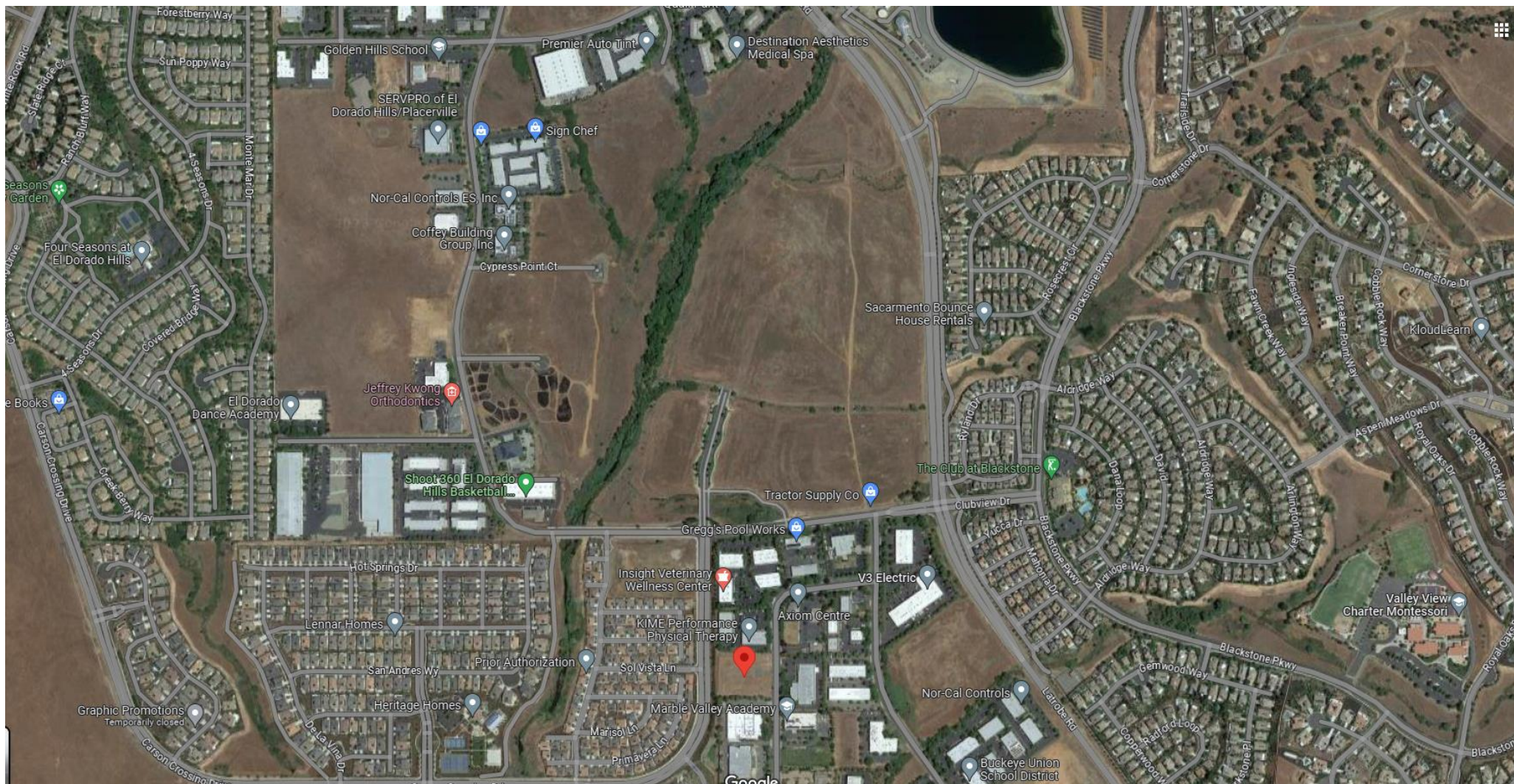
EDH Area project updates



EDH Area project updates

CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.

4994 Hillsdale Cir
EDH





EDH Area project updates

CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.

