

Prior to approval of Grading and Improvement Plan, the following shall be noted on the plans.

- If utility trenches or any construction excavation exceed the depth of the fill (approximately 12 feet), a representative from Shingle Springs Band of Miwok Indians (SSBMI) shall be consulted to observe the excavation work to ensure no cultural materials are present. In the event that previously unknown cultural resources are discovered during construction, operations shall stop in the immediate vicinity of the find and a qualified archaeologist shall be consulted to determine whether the resource requires further study in coordination with SSBMI. The qualified archeologist in coordination with SSBMI shall identify measures to be implemented to protect the discovered resources, including but not limited to excavation of the finds and evaluation of the finds, in accordance with Section 15064.5 of the CEQA Guidelines. Cultural resources could consist of, but are not limited to, stone, bone, wood, or shell artifacts or features, including hearths, structural remains, or historic dumpsites.
- If human remains are encountered during earth-disturbing activities within the project area, all work in the adjacent area shall stop immediately and the El Dorado County Coroner's office shall be notified. If the remains are determined to be Native American in origin, both the Native American Heritage Commission (NAHC) and any identified descendants shall be notified by the coroner and recommendations for treatment solicited (CEQA Guidelines § 15064.5; Health and Safety Code § 7050.5; Public Resources Code §§ 5097.94 and 5097.98).

Attachments:

- Attachment AEl Dorado Hills Apartments Public Outreach Notice and Sign-in Sheet
- Attachment BPublic Comments received as of June 24, 2014
- Attachment CSummary Matrix of Public Comments and County Response



**Informational Open House for the
El Dorado Hills Town Center Apartments Project**

Date: May 28, 2014
To: Interested Parties
From: Rommel (Mel) Pabalinas, Senior Planner, County of El Dorado

The County of El Dorado (County) has received an application from Alexandro Economou/Spanos Corporation for a 250-unit residential apartment complex within the El Dorado Hills Town Center. The property, identified by Assessor's Parcel Numbers 121-290-60, 121-290-61, and 121-290-62, consisting of approximately 4.56 acres, is located on the northwest corner area of Town Center Drive and Vine Street in Town Center East.

The project would also include: a General Plan Amendment adding a new policy under Objective 2.2.6 (Site-Specific Policy section) increasing the maximum residential density allowed in the General Plan from 24 dwelling units/acre (du/ac) to a maximum of 55 du/ac for the approximately 4.56-acre project site only; an amendment to the El Dorado Hills Specific Plan incorporating multifamily residential use, density, and related standards for the project site; a rezone of the project site from General Commercial-Planned Development (CG-PD) to Multifamily Residential-Planned Development (RM-PD) and revisions to the RM-zone development standards applicable to the proposed 250-unit apartment complex; and revisions to the approved Town Center East Development Plan design guidelines and standards. The corresponding County project application numbers are A14-0001 (General Plan Amendment), Z14-0001 (Rezone), PD94-0004-R-2 (Planned Development), and SP86-0002-R (Specific Plan Amendment), respectively. Project application and information for each of these separate applications are on the County's website at: <http://edcapps.edcgov.us/Planning/ProjectInquiryDisplay.asp>

The County has prepared a Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) for the project. The comment period for the IS/MND is a 30-day period beginning May 27, 2014 and ending June 25, 2014. The Subsequent IS/MND is available on the County's website at:
<http://edcapps.edcgov.us/Planning/ProjectDocuments/El%20Dorado%20Hills%20Apartments%20ISMND.pdf>

Although not required by the California Environmental Quality Act (CEQA), the County is hosting an informal open house to provide information about the project. There will be poster displays of project site plans, a summary of environmental impacts, and a description of the approval process for the project. County staff will be available to answer questions, and comment cards will be provided for individuals who may wish to submit written comments on the Subsequent MND at that time. All persons interested are invited to attend the open house, which will be held:

**Wednesday, June 11, 2014
6:30PM – 8:00PM
El Dorado Hills Fire Department Conference Room
1050 Wilson Boulevard
El Dorado Hills**

Any questions regarding this project should be directed to Mel Pabalinas, Senior Planner, County of El Dorado Planning Services, 2850 Fairlane Court, Placerville, CA 95667. He can also be reached via phone at 530-621-5363 or e-mail: rommel.pabalinas@edcgov.us.

ATTACHMENT A

El Dorado Hills

Town Center Apartments

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

Sign In Sheet



Name	Street Address (optional)	City	Phone number (optional)	Email address (optional)
Phil Sweeney	7011 URDINO DR.	EDH	916-358-5576	
Cheryl Manning	1130 White Rock Rd	EDH	916-939-6783	
Jeanette Manchester	819 Shasta Circle	EDH		
Warren Manchester	" " "	"		
Jim Grellas	4441 Greenview Dr.	"	916-765-4698	
Carol Lynn Grellas	" " "	"	" " "	
GAY WILLYARD	190 White Rock Rd #2	EDH	(916) 939-4104	
Scott Lewis	1130 White Rock Rd #46	EDH	(916) 960-7455	
Mike van Doornick	906 Yosemite Lane	EDH	530-919-7668	
Michael Ramsbotham	442 Platt Circle	EDH	916 9339238	bmsdgg@comcast.net
Natasha Liu	2230 Valley View Pkwy # 918	EDH		
Darrin Ramsbotham	442 Platt Circle EDH 45762	EDH		
Ren Daniels	4025 Mont. Verde Dr.	"		
DeeDee Spender	4025 Mont. Verde Dr.	EDH		
Sonya Pendergrass	2100 Valley View Parkway	EDH	916-941-0915	spendergrass@ures.net
John & Kelley Garcia	515 Alta Vista Ct	EDH	916-941-0418	buggier@sbeglobal.net
JJ Stelmakia	4783 Village Gr	EDH		pcstelmakia@google
Brian Adruthon	2280 Muatuna Way	EDH	916 859 9488	brian@planonkiet.net (more on back)

Name	Street Address (optional)	City	Phone number (optional)	Email address (optional)
NANCY RAMOS	1050 WOODSIDE LANE	PLACERVILLE	530-622-8287	
GENE RAMOS	1050 WOODSIDE LANE	PLACERVILLE	530-622-8287	
ART VOGTLIN	610 BARRANCA CT	EDH	916 644.9017	avogtlin@hotmail.com
AL DOMOZYCH	2230 VALLEY VIEW PKWY 323	EDH	916 941 7648	
Carol El Jueser Schmidt	602 AMMERL PL	EDH	916 933 1875	Hschmidt410@mac.com

El Dorado Hills

Town Center Apartments

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

Sign In Sheet



Name	Street Address (optional)	City	Phone number (optional)	Email address (optional)
Julie Samrick		EDH		jsamrick@villagelife.com
John Hidahl	622 Torero Way	EDH		hidahl@aol.com
GORDON FAWKES	899 Stonedridge St.	EDH		
Leang Patone	3513 Juncoy Mountain Cir	EDH		lpatone@gmail.com
LINDA McPHERSON	4037 REDONDO DR.	EDH		
Patrick Stelmach	4783 Village Green Dr.	EDH	916-817-9148	Patrick.stelmach@gmail.com
Duane & Lisa Harcrow	708 San Marino Ct.	EDH		
VERN ROWETT	1357 LAKEHILLS DR	EDH	916 933-2211	
STACEY PRICE	1300 MANCHESTER	EDH		
DONN NETHER	1154 SOUZA DR	EDH		
Cheryl McDougal		EDH		

+ 2 did not wish to sign in



Charlene Tim <charlene.tim@edcgov.us>

Re: Informational Open House EDH Town Center apartments project

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Tue, Jun 3, 2014 at 2:17 PM

To: The BOSONE <bosone@edcgov.us>

Cc: Roger Trout <roger.trout@edcgov.us>, Lillian Macleod <lillian.macleod@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>

Thank you Cindy for forwarding to me.

