



Fwd: Comment Letter for the El Dorado Hills Apartments Project (032014ELD0019)

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 4:30 PM

fyi

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

From: Riding, Chad J@DOT <chad.riding@dot.ca.gov>
Date: Mon, Jun 23, 2014 at 3:43 PM
Subject: Comment Letter for the El Dorado Hills Apartments Project (032014ELD0019)
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Good Afternoon-

Please see the attached for Caltrans' comments regarding the El Dorado Hills Apartments Project 032014ELD0019. A copy of this letter will follow in the mail. Please also confirm the receipt of this email by responding to it.

Feel free to let me know if you have any questions or comments regarding these comments.

Regards,

Chad Riding

Caltrans, District 3, Planning & Local Assistance

(916) 274-0668

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department

6/24/2014

Edc.gov.us Mail - Fwd: Comment Letter for the El Dorado Hills Apartments Project (032014ELD0019)

Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

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Thank you.

 **El Dorado Hills Apartments Comments.pdf**
237K

DEPARTMENT OF TRANSPORTATION

DISTRICT 3— SACRAMENTO AREA OFFICE

2379 GATEWAY OAKS DRIVE, SUITE 150

SACRAMENTO, CA 95833

PHONE (916) 274-0638

FAX (916) 274-0602

TTY 711

www.dot.ca.gov

*Flex your power!
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June 25, 2014

032014-ELD-0019

03-ELD-50, PM 1.139

Mr. Rommel Pabalinas
Senior Planner
County of El Dorado
2850 Fairlane Court
Placerville, CA 95667

El Dorado Hills Apartments – Initial Study/Mitigated Negative Declaration

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the project referenced above. The proposed project consists of a 4-story, 250-unit apartment complex, with over 400 parking spaces, to be located on 4.5 acres within the El Dorado Hills Town Center East Community. The project requires a General Plan Amendment to increase the maximum residential density of the existing site, an El Dorado Hills Specific Plan amendment, and a rezone of subject property from “Commercial General” to “Multi-Family Residential”. This project is located 1,350 feet southeast of the US Highway 50 (US 50)/Latrobe Road interchange.

The following comments are based upon the Initial Study/Mitigated Negative Declaration.

Traffic Impact Analysis

The project is forecast to generate approximately 128 AM peak hour trips and 127 PM peak hour trips. The Traffic Impact Analysis states that the existing plus project scenario will result in negative impacts to the El Dorado Hills Blvd./Saratoga Way/Park Drive intersection and the El Dorado Hills Blvd./US 50 westbound ramps intersection. Proposed mitigation consists of the project proponent paying fair share (TIM) fees toward the planned US 50/El Dorado Hills/Latrobe interchange improvements and the planned intersection improvements at El Dorado Hills Blvd./Saratoga Way/Park Drive (prior to the issuance of a building permit).

The Traffic Impact Analysis also states that the cumulative plus project scenario will result in impacts to the westbound US 50 mainline segment between the El Dorado Hills Blvd on-ramp and the future Empire Ranch off-ramp. Proposed mitigation includes fair share contribution (TIM fees) toward the planned widening of Latrobe Road from a two to a four lane facility. In addition, the Empire Ranch Road interchange is planned to include full auxiliary lanes,

“Caltrans improves mobility across California”

Mr. Mel Pabalinas
County of El Dorado
June 13, 2014
Page 2

eastbound and westbound, between the Empire Ranch Road and the El Dorado Hills/Latrobe Road/US 50 interchanges when constructed. This will also help facilitate acceptable merge/weave operations on US 50 between Empire Ranch Road and EL Dorado Hills Blvd./Latrobe Road.

Caltrans concurs that the above proposed mitigation measures are acceptable.

Please provide our office with copies of any further actions regarding this project. We would appreciate the opportunity to review and comment on any changes related to this project.

If you have any questions regarding these comments or require additional information, please contact Chad Riding, Intergovernmental Review Coordinator, at (916) 274-0668 or by email at: chad.riding@dot.ca.gov.