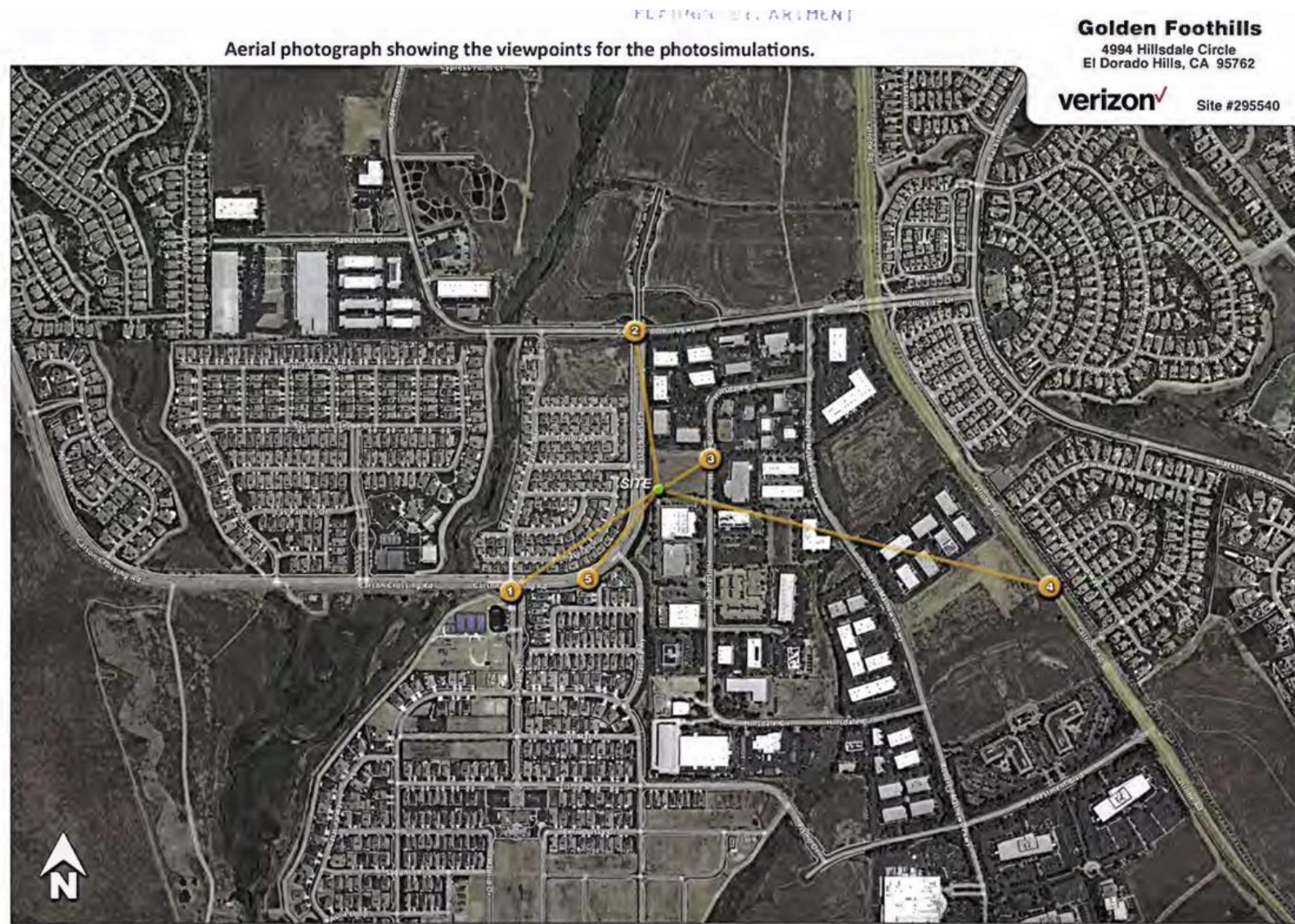
A Conditional Use Permit request to propose a new Verizon Wireless communication facility. The proposal includes installing a 97-foot-tall monopole tower with antennas and ancillary equipment, three (3) radio cabinets, a 30kW diesel generator and related utilities within a 40' x 32'-8" fenced communication site. The property, identified by Assessor's Parcel Number 117-084- 005, consists of 2 acres, and is located on the west side of Hillsdale Circle, approximately 750 southwest of the intersection with Robert J. Matthews Parkway, in the El Dorado Hills area, Supervisorial District 2.