On Tue, Jun 3, 2014 at 2:07 PM, The BOSONE <bosone@edcgov.us> wrote:

Hi Mel,

Are all comments on the EDH town center apartments supposed to go to you? If so the following is a response to the project.

Kind Regards,

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

—— Forwarded message ——

From: **tara mccann** <mccannengineering@sbcglobal.net>

Date: Tue, Jun 3, 2014 at 2:00 PM

Subject: RE: Informational Open House EDH Town Center apartments project

To: The BOSONE <bosone@edcgov.us>

Thanks for the info, I've been meaning to stop by and discuss with Ron a few things. Here's my list:

1. Too many units for that small of a parcel. Traffic is congested at times in Town Center this project would make people want to avoid that area because it will take them 10-15 minutes just to get down Town Center Blvd.
2. The project will have very little setback you will essentially have people living right over those who go to Town Center to walk around, shop and relax. Now picture residents of these units hanging out on their balcony's over people dining, visiting. The reason many people go to Town Center is the open relaxed feel. This project would change that 180 degrees. I believe in mixed use and yes I would like to see these projects in EDH but in the right areas with the right setbacks and the streets and roads able to support the location. These loft type condos would be really well suited in the business park quadrant off Town Center. If the County built a green belt and made it connectable to Town Center with walking paths this would attract this kind of development to EDH and it would be in a much more suited setting.

6/4/2014

Edcgov.us Mail - Re: Informational Open House EDH Town Center apartments project

3. Would this high rise condo/apt complex provide for onsite parking. I assume first floor would be a parking garage requiring security and policing.
4. From an esthetic perspective this would close in the openness of that area that is so enjoyed by many and the reason people go there. It would really feel "jammed in". I would seriously consider aside from all the Engineering/ Land Use reasons why it is not a good fit look at the foot print/esthetic reasons and how it would effect that area. I don't think Town Center would benefit. People sitting out at those restaurants going to relax and enjoy the evening would now be under people out on their balconies. Think of how you would feel, do people here want to go out and relax and spend money on an evening out to be sitting under a complex with balconies looming over them. This area really needs to be targeted for an open relaxing feel to draw people down to town center. I really hope you consider denying this project and encouraging this type of development over at the Business Park, White Rock / Latrobe and south of Target where it would be a good fit.

Thank You for your dedicated Service in this very difficult job.

Tara Mccann

From: The BOSONE [mailto:bosone@edcgov.us]
Sent: Tuesday, June 3, 2014 12:21 PM
To: undisclosed-recipients:
Subject: Informational Open House EDH Town Center apartments project

I know many of you have requested information on the upcoming project in Town Center, so wanted to pass on the attached which details the project and the meeting on the project set for June 11 at 6:30 pm at the EDH fire Dept. conference room, 1050 Wilson Blvd. Feel free to forward on to anyone who may be interested.

Kind Regards,

Cindy Munt

Assistant to Supervisor Ron Mikulaco, Dist 1

Board of Supervisors, County of El Dorado

Phone: (530) 621-5650

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◀ [REDACTED] ▶

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6/4/2014

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Thank you.

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Thank you.

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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
Fax 530-642-0508

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Thank you.

6/18/2014

Edcgov.us Mail - Re: Apartment complex in Town Center EDH



Charlene Tim <charlene.tim@edcgov.us>

Re: Apartment complex in Town Center EDH

1 message

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Mon, Jun 16, 2014 at 7:01 PM

To: Fuller Sunset Mobile Home Park <sunsetmobilehome@gmail.com>

Cc: Charlene Tim <charlene.tim@edcgov.us>, Claudia Wade <claudia.wade@edcgov.us>, Natalie Porter <natalie.porter@edcgov.us>, Dave Spiegelberg <dave.spiegelberg@edcgov.us>

Thank you for your comment.

On Mon, Jun 16, 2014 at 2:46 PM, Fuller Sunset Mobile Home Park <sunsetmobilehome@gmail.com> wrote:
Hello Mel,

This is a follow up email to our conversation the other night June 11, 2014 at the El Dorado Hills Fire Dept. Conference Room.

The residents in the mobile home park have a hard time getting out of the park at either entrance, but especially the one located across the back entrance of Target. We all feel it will be virtually impossible once those units go in Town Center. The new interchange will also cause havoc because residents and everyone coming in from Latrobe, Plymouth and everywhere else can enter the freeway without going to the other freeway entrance. Accidents already happen at this intersection, is it going to have to take someone getting killed to get this situation resolved?

We would like to see a 4 way stop at this location, (White Rock and Lone Oak Dr.) although Cal Trans disagrees wholeheartedly, and the speed limit is 45 miles per hour through here. Or possibly a stop light that is in sync with the light located at White Rock and Vine.

The 4 way stop should come first (like next week) to prepare everyone for stop light.

Thank you

Gay Willyard
A Fuller Sunset Mobile Home Park
Manager

=====
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
Fax 530-642-0508

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14-0769 Public Comment
PC Rcvd 06-16-14 1 of 2

6/18/2014

Edcgov.us Mail - Re: Apartment complex in Town Center EDH

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Thank you.

6/19/2014

Edcgov.us Mail - EDH APARTMENT PROPOSAL



Charlene Tim <charlene.tim@edcgov.us>

EDH APARTMENT PROPOSAL

charlet burcin <charlet331@gmail.com>

Wed, Jun 18, 2014 at 11:17 AM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heffin@edcgov.us, walter.mathews@edcgov.us, rich.stewart@edcgov.us

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

Dear Planning Commissioners:

Please vote to require an Environmental Impact Report for the planned EDH apartments in the heart of the El Dorado Hills Town Center. I have been following the minutes of your meetings on this and truly feel you are not doing your fiduciary duty to El Dorado County residents.

Analysis of traffic, water, aesthetics, and air and noise pollution are severely lacking. I go to the Town Center just about every day and so enjoy the peaceful, tranquil atmosphere. I do NOT want it to turn into a Folsom or Sacramento shopping center!

So, please do not rush this through just to get the BOS to approve it so quickly. Have the Environmental Impact Report completely done in an orderly manner. Thank you.

Sincerely,

Charlet Burcin
El Dorado Hills resident

6/18/2014

Edcgov.us Mail - Public Comment for 6/26/14 Planning Commission



Public Comment for 6/26/14 Planning Commission

dale.flood <dale.flood@sbcglobal.net>

Wed, Jun 18, 2014 at 11:47 AM

To: rich.stewart@edcgov.us, charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us,
tom.heffin@edcgov.us, walter.mathews@edcgov.us

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

Dear Planning Commissioners:

The impact of the EDH Apartments, item 14-0769 has not been analyzed properly. Please vote to require an Environmental Impact Report. Housing is already to packed in our town and we do not need more apartments or all the traffic.