Sincerely,



MARLO TINNEY, Chief
Office of Transportation Planning – East



June 23, 2014 4:36 PM

Fwd: Mel Pabalinas, Senior Planner

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 4:36 PM

fyi

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

From: Planning Unknown <planning@edcgov.us>
Date: Mon, Jun 23, 2014 at 3:41 PM
Subject: Fwd: Mel Pabalinas, Senior Planner
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

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

From: Christine Berry <buster.berry@sbcglobal.net>
Date: Mon, Jun 23, 2014 at 12:37 PM
Subject: Mel Pabalinas, Senior Planner
To: "planning@edcgov.us" <planning@edcgov.us>

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analysed.

I am concerned about the amount of noise and traffic this project would generate in an area that is already overly-congested. Not to mention the problems we face with drought and water shortages - this project can only exacerbate! Please, I'm all for responsible growth and development, but, in my opinion, this project does not fit into that category.

Please vote to require an Environmental Impact Report.

Thank you,

Christine Berry
3772 Park Drive
El Dorado Hills, CA 95762

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Fwd:

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 4:38 PM

fyi

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

From: Planning Unknown <planning@edcgov.us>
Date: Mon, Jun 23, 2014 at 3:41 PM
Subject: Fwd:
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

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

From: Leta Bell <lmbell345@att.net>
Date: Mon, Jun 23, 2014 at 3:35 PM
Subject:
To: "planning@edcgov.us" <planning@edcgov.us>

Where are they getting the water for 250 apts. planned in El Dorado Hills Towne Center? I am only allowed to water 2 days a week because we have limited water yet the article in the Voice of the Villages says they are allowing these apts. to be built. If this happens are my water days to be cut to 1? I have already lost a pyracantha and an lilac. The fig and the apricot don't look that good. I say no apts. until the lake reaches the top.

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Thank you.

=====

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667



Fwd: El Dorado Hills Town center apartments Projects

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 4:40 PM

fyi

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

From: Hem <shiva95630@yahoo.com>
Date: Mon, Jun 23, 2014 at 3:42 PM
Subject: El Dorado Hills Town center apartments Projects
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Hi Mel,

It is sad to hear that you guys even allowed this project to be considered. Five stories apartment complex is not even approved in dense city like Folsom.

And looks like development in El Dorado hills means creating more high density home on the either side of Highway 50 at El dorado hills/Latrobe exchange. More dense housing here means more traffic during office times.

All the people who live in EDH go to Folsom for everyday shopping, you shd see the traffic pattern on the rightmost lane of 50, 50% of cars from EDH take east bidwell exit every minute of the day.

We need more big box retail stores like TJ MAXX (or any other retail not available in Folsom). We need some stores where moms can go shopping after dropping off their kids to school.

The townhome projects should be outside the existing development, and it shd be made attractive by making it affordable.

By approving this project you are making most of the residents really unhappy. EDH does not want more houses/condos but more business/employers. You should see the number of houses on sale on every street, please do not make the existing home owners go bankrupt. These projects will downgrade the already depressed values of the homes further down.

Thanks you,
Hem Sarkar

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-



Charlene Tim <charlene.tim@edcgov.us>

Fwd: El Dorado Hills Town Center Apartments

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 5:30 PM

fyi

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

From: Parker, Brian @ Sacramento <Brian.Parker@cbre.com>
Date: Mon, Jun 23, 2014 at 4:57 PM
Subject: El Dorado Hills Town Center Apartments
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mel,

I represent an investment group that owns 5.5 commercial acres adjacent to Town Center in El Dorado Hills located at Rossmore and Vine Street. I'm writing on behalf of my ownership group in support of the proposed El Dorado Hills Town Center Apartment. My ownership group feels strongly that Town Center will flourish with a quality, market rate, luxury apartment project supporting all the existing businesses within the Town Center – and will create new development opportunities for the County and vacant properties in close proximity.

