



4364 Town Center Blvd., Suite 213
El Dorado Hills, CA
95762-7101
Telephone
(916) 933-3013
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(916) 933-3018

October 8, 2014

Delivered via email: rommel.pabalinas@edcgov.us

Rommel Pabalinas, Senior Planner
El Dorado County Community Development Agency
2850 Fairlane Court
Placerville, CA 95667

Subject: El Dorado Town Center Apartments 14-0769


Dear Mr. Pabalinas,

As you know Town Center East, LP does not have a direct interest in the El Dorado Hills Town Center Apartment, however, we want to express our support of the project, but at the same time we want to ensure and preserve the entitlements granted under the Plan Development 94-04 (PD94-04) for future development within Town Center East. Furthermore, the project needs to be submitted, reviewed and approved by the El Dorado Hills Town Center East Design Review Committee to ensure the project is developed consistent with the PD94-04 Development Standards and Guidelines.

Two previous letters, one dated March 19, 2014 and the other June 25, 2014, have been submitting outlining our support, concerns and comments surrounding the project. Town Center East, LP as Declarant of the development, want to reiterate and ensure that the approval of the Town Center Apartment does add a sensitive user to the Town Center and jeopardize any of our existing or newly planned outdoor events within the development. Additionally, we want to confirm that the El Dorado Hills Town Center Apartment square footage is not included into the additional overall square feet of 177,339 that has been committed to but not yet constructed.

Thank you for your time and attention to our concerns and comments. We look forward in the Board of Supervisor's approval of the project. Should you have any questions, please feel free to contact me at (916) 933-3013.

Sincerely,
Town Center East, LP
By: The Mansour Company, A General Partner



Anthony Mansour
Chief Executive Officer



4364 Town Center Blvd., Suite 213
El Dorado Hills, CA
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March 19, 2014

Delivered via email: roger.trout@edcgov.us

Roger Trout, Director
El Dorado County Development Department
2850 Fair Lane Court
Placerville, CA 95667

Subject: Land Use Rezone in Town Center East
Kephart – El Dorado Hills Town Center Apartments

Dear Mr. Trout;

Town Center East, LP as Declarant of Town Center East would like to submit for the County's consideration the following comments regarding the El Dorado Hills Town Center Apartments.

Town Center East, LP does support the project and is excited about the proposed new addition to Town Center East. However, we have a couple concerns regarding the underlying land use being changed from General Commercial (CG) to Multifamily Residential (MR).

This residential use is being added and developed within an existing developed commercial area, which is unusual for El Dorado County which has not experienced true mixed use development. There are many special events within Town Center East that may produce a level of non-transportation noise that is not completely conducive or compatible to a residential use.

Within the current General Plan hospitals, schools, churches and residential uses are identified as noise-sensitive developments. The General Plan Goals identify different policies protecting existing and proposed noise-sensitive developments in areas where exposure to existing or projected exterior noise levels exceed the levels specified as maximum allowable. The strict interpretation of these policies may cause conflicts with existing and potential future commercial uses within Town Center East.

Roger Trout – TCE Apartments
March 20, 2014
Page 2 of 3

Accordingly, we request that the County take this into consideration and include within the approvals given the project, a determination that the parcel is “Urban Infill Residential” within the Town Center East and direct that the parcel will not be identified as a noise-sensitive development when considering new uses within Town Center East.

Sincerely,
TOWN CENTER EAST, LP
By: The Mansour Company
A General Partner


by: Tuller Emery

Anthony Mansour
Chief Executive Officer

AM/te

1024 Iron Point Road
Ste. 100 #1280
Folsom, CA 95630

LAW OFFICES OF
CRAIG M. SANDBERG

Tel: (916) 357-6698
Email Craig@Sandberglaw.net

June 25, 2014

Planning Commission
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

VIA Email

Re: El Dorado Hills Apartments
June 26, 2014, Agenda Item #4

Dear Members of the Planning Commission:

This letter is submitted on behalf of the Town Center East LP, owners of much of Town Center East. Although the Town Center East LP does not have a direct interest in the project before you, they are, of course, interested in the long term vitality of Town Center East and it is in that spirit that these comments are provided.

First, the Town Center East LP is supportive of the proposed project believing that it will provide great energy in the Town Center in support of the retail and service businesses currently in Town Center and those to come. In 2000, the Planning Commission set the standard for how projects within Town Center would be evaluated and PD 94-04 implemented, providing the key element that a building or use be consistent with the "main street" concept. Although this project is residential, rather than commercial or business as originally contemplated, it is nonetheless complimentary to the preservation of the main street plan. In this regard we request, provided the Planning Commission is supportive of the project, that specific findings be made confirming the project is consistent with the main street concept of Town Center East.