Thank you,

Dale Flood

3548 Falkirk Way

El Dorado Hills, CA 95762

Home (916) 933-5844

Cell (916) 718-3281

E-mail: flashflood@email.com

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&th=146b04dca80b8edb&siml=146b04dca80b8edb>

1/1

14-0769 Public Comment
PC Rcvd 06-18-14 2 of 10

6/18/2014

Edcgov.us Mail - proposed EDH apartments in Town Center



proposed EDH apartments in Town Center

Laurie Enright <laeinca@sbcglobal.net>

Wed, Jun 18, 2014 at 2:59 PM

Reply-To: Laurie Enright <laeinca@sbcglobal.net>

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>
Cc: "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>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Planning Commissioners:

I have just become informed of the proposed apartments in EDH Town Center and am incredible disappointed by our county government for allowing this proposal to get to this point! The impact of this project has not been adequately analyzed. *Please vote to require an Environmental Impact Report.* In addition to the impact on traffic and the poor decisions to make amendments to existing policy, safety needs to be addressed!

I have lived in El Dorado Hills for 17 years and have seen many changes. Although the growth has been very fast, I do feel that we have maintained a pretty safe community thus far. However, this proposed apartment complex being squished into a small area in the center of our local town businesses is not in the best interest of anyone! Spend some time near the theaters on a hot summer night or during the weekends and you will see too many young people loitering. This area already has a bad reputation of drug activity with middle and high school age youth. Add more people in a small area here and you are really asking for problems. El Dorado Hills has been a good place to raise my children, but as they get older, there is really nothing for them to do here, so they loiter! Teenagers loitering is never a good thing!

And has anyone looked at the impact on our local schools with additional multi-family housing?

I encourage you to rethink this project! Do not amend the policies that have already been put into place!

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b6559658af&view=pt&search=inbox&th=146b0fe6bf84aad4&siml=146b0fe6bf84aad4>

1/2

14-0769 Public Comment
PC Rcvd 06-18-14 3 of 10

14-0769 | 14 of 89

6/18/2014

Edgocous Mail - proposed EDH apartments in Town Center

Thank you,

Laurie Enright
4830 Dalewood Drive
El Dorado Hills, CA 95762
laeinc@sbcglobal.net

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658a7&view=pt&search=inbox&th=146b0fe6bf84aad4&siml=146b0fe6bf84aad4>

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14-0769 Public Comment
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El Dorado Hills Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2014 Board Chair
John Hidahl
Vice Chair
Jeff Haberman
Secretary
Kathy Prevost

June 15, 2014

El Dorado County Planning Commission
Attn: Roger Trout, Executive Secretary
2850 Fairlane Court
Placerville, CA 95667

Subject: General Plan Amendment A14-0001/rezone Z14-0001 Specific Plan Revision SPD 86-0002-R/Planned Development Revision PD94-0004-R-/2 – El Dorado Hills Apartments – Spanos Corporation/Chris Schulze – TSD Engineering – A General Plan Amendment to amend policy text increasing the maximum residential density allowed in the General Plan, to amend the El Dorado Hills Specific Plan (Village T) to include residential use coincide with the proposed 250 unit apartment complex ...

The full APAC committee met on June 11 to review the MND and discuss the proposed project, and voted **6 to 0 for non - support** of the project and **recommends that since the MND failed to address all of the project impacts, and did not consider a full range of applicable mitigation measures, that a full EIR be required. APAC's detailed MND comments are provided below the Chairman's signature.**

The APAC members believe the projects MND proposed mitigations are woefully inadequate and would result in significant short and long term problems for the Town Center retail and hotel components, as well as the immediate surrounding residential and commercial areas. Listed below are some of the major concerns that APAC has with the project as currently proposed:

- 1 The 250 apartment complex would cause a major traffic impact in the town center and major roads and highway 50 in EDH. The TIA identifies 4 level of service F section that will be impacted by the apartments
- 2 The apartment density is over twice the County zoning for multifamily housing and would create environmental impacts to one of the County's largest retail and hotel centers.
- 3 The apartments could suffer a high vacancy rate and rents could be lowered to attract tenants that would not be ideal for the town center and cause a loss of retail shops and restaurants.
- 4 Mixing apartment type features (patio's and barbeque equipment) would conflict with shoppers walking between retail outlets. Noise generated by the commercial and retail component will impact the residents of the apartments.
- 5 The County would lose a large income from sales and TOT tax if the parcel is converted to residential use.
- 6 The economy is starting to recover and loss of commercial and retail sites will further contribute to sales tax leakage out of the county.
- 7 This type of project should require vertical Mixed Use applications, as done in most other communities with the enclosed apartments above the first floor allowing retail at the street level.

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

14-0769 Public Comment
PC Rcvd 06-18-14 5 of 10

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact Norm Rowett, subcommittee chair at arowett@pacbell.net or 916-933-2211; or John Hidahl, APAC Chairman at Hidahl@aol.com or 916-933-2703.

Sincerely,

John Hidahl

John Hidahl,
APAC Chairman

Cc: APAC file, Planning Commissioners, Mel Pabalinas

APAC's Town Center Apartment MND Comments 6-15-14

General:

The project proposes a residential urban infill area which exceeds the current 24 units per acre multi-family zoning. Village T is a commercial area and contains no residential units. The MND must address the impacts of creating an infill area in a non-residential area, which will overload urban services, including increased traffic congestion and pollution, if not properly mitigated. The current MND for the apartment project is tiered off a 1986 specific Plan EIR which did not include village T and then it's furthered tiered off the MND for village T which was for a commercial project. This is not meeting the intent of CEQA. The original Specific Plan EIR is over 35 years old and out of date and the MND for the commercial town center did not include non-commercial development. A new EIR must be completed for the project to address the current conditions and project impacts.

Aesthetics:

The project will create a new source of substantial light and glare which will be significant and adversely affect nighttime view in the area. 250 apartments in a five story building on less than 5 acres with multiple windows and balconies will substantially increase light pollution. The current commercial buildings in the area generate very little evening and nighttime light or glare. This is a significant impact.

The proposed balconies facing Town Center Boulevard can easily become an eyesore without proper restrictions/enforcement of usage. Residents hanging or placing items on the railings or even on the balconies will significantly detract from the ambience of Town Center. Barbequing or other uses that create smoke and odors will also affect the adjacent properties and the Town Center visitor's enjoyment. Use of the balconies for partying/displaying banners etc. during events like the annual Fourth of July parade could also create eyesores and public nuisances, including behaviors similar to New Orleans during Mardi Gras.

Relative to the design, the massing of the building along Town Center Blvd is too high. This four story building towers over the boulevard negatively impacting the retail/dining experience. The two building across the street are two and three story with the three story building having a step back on the third floor. The proposed project also should be step back to the third and fourth floors to create a more pleasing street environment.