Please see that our support of this project is shared with the applicant and Planning Commission on or before Thursday's hearing.

Feel free to contact me with any questions.

Kindest regards,

Brian R. Parker | Lic. 01378896
CBRE | Broker Lic. 00409987 | Land Investments
500 Capitol Mall Suite 2400 | Sacramento, CA 95814
T 916 492 6958 | F 916 446 8750
brian.parker@cbre.com | www.cbre.com/lsgsacramento
View our available properties at www.cbre.com/APproperties

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Charlene Tim

Fwd: Attn: Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Mon, Jun 23, 2014 at 5:33 PM

fyi

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

From: Planning Unknown <planning@edcgov.us>
Date: Mon, Jun 23, 2014 at 5:15 PM
Subject: Fwd: Attn: Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

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

From: Jamie Beutler <beutlerjamie@gmail.com>
Date: Mon, Jun 23, 2014 at 4:40 PM
Subject: Attn: Mel Pabalinas
To: planning@edcgov.us

June 23, 2014

Dear Planning Commissioners:

Unfortunately, I will be unable to attend the meeting on June 26th at 8:30 AM. Thus, I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analysed. I am asking that you Please vote to require an Environmental Impact Report!

I also remain specifically concerned with traffic impacts, noise impacts, air quality impacts and most importantly, water impacts in El Dorado county.

Thank you, in advance, for taking my concerns into consideration.

Sincerely,

Jamie Beutler

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14-0769 Public Comment

Fwd: The Spanos Corporation - El Dorado Hills Apartments/Town Center

Jim Mitrison - El Dorado County <jim.mitrison@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 10:22 AM

For # 4 6/26, I believe.

Jim Mitrison
Clerk of the Board of Supervisors
County of El Dorado
Ph. 530.621.5390 Main
Ph. 530.621.5592 Direct
Email jim.mitrison@edcgov.us

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

From: Debbie Manning <debbie@eldoradohillschamber.org>
Date: Tue, Jun 24, 2014 at 11:18 AM
Subject: The Spanos Corporation - El Dorado Hills Apartments/Town Center
To: "jim.mitrison@edcgov.us" <jim.mitrison@edcgov.us>, "Ron Mikulaco (BOSOne@edcgov.us)" <BOSOne@edcgov.us>, "The BOSTHREE (bostthree@edcgov.us)" <bostthree@edcgov.us>, "bosfour@co.el-dorado.ca.us" (bosfour@co.el-dorado.ca.us)" <bosfour@co.el-dorado.ca.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>
Cc: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>, Debbie Manning <debbie@eldoradohillschamber.org>, "Terri Daly (theresa.daly@edcgov.us)" <theresa.daly@edcgov.us>, "Kimberly Kerr (kimberly.kerr@edcgov.us)" <kimberly.kerr@edcgov.us>, "Anderson, Linda Ellen" <leanderson888@gmail.com>, "Barri, Kevin" <Kevin.J.Barri@wellsfargo.com>, "Cort, Cathey" <ccort@adsuptoday.com>, "England, Jeff" <JeffE@wasteconnections.com>, Laurie Dishman <lauriedishman@gmail.com>, "Maestas, Dave" <david@westcoastevent.com>, "McKenzie, Gregg" <G1MZ@pge.com>, "Routon, Anissa" <Anissa.Routon@dignityhealth.org>, "Sharp, Charles" <csharp13@gmail.com>, "Sharp, Charles" <Charles.Sharp@blueshieldca.com>, Ted Addison <taddison55@comcast.net>, "Williamson, Dave" <dwilliamson@sammonsrep.com>

Good morning all,

Attached is a letter of support for the El Dorado Hills Apartment project in Town Center proposed by the Spanos Cooperation.

The original will follow. Thank you for your consideration.

