

Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
GAIL Flood	1130 White Rock Rd #73	EDH.	916-939-1402	
Jim Martella	1130 White Rock Rd #69	EDH.	916-939-8779	
Carol J. Kearney	1130 White Rock #8	E.D.H.	916-812-5972	
Lynn O'Donnell	1130 W.R. Rd #9	EDH	916-939-6823	
Robert Borge	1130 W Rock Rd #75	EDH	916-933-3671	
Mary Cordes	1130 White Rock Rd #77	EDH	916 939-4021	
John Smith	1130 White Rock Rd #79	EDH	530 409-7403	
Ken Dwyer	1130 White Rock Rd #82	EDH	916-939-5030	Hickey197234@yahoo.com
Sue Martella	1130 White Rock Rd #81	EDH	530-210-6475	
Moroon Kempin	1130 White Rock Rd #81	EDH	916 584-7584	
Mary Cullen	1130 White Rock Rd #82	EDH	916-933-1157	
Bob Sponza	1130 WHITE ROCK RD. #84	EDH	916-990-5197	
Anna R. Nelson	1130 White Rock Rd #85		916 804-7968	
Laura Freeman	1130 White Rock #85	EDH	916 801-8287	
James Freeman	1130 White Rock Sp 85	EDH	916 221 0287	
Cody Powers	1130 White Rock Rd #64	EDH	916-878-9566	Codywpowers@yahoo.com
Doug Rowe	1130 White Rock Rd #67		707-717-6675	
Julie Merriner	1130 White Rock Rd #86		916-425-4193	
Kathryn Stewart	1130 White Rock Rd #70		916-941-7436	
Sue Martella	1130 White Rock Rd 106		916-933-4733	
Oliver Pheasant	1130 White Rock Rd #107		916-849-7558	
Umat	1130 White Rock Rd #108	EDH	530 558 8099	
AL Silva	1130 White Rock Rd #109		916-933-5006	
Karen M. Silva	1130 White Rock Rd #109		916-790-4919	
Sail Dettner	1130 White Rock Rd #110		916-939 1905	
AVIS DOLANS	1130 WHITE ROCK RD #112		916 504-0351	

# Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
<del>Wanda</del>	<del>1130 White Rock #93 EDH</del>	<del>EDH</del>		
<del>Wanda</del>	<del>1130 White Rock #93 EDH</del>	<del>EDH</del>		
<del>Wanda</del>	<del>1130 White Rock #92 EDH</del>	<del>EDH</del>		<del>classierling14@gmail.com</del>
<del>Joan Darby</del>	<del>1130 White Rock #90 EDH</del>	<del>EDH</del>		<del>jdarby0137@yahoo.com</del>
<del>Susan Sam Warden</del>	<del>1130 White Rock #91 EDH</del>	<del>EDH</del>		
<del>BEN VAN CRAAFER</del>	<del>1130 White Rock Rd 95 EDH</del>	<del>EDH</del>		
<del>JOS L ROSA</del>	<del>1130 White Rock Rd.</del>	<del>EDH</del>		
<del>ROSA Tuttle</del>	<del>1130 White Rock #78 EDH</del>	<del>EDH</del>		<del>ROSA TUTTLEPIITA@gmail.com</del>
<del>Desmond Thomas</del>	<del>1130 White Rock #83 EDH</del>	<del>EDH</del>		
<del>Rory O'Connell</del>	<del>1130 White Rock Rd #2 EDH</del>	<del>EDH</del>		
<del>Stephen Mistle</del>	<del>1130 White Rock Rd #1 EDH</del>	<del>EDH</del>		<del>smistle@gmail.com</del>
<del>Jay M</del>	<del>1130 White Rock Rd #28</del>	<del>EDH</del>		
<del>Candice Shaw</del>	<del>1130 White Rock Rd #30</del>	<del>EDH</del>		<del>Candice-roy@att.net</del>
<del>Anita Saxton</del>	<del>1130 White Rock Rd #27</del>	<del>EDH</del>		<del>anitasaxton@att.net</del>
<del>CRAIG ROY</del>	<del>1130 White Rock Rd #25</del>	<del>EDH</del>		
<del>STEPHANIE SHAPIRO</del>	<del>1130 White Rock Rd #38</del>	<del>EDH</del>		
<del>Sean Stapleton</del>	<del>1130 White Rock #35</del>	<del>EDH</del>		
<del>Debra Roberts</del>	<del>1130 White Rock Rd #36</del>	<del>EDH</del>		<del>roberts-m@att.net</del>
<del>Mark L. Roberts</del>	<del>1130 White Rock Rd #36</del>	<del>EDH</del>		<del>" " "</del>
<del>Mark L. Roberts</del>	<del>1130 White Rock Rd #36</del>	<del>EDH</del>		<del>" " "</del>
<del>Dianna Williams</del>	<del>1130 White Rock Rd #18</del>	<del>EDH</del>		<del>none</del>
<del>Melanie Havert</del>	<del>1130 White Rock rd spc-22 EDH</del>	<del>EDH</del>		<del>none</del>
<del>Arion Havert</del>	<del>1130 White Rock rd spc-22 EDH</del>	<del>EDH</del>		<del>none</del>
<del>Alexei Barnes</del>	<del>1130 White Rock rd spc 37, EDH</del>	<del>EDH</del>		