Air Quality:

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

14-0769 Public Comment
PC Rcvd 06-18-14 6 of 10

There are several false assumptions that the MND uses to suggest it complies with the standards established in the Sacramento Regional Ozone Air Quality Attainment Plan (AQAP). First, the MND incorrectly states that the project doesn't require a General Plan (GP) change. The GP must be changed to the increase of density from 24 units per acre to 55 units per acre. And secondly, it states that the existing zoning will have higher Ozone generation than the proposed 250 apartments. This is incorrect because the site is planned for a hotel with less than 100 rooms and would generate less than half of the Ozone emission of the proposed project. The MND assumptions must be corrected and the Air Quality reevaluated.

Green House Gas Emission:

The MND refers to Mitigation Measure MM AQ1 in the air quality section to lower to less than significant impacts on greenhouse emissions. The MMAQ1 states that installing high efficiency lights, appliances, low flow water faucets and toilets and etc. will improve the greenhouse gas emissions. These items will have a minimal effect on generation of greenhouse gases and real world solutions like solar power, roof mounted units on the project and a transit program plan in place that will reduce personal vehicle use would lower the green house emission.

Land Use Planning:

The 55 units/acre is not in compliance with the GP and will significant impact land use planning in the County. The apartment complex is a stand-alone building and not tied to the Town Center and could be located in many areas of the County. This project will have a significant impact on land use planning by changing the multifamily density from 24 units/ acre to 55 units/ acre. This level of multifamily residential compaction is unique in El Dorado County and requires significant mitigation considerations to minimize the increased demand on local law enforcement services. Studying the history of the EDCo Sheriff's department call responses to the highest density multi-family residences in Cameron Park and then factoring up based upon the added density would provide a realistic forecast of the impact associated with the proposed Land Use change. A new EIR must be prepared to analyze impacts to the GP.

Noise:

Adding a 250 unit five stories building will increase noise significantly in the area and the apartments would be subject to evening highway 50 generated noises when most apartment would be occupied. There is no buffer between Highway 50 (higher elevation than the apartments) to mitigate the highway noise. The noise study must address peak highway noise and commercial retail generated from the TCE that apartment residents will experience and propose mitigation measures to reduce the noise impacts.

The location of the apartment is in the proposed Mather Air Cargo flight path and would be subject to aircraft noise. This noise impact is not included in the noise analysis and must be evaluated.

Population and Housing:

This project could induce substantial population growth in the County, by creating a precedent for violating the intent of the current General Plan. If this project is approved, what assurances do the EDH community residents have that it won't become the future standard of how to circumvent the intent of the voter approved General Plan? The proposed general plan amendment would increase multifamily zoning from 24 dwelling units to 55 dwelling units per acre. The general plan must be changed to this higher density for the Specific Plan not to violate the current general plan density for multifamily zoning. Population growth for multifamily zoning is based on 24 units/acre and any increase would have a significant impact on population and must be mitigated.

Public Services:

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

The proposed apartment complex is within a short distance of other multifamily units which have a higher crime rate than the adjacent single family housing. The project will increase the demand for Sheriff's service in the area and must be analyzed to determine the impact and mitigation measures needed to reduce the impacts.

Schools:

Oak Ridge high school is already impacted, and enrollment is expected to increase by about 2% in the next five years. The impact of the project must be studied to determine what high school aged children can attend. If at Ponderosa, this will cause an increase in traffic and pollution.

Transportation:

The entire traffic study is fatally flawed due to the assumption of a mixed use traffic model methodology. This apartment complex is being promoted as being a mixed use application, when in fact it contains no mixed use applications at all. There are no business/retail shop identified usage areas/opportunities within the apartment structure. To claim that this is a horizontal mixed use application because of the nearby stores on Town Center Drive is totally misleading. The traffic model must be corrected to fully evaluate the impacts of an extremely high density apartment complex, wherein a majority of the 250 unit dwellers will have significant impacts (upwards of 300 cars) to the morning and afternoon commutes to work/schools/public services outside of Town Center.

El Dorado Hills Boulevard / Park Drive / Saratoga Way (Intersection #1) – This intersection would operate unacceptably at LOS F without or with the proposed project during the PM peak hour. The violation Measure Y for residential housing.

Latrobe Road / Town Center Boulevard (Intersection #4) – This intersection would operate unacceptably at LOS F without or with the proposed project during the PM peak hour. The County's CIP identifies the Latrobe Road Connection (CIP Project Number 66166) as a four-lane roadway. The Latrobe Road connection is in the County's CIP; however, specific design characteristics are not known at this time. The proposed mitigation measure for this impact does not have a design, schedule of funding to implement the mitigation measure. CEQA requires a meaningful expectation that the impact will be mitigated.

The MND states that

- El Dorado Hills Boulevard/Saratoga Way/Park Drive (Intersection #1) – this intersection operates at LOS F without the project. Based on the County's impact significance criteria, the project is projected to "significantly worsen" conditions because it would add more than 10 trips to the intersection during the AM and PM peak hours. This is a significant impact.
- El Dorado Hills Boulevard/US 50 WB ramps (Intersection #2) – this intersection operates at LOS E without the project. The proposed project would result in unacceptable LOS F conditions during the AM peak hour. This is a significant impact.

The MND states: "The unacceptable operations at El Dorado Hills Boulevard / Park Drive / Saratoga Way (Intersection #1) are due primarily to poor lane utilization on northbound El Dorado Hills Boulevard and Latrobe Road during construction. Intersection improvements, which are currently being implemented, will be completed in summer 2014, prior to development of the proposed project. Therefore, payment of traffic impact mitigation (TIM) fees will mitigate this impact by requiring the project's fair-share obligation towards this improvement, which would reduce the impact to less than significant".

No data is presented to support the claim that this traffic situation is temporary and that the current intersection work will mitigate the problem. In fact, this situation may get decidedly worse once

El Dorado Hills APAC - Non-partisan Volunteers Planning Our Future

metering lights are operating on the on ramps to highway 50. CEQA demands that proposed mitigation measures can reasonably be expected to work.

The MND states: "All study area freeway segments would operate acceptably under existing plus project conditions. Impacts would be less than significant, and no mitigation measures are required." This is incorrect. CalTrans sent a letter to Kim Kerr dated Sept 25, 2013 stating that the segment of highway 50 between the county line and El Dorado Hills Blvd. operates at "LOS F during the peak hour." In order for the MND to be valid, it must show that there is a reasonable expectation of traffic mitigation on this segment of highway 50. According to CalTrans, there is no mitigation planned for this segment of highway 50. In fact, further CalTrans data show that additional segments of highway 50 in proximity to the project will not meet general plan requirements for Level of Service in the future. Traffic (cumulative plus project impacts):

The MND states: "This intersection would operate unacceptably at LOS F without or with the proposed project during the PM peak hour. Implementation of the proposed project would result in fewer trips using the intersection during the AM and PM peak hour compared to the land use currently approved for the project site. Although the intersection would continue to operate at LOS F, the reduced volume would result in lower delay with the proposed project, which would be a benefit of the project. Based on the County's impact threshold, this would be a less than significant impact, and no mitigation measures are required" The logic used here is faulty. There is no "reduced volume" since no other specific project has been proposed for the site. Thus, the project will still "worsen" traffic at intersections #1 and #4, with no potential mitigation mentioned. Furthermore, not one allowable use in table 2 of the TCE Specific plan would generate as much peak hour traffic as the 250 unit apartment.