This project will be reviewed by the Technical Advisory Committee (TAC) on July 24, 2023, to discuss the points noted above. The TAC consists of Planning Division staff, staff from other County Divisions and Departments, outside agencies and the applicant and/or applicant's representatives.



EDH Area project updates

CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.





EDH Area project updates | **CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.**

Version Date: September 7, 2022



Photostimulation of the view looking northeast from the intersection of Palmdale Road at Carson Crossing Road.

Golden Foothills
4994 Hillside Circle
El Dorado Hills, CA 95762

verizon Site #295540





EDH Area project updates | **CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.**

Version Date: September 7, 2022



Existing

Photostimulation of the view looking south from the nearest point along Golden Foothill Parkway.

Golden Foothills
4994 Hillside Circle
El Dorado Hills, CA 95762
verizon Site #295540



Proposed

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EDH Area project updates | **CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.**

Version Date: September 7, 2022



Existing

Photosimulation of the view looking southwest from Hillsdale Circle, in front of the subject property.

Golden Foothills
4994 Hillsdale Circle
El Dorado Hills, CA 95762

verizon Site #295540



Proposed



EDH Area project updates | **CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.**

Version Date: September 7, 2022



Photosimulation of the view looking west from Latrobe Road.

Golden Foothills
4994 Hillsdale Circle
El Dorado Hills, CA 95762

verizon Site #295540





EDH Area project updates | **CUP23-0010 EDH VERIZON WIRELESS COMMUNICATIONS FACILITY.**





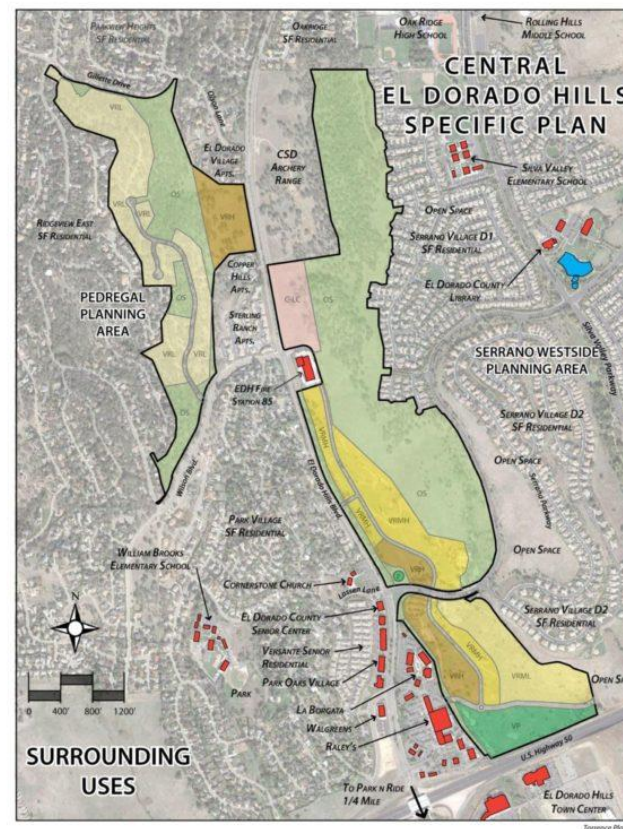
EDH Area project updates

Central El Dorado Hills Specific Plan A14-0003, SP12-0002, Z14-0005, DA14-0003

The proposed project would provide for development of up to 1,000 dwelling units, 11 acres of civic limited commercial use (50,000 square feet of commercial use), 15 acres of public village park, 1-acre neighborhood park and 168 acres of natural open space. The proposed project site covers 341 acres in the vicinity of El Dorado Hills Boulevard between Olson Lane and U.S. Hwy 50. The proposed project consists of two planning areas: Serrano Westside and Pedregal.