# Opposition to El Dorado Hills Town Center Apartments

Name	Street Address (optional)	City	Phone (optional)	Email (optional)
<del>Sheri Murphy</del>	<del>1130 White Rock Rd #72</del>	<del>EDH</del>	<del>530 558 8022</del>	<del>murphy.mess@gmail.com</del>
<del>Chris Wolff</del>	<del>1130 White Rock Rd #68</del>	<del>EDH</del>	<del>(916) 835-6707</del>	
<del>Stephany</del>	<del>1130 White Rock Rd #114</del>		<del>(916) 939-4104</del>	
<del>Susie Brodsky</del>	<del>1130 White Rock Rd #48</del>	<del>EDH, CA</del>	<del>(916) 358-5483</del>	
<del>Rose Marie Allen</del>	<del>1130 White Rock Rd #47</del>		<del>(916) 933-7406</del>	
<del>Glenn R Lewis</del>	<del>1130 White Rock Rd #46</del>		<del>916 960-7641</del>	
<del>Mae Darling</del>	<del>1130 White Rock Rd #54</del>		<del>530-417-4300</del>	
<del>Kristen Darling</del>	<del>1130 White Rock Rd #54</del>		<del>530-417-0884</del>	
<del>Sierra Treadwell</del>	<del>1130 White Rock Rd #43</del>		<del>(916) 939-6182</del>	
<del>Karen Butlesen</del>	<del>1130 White Rock #56</del>		<del>916-365-3430</del>	
<del>Carol Sarrasin</del>	<del>1130 White Rock #42</del>		<del>(916) 933-9520</del>	
<del>Mario Zampora - C.</del>			<del>(916) 332-7734</del>	
<del>Margaret North</del>	<del>F. R. Rd #40</del>		<del>916 939-0868</del>	<del>mmn51@att.net</del>
<del>Debbie Mondo</del>	<del>1130 White Rock Rd Sp 123</del>		<del>916 835 8584</del>	
<del>Nicole Mondo</del>	<del>1130 White Rock Rd Sp 123</del>		<del>916 835 8584</del>	
<del>Sara Lombardi</del>	<del>1130 White Rock Road #122</del>		<del>916 939-5338</del>	
<del>Dena Love</del>	<del>1130 White Rock Rd #120</del>		<del>916-757-0488</del>	
<del>Rick Love</del>	<del>1130 White Rock Rd #120</del>		<del>916-757-6488</del>	
<del>JANNA CHINGHE</del>	<del>Stammy 1130 White Rock Rd #118</del>		<del>916-957-5449</del>	
<del>Janet Noble</del>	<del>1130 White Rock Rd #71</del>		<del>933-0771</del>	
<del>John Adams</del>	<del>5335 SOLE TR CAMELBACK DR</del>	<del>EDH</del>	<del>530-677-5822</del>	
<del>Janet Adams</del>	<del>5335 SOLE TR CAMELBACK DR</del>	<del>EDH</del>	<del>530-677-5822</del>	
<del>CHRIS BERRY</del>	<del>3772 PARK &amp; EL DORADO HILLS</del>		<del>95762</del>	<del>buster.berry@sbcs6bd.net</del>

7/18

#31



EDC COB &lt;edc.cob@edcgov.us&gt;

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## Proposed Apartment Complex & Parking Structure in Town Center El Dorado Hills

1 message

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**MSHamerski** <noworrys5@comcast.net>

Mon, Feb 12, 2018 at 4:56 PM

To: edc.cob@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Honorable Board of Supervisors,

We have previously sent a very detailed letter of our objection to this proposed project.

The density of this project will change the flavor, quaint look and quality of life in our Town Center. We shop there and eat there or purchase a savory or coffee almost every day.

We enjoy the Face in a Book store and appreciate the excellent help and quality stock of wonderful books and gifts.

I get my hair styled at Adagio and my husband frequent's Mike's Barber Shop.

We love shopping at Nugget and also at Raley's.

We love the theatre and the very clean and comfortable environment to relax and enjoy the latest movie!

We have eaten at every restaurant and most frequently.

Every day we go to visit it is hard to find a parking space. Even around back it can be hard to find a spot.

What will it be like when the tenants overflow into the existing densely occupied spaces?

We want to enjoy the area and casual outdoor seating and dining. The Town Center is not that large and to add all those residences on a full time basis is going to devastate the area we love.

It was zoned for a boutique hotel and that is the way it should stay. Why do we need to double the density of our original plans?

This is a really bad idea for traffic, overall look of our community and use for the existing occupants.

What will happen to our beloved Farmer's Market with less space to work with? Also, the Thurs. night concerts and family events which are so important to our community feel.

We very are strongly opposed to this project and urge you to reconsider.

Please, please vote against this project.

Respectfully,

Sandra and Michael Hamerski  
5553 Aspen Meadows Dr  
El Dorado Hills, CA

Blackstone Community

*Allen Delbrouck*, CERTIFIED PUBLIC ACCOUNTANT

---

4364 Town Center Blvd, Suite 319  
El Dorado Hills, CA 95762

Phone (916) 933-7780  
Fax (916) 941-1233

February 8, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Re: Town Center Apartments

Dear Honorable Supervisors:

I am writing to express my support for the approval of the Town Center Apartments. My family and I have lived in El Dorado Hills for almost 20 years and we are devoted to reasonable growth and preserving the quality of life that brought us to this area. This project will provide housing to residence and promote business for the town of El Dorado Hills. Town Center Boulevard is the ideal place for this type of housing project.

I urge you to support the Town Center Apartment project and bring a type of housing to El Dorado Hills that will allow for more flexibility in living arrangements. I am confident that the project planners have carefully considered the parking and traffic flow and there will not be an adverse impact on the surrounding area.


Construction of these apartments is essential for further business development. These apartments will increase business activity in the area and provide for another way of showcasing the beauty and benefits of this area and El Dorado County. We, indeed, live in an area that provides a unique experience for those who frequent our town and county. This project is critical to our businesses and those who choose to live here. We must take the steps necessary to make El Dorado Hills and El Dorado County a place where citizens not only want to live but also engage in local business and commerce. The revenue generated from this increased business activity will provide the necessary support and allow local government to provide the services needed for a successful and desirable community.