Best,

Debbie

Debbie Manning

President & CEO

El Dorado Hills Chamber of Commerce

California Welcome Center

2085 Vine Street, Suite 105

El Dorado Hills, CA 95762

916-933-1335 EXT 1#

FAX 916-933-5908

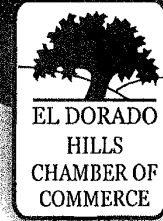
www.eldoradohillschamber.org

"Consumers are 63% more likely to buy goods and services from a company they believe is a member of the chamber of commerce." *Source: 2010 National Study by the Schapiro Group*

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 **Update_Spanos_Support.pdf**
206K



May 21, 2014

Supervisor Ron Mikulaco
Supervisor Brian Veerkamp
Supervisor Ron Briggs
Supervisor Norma Santiago
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: The Spanos Corporation – El Dorado Hills Apartments/Town Center

Dear Members of the Board of Supervisors,

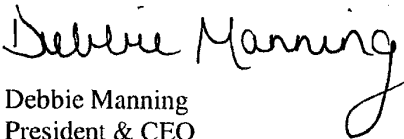
The El Dorado Hills Chamber of Commerce would like to take a formal position of support for the El Dorado Hills Apartment project in Town Center as proposed by The Spanos Corporation. The Chamber feels this is an important project to Town Center, El Dorado Hills, and El Dorado County as it will support both existing retail in addition to providing the foundation for future commercial development.

Placing a luxury apartment project in Town Center builds on and strengthens the existing uses already in place. The new use will complete the walkable village environment by creating a place for people to Live, Work, and Play. The walkable nature of the project will bring more shoppers and diners and encourage local spending as opposed to furthering the sales tax bleed to other parts of the region. More shoppers and diners will help grow the sales tax base coming from Town Center and the immediate surrounding area. This positive impact come with fewer cars on the road than if the units were placed elsewhere in the county.

The project will also offer a housing type not currently available in El Dorado Hills. Prospective employers look for a variety of housing options for their employees in the immediate area and this project, unique to El Dorado Hills, would further business growth and development in the area.

We are hopeful the Board of Supervisors sees the value in the project to the business community and community at large. It is important to take a proactive approach with all agencies to be assured of their engagement if this project is to have an opportunity of moving forward.

Respectfully,


Debbie Manning
President & CEO



Planning Commission Meeting - June 24, 2014

Fwd: Attn: Mel Pabalinas

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 11:00 AM

fyi

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

From: Planning Unknown <planning@edcgov.us>
Date: Tue, Jun 24, 2014 at 10:58 AM
Subject: Fwd: Attn: Mel Pabalinas
To: Rommel Pabalinas <rommel.pabalinas@edcgov.us>

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

From: Rebecca Brandon <ebbrandon@sbcglobal.net>
Date: Tue, Jun 24, 2014 at 9:31 AM
Subject: Attn: Mel Pabalinas
To: planning@edcgov.us

Dear Planning Commissioners:

I am writing to voice my concerns over the 250 unit apartment complex being proposed for the El Dorado Hills Town Center. I don't feel the impact of this project has been adequately analysed. Please vote to require an Environmental Impact Report.

We have major concerns about the negative impact this project will have on our charming community including: water usage, overcrowding of our schools (most of which are already impacted), traffic, crime, etc. We urge you to delay a vote until this proposal has been further analyzed!

Thank you,

Eric & Becky Brandon
3501 Patterson Way
El Dorado Hills
[Quoted text hidden]



El Dorado Hills, California

Fwd: El Dorado Hills Town Center Apartments

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 3:21 PM

fyi

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

From: Schultz, Jon @ Sacramento <Jon.Schultz@cbre.com>
Date: Tue, Jun 24, 2014 at 3:20 PM
Subject: El Dorado Hills Town Center Apartments
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Mel,

I represent a planned commercial project adjacent to Town Center in El Dorado Hills located at White Rock and Latrobe. I'm writing in support of the proposed El Dorado Hills Town Center Apartments. I believe that Town Center will flourish with a quality, market rate, luxury apartment project supporting all the existing businesses within the Town Center. Higher density housing will create new development opportunities for the County and the existing vacant retail properties in close proximity. What Town Center needs is more proximate resident population and more consumer activity.