It has been suggested that the project may go to the Board of Supervisors in August 2023

Central El Dorado Hills Specific Plan
Project Site Aerial Photo and Surrounding Uses (DRAFT, November 2013)





EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007

Montano de El Dorado Phase 2
Approved 2021

New Pre-Application to consider
modifying the approved 2021
Montano Master Plan to incorporate
a Mixed Use Proposal of:

14.2 Acres

330 Dwelling Units

23.2 Dwelling Units per acre

4-story multiplexes featuring 42 to
72 units per building

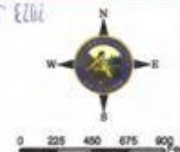


April 10, 2023

Parcel Map - Montano de El Dorado

- County Outline
- Highway Labels
- Highways
- Major Roads
- Minor Roads
- Cities
- Parcels

Disclaimer: Parcel boundaries in this map are illustrative only and not considered the legal boundary.





EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007

Pre-Application Supplemental Letter

We believe Montano De El Dorado is the prime “Mixed Use” project for this new trend and the future of El Dorado Hills living at this key area where EDH Town Center & Montano meet. This project will lend itself to the encouragement of the walkable path to goods and services directly from the residential front door in a horizontally Mixed-Use environment. Montano currently offers restaurants, banking, spa services, boutiques, morning coffee, and Pilates/fitness services. We are strategically located just one crosswalk away from EDH Town Center where the walkable path continues to movies, shopping, community events and much more.