Also, failure to consider a balanced approach to housing will only make El Dorado Hills more susceptible to the possibility of a State mandated housing plan. I would rather have this controlled by local government than a plan dictated by the State of California.

I urge you to support this project and in a way that shows investors and business owners that we are a community to seriously consider and improve the quality of life for all those who called El Dorado County home.

Thank you for considering my request.

Sincerely,

  
Allen Delbrouck, CPA



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Fwd: Support for the Town Center Apartments from Town Center**

2 messages

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**The BOSFOUR** <bosfour@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>

Tue, Feb 13, 2018 at 8:27 AM

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

From: **Natalie Buerki** <Natalie@tcmgroupinc.com>

Date: Mon, Feb 12, 2018 at 4:32 PM

Subject: Support for the Town Center Apartments from Town Center

To: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bosthree@edcgov.us" &lt;bosthree@edcgov.us&gt;, "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;

Honorable El Dorado County Board of Supervisors,

1. Attached are six support letters that were written by Town Center Business owners or Managers.
2. Signatures from Town Center Businesses and County Residence in support of the Apartment project.

Most likely you have received these directly but we wanted to be sure you received them together. There are a handful of business owners like Russell at Aji Japanese Bistro, Erin at Folsom Bike at Town Center and Allan Delbrouck, CPA that have or will be emailing you today.

I have spoken to many Town Center Businesses directly and they have all been in support of the project. Town Center Businesses that I have spoken to believe it is going to benefit our county, their business, and encourage new businesses in our county. In addition to talking with the businesses we have received calls and emails asking about the apartments and letting us know they would be interested in moving into them.

Thank you,

Natalie Buerki

Marketing Director



Find us on Facebook *Click here*

Town Center Management Group, Inc.

4364 Town Center Blvd., Suite 310

El Dorado Hills, CA 95762

P - 916/933.3013 ext 203

F - 916/933.3018

[Natalie@tcmgroupinc.com](mailto:Natalie@tcmgroupinc.com)

[www.EDHTownCenter.com](http://www.EDHTownCenter.com)

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

From: GM1807 <GM1807@regalcinemas.com>

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

Cc: Natalie Buerki <Natalie@tcmgroupinc.com>, Debbie Manning <debbie@eldoradohillschamber.org>

Bcc:

Date: Wed, 31 Jan 2018 17:37:08 +0000

Subject: Town Center Apartment Project Support

To the Board of Supervisors,

I would like to express my support for the Town Center Apartment project that will soon be discussed at an upcoming meeting. I understand this project has been considered for some time, but progress moving forward has been slow. As a business manager and as a 12 year resident of El Dorado Hills, I am in full support of this development and pro business project. El Dorado Hills needs to move forward with more businesses and opportunities for it's residents. This apartment will help with the existing Town Center infrastructure and will enable positive business growth and possible expansion.

It has been my perception since living here the past 12 years that this community is opposed to business growth. In my estimation, El Dorado Hills has been slow to add new businesses or at the very least encourage new businesses to come to our community. I understand that for some residents, they feel more businesses and residents add traffic and undesirable change to what they feel is a small and ideal town. I am personally not a fan of traffic nor am I a fan of crowded towns. However, I am a fan of jobs, stable family incomes and successful businesses. With out new businesses and development our current local businesses will decline. We have seen this effect over the last several years already.

Due to the slow growth of our businesses our own residents (myself included) travel outside of El Dorado Hills to do their shopping, predominantly into Folsom. That is where my family spends a majority of our money. We buy most of our groceries (Winco), gas (Sam's Club), dine out (stores on Bidwell) and hobbies all from Folsom stores. With the exception of our local Target, there are just so many more attractive businesses outside of our town. This needs to change.

With many new homes being established off of White Rock Road, El Dorado Hills needs to be competitive in order to attract customers to our already existing businesses. The only way we will do that effectively is if we add new businesses. The apartment project at the Town Center is one such business that would help promote and stimulate further growth, which is vitally needed. Along with my encouragement of this project, is my encouragement to consider the addition of new

restaurants and stores to other areas of our community. The addition of new businesses in our community is imperative for us to remain competitive and for us to adequately support and provide better opportunities for our employees.

I encourage all board members to support this project, along with other new plans for business growth in our community.

**Matt Klassen**

General Manager  
Regal El Dorado 14 & IMAX  
Theatre #: 1807  
Phone: 916-939-8726  
Cell: 916-956-2708



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

From: GM1807 <GM1807@regalcinemas.com>  
To: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>  
Cc: Natalie Buerki <Natalie@tcmgroupinc.com>, Debbie Manning <debbie@eldoradohillschamber.org>  
Bcc:  
Date: Wed, 31 Jan 2018 17:37:08 +0000  
Subject: Town Center Apartment Project Support  
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I encourage all board members to support this project, along with other new plans for business growth in our community.