The MND Traffic Impact analysis failed to take into account the Folsom Highway 50 South Project, the 1000 homes south of Folsom (between Scott Road and Old Placerville Road), which will further degrade highway 50, White Rock road and Latrobe road traffic.

The MND Traffic Impact analysis failed to take into account the El Dorado Hills Connector which will have a major traffic impact on White Rock road, Latrobe road and highway 50.

The MND states: "All but one study area freeway segment would operate acceptable under cumulative plus project conditions. The El Dorado Hills on-ramp to Empire Ranch off-ramp weave section would operate at LOS F in the AM peak hour, which exceeds the County's threshold. This is a significant impact. Implementation of the following mitigation measure would reduce this impact to less than significant."

This is incorrect. CalTrans shows that several segments of highway 50 in the project area will not meet the general plan requirements for Level of Service. Secondly, there is no concrete evidence that the Latrobe Road Connection will mitigate the Level of Service problems on highway 50.

Utilities and Service Systems

Are sufficient water supplies (EDUs) currently available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? This proposal has a significant impact on local water demand. EID the water provider is in drought conditions restricting water supplies.

The MND states: "As of 2013, EID currently has 4,687 EDUs available in the El Dorado Hills Water Supply Region."

Unfortunately most, if not all, of this water has been spoken for by previously approved subdivisions. The MND must show how the project water will be delivered after meeting the obligations of already approved projects.



Charlene Tim <charlene.tim@edcgov.us>

Public Comment for 6/26/14 Planning Commission, EDH Apartments, item 14-0769

Karla & Kurt <koldingcamp@comcast.net>

Wed, Jun 18, 2014 at 4:20 PM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heffin@edcgov.us, walter.mathews@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Dear Commissioners,

The impact of this project has not been adequately analyzed. I am not necessarily in favor of a full Environmental Impact Report, but at least require a traffic study before this plan is approved.

I very much in support of apartments/condos in the Town Center area. It is a perfect use of the space. I am concerned about 250 of them in an area with poor traffic flow, however. If a full EIR is not done at least require a traffic study.

Lots of handicapped spaces should also be required

Thank you,

Karla Campbell
4487 Brisbane Cir., EDH

6/19/2014

Edcgov.us Mail - Fwd: MDU in Town Center



Fwd: MDU in Town Center

EDC COB <edc.cob@edcgov.us>
To: Charlene Tim <charlene.tim@edcgov.us>

Thu, Jun 19, 2014 at 7:41 AM

FYI

Office of the Clerk of the Board
El Dorado County
330 Fair Lane, Placerville, CA 95667
530-621-5390

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

From: Bob M <rdmsacto@gmail.com>
Date: Thu, Jun 19, 2014 at 3:29 AM
Subject: MDU in Town Center
To: "rich.stewart@edcgov.us cc:" <bosone@edcgov.us>, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us, Rich Langan <rlangan620@comcast.net>

Dear Planning Commissioners: The impact of this project has not been adequately analyzed. (traffic and in particular water). Please vote to require an Environmental Impact Report.

Thank you,
Linda & Robert Mulligan
El Dorado Hills
3549 Patterson Way
916.933.4940

NOTICE: This e-mail and any files transmitted with it may contain confidential information, and are intended solely for the use of the individual or entity to whom they are addressed.

Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

Van Dyke Public Comment for Planning Commission 6/26/14, Agenda item 14-0769
EDH Apartments in Town Center - A14-0001/Z14-0001/SP86-0002R/PD94-0004R-2

Members of the Planning Commission and Board of Supervisors:

The extensive revisions required to be made of the General Plan, the EDH Specific Plan, the Zoning Ordinance, and Development Standards, in order to force a "fit" for this project, exemplify why **a full Environmental Impact Report (EIR) must be required**. This grievously lacking Mitigated Negative Declaration (MND) that is tiered off of a 1995 Negative Declaration, that was itself tiered off of a 1986 EIR, does NOT fully analyze the impacts of this project.

Primary issues are as follows:

1. The General Plan amendments proposed under this project set a precedent for increasing density to 55 units/acre elsewhere in the County, and specifically for the EDH executive golf course. One of many proposed amendments to the Specific Plan is Section 2.3 'Dwelling Units Types', which would read:

"The multifamily housing to be constructed in the Urban Infill Residential Area shall be attached multifamily residential structures consistent with the Residential Design Guidelines and Development Standards set forth in the amended Development Plan PD94-0004-R-2 and shall be in accordance with the development restrictions and height requirements set forth in said amended Development Plan."

The golf course parcel is *also* part of the EDH Specific Plan, could *also* be considered infill, and is *also* currently being proposed for high density residential zoning. **The significant potential for this project to set a precedence for density increase has been disregarded, and impact analysis must be provided.**

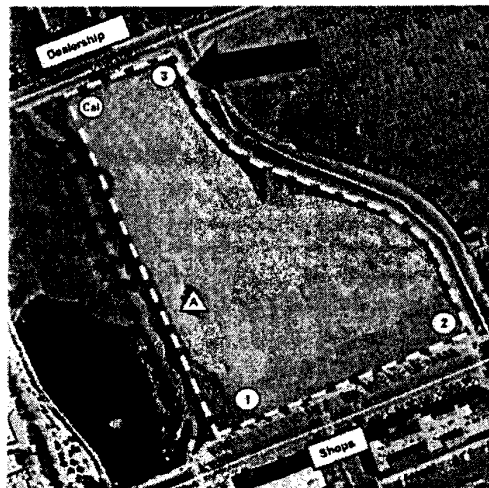
2. The 'Aesthetics' were analyzed via casual observation and were asserted to have 'NO IMPACT'.

- a) The increased building height and mass were not accurately reviewed for lines of site; **no roof top elevations have been provided** for the proposed building, adjacent structures, or nearby residences.

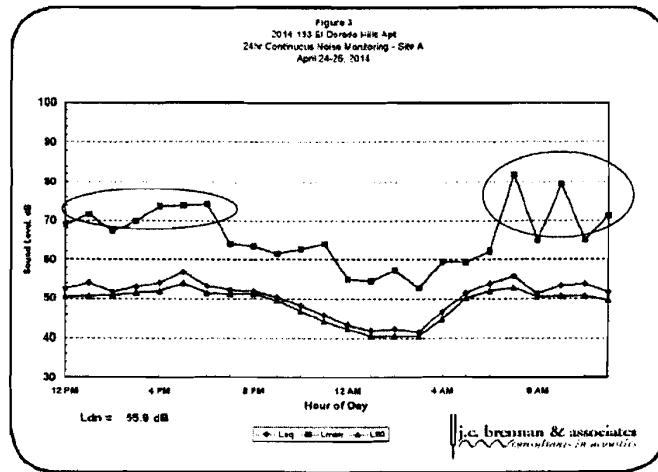
- b) **The proposed structure will be more than twice the height and mass of the next largest building in the area (Target)**, and large timbers and natural materials will not disguise that to make it 'blend in' (pg 12/61, MND).