EDH Area project updates

Montano Master Plan Mixed Use Proposal Pre-App PA23-007



Illustrative Site Plan

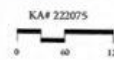
MONTANO De EL DORADO

El Dorado Hills, CA

Mixed - Use Neighborhood

3.31.2023

PA23-0007



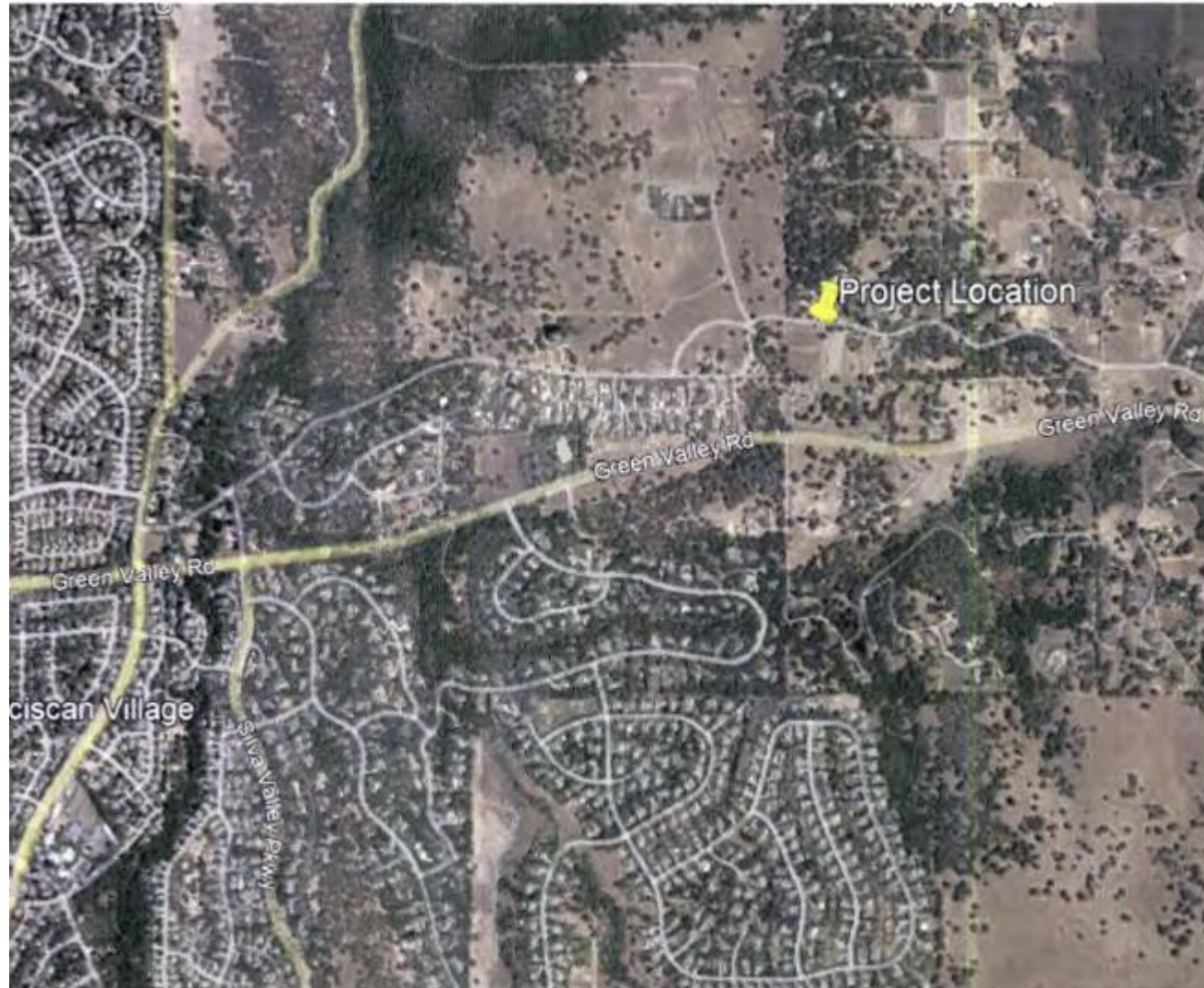


EDH Area project updates

CUP23-0011 EDH VERIZON WIRELESS COMMUNICATIONS TOWER MALCOLM DIXON ROAD.