***Matt Klassen***

General Manager  
Regal El Dorado 14 & IMAX  
Theatre #: 1807  
Phone: 916-939-8726  
Cell: 916-956-2708




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**8 attachments**



**Town Center Apartment Support Letter from Gold Country Run & Sport.jpg**  
416K



**Letter Of Support-Town Ctr Apts from Sparetime Health Club.pdf**  
154K



**Support Letter from Mercedes Benz of EDH - TC Apts.pdf**  
235K



**TC Apartment letter of support from Matt from Regal Theater EDH.docx**  
24K



**TC Apartments letter of support from Casa Ramos.pdf**  
462K



**TC Apartments letter of support from Orangetheory.pdf**  
448K



**noname.eml**  
25K



**Town Center Apartments Signed Letter of Support.pdf**

1124K

**The BOSFOUR** <bosfour@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>

Tue, Feb 13, 2018 at 8:28 AM

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

From: **Natalie Buerki** <Natalie@tcmgroupinc.com>

Date: Mon, Feb 12, 2018 at 7:01 PM

Subject: RE: Support for the Town Center Apartments from Town Center

To: "bosone@edcgov.us" &lt;bosone@edcgov.us&gt;, "bostwo@edcgov.us" &lt;bostwo@edcgov.us&gt;, "bostthree@edcgov.us" &lt;bostthree@edcgov.us&gt;, "bosfour@edcgov.us" &lt;bosfour@edcgov.us&gt;, "bosfive@edcgov.us" &lt;bosfive@edcgov.us&gt;

Honorable El Dorado County Board of Supervisors,

Here are few more support letters for the Town Center apartments that I said were coming. Sorry for the late hour.

Thank you,

Natalie Buerki

Marketing Director

Find us on Facebook *Click here*

Town Center Management Group, Inc.

4364 Town Center Blvd., Suite 310

El Dorado Hills, CA 95762

P - 916/933.3013 ext 203

F - 916/933.3018

**Natalie@tcmgroupinc.com****www.EDHTownCenter.com**

**From:** Natalie Buerki

**Sent:** Monday, February 12, 2018 4:32 PM

**To:** 'bosone@edcgov.us' <bosone@edcgov.us>; '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:** Support for the Town Center Apartments from Town Center

**Importance:** High

Honorable El Dorado County Board of Supervisors,

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Thank you,

Natalie Buerki

Marketing Director



Find us on Facebook [Click here](#)

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F - 916/933.3018

Natalie@tcmgroupinc.com

www.EDHTownCenter.com

---

**3 attachments**

 **Lett of Support for TC Apt from Aji Japanese Bistro.pdf**  
72K

 **Support Letter from Folsom Bike at Town Center for Apartment Project.doc**  
64K

 **Support Letter for the TC Apt form Allen Delbrouck, CPA.pdf**  
317K



February 8, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

Re: Town Center Apartments

Dear Honorable Supervisors:

On behalf of Gold Country Run + Sport, I am writing to express our support for the approval of the Town Center Apartments. As an independently owned and operated retail business in Town Center focused on inspiring active and healthy lifestyles, we are passionate about preserving the quality of life in El Dorado County by providing and promoting a strong, healthy and diverse business community.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. We are thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed. This project is critical for our businesses to not only survive but thrive. Approval of the Apartments will bring much-needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

We urge you to support this project!

Sincerely,

A handwritten signature in black ink, appearing to read "L. Shahinian".

Leon Shahinian  
Co-Owner



El Dorado Hills Sports Club  
*Asante Spa*  
*A premier Spare Time Club*

February 12, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Town Center Apartments**

Dear Honorable Supervisors:

On behalf of El Dorado Hills Sports Club and Asante Spa I am writing to express our support for the approval of the Town Center Apartments. We are committed to promoting a strong, healthy and diverse business community within El Dorado County.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. We are thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed.

This project is essential for our businesses to continue to grow and compete. Approval of the Apartments will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

We urge you to support this project to show that we are business friendly and welcome investors that are interested in making major financial commitments in El Dorado County.

Thank you.

Gavin Russo  
General Manager  
El Dorado Hills Sports Club and Asante Spa  
(916) 933-4929



Mercedes-Benz

Mercedes-Benz of Sacramento  
Mercedes-Benz of El Dorado Hills  
Mercedes-Benz of Rocklin

February 1, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Town Center Apartments**

Dear Honorable Supervisors:

On behalf of Mercedes-Benz of El Dorado Hills, I am writing to express our support for the approval of the Town Center Apartments. Our family is devoted to preserving the quality of life in El Dorado County by providing and promoting a strong, healthy and diverse business community.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. We are thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed. This project is critical for our businesses to not only survive but thrive. Approval of the Apartments will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

We urge you to support this project to show that we are business friendly and welcome investors that are interested in making major financial commitments in El Dorado County.

Thank you,

  
George Grinzewitsch, Jr.

George Grinzewitsch Jr.  
Owner President & CEO

**VON HOUSEN**  
AUTOMOTIVE GROUP  
*Family owned since 1958.*

1810 Howe Avenue  
Sacramento, CA 95825  
Phone: 916.924.8000  
Fax 916.924.6718  
[www.vonhousen.com](http://www.vonhousen.com)



**Mexican Restaurant**  
A family restaurant since 1997

**THE CASA RAMOS  
COMPANIES**

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Mt. Shasta  
Redding  
Red Bluff  
Chico  
Willows  
Folsom  
M.K. & A., LLC

Chico  
Ramos & Lecona, LLC

Placerville  
Ramos & Nava, LLC

Lincoln  
Ramos & Lecona Ventures, LLC

February 1, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Town Center Apartments**

Dear Honorable Supervisors:

On behalf of (your *business name*) I am writing to express our support for the approval of the Town Center Apartments. Our family is devoted to preserving the quality of life in El Dorado County by providing and promoting a strong, healthy and diverse business community.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. We are thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed. This project is critical for our businesses to not only survive but thrive. Approval of the Apartments will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

We urge you to support this project to show that we are business friendly and welcome investors that are interested in making major financial commitments in El Dorado County.

Respectfully,

Raul Lecona/Business Owner

P.O. Box 808  
Yreka, CA 96097  
(530) 842-2098  
Fax (530) 842-2798



February 8, 2018

Board of Supervisors  
County of El Dorado  
330 Fair Lane  
Placerville, CA 95667

**Re: Town Center Apartments**

Dear Honorable Supervisors:

I am writing to you as a Resident and Small Business Owner in El Dorado Hills.

