



El Dorado Hills Area Planning & Advisory Committee

March 25, 2024

John Davey, EDH APAC Chair

John Raslear, EDH APAC Vice Chair

Tim White, EDH APAC Vice Chair

Brooke Washburn, EDH APAC Vice Chair

Robert Williams, Secretary

STANDING ENVIRONMENT AND TRANSPORTATION COMMITTEES REPORTS

RE: El Dorado Hills Business Park, Gateway El Dorado / Carson Creek R&D Project

BACKGROUND:

The EDH APAC Standing Committees on Transportation and Environment have reviewed the scant public information available for Gateway El Dorado, the “Industrial R&D Park” currently marketed by PacTrust and its subsidiary Pacific Realty Associates. This new warehouse development is identified as “Industrial Wholesale Distribution buildings” comprising six warehouses ranging from 60,000 to 87,000 sq ft GFA, three retail pads, a completed retail building occupied by Tractor Supply, and four other parcels/sites/areas earmarked for future development. Grading and building permits have been issued for two of the warehouses identified as Gateway El Dorado Phase 1, and a J6 pre-approval application was submitted and withdrawn for Gateway El Dorado – Retail with the three retail buildings including two drive-through facilities. Under project number P22-0009, Phase II would include an additional total of 1.1 million square/feet of buildings.

FINDING AND CONCLUSIONS:

After reviewing the potential and likely impacts of this warehouse complex, the consensus of members of both committees is they cannot support this project absent the necessary Transportation Impact Study and Environmental Impact Report from El Dorado County Planning and Building and Department of Transportation staff, and appropriate review and public hearings by the Planning Commissioners and/or Board of Supervisors.

As Chairs of the Standing Environment and Transportation Committees, we respectfully submit the attached reports of our respective committees' review and offer our recommendations regarding the Gateway El Dorado Project.

RECOMMENDATIONS:

Open discussions between APAC members and EDC Planning and Transportation are critical to ensure clear understanding of EDC policies, codes and regulations, and also issues, concerns and recommendations of the public. In addition to the ongoing quarterly meetings with the EDC department directors and committee chairs, we recommend joint meetings with the applicant/developer, EDC Planning, and DOT to ensure clear and complete communications, and facilitate an understanding or concerns and issues among all involved.

The attached draft letter containing our Joint Summary Report and the following recommendations regarding the Gateway El Dorado / Carson Creek R&D Project be sent to county officials.

We recommend the following specific actions by County agencies:

1. All elements of the PacTrust proposals be consolidated to allow an analysis of the total project.
2. The Director of Planning prepare a report for the Board of Supervisors on the adequacy of existing R&D allowable uses applicable to Warehouse and Logistic Facilities and, as appropriate, update the 2023 Determination zoning letter.
3. The Director of Transportation complete a comprehensive traffic study of the project.
4. A CEQA Environmental Impact Review be prepared for the entire project.
5. The EDC Auditor and Controller be requested to conduct a financial benefit to cost analysis as the overall economic impact of wholesale facilities such as this is not clear.
6. Mitigation measures for impacts on property owners within the Carson Creek Specific and the Valley View Specific Plans resulting from the two buildings currently under construction be identified and required.
7. The Gateway El Dorado project be referred to the Planning Commission to facilitate public review and comment.

Respectfully Submitted,

Bill Jamaca, Chair – APAC Transportation Standing Committee

George Steed, Chair – APAC Environment Standing Committee