- c) The Theater will no longer be the dominant visual from the freeway, but rather a residential structure will. **What effect will this have on the existing businesses?**
- d) Currently, front setbacks must be 20', with an additional 5' required for every 10' of height in excess of 25'. Thus, a 60' building would require a 36.5' front setback. Towers are required to be within the maximum building height, but that is proposed for change as well. Under the 'old' standards, this would be considered a 75' building and require a 46' front setback. **The proposed reduction to a ZERO foot front setback is a significant impact**, but has not been discussed.
3. Provisions for sewer service have not been adequately reviewed. Page 45/61 of the MND says the 18-inch line may not have adequate capacity to serve the proposed project. A study is being done with results expected in a few months. **The sewer capacity analysis cannot be deemed complete until that time**. Regardless, the MND calls the project impact less than significant because the applicant "shall pay fair-share fees" toward the CIP improvements. This 'fair share fee' should be 100% developer paid, as existing residents should NOT have to pay for improvements that would otherwise not be required.
4. Per General Plan Policy 5.2.1.7 "In times of declared water shortages, the Board of Supervisors shall give priority within the affected water district to approving affordable housing and non-residential development projects." This project is labeled "luxury", NOT "affordable", and it is not a "non-residential" development. And yet, to all appearances, this project is being pushed through and advocated for by County staff. **This project is inconsistent with the General Plan Policy 5.2.1.7.**
5. Page 32/61 of the MND claims adding high density residential will "improve the jobs-housing balance". This demonstrates a lack of critical thinking. The Summary Recommendation in the staff report (page 8) unapologetically **acknowledges the displacement of job opportunities and retail this approval will cause.**
6. **The Noise analysis is incomplete.**
- a) Data was not presented for continuous monitoring at the receptor site closest to the freeway (site '3'). Apartment residents with balconies and windows on the north side of the building (and on the upper floors) will have the greatest exposure to freeway noise.



- b) Figure 3 indicates the L_{max} exceeded the maximum 70dB from 12noon through 6pm, and again several times through the morning hours. There is no explanation for the large L_{max} spikes (82dBA and 79dBA) in the morning hours. However the analysis below the figure reaches the conclusion: *"..measured noise levels are consistent with the 55dBA L_{eq} and 70 dBA L_{max} daytime noise level standards.."* **The figure and the conclusion are in conflict and need to be explained and investigated.**



- c) Existing noise level dB readings were taken at an elevation of up to 25'. However, the noise buffering provided by adjacent building and the freeway elevation drops off above that, leaving the greatest exposure to existing noise at the 25'-60' elevation, where no readings were taken and no data provided. **Substantiating data is needed to confirm residential units are appropriate at this site above the 25' floor level.**
- d) General Plan policy does NOT allow new residential development to occur where it cannot be protected from existing transportation noise:
 6.5.1.8 "New development of noise sensitive land uses will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified in Table 6-1 unless the project design includes effective mitigation measures to reduce exterior noise and noise levels in interior spaces to the levels specified in Table 6-1."

Table 2 El Dorado County General Plan Noise Element Standards Applicable at Residential Land Uses for Transportation Noise Sources		
Land Use	Outdoor Activity Areas	Interior Spaces
Residential	50 dB Ldn ¹	45 dB Ldn

- e) The location of the apartment is in the proposed Mather Air Cargo flight path and would be subject to aircraft noise. ***This noise impact is not included in the noise analysis and must be evaluated.***

7. The traffic analysis is incomplete, incorrect, and unsubstantiated.

- a) The MND states "*The US 50 eastbound and US 50 westbound segments in the TIA study area currently operate acceptably.*" ***This is obviously incorrect*** since CalTrans has stated that the westbound segment from El Dorado Hills Blvd. to the county line operates at "LOS F during peak hour". In addition, the El Dorado County Draft EIR for the ZOU also states that this segment operates at LOS F.
- b) The cumulative impact analysis fails to include the already approved 10,000 Folsom homes south of Highway 50 (as well as several other proposed projects south of highway 50), which will further degrade highway 50, White Rock road and Latrobe road traffic. CalTrans modeling shows that by 2035, the entire mainline segment from SAC/ED County line to Cameron Park Drive will be LOS F. ***This is a key omission which needs to be analyzed.***
- c) The vast majority of freeway improvements listed in the Traffic Impact study will not be completed until 2035. Even then, there is little certainty of this as funding sources and priorities change. Assuming the project were to be approved, and assuming that the proposed mitigations *actually* mitigate the traffic, that leaves nearly 20 years of decreased LOS before the listed mitigations *might* be in place. CEQA requires that there is a "reasonable expectation of mitigation" ***There is not a reasonable expectation of mitigation.***
- d) Traffic counts for Highway 50 were taken Tues, Aug 20, 2013. Area schools were not in session at that date. CalTrans specifically requested that traffic counts be taken in the spring or fall when school is in session. (See TIA, page 2) Any traffic modeling/projections made on the basis of these counts will lead to underestimation of future traffic. ***Traffic counts need to be re-done at a time when area schools/colleges are in session (as CalTrans requires).***
- e) The cumulative impact analysis lists the intersection at EDH Blvd/Saratoga Way, as well as the intersection at Latrobe Road/Town Center Blvd. as being at LOS F. The MND then goes on to justify the project by stating "*Implementation of the proposed project would result in fewer trips using the intersection during the AM and PM peak hour compared to the land use currently approved for the project site. Although the intersection would continue to operate at LOS F, the reduced volume would result in lower delay with the proposed project, which would be a benefit of the project.*" However, no other specific project is currently being considered for the parcel in question, and the increased traffic due to *this project* meets the definition of "significantly worsen" in the general plan. ***This is a significant impact. The logic used here to justify the project is particularly convoluted.***

f) The MND and Traffic Impact Analysis (TIA) do NOT state the gross daily trips generated from this project. The trip generation factor for the ITE LU 220 would yield about 1900 daily trips on Town Center Blvd and Vine St., which would significantly deter local shoppers that do not live on site, such as the nearby Four Seasons development. This 'trade off' was not considered relative to the number of apartment residents who would presumably shop within Town Center. Additionally, *the code descriptions and gross daily trips should be included in the MND report.*

We concur with the El Dorado Hills Area Planning Advisory Committee that the MND has failed to fully address the project impacts and that a full EIR must be required.

Ellen & Don Van Dyke
El Dorado County Residents



Town Center Apartments

Carol Avansino <carol@capviewconsulting.com>

Thu, Jun 19, 2014 at 10:42 AM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, rich.stewart@edcgov.us

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

Dear Sirs,

I am writing you in opposition to the proposed apartment complex development within the boundaries of Town Center. We currently live in the Stonebriar Development which is located south of Highway 50. Town Center is currently our main hub for shopping, dining and recreation because it offers a high quality experience and less traffic than Folsom. Additionally, we prefer to keep our financial support within the county and that is the reason we use Town Center as our primary destination for our service needs, versus going over the hill to Folsom. Once the development has been completed, there will be a significant increase in traffic and the area will no longer be a local destination for servicing the needs of the area residents. Since we live south of Highway 50, we are already experiencing high levels of traffic on Latrobe and White Rock Roads due to the increase in residential construction from Blackstone. Latrobe road is severely congested between the hours of 12pm to 1pm and 4pm and 6pm due to high traffic. It can take as long as 20 minutes to get from the corner of White Rock Road and Latrobe Road to the Highway 50 interchange with traffic exiting from Blue Cross and Town Center. If this development moves forward and increases the traffic even more, we will be forced to relocate our shopping/recreation areas to Folsom Palladio.