Please see that my support of this project is shared with the applicant and Planning Commission on or before Thursday's hearing.

Feel free to contact me with any questions.

Kindest regards,

Jon Schultz | Senior Vice President | Lic.00844740
CBRE | Retail Services
500 Capitol Mall Suite 2400 | Sacramento, CA 95814

6/24/2014

Edcgov.us Mail - Fwd: El Dorado Hills Town Center Apartments

T 916 446 8261 | F 916 446 8750 | C 916 425 3445
jon.schultz@cbre.com | Team Webpage

[Click to See Our Property Listings](#)

[Quoted text hidden]

El Dorado Hills

Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

Why bother having a "General Plan" if you have no intention of following this plan. This property is zoned for commercial use. We don't need to increase the need for more water consumption in El Dorado County. We are being told that we have to cut back at least 30% and yet you believe it is a good idea to rezone this property where you'll have an increase of 109 dwelling units to 230 units. This makes no sense. We don't need apartments in this area.

JUN 24 PM 3:27
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PLANNING DEPARTMENT

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JUN 11 2014

BY:

If you would like to mail your comments, please send them to: **Mel Pabalinas**, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills

Town Center Apartments

Informational Open House - June 11, 2014 6:30 PM

Comment Card



Comments: Do something About the EXISTING
ENTRANCE AND EXIT FROM TARGET ONTO WHITE ROCK RD

~~PLEASE!~~ Either put in a 4way stop w/crosswalk on
White Rock Rd from the mobile home park to the
back entrance of Target; or put a stop light
w/crosswalk same place. It makes it impossible
for residents ^{to} make left hand turns onto White
Rock Rd, from Lone Lake Rd, and very difficult
from Hidden River just in front of the existing
stop & light at Vine Street & White Rock Rd.
Adding this amount of traffic on White Rock plus
the addition of the new Broadway interchange
just makes it impossible! Take care of the
existing residents before spraying more residents to
the area. Thank you.

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JUN 11 2014

BY:

11 JUN 4 PM 3:27

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PLANNING DEPARTMENT

If you would like to mail your comments, please send them to:

Mel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills

Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

A Huge extra Amount of Traffic is going to leave the Mobil Home Park across from Target without any way to get out of the Park at Rush Hour. A Stop sign is needed Badly.

14 JUN 24 PM 3:27
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PLANNING DEPARTMENT

RECEIVED
JUN 11 2014

BY:.....

If you would like to mail your comments, please send them to:

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Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills

Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

Density is too high for the area.
Traffic is already horrible on Town Center Blvd,
by the time Blackstone, etc is built-out,
traffic will be absurd.
Highway 50 traffic terrible too
We need fewer units & real mixed use.

11 JUN 24 PM 3:27
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JUN 11 2014

BY:.....

If you would like to mail your comments, please send them to: **Mel Pabalinas**, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills

Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

It might also be helpful to put a stop light up crosswalk and sink that light with the one on Vine street
(Back entrance of target on Lone Lake intersection)

Also more and more delivery trucks are going in and out of that particular entrance instead of using the one designed for them on Vine street.

JUN 24 PM 3:27

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PLANNING DEPARTMENT

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JUN 11 2014

BY:.....

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Development Services Department Planning Division
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Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills
Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

Let's leave the El Dorado County General Plan
at a maximum density of the current
24 units per acre.

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JUN 11 2014

BY:.....

14 JUN 24 PM 3:27
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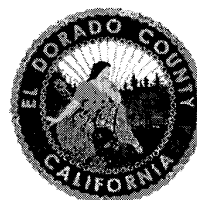
If you would like to mail your comments, please send them to:

Mel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments: The time expended by staff to re-work the specific Plan and General Plan, to accommodate the proposed increase in density could have - and should have, been spent on the pressing issues staff claims to not have time to get to.