On behalf of myself and LeClair Fitness III, LLC dba Orangetheory Fitness including employees, family, friends, clients and other business owners, I want to express our support for the approval of the Town Center Apartments. Our family is devoted to preserving the quality of life in El Dorado County by providing and promoting a strong, healthy and diverse business community.

I urge you to support the Town Center Apartment project and bring a different type of housing to El Dorado Hills. We are thrilled that the project will provide its own parking, not have an adverse impact on services and most importantly will bring life to the Town Center.

Construction of these apartments is essential for further business development. These new residents will support the businesses in Town Center along with other El Dorado County businesses that need customers to succeed. This project is critical for our businesses to not only survive but thrive. Approval of the Apartments will bring much needed jobs to the community, new buyers for local businesses and new revenue for your County budget.

We urge you to support this project to show that we are business friendly and welcome investors that are interested in making major financial commitments in El Dorado County.

Thank you,



Steve LeClair, EDH Resident  
1109 Berkshire Dr, EDH, CA 95762  
916.673.8861

Owner Orangetheory Fitness  
El Dorado Hills Town Center

February 2018

Honorable El Dorado County Board of Supervisors,

I agree with the letter written by the President Debbie Manning of the El Dorado Hills Chamber of Commerce. I sign this petition in support of the Town Center Apartment project and encourage you to vote yes. This project will help the businesses here in Town Center as well as encourage new business to come to our county. Thank you.

Name	Signature	Business
Jenna Hoyt	Jenna Hoyt	Holiday Inn Express.
ERIC BEREN	[Signature]	Rainbow Hills Church
ANN WOFFORD	Ann S Wofford	WOFFORD ACRES UNYDS
KAREN STEVENSON	[Signature]	Holiday Inn Express
PATRICIA TAMARIT	Patricia Tamarit	PT INC.
JOHN SHARMA	[Signature]	JSR INC
JOE TAMARIT	[Signature]	PT INC
Gagan Fanelok	[Signature]	synergy dental arts
Deidre Livingston	Deidre Livingston	Aborn Powers Prop. Mgmt
JOE GRANT	[Signature]	Vantage Prints LLC.
Ang Thompson	[Signature]	Carrington Real Estate
Eyobe Mamu	[Signature]	Best Cleaning Team
Alfiya Foule	[Signature]	Insurance Broker
Adelia Bogdanova	[Signature]	Ins. Broker
<del>Michelle Thompson</del>	<del>[Signature]</del>	<del>Realtor</del>
Charlene Lane	Charlene Lane	Charm Photography
Trish Tratos	[Signature]	Spot On Signs & Graphics
Judy Onorato	Judy Onorato	North American Title Co.
Jennifer Bassett	Jennifer Bassett	Hands 4 Hope
Demi Seagon	Demi Seagon	Demi Seagon - Lyon R.E.
Laure Heyman	[Signature]	New Morning Youth & Family
MIKE OWEN	[Signature]	CRYSTAL BOTTLE CELLARS

February 2018

Honorable El Dorado County Board of Supervisors,

I agree with the letter written by the President Debbie Manning of the El Dorado Hills Chamber of Commerce. I sign this petition in support of the Town Center Apartment project and encourage you to vote yes. This project will help the businesses here in Town Center as well as encourage new business to come to our county. Thank you.

Name Signature Business  
Leon Shahinian P.M.M. Gold Country Run + Sport

Traci Lantorn [Signature] Sport Clips

Dip Sark Dinsak GNC

Serie Cassidy Serie Cassidy Cold Stone

Carlye Therkildsen [Signature] Mimosa House

Phillip Coats [Signature] Siding Fresh Mongolian BBQ

Dainy Mil. [Signature]

MATT KRASSEN [Signature] REGAL EL DORADO 14# IMAX

[Signature] FRANK BENEDETTO HOOP HOUSE

Adam Markhich [Signature] Adams Cigars

Conni M. Cotano [Signature] Gypsy Lane

[Signature] Pearl Massage Therapy

DAVID BICKWELL [Signature] INTERO FEWEL ESTATE

Tina Ferguson [Signature] Face In a Book

Kelsey Brooks [Signature] TenCentral/ALL About me

CHARLES R. KWIANT [Signature] RUFFHAUS DOGS & BURGER Co.

Tuyet Kim Le [Signature] Nail Chateau

Bianca Del Castillo [Signature] O1 Communications, Inc

Alexa Hazelton [Signature] Milestone Restaurant

Jennifer Gough [Signature] Yoga Berry

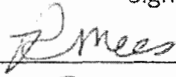


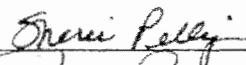
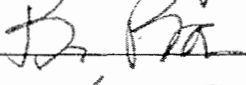
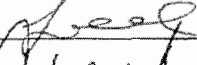



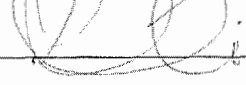

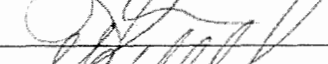
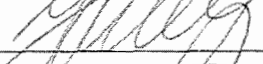



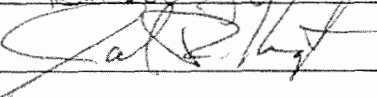
[Signature] ZIA'S EDU

[Signature] NATALIE BUENNA TCEOA

February 2018

Honorable El Dorado County Board of Supervisors,

I agree with the letter written by the President Debbie Manning of the El Dorado Hills Chamber of Commerce. I sign this petition in support of the Town Center Apartment project and encourage you to vote yes. This project will help the businesses here in Town Center as well as encourage new business to come to our county. Thank you.