Lastly, I want to express our serious concern for the Planning Commission's approach to this project.

Developers of the previous construction projects, such as Blackstone, Serrano and Stonebriar were all required to complete an Environmental Impact Report (EIR). I have never heard of a development of this size and scope being approved without an Environmental Impact Report (EIR), and find this approach to be irresponsible. It is the responsibility of the Board of Supervisor's (BOS) and the Planning Commission to fully understand the impact of such developments on the existing residents and service infrastructure. The EIR would identify any potential risks and allow the BOS and Planning Commission to mitigate the risks prior to approval of the development. I cannot believe there will be no environmental impact to White Rock road as a result of 250 residential apartments being located in Town Center. We are already seeing White Rock road becoming a "freeway" since Blackstone was built. To expect that 250 families would not commute in and would work in Town Center is asinine. Moving forward without an EIR to mitigate any future risks to our community is negligent.

If the BOS approves this development without an EIR to protect the existing residents and infrastructure, as county voters we will no longer support any elected official that approves the project in this manner.

Thank you for your consideration.

Sincerely,

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&th=146b5391615d51ac&siml=146b5391615d51ac>

1/2

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PC Rcvd 06-19-14 7 of 8

6/19/2014

Edg.gov.us Mail - Town Center Apartments

Carol and Philip Bender



EUMUND G. BROWN JR.
GOVERNOR



MATTHEW RODRIGUEZ
SECRETARY FOR
ENVIRONMENTAL PROTECTION

16 JUN 19 AM 11:33

Central Valley Regional Water Quality Control Board

RECEIVED
PLANNING DEPARTMENT

18 June 2014

Mei Pabalinas
El Dorado County
Community Development Agency Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667

CERTIFIED MAIL
7013 2250 0000 3465 2237

**COMMENTS TO REQUEST FOR REVIEW FOR THE MITIGATED NEGATIVE
DECLARATION, EL DORADO HILLS APARTMENTS/A14-0001, SP86-0002, Z14-0001,
PD94-0004-R-2 PROJECT, SCH NO. 2014052081, EL DORADO COUNTY**

Pursuant to the State Clearinghouse's 27 May 2014 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Mitigated Negative Declaration* for the El Dorado Hills Apartments/A14-0001, SP86-0002, Z14-0001, PD94-0004-R-2 Project, located in El Dorado County.

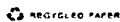
Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml.

KARL E. LONGLEY ScD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCEE, EXECUTIVE OFFICER
11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | www.waterboards.ca.gov/centralvalley



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Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/.

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:
http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 97-03-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:
http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml.

Clean Water Act Section 404 Permit

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACOE permit, or any other federal permit, is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

Waste Discharge Requirements

If USACOE determines that only non-jurisdictional waters of the State (i.e., "non-federal" waters of the State) are present in the proposed project area, the proposed project will require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml.

Low or Limited Threat General NPDES Permit

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf

For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf

El Dorado Hills Apartments/A14-0001,
SP86-0002, Z14-0001, PD94-0004-R-2 Project - 4 -
El Dorado County

18 June 2014

If you have questions regarding these comments, please contact me at (916) 464-4684 or
tcleak@waterboards.ca.gov.



Trevor Cleak
Environmental Scientist

cc: State Clearinghouse Unit, Governor's Office of Planning and Research, Sacramento

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 4 of 20

14-0769 | 33 of 89



Fwd: EDH Apartment Project

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Thu, Jun 19, 2014 at 9:04 PM

To: Charlene Tim <charlene.tim@edcgov.us>

Cc: Alexandros Economou <aeconomou@agspanos.com>, Jeff Morgan <jmorgan@agspanos.com>, Alice Tackett <atackett@pmcworld.com>, Pat Angell <PAngell@pmcworld.com>, tom allen <tallen@agspanos.com>, Chris Schulze <cschulze@tsdeng.com>, wilson.wendt@mrslegal.com, Kent MacDiarmid <kent@macdiarmidcompany.com>

fyi

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

From: Sutton Liquor Licensing <john@suttonliquor.com>
Date: Thu, Jun 19, 2014 at 7:13 PM
Subject: EDH Apartment Project
To: rommel.pabalinas@edcgov.us

Mr. Pabalinas,

You can count me as a protester to this project.
Our beautiful town center does not need to be ruined by a 250 unit apartment complex. Absolutely not!
You want to change the rules to double the amount of units per acre. This is more about money and selling this space but it's the wrong project. No residential units need to be in town center. It will detract from so much.
And once it's there, we will never be able to get rid of it.
Please forward any petition against this project and I will happily sign.

Thank you.

John Sutton

=====

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
Fax 530-642-0508

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Fwd: EDH Apartment Comment

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

Fri, Jun 20, 2014 at 2:55 PM

fyi

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

From: Barbara Angelini <barbaraangelini@yahoo.com>
Date: Fri, Jun 20, 2014 at 2:48 PM
Subject: EDH Apartment Comment
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: Dennis Angelini <dennis@fabdynamics.com>, Barbara Angelini <barbaraangelini@yahoo.com>

Mr. Pabalinas:

My husband and I are opposed to this apartment building going up in Town Center. Traffic is bad enough. Potentially 700+ tenants who may at any time have visitors and overnight guests, where do the visitors park? In the Town Center parking lots customers use? Where do the customers park? We will drive to Folsom to shop.

As you know, Valley View Apartments (Section 8 housing) has a very high crime rate. Does this proposed apartment complex fall under Section 8 Housing?

If there is a need to increase business in Town Center, maybe Mansour should not charge such high rents, attract more businesses and more people will come, but not if there is no parking or high traffic. Use a portion of the land for more businesses and the remaining portion for metered parking. Why not make Town Center a destination instead of an urban development?

Bottom line is \$\$money\$\$\$. This is a bad, bad idea.

Dennis and Barbara Angelini

6/23/2014

Edcgov.us Mail - EDH Apartment Proposal, Item 14-0769



EDH Apartment Proposal, Item 14-0769

jburcinj@aim.com <jburcinj@aim.com>

Fri, Jun 20, 2014 at 4:11 PM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us,
walter.mathews@edcgov.us, rich.stewart@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us,
edc.cob@edcgov.us, jburcinj@aim.com

Dear Planning Commissioners:

Please vote to require an Environmental Impact Report for the planned EDH apartments in the heart of the El Dorado Hills Town Center. The impact of this project has not been adequately analyzed without the EIR. My understanding is that the Apartments Proposal requires amendments to our General Plan and the EDH Specific Plan, a zone change, and changes to the Development Standards in order to "make it fit". In addition, I am strongly opposed to this proposal as it exists because the changes are inappropriate to the design and current build-out of the Town Center. The existing zoning should not be changed.

Please ensure that the EIR is completed and available before any decision on the proposal.