This project is excessive in density & height & site area coverage. It will overwhelm the nearby plazas in terms of height & mass. The valuable commercial area should not be traded away for more residential.

A hotel (currently the anticipated use for this site) would create traffic at off-peak hours.

* The congestion that will be brought in to Town Center - internally - will be a detriment to the locals who currently shop there. We will be discouraged from shopping all those nice little shops on the main street, regardless of the Target. You will actually be driving more customers away than you will be bringing in.

Someone please tell Mik his constituents are generally not pleased with this project. Just Say 'No'.

If you would like to mail your comments, please send them to:

Mel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

15 JUN 11 3 26
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BY:.....

El Dorado Hills

Town Center Apartments

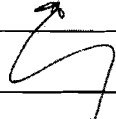
Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments:

" It's a beautiful building that belongs somewhere else "



I heard someone say that, and really like that and totally agree.

JUN 24 PM 3:28
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PLANNING DEPARTMENT

RECEIVED
JUN 11 2014

BY:.....

If you would like to mail your comments, please send them to:

Mel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

El Dorado Hills

Town Center Apartments

Informational Open House · June 11, 2014 6:30 PM

Comment Card



Comments: *This is a terrible project. When is our Board of Suprs going to listen to the people of El Dorado Hills. The density is way to high. We currently only allow 24 units per acre. This will be 55. You have got to be kidding! What about traffic. What about water. A neg dec. What are you guys hiding.*

This project does not fit the character of El Dorado Hills!

Just say NO!

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BY:

Henry Petal
El Dorado Hills

14 JUN 24 PM 3:28

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El Dorado Hills

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Comment Card



Comments: First off, I'd like to say that growth can be very beneficial to many folks & businesses. As a concerned citizen who resides at the Fuller Sunset mobile Home Park for 12 years, more needs to be done so that current residents are able to access White Rock Rd. between Post Street & Vine Street. There are no stop signs or lights for getting out of the Park. I realize the new interchange at Silva Valley may help ease congestion, but I don't feel it will be enough. I speak on behalf of all the 125+ residents.

Thank you!
Cheryl Manning

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JUN 11 2014

BY:.....

P.S. Large apartment complexes don't belong in town centers.

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Phone: 530-621-5363
Fax: 530-642-0508
E-mail: Rommel.Pabalinas@edcgov.us

16 JUN 24 PM 5:26
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Reply Reply All Forward Print

Fwd: New El Dorado Hills Town Center apartments

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 3:50 PM

fyi

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

From: Ashley Blinn <ashleyblinn@gmail.com>
Date: Tue, Jun 24, 2014 at 3:49 PM
Subject: New El Dorado Hills Town Center apartments
To: rommel.pabalinas@edcgov.us

I want to express my objection to the proposed new apartments to be located at Town Center Boulevard and Vine Street. As you know, EID has asked El Dorado County customers to cut water consumption by 30%. They also have a large debt carried over from past expansion projects. The county cannot accommodate new customers at this time, or until they we have sufficient water capacity.

-

=====
Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Department
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
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Thank you.

Andreas Schildt
1794 Rochhampton Place
El dorado Hills, CA 95762
24 June 2014

Mel Pabalinas, Senior Planner
El Dorado County Community Development Agency
Development Services Department Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667

14 JUN 24 PM 3:59
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Reference: IS/MND for the El Dorado Hills Apartment Complex

Comments for your consideration:

