



EDC COB <edc.cob@edcgov.us>

Re: PA19-0003 Part 3

1 message

Rusty Everett <rusty@incipio.com>

Thu, Sep 19, 2019 at 1:45 PM

To: The BOSONE <bosone@edcgov.us>, EDC COB <edc.cob@edcgov.us>, "planning@edcgov.us" <planning@edcgov.us>

Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

I am sad to have a third add on here but after looking over the notes from a meeting with Planning Commission on 9-12 agenda item # 3 for modifications on PD-R19-0001 Superior Self Storage which is part of the same property and bound by PD95-002 the same players who will be before you on 9/24 made the following comments and sent in comments attached.

1. The El Dorado Hills Town Center DRC Committee Chair Norb Witt who used the PD95-002 and PD95-07 as a reason to say this is not consistent and not approved. So they want to use these PD's to manage this current building so it's "original approved look" remains as it was.
2. Louis Mansour part of the Mansour group which had the vision for El Dorado hills and this specific PD overseeing our business park area for 30 years spoke to the commission and his comments were recorded as "they object to the project stating it is not and allowed use under the PD" and that they have concerns about issues like Steel roof, irrigation, screening, outside storage etc. When asked by a commissioner if Mr Mansour objected to the use the answer was "not really expect it's not an approved use"

So let me point out the obvious issue here.

On 9-12-19 the developer is concerned about the changes to an existing commercial building in a zoned commercial area and how it might impact the rest of their property or more likely the future use if his next plan is approved since clearly on 9-12 there was already an application in for a total dismantling of PD95-002 so they can build out residential. On 9-24-19 the same developer will be standing in the same offices for a conceptual review of 27 acres to literally rip up this same PD turn it in to 100's of residential units and retail!

What kind of world do we live in where we can seriously entertain using a PD to restrict one person over their disagreement with a commercial building being used for a commercial activity but yet when residents impacted by MASSIVE changes to the same PD are being ignored when we bring up the same PD being obliterated to the benefit of a land speculator who doesn't like where the market went.

So they like the PD when it benefits their ability to control others but when it restricts them after they changed their mind the county and the residents need to roll over and rip it up?

Please deny these conceptual changes as this is setting horrible precedent and disrupting homeowners value, quality of life and further traffic impacts.

Rusty Everett | EVP Sales

Incipio Group™ | 3347 Michelson Dr., Suite 100 | Irvine, CA 92612

T (415) 850-0891

rusty@incipio.com



Confidentiality Statement: <https://www.incipio.com/confidentiality>

From: Rusty Everett <rusty@incipio.com>

Date: Tuesday, September 17, 2019 at 2:02 PM

To: The BOSONE <bosone@edcgov.us>, EDC COB <edc.cob@edcgov.us>

Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Subject: Re: PA19-0003

If I may also comment on another interesting detail that was not apparent to me until attorney's pointed out some slight of hand going on with regards to disclosures on the Pre Application compared to the Public Notice.

It appears that they are discussing 47 acres out of 116 acres in the pre application it discusses only 13 APN's impacted by these proposed changes of residential and retail commercial both of which are problematic with the current PD95-002 but in the actual public hearing notice it identifies 27 APN's and ALL 116 acres and ONLY talks about the Residential component and NONE of the Commercial they speak of in their Pre Application.

So it appears that they are in fact not just discussing this village idea on 47 acres but they mention the area is both north and south of White Rock Road and the total of 27 APN's is ALL of the area covered by PD95-002.

They are also suggesting some how that traffic counts will go down compared to what is approved for the site? Well the fact is right now it's vacant dirt with certain build outs expected and approved. They now want to remove those plans and impact us further with residential traffic but yet by asking to change the PD they are now clearly walking in to a conflict with Measure E based on LOS at the roadways surrounding this property and on EDH Blvd. The county must not allow them to ignore Measure E the Voter approved measure to limit residential build outs until Traffic can be mitigated.

So are we going to allow them to not disclose what the real plan is and make massive changes to the PD so they can put whatever they want in on this lot?

I am sad to once again point out what appears to be massive inconsistencies in being upfront about their intentions so the county and the residents can debate the actual plans vs what appears to be intentional misleading and leaving out of key details that were previously disclosed on pre application.

Rusty Everett | EVP Sales

Incipio Group™ | 3347 Michelson Dr., Suite 100 | Irvine, CA 92612

T (415) 850-0891

rusty@incipio.com



Confidentiality Statement: <https://www.incipio.com/confidentiality>

From: The BOSONE <bosone@edcgov.us>
Date: Tuesday, September 17, 2019 at 9:30 AM
To: EDC COB <edc.cob@edcgov.us>
Cc: Rusty Everett <rusty@incipio.com>
Subject: Fwd: PA19-0003

Please attach this public comment for item #19-1384 on the 9/24 agenda.

Kind Regards,

Cindy Munt

Assistant to Supervisor John Hidahl, District 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

[CLICK HERE to follow Supervisor Hidahl on Facebook](#)

[CLICK HERE to visit Supervisor Hidahl's web page](#)

----- Forwarded message -----

From: **Rusty Everett** <rusty@incipio.com>
Date: Mon, Sep 16, 2019 at 2:38 PM
Subject: PA19-0003

To: bosone@edcgov.us <bosone@edcgov.us>, bostwo@edcgov.us <bostwo@edcgov.us>, planning@edcgov.us <planning@edcgov.us>, bosthree@edcgov.us <bosthree@edcgov.us>, bosfour@edcgov.us <bosfour@edcgov.us>, bosfive@edcgov.us <bosfive@edcgov.us>

BOS and Planning

I wanted to write to you today to once again share my displeasure with the fact the county already allowed an incompatible use on the TCW property with the "medical facility" known as Oakmont to occupy land it was never zoned for.

This building which I am sure you have now toured with its grand opening is no more of a medical facility than I am a Dr.

But it's clear they are going to be the gift that keeps on giving to Mansour company if you and the Planning dept allow another massive set of changes to PD95-002 which has been at play over this area for some 25 plus years.

They are now of course requesting to do residential in some of our only flat developable commercial land with easy access to HWY 50. No surprise since they have been working feverishly in the background for years to build anything but the business park they themselves envisioned for this property and some 500 residents have built and live beside knowing we were not going to be locked in by more residential.

We have many issues that are worth noting here.

1. These uses were never allowed or envisioned in the PD95-002
2. The applicant is also looking for relief in their limited commercial retail they can install since much of it was eaten up with CVS
3. We continue to give away our commercial developable land and will never have business here if we pave everything over and built out residential further impacting our roads and quality of life
4. We continue to ignore Measure E which clearly shows from other projects like Saratoga Estates and the Apartments at Town Center that the surrounding roads are already at LOS F.
5. We continue to use negative mitigated environmental reports that don't even closely resemble the suggested usage nor consider the drastic changes since they were done more than 20 years ago.

Please stand up for the residents you purport to represent and stop allowing developers to wreck our plans.

Regards

Rusty Everett

16 year resident El Dorado County

El Dorado hills CA

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T (415) 850-0891

rusty@incipio.com



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 **Public Comment Rcvd 09-12-19 (Mansour).pdf**
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