Application
4/17/2023

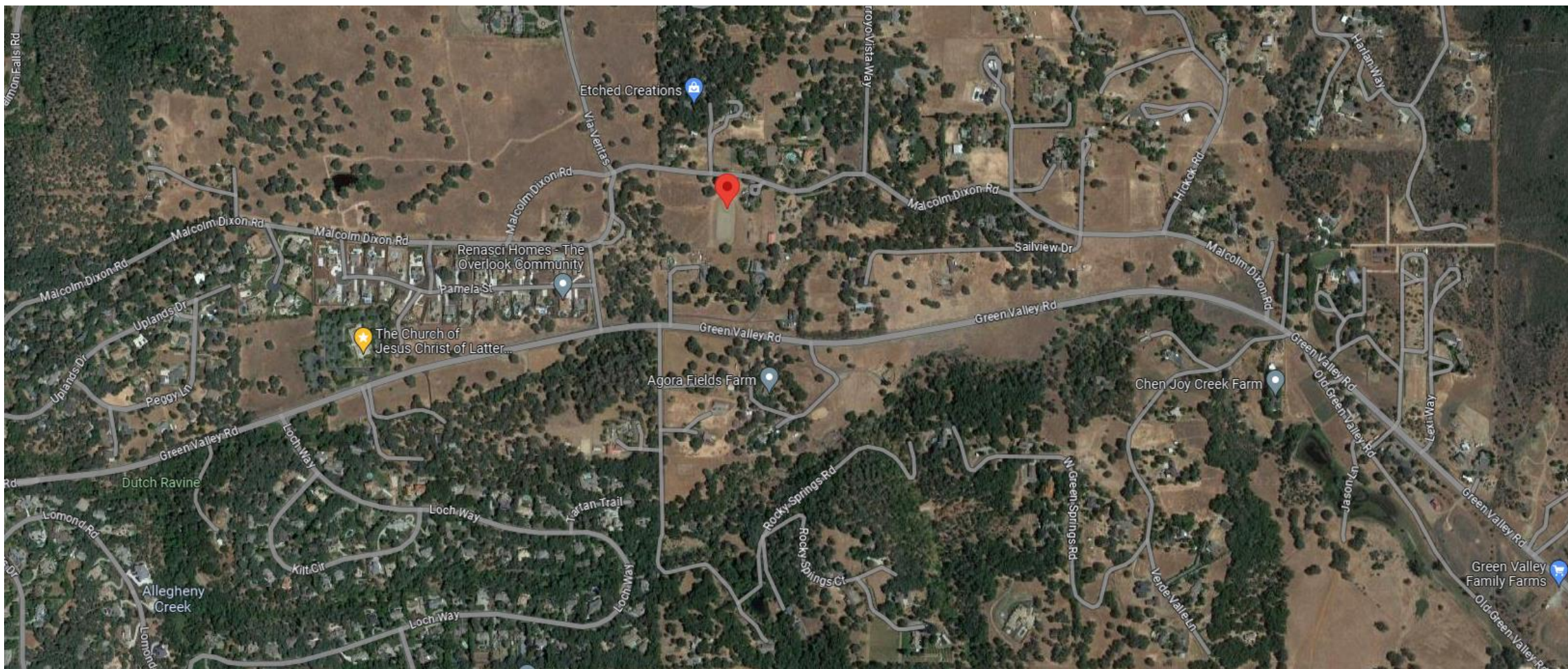
Incomplete
Notice Letter
5/19/2023





EDH Area project updates

CUP23-0011 EDH VERIZON WIRELESS COMMUNICATIONS TOWER MALCOLM DIXON ROAD.