Name	Signature	Business
Robert Mees		El Dorado Hills Neighbors magazine
STEPHANIE DUTTON		
David Maestas		<del>last</del> West Coast Catering
Sherai Pellegrini		RESIDENT
Brad Barroso		Mortgage
Laura Newell		EDH Chamber
Amy Diederich		
Tim Halverson		Pacific Union Financial
David Beckwith		INTERO
Kam Wham		INTERO
Dana Guzman		Intero
Melissa Castillo		Intero Real Estate
Yaroslava Popov		Pak N Post, Inc.
Sergey Popov		Pak N Post, Inc.
Amy Knutkowski		Resident
Dana Jurk		Business/Resident
John R. Knight		Home Owner

R. EVERETT

BOS 2/13/2014

#31

**Carla Hass** A permit was issued Oct. 31, three working days after it was brought to the County's attention.

Like · Reply · 1 hr

**Carla Hass** The application for this permit was filed in early September to begin work on the Oakmont memory care facility, a non-residential, medical facility which meets the requirements of the El Dorado Hills Specific Plan and the County's General Plan.

On October 25th, the County learned grading was taking place and that the permit had not been issued due to two relatively minor and easily fixable issues (one pertaining to El Dorado Irrigation District and one pertaining to the Air Quality Management District). Because no public health & safety issues were jeopardized by the grading and the fixes to the permit were deemed small, consistent with many projects, the County chose to work with the contractor to complete the permitting process rather than issue a stop work order (an action that requires significant time and County resources to accomplish).

When many staff involved with the project was out of the office on business or vacation, the County worked with the contractor, EID and AQMD and resolved the grading permitting issue in three working days, during which time the public's health and safety was not compromised. Since that time, a permit has been issued.

Like · Reply · 1 hr



**Fran DuChamp**

November 3, 2017

The local government's response to the issue of a permit or not...on the grading above.

Like

Comment





**Rusty Everett**

October 9, 2017



Went to throw away some junk mail this weekend and was alarmed to see that on a Linked in business profile that I dont really use that 26 companies had searched for me. A small logo on the first picture caught my eye as familiar. See attached. So many questions come to mind on this. Is the county really paying employees to go look up and build a "file" on anyone who is critical of them and the decisions they are making? WOW are we living in Nazi Germany where the govt is making files on the dissenters? Good use of our tax dollars? WHO is in charge of this account? WHY are they looking me up? WHO asked for someone to go look up a resident and for WHAT purpose..... Scary times that the people who WORK FOR US are spending their time and OUR MONEY on researching the people vs doing the job the people ask them to do! Research all you want my life is an open book and on display for anyone to see but your digital footprints do get left behind.....Shameful behavior and I guess i now need to do a FIA on my name to get to the bottom of who and why this is happening!



You appeared in 26 searches this week

You were found by people from these companies



[See all searches](#)

**Subject:** Re: Serrano Village Green Use Determination

**From:** Roger Trout

**Date:** 8/6/2015 12:05 PM

**To:** Andrea Howard

Andrea,

The size of the facility and the specific use indicate that this should go to the Planning Commission for a determination pursuant to PD condition 8.

The 60,000 square feet is seemingly much larger than any other building contemplated and may be seen to jeopardize the intent of the site.

The proposed use is more like a "Community Care Facility" in the existing zoning code and not listed as an allowed use, although potentially similar, if approved by the Planning Commission. We have previously approved similar facilities under the Community Care Facility definition (and as a commercial use, not a leisure use).

Please be aware of what you ask for. If we allow one "Community Care Facility" then we would have to allow others. They run the full range of potential uses; some clearly benign, others maybe not.

On Thu, Aug 6, 2015 at 10:42 AM, Andrea Howard <[ahoward@parkerdevco.com](mailto:ahoward@parkerdevco.com)> wrote:

Hi Roger,

You have such a history with the Serrano Village Green area that I hope it's okay that I'm reaching out to you with this question.

We have a client interested in building a senior assisted living complex at the Village Green and before we get too far down the road with a purchase contract, I wanted to get your thoughts on the proposed use's consistency with the Specific Plan.

The client is Oakmont Senior Living and they have constructed a number facilities in the Sacramento and greater California area. The exact details of the design plan have yet to be worked out, but conceptually the project entails:

- 80 +/- unit residential care facility for the elderly, housed within a 60,000 sf. +/- facility, which is licensed and monitored by the CA Dept of Social Services
- Of the 80 units, about 26 are dedicated to memory/dementia care
- The remaining 54 units are a combination of studio, 1-bed, and 2-bedroom units, whose residents receive daily assistance with dressing, bathing, medication, meals, etc.
- The facility includes various common spaces, such as lounge, reading room, central dining areas, activity rooms, etc.
- 24-hour staffing is included, divided into 3 shifts of care managers and licensed nurses

- Transportation services are also provided in the form of a town car and/or small limo bus for outings

As you know, the Specific Plan contemplated a range of potential retail and other community support uses at the Village Green. There are two places in the Specific Plan that make specific reference to senior support services: (1) Specific Plan Section 4.1.3 (Leisure Services) references a *Senior Citizens Center* and (2) Section 4.4 (Other Uses) cites *Senior Care* as a quasi-public use. COA #3 on the approved PD permit says that uses at the Village Green are those noted on Exhibit O and in Section 4.1 of the Specific Plan, with other uses permitted by the Planning Director if deemed consistent with the intent of the Village Green's function. Since the Specific Plan makes specific reference to senior support services, it seems an assisted living complex fits with the spirit of the Village Green.