1. I object greatly to the proposed rezoning from 24du/ac to 55 du/ac (CG-PD to RM-PD). Many years were spent in coming up with the current zoning for the Town Center area and somehow this should not be changed in a 4 months period. Keep the zoning as is.
2. Big picture concern:
 - a. There is insufficient water source to support the current residents as reflected in the various water restrictions stipulated by EID. No additional residents should be encouraged to move to El Dorado County like this project until a sufficient water source and long term storage facilities have been constructed.
 - b. Consider that the nearby Four Season community is currently being expanded by approx.. three times the current size. This will also a a cumulative effect on utilities, fire protection, law enforcement.
 - c. See the urgency notice that EID that EID filed recently the California Water Board regarding taking water away from wildlife and the environment in order to sell irrigation water to customers.http://www.waterboards.ca.gov/waterrights/water_issues/programs/applications/transfers_tu_notices/2014/ww0020/ww0020notice.pdf
3. The proposed 60' tall / 5 story structure degrades greatly the visual characteristics of the Town Center and is not an enhancement to the area. Any structure should be limited to the current 3-story requirement.
4. The Town Center area is considered an urban/rural transition zone and should be treated as such. The area shall not be treated as an urban infill. Keep the open spaces and do not make the Town Center similar as the malls in Roseville.
5. Page 15: Only Tier 4 construction equipment should be specified in all future earthwork construction in this area.
6. Page 16, pars 3a,3c, 4a, 4b: There is no water available for dust control & soil compaction. Contractors are willing to pay but that does not bring in additional water sources, domestic or treated water.

7. Page 32: Consideration must be given to the traffic impact due to the proposed I-5 by-pass road to H/W 50 terminating in the area of Whiterock and Latrobe Roads.

8. I consider a 575 population increase a substantial increase for El Dorado Hills which are not needed.

9. Page 35, Public Service:

a. For a proposed 5-story structure, there will be a significant impact to fire protection resulting in additional equipment suitable for a 5 story building. Currently the engines are suited for 3-story buildings max. The proposed 5-story building will result in the purchase of additional equipment and staff paid for by the tax payers in El Dorado Hills. There shall be no increase in taxes to the residents of EDHs. All this should be discussed in this report.

b. Discuss the tax rate impact for schools in the area. There must not be a tax increase. Discuss in the report.

10. H/W 50 and all intersections are operating at LOS F. Nothing is in the mill by CALTRANS to provide any relief in many years to come. This should be clarified in the document.

11. Page 43: A proposed water treatment plant will not provide an added water supply for this project. Address in the report the proposed water sources by EID. Just because there are entitlements on EIDs books, does not mean there is water available. Construct the needed infrastructure for the water supply. Discuss a schedule in this report for obtaining added water sources to support this and all the other proposed construction projects.

12. Page 44:

a. Existing entitlements will be changed in years to come, even to existing customers. Discuss in the report where these entitlements are. Identify and provide first facilities for the required water source(s), then built a plant. The lack of water has a significant impact on all El Dorado County residents served by EID and/ or being on a well systems.

b. Bottom line: No added water supply for EID = no added population to this area.

13. Exhibit #5: The proposed design does not match at all the existing architectural theme of the Town Center and does not blend in at all. The design is very ugly, cheap, and an embarrassment to this area.





14-0769 Public Comment

Fwd: EDH Town Center Apartments: Public Comment in Support of Project Approval

Rommel Pabalinas <rommel.pabalinas@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Tue, Jun 24, 2014 at 4:08 PM

fyi

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

From: Patrick Stelmach <patrickstelmach@gmail.com>
Date: Tue, Jun 24, 2014 at 3:57 PM
Subject: EDH Town Center Apartments: Public Comment in Support of Project Approval
To: Mel Pabalinas <rommel.pabalinas@edcgov.us>
Cc: bostthree@edcgov.us, bosone@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us

Dear Mr. Pabalinas,

As the the El Dorado County Planning Commission is considering the El Dorado Hills Town Center Apartments project this week, I would like to express my strongest support in favor of this smart growth infill development. I urge the Commission to pass the proposal to update the general plan and increase dwelling unit density for the site. Housing is absolutely critical for the success and vitality of the Town Center. As a near-by resident, this project would finally make the streetscape complete and strengthen the sense of community, especially during open streets events, like the Live on the Boulevard concert series. Approving the Town Center Apartments project is the right decision to move our community towards environmental and social sustainability.