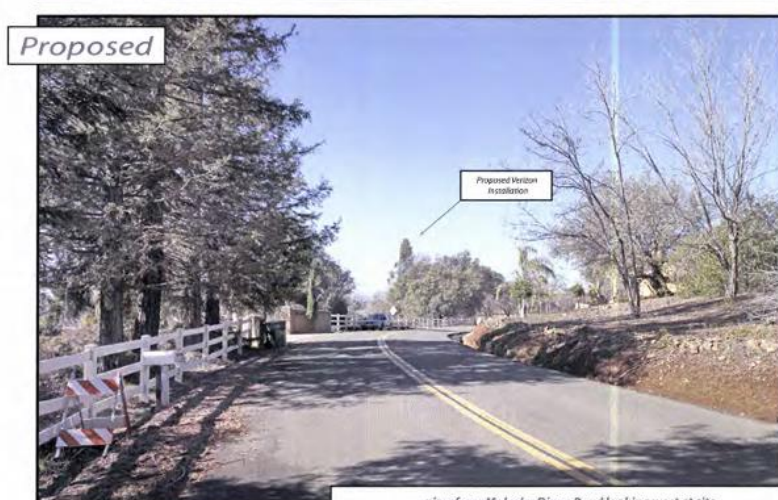
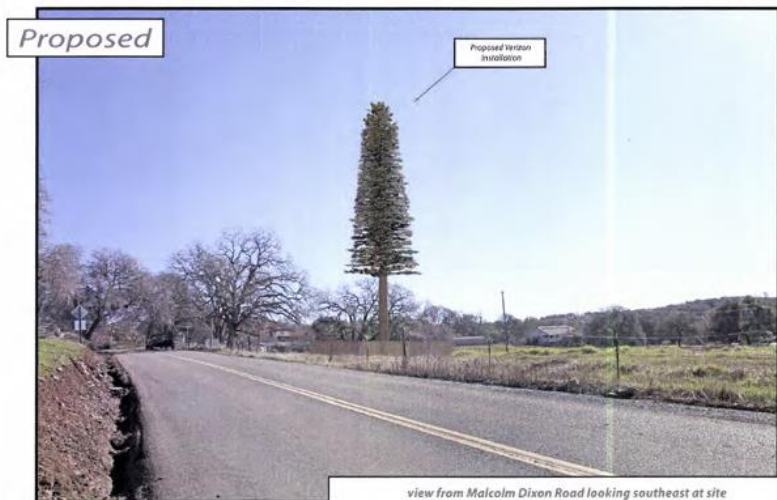
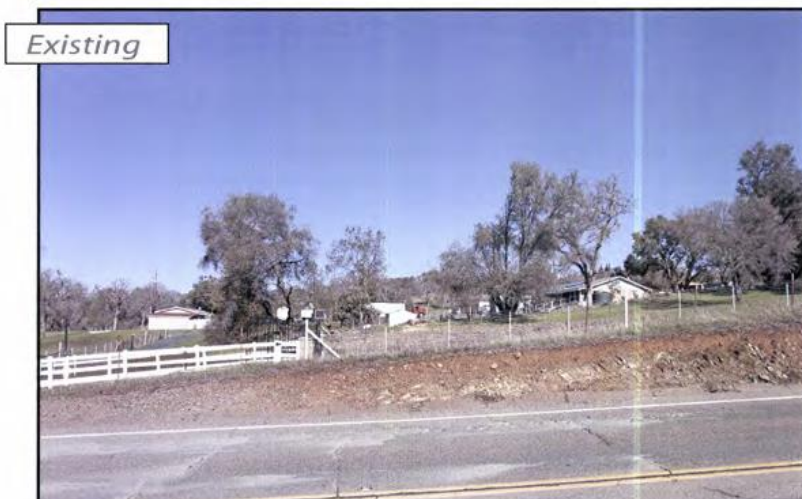
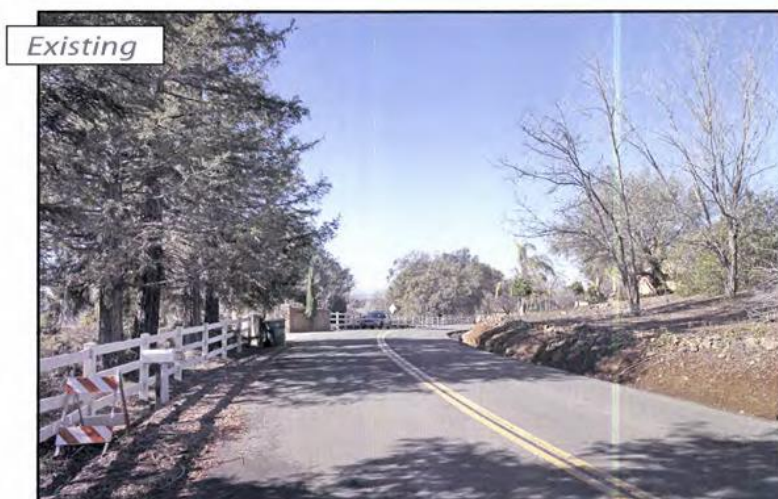
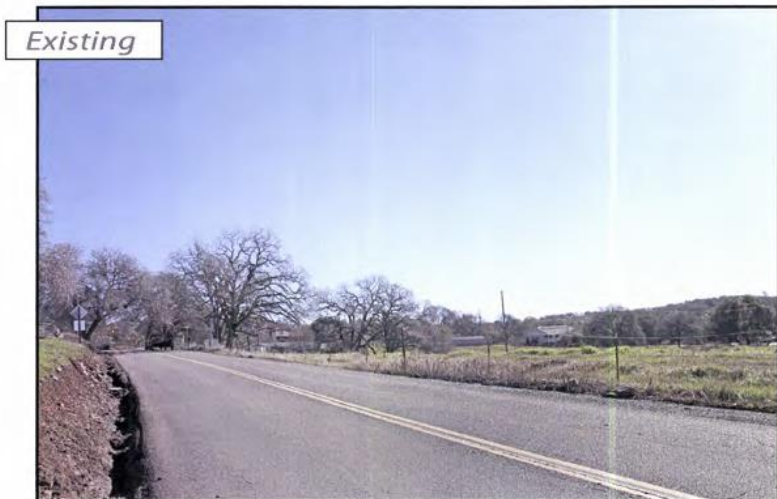


EDH Area project updates -CUP23-0011 EDH VERIZON WIRELESS COMMUNICATIONS TOWER MALCOLM DIXON ROAD.

Malcom Dixon view southeast

Malcom Dixon view west

Green Valley Rd view north





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

****TUESDAY****

July 18, 2023

6:30PM