Attached for your use and information is Section 4 of the Specific Plan (Special Land Uses) and the approved PD staff report. Please let me know what you think about the use consistency, and assuming it is, whether the use triggers any further discretionary project approvals under the C-PD zone (or the future CC-PD zone if the BOS approves the pending ZOU). Oakmont would like to get under construction early next year.

Thank you, Roger. Let me know if you have any questions or need more information.

***Andrea Howard***

***Principal Planner***

cid:image001.gif@01CC1B86.4B07ED00



--  
**Roger Trout**  
Development Services Division Director

**County of El Dorado**  
Community Development Agency  
Development Services Division  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5369 / FAX (530) 642-0508





# COMMUNITY DEVELOPMENT AGENCY

## DEVELOPMENT SERVICES DIVISION

<http://www.edcgov.us/DevServices/>

**PLACERVILLE OFFICE:**

2850 Fairlane Court, Placerville, CA 95667

**BUILDING**

(530) 621-5315 / (530) 622-2705 Fax

[bldgdept@edcgov.us](mailto:bldgdept@edcgov.us)

**PLANNING**

(530) 621-5355 / (530) 642-0508 Fax

[planning@edcgov.us](mailto:planning@edcgov.us)

**LAKE TAHOE OFFICE:**

924 B Emerald Bay Rd.

South Lake Tahoe, CA 96150

(530) 573-3330

(530) 542-9082 Fax

April 24, 2017

Louis Mansour  
The Mansour Company  
4364 Town Center Blvd, Suite 310  
El Dorado Hills, CA 95762

**RE: Request for Determination for Additional Use in El Dorado Hills Town Center West  
Planned Development  
File No. PD 95-0002**

Dear Mr. Mansour:

Staff has completed review of your April 3, 2017 letter requesting for a formal determination of consistency of proposed use (Assisted Living Facility with Memory Care) with the adopted El Dorado Hills Town Center West Planned Development Area. Based on the submitted information, the proposed use is determined to be consistent with the Medical Facilities use identified for Village U of the El Dorado Hills Specific Plan. Similarly, this use is determined to be consistent with the uses (Medical/Dental) in accordance with Section 1.3 of the El Dorado Hills Town Center Planned Development Design Guidelines and Development Standards.

Should you have any questions with this determination, I can be reached at (530) 621-5369.

Sincerely,

 *meil Pabador for Roger Trout*

Roger Trout

CDA-Development Services Director

Cc. Brian Holloway  
Project File

**Table 4.7-15 Existing (2014) and Existing plus Project Intersection LOS**

ID	Intersection	Control	Peak Hour	Existing (2014) <sup>1</sup>		Existing (2014) with Project <sup>2</sup>	
				Delay (seconds)	LOS	Delay (seconds)	LOS
1	El Dorado Hills Boulevard at Wilson Boulevard	Signal	AM	20.8	C	25.3	C
			PM	22.5	C	29.9	C
2	El Dorado Hills Boulevard at Serrano Parkway/Lassen Lane	Signal	AM	44.2	D	42.4	D
			PM	21.5	C	26.5	C
3	El Dorado Hills Boulevard at Saratoga Way/Park Drive	Signal	AM	22.4	C	<b>150.6</b>	<b>F</b>
			PM	22.0	C	<b>102.4</b>	<b>F</b>
4	El Dorado Hills Boulevard at Highway 50 westbound ramps	Signal	AM	29.2	C	26.6	C
			PM	35.0	C	37.8	D
5	Latrobe Road at Highway 50 eastbound ramps	Signal	AM	31.0	C	37.5	D
			PM	11.7	B	11.8	C
6	Latrobe Road at Town Center Boulevard	Signal	AM	27.7	C	27.7	C
			PM	<b>73.8</b>	<b>E</b>	<b>89.8</b>	<b>F</b>
7	Latrobe Road at White Rock Road	Signal	AM	36.2	D	32.8	C
			PM	43.7	D	59.6	E
8	Saratoga Way at Wilson Boulevard (Project Only)	SSSC <sup>1</sup>	AM	-	-	4.9 (29.6 southbound)	D
			PM	-	-	2.6 (32.1 southbound)	D
9	Saratoga Way at Finders Way	SSSC <sup>1</sup>	AM	7.7 (8.8 southbound)	A	1.0 (22.1 southbound)	C
			PM	4.3 (8.9 southbound)	A	1.0 (21.0 southbound)	C
10	Saratoga Way at Arrowhead Drive	SSSC <sup>1</sup>	AM	1.8 (9.1 southbound)	A	0.5 (28.3 southbound)	D
			PM	1.7 (9.2 southbound)	A	0.6 (35.8 southbound)	E

Notes: **Bold and shaded** represents unacceptable operations.

1. The Existing Condition scenario assumes the project site in its current conditions with no extension of Saratoga Way or Wilson Boulevard.

2. The Existing (2014) with Project scenario is based on the current conditions with the proposed extension of Saratoga Way and Wilson Boulevard.

\*Side Street Stop Controlled (SSSC) intersections are reported with the overall intersection delay followed by the delay of the worst approach. The reported LOS corresponds to the worst approach.

Source: Kimley-Horn 2015

*NOTES ON BACK*

CAL ATLANTIC 50 +  
CARSON CREEK 600 +  
BLACKSTONE 1000 +

---

1600 +

ALREADY BUILT  
SINCE 2016

SHA TOGA

317

TCE APT

250

TCU

200-300

JOHN ADAMS ACADEMY

MONTANO PHASE #

ENROLLED

230

460 + EXPECTED

2017 SEP 12 PM 2:24

RECEIVED  
PLANNING DEPARTMENT



EL DORADO COUNTY PLANNING SERVICES

2850 Fairlane Court, Placerville, CA 95667 (530) 621-5355 http://edcgov.us/Planning/

PLANNED DEVELOPMENT

FILE # PD 95-0002  
-R-3

ASSESSOR'S PARCEL NO.(s) 117-160-48,49,50 & portion of 46 and 47

PROJECT NAME/REQUEST: (Describe proposed use) Amend PD 95-02 to reduce & replace Lt. Industrial / Research & Development uses with in PD 85-02

to allow for- saleresidential uses on 25 +/- acres of entitled & unimproved land in Town Center West by adding Residential as a permitted use.