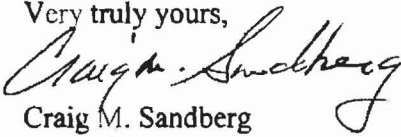
In a letter sent on behalf of Town Center East LP, dated March 19, 2014, included in the Staff Report, it is pointed out that this project is being constructed within a commercial area within which a number of outdoor events are scheduled throughout the year. These outdoor events are important to the vitality of Town Center and it is important that it be understood that this project should be found to be an "Urban Infill Residential" use thereby ensuring that it is not considered a noise sensitive use possibly curtailing outside uses.

As a point of clarification, in the background section of the Staff Report, it is recited that there are an additional 177,339 square feet of planned future construction in Town Center East. You should note that amount of construction is exclusive of the El Dorado Hills Apartments and represents planned development of the remaining commercial properties in Town Center East. For your information we have attached a matrix, utilized for the purpose of monitoring total development in the Center, showing the existing and planned development for Town Center East.

Planning Commission
El Dorado County
June 25, 2014
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We appreciate the opportunity to comment on the El Dorado Hills Apartments Project and wish to provide a note of support for the project.

Very truly yours,

A handwritten signature in black ink that reads "Craig M. Sandberg". The signature is written in a cursive style with a large, sweeping "C" and "S".

Craig M. Sandberg

CMS/ms
Attachment

cc: Roger Trout
Char Tim
Client

El Dorado Hills Town Center East

El Dorado County Recorded Square Footage Construction

APN	Description	Owner	Total Sq Ft	Hotel Rooms
121-280-04	Mercedes of EDH	Von Housen Motors	40,584	¹
121-280-09	Market Place	Seyers Properties	23,720	
121-280-10	Market Place	Seyers Properties	2,100	
121-280-18	Market Place	Seyers Properties	76,635	
121-300-04	Market Place	Seyers Properties	10,587	
121-290-01	Building 200	Town Center East, L.P.	5,597	
121-290-02	Building 201	Town Center East, L.P.	7,725	
121-290-03	Building 202	Town Center East, L.P.	28,960	²
121-290-06	Building 104	Town Center East, L.P.	5,220	
121-290-07	Building 105	Dan Jacuzzi	6,210	
121-290-19	Building 103	Town Center East, L.P.	10,760	
121-290-37	Building 102	Town Center East, L.P.	60,500	
121-290-38	Holiday Inn Express	El Dorado Hospitality, LLC	0	³ 93
121-290-39	EDH Sports Club & Spa	Spartime	41,320	
121-290-41	Building 323	El Dorado Hills Theatre, LLC	14,223	⁴
121-290-43	Theatre	El Dorado Hills Theatre, LLC	62,296	⁵
121-290-44	Building 322	El Dorado Hills Theatre, LLC	13,200	⁶
121-290-45	Building 203	Town Center East, L.P.	16,272	
121-290-45	Building 204	Town Center East, L.P.	10,364	
121-290-48	Building 350	Town Center East, LP	39,510	⁷
121-290-49	Building 351	Town Center East, LP	22,114	⁸
121-290-50	Target	Target	128,166	⁹
121-290-51	Building 353	Town Center East, LP	6,035	
121-290-53	Building 354	Town Center East, LP	6,230	
121-300-01	McDonalds	Golden Arch L, P	3,185	
121-300-02	Chevron	YKJ Enterprises - Chevron	3,982	
121-300-03	Valero	Coastside J & J, LLC	3,028	
121-300-11	Big O	The Dorados LLC	6,002	
121-300-16	Post Street Retail	Von Housen Motors	6,915	
121-300-17	Cooks Collision	Von Housen Motors	10,557	
121-300-18	Jiffy Lube	Lowe Family Trust	5,590	
121-300-19	Carwash	Western Advntst Foundation	9,596	
Constructed on County Record Total			687,183	

Committed / Planned Square Footage Construction

TBD	Future Dealership	Von Housen	35,000	¹⁰
121-280-19	Market Place	Seyers Properties	22,139	¹¹
121-290-28	Parcel 4 - gen comm & retail	Tradewinds (old Mikunis parcel)	10,000	
121-290-29	Building 332	Town Center East, LP	5,200	
121-290-35	Building 370	Town Center East, LP	45,000	
121-290-56	Building 331	Roseville Bank (old Flex Corp)	60,000	¹²
Committed/Planned Construction			177,339	

Total Constructed and Committed/Planned 864,522

Total Entitlements per PD94-04 925,000

NOTES

- 1 Includes MBUSA expansion in 2008
- 2 Building shell, not including breezeway plus Café Campanile expansion
- 3 Sq ft identified what is on the 1st & not rooms (7,658) is based on plans dated 05/27/04: County has - all 59, 018 sq ft is R1 hotel
- 4 Building shell less covered porch plus Patio expansion
- 5 IMAX Remodel did not add any additional sq ft
- 6 Building shell less covered porch
- 7 Sq ft does not include lower garage/storage areas
- 8 Building shell less deck & breezeway
- 9 Based on Target construction documents