I would also like to submit for your and the Commission's consideration my opinion editorial published in the El Dorado Telegraph today:
<http://www.edhtelegraph.com/article/town-center-needs-housing-thrive>

Thank you for your time and service.

Best regards,
Patrick Stelmach
4783 Village Green Drive
El Dorado Hills, CA 95762
patrickstelmach@gmail.com
916.817.9148

Town Center needs housing to thrive

By: Patrick Stelmach, guest opinion

Strolling down Town Center Boulevard recently during a festival,

seeing the streets and sidewalks packed with smiling faces, makes me proud to be a resident of El Dorado Hills.

Open street events, when our Town Center is closed off to vehicle traffic and transformed into a public plaza, like the recent Art & Wine festival or the upcoming 4th of July celebration, make me feel like we have something really special in the foothills. Musicians, painters, vintners, brewers, jewelers, carpenters, sushi chefs – all coming together to create community, if only for a Sunday afternoon. Why can't we have this scene every day?

Without housing, El Dorado Hills Town Center will remain a temporary almost-community, storefront businesses will continue to struggle, and beautiful tree-lined ridges will continue to be clear cut for more single-family houses. Urban infill development is how we can grow sustainably, bolster civic pride, and expand the local tax base.

The El Dorado County Planning Commission and Board of Supervisors of should approve the El Dorado Hills Town Center Apartments project proposal.

Last Wednesday, I attended the open house put on by the Planning Department and asked many questions of the project developers and architects. The presentation of site plans, renderings, illustrations, environmental impact assessments and design guidelines was thorough and thought-provoking.

I often bike and walk my dog around the Town Center pond, and the apartment building's landscaping would seamlessly blend with the existing vegetation. The landscape architect consciously designed a lush forest of drought-tolerant plants and trees around the courtyard areas and all around the building perimeter. I can't wait to see the foliage in autumn.

The side of the apartment building facing Town Center Boulevard will finally make the streetscape complete with magnificent taste and style. Right now, the site is a vacant plot of land, full of weeds and enclosed by an appalling green fence. The "For Lease" sign indicates it was slated to be a hotel, before the recession hit. We cannot allow this field to sit fallow any longer.

The apartment building, mirroring the outdoor patio of Selland's, would have public benches, tables and planters, inviting people passing by to sit, gather, admire the surrounding beauty and listen to the evening concerts. Town Center is often derided as a "Disneyland village;" however it is undeniable the buildings, especially the Cafe Campanile and Bistro 33, have a distinctive architectural character, rarely found in other suburban developments.

Town Center is truly a unique place anyone can enjoy, regardless of how many zeroes are on your paycheck. The McMansions up the road are adorned with fine architecture and sweeping views, but it's only for the private homeowner's enjoyment. Town Center is a public place, a boulevard, and we now have a chance to make it a real "main street" with 500 people living on it.

Young professionals, like myself, will jump at the chance to live in

an attractive commercial-residential neighborhood, with active outdoor spaces, 45 minutes from downtown Sacramento and 45 minutes from the slopes. And with an El Dorado Transit commuter bus stop right in front of the apartment building, we'll be glad to leave the car in the garage.

The hard fact is El Dorado County is projected to grow from 181,000 to nearly 300,000 people in the next 45 years. Where will this new population live? Do we want more of the Sierra Nevada carved out into one-acre lots, driveways and parking lots? Or do we want thriving, walkable, livable urban centers, while protecting our natural treasures?

How can we accommodate new neighbors, while preserving our rural lifestyle? We, the people, have to answer that question as a community, or it will be answered for us in shady back-room deals.

I encourage you to voice your vision for our community at the upcoming Planning Commission meeting at 8:30 a.m. on June 26 and Board of Supervisors meeting at 8:30 a.m. on July 29.

-

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