IF SUBDIVISION/PARCEL MAP: Create 200 lots, ranging in size from 1.10 to 1/4 acre(s) / SF

IF ZONE CHANGE: From \_\_\_\_\_ to \_\_\_\_\_ IF GENERAL PLAN AMENDMENT: From N/A to N/A

IF TIME EXTENSION, REVISION, CORRECTION: Original approval date N/A Expiration date N/A

APPLICANT/AGENT El Dorado Hills Investors, Ltd. c/o The Mansour Company, General Partner

Mailing Address 4364 Town Center Blvd. Suite 310 El Dorado Hills, CA 95762  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 833-3013 EMAIL: tulan@mansourco.com

PROPERTY OWNER El Dorado Hills Investors, Ltc. c/o The Mansour Company, General Partner

Mailing Address 4364 Town Center Blvd. Suite 310 El Dorado Hills, CA 95762  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( ) 916-993-3013 EMAIL: buls@edhpartyrental.com

LIST ADDITIONAL PROPERTY OWNERS ON SEPARATE SHEET IF APPLICABLE

ENGINEER/ARCHITECT CTA Engineering

Mailing Address 3233 Monler Ct. Rancho Cordova CA 95742  
P.O. Box or Street \_\_\_\_\_ City \_\_\_\_\_ State & Zip \_\_\_\_\_  
Phone ( 916 ) 638-0919 EMAIL: dcrosariol@ctaes.net

LOCATION: The property is located on the SELECT ONE South side of Highway 50 street or road

1,800 ft. / 7 feet/miles SELECT ONE West of the intersection with Latrobe Road and Town Center Blvd. major street or road

in the SELECT ONE Town Center West area of El Dorado Hills area. PROPERTY SIZE 25 acres +/- acreage / square footage

X [Signature] Date 09/11/17  
signature of property owner or authorized agent

FOR OFFICE USE ONLY

Date 09/12/17 Fee \$ 4,000 Receipt # 210536 Rec'd by [Signature] Census \_\_\_\_\_  
Zoning CG-PD GPD AP Supervisor Dist 1 Sec Twr Ring \_\_\_\_\_

ACTION BY PLANNING COMMISSION  
ZONING ADMINISTRATOR

ACTION BY BOARD OF SUPERVISORS

Hearing Date \_\_\_\_\_

Hearing Date \_\_\_\_\_

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

Approved \_\_\_\_\_ Denied \_\_\_\_\_  
findings and/or conditions attached

APPEAL: Approved \_\_\_\_\_ Denied \_\_\_\_\_

Executive Secretary \_\_\_\_\_

(Application Revised 12/2014)

PD 95-0002-R-3

## Fran DuChamp's Photos

### Michael Ranalli 2014 campaign promise in mailer

I have repeatedly and publicly testified to NO land use changes to our voter approved General Plan. Our voter approved General Plan is our land use constitution. As your Supervisor I pledge to follow this law.



Like



Comment

Options

Sui

Public Comment, February 13, 2018, EDH Apartments, File #17-0846

Save Our County has submitted comments on this project to the Planning Commission on January 11, 2018 and these are those concerns in condensed form here:

**Measure E:**

The Final EIR states that Measure E applies to this project. The Board of Supervisors has previously stated that they will take a literal interpretation of Measure E. If that is the case, then this project must be denied. If the Board of Supervisors is not using a literal interpretation of Measure E, then we ask that the Board of Supervisors postpone their decision until ~~Interpretive~~ Guidelines are created to properly implement Measure E.

*Implementation*

**Traffic Analysis:**

Trust between the County and public diminishes when traffic analysis shows that traffic congestion has improved over time and with the addition of two large development projects in the area (John Adams Academy and Montano De El Dorado Phase II).

**TGPA/ZOU lawsuit:**

This project relies on the Travel Demand Model which is currently in court as part of the TGPA/ZOU lawsuit. Should the County approve El Dorado Hills Apartments before the resolution of the pending TGPA/ZOU suit, they are committing county resources to yet another potential lawsuit as well as jeopardizing the project's approval.

**Inconsistencies between Caltrans and DOT determination of LOS**

Projects cannot be properly mitigated and Measure E cannot be fully implemented until the inconsistencies between Caltrans and DOT determination of LOS is resolved.

**Absence of Comment by Caltrans:**

The County received comments from Caltrans on the NOP was submitted, which stated that there would be further comments on the DEIR. Caltrans has now decided not to provide comments on the DEIR. Why? Given the controversy regarding the traffic levels surrounding the El Dorado Hills Interchange and Highway 50 at the County line, obtaining these comments are critical for the decision makers prior to moving forward.

**Banning Ranch Court Ruling – must review process of other agencies:**

While its specific context is limited, the lessons learned and guidance gleaned from the Supreme Court's decision are certainly valuable ones for lead agencies and developers navigating the land use and environmental review processes in California.

Since Caltrans did not submit comments on the EIR as it promised to do in its NOP comment, the County could not and did not integrate Caltrans' project approval process into the FEIR.

On these grounds, the FEIR should not be certified and sent back to staff to get comments from Caltrans on this project.

Because the impacts have not been made clear  
there has not been enough

Zoning now allows commercial and within  
that light industrial and office.