Sincerely,

Joseph Burcin
El Dorado Hills resident

June 21, 2014

El Dorado County Planning Commissioners
Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95667

Dear Planning Commissioners:

Subject: Public Comment for 6/26/14 Planning Commission meeting regarding Town Center, El Dorado Hills, Apartments, Item 14-0769

We are against this project for the following reasons:

1. Density – this project is way too large for Town Center. Our General Plan currently only allows 24 units per acre. 55 is 2.5 times larger than any project in the county.
2. Not aesthetically pleasing – does not fit in with Town Center look.
3. Noise will increase significantly.
4. Setting a precedent in the county for other large high density projects.
5. Increase in traffic – LOS F rating in areas around Town Center and Highway 50.
6. Insufficient water supply – if we are being asked for a 30% reduction of use, then no new building should occur.
7. Schools – Oak Ridge is already impacted with enrollment expected to increase 2% in the next 5 years.
8. The El Dorado Hills Community Survey - 72% of residents stated we have sufficient residential housing with apartment complexes being rated as too much by 35%.

These are just a few of the problems we see with the proposed apartment complex at Town Center. Please listen to the citizens of El Dorado Hills.

Sincerely,

Lenny and Teresa Patane
3513 Smokey Mountain Circle
El Dorado Hills, CA 95762

CC: Rommel.pablinas@edcgov.us
Charlene.tim@edcgov.us
Brian.shinault@edcgov.us
Dave.pratt@edcgov.us
Tom.heflin@edcgov.us
Walter.mathews@edcgov.us
Rich.steward@edcgov.us
bosone@edcgov.us
bostwo@edcgov.us
bosthree@edcgov.us
bosfour@edcgov.us
bosfive@edcgov.us
edc.cog@edcgov.us

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 8 of 20



Fwd: El Dorado Hills Town Center Apartments Project

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

Sun, Jun 22, 2014 at 6:19 AM

fyi

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

From: m martin <matagot48@yahoo.com>
 Date: Sat, Jun 21, 2014 at 2:33 PM
 Subject: El Dorado Hills Town Center Apartments Project
 To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Dear Mr. Pabalinas,

Sorry I did not attend the Open House.

I have concerns about the Project. I have lived in that area for 10 years. During that time, there have been many changes.

1. Traffic is much worse, even with the mitigations, which have helped. An ultra high density development would make it much worse. Saying that people will walk to shops and work and therefore there won't be an impact is just silly. There are not enough local jobs for all those people, they will be driving. (also, note that the Valley View apartments and Lesarra development residents don't seem to be doing much walking, and they are almost as near (and there are no safe or pleasant walking accommodations for them either. It is designed for car transportation only, as is the whole area, "Complete Streets" notwithstanding). The extra traffic will make walking more hazardous and less desirable. I live on the Saratoga side and even without the change to 4 lanes there are no accommodations for local residents to walk safely to all the "new" shops. DOT says they don't want to impede the flow of traffic for pedestrian crosswalks, even though the developers repeatedly said it was a neighborhood friendly development. Like I said, it is neither safe nor pleasant to walk either north of 50 (Walgreens/Raleys) or south of 50 (Town Center). Increased development seems like it will make quality of life for existing residents worse.

To say that the jams are due to construction is another misleading statement. You must be aware that the construction is almost complete, traffic is moving much better than under the old arrangement, yet as you noted, it is still very bad at rush hour. An ultra high density apartment complex would make the traffic thing much worse. And the access to the main roads are very small streets which will back up during peak times. They already do with existing traffic. (this also a negative impact on pedestrians).

2. A huge 5-story complex would be an eyesore by anyone's opinion (except for the developer). It would be taller than any other building around. I notice all the pictures are for a 4-story complex. Is that to throw us off? I think a 3 story, (and therefore less dense) would visually fit in with the surroundings much much better. And that number of people (whether the ultra high density you want, or just

6/23/2014

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

plain old regular high density), will have both light, noise and water consumption issues which are more severe than what you present in your report.

Thank you for your attention to my concerns.

Sincerely,

Maria Martin

Scenic Ct.

El Dorado Hills

<matagot@sbcglobal.net>

-

=====

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
Fax 530-642-0508

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Thank you.

6/23/2014

Edcgov.us Mail - proposed apt complex at edh town center



proposed apt complex at edh town center

carole braverman <cgbraverman@comcast.net>

Sat, Jun 21, 2014 at 5:07 PM

To: charlene.tim@edcgov.us, brian.shinault@edcgov.us, dave.pratt@edcgov.us, walter.mathews@edcgov.us,
rich.stewart@edcgov.us

Cc: bosone@edcgov.us

Dear Planning Commission,

I can't get to the planning meeting on Thursday at 8:30Am, but did want to give you some input from a resident of EDH who lives quite close to this proposed project of an apartment building in town center. To be frank, I haven't looked into all the aspects of it, but I'm concerned about the quality of life here, and the increasing density of our population without (in my view) appropriate infrastructure, and I certainly urge you to not rush into this project without an environmental impact study.

Sincerely,
Carole Braverman
Four Seasons
El Dorado Hills



Fwd: El Dorado Hills Town Center Apartment

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

Sun, Jun 22, 2014 at 6:13 AM

fyi

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

From: Shannon Merryman <shannonmerryman@gmail.com>
 Date: Sat, Jun 21, 2014 at 9:36 PM
 Subject: El Dorado Hills Town Center Apartment
 To: rommel.pabalinas@edcgov.us

I am writing regarding the El Dorado Hills Town Center Apartment proposed project.

I grew up in El Dorado Hills going to Jackson Elementary and graduating from Oak Ridge. After graduating from USCB and living in Los Angeles, I have chosen to move back here to raise my family. I chose to live here for the quite, safe, small town El Dorado Hills provides.

I have seen the changes made to El Dorado Hills and some of them beneficial however, I do not believe all of them are good. And I don't believe this is a project which would increase or even maintain the quality of life for El Dorado residents. Why can't we keep El Dorado Hills small? We do people continue to feel the need to please developers and ruin a good thing? Well, we all know the answer and the answer is MONEY. It would be nice if for once things weren't driven by money but rather what the PEOPLE who live here want.

I have several comments about this project:

(1) Why apartments and not condos? Apartments bring low income residents, which bring the crime.

Apartments bring low-income people, which yes, bring the crime. It's a fact. So the argument is that the rent will be \$1,600-\$2,200. That is until they can't fill the massive complex and begin lowering the rents to fill the vacant units. And when that happens, less than ideal residents begin moving in.

(2) Why so big?

Town Center is a cute charming street in an otherwise strip mall laden Sacramento County. These apartments are going to be 4 stories tall dwarfing the once charming, quaint Town Center.

(3) 6,000 people work in Town Center? And you really think those

6/23/2014

Edgov.us Mail - Fwd: El Dorado Hills Town Center Apartment

employees would be renting apartments?

First, you think 6,000 people work in Town Center? That would mean almost 20% of El Dorado Hills population works in Town Center. And really, who do you think will be living in these apartments? The high-school employee working at the moving theatre? Or the wealthy orthodontist? Exactly, neither will be living here. So this live, work, play tag line is just bogus.

(4) Why not push for tourism instead of increasing the residential population and making El Dorado Hills into Folsom?

I enjoy living in El Dorado Hills for its luxury appeal, unlike Folsom. What keeps it prestigious are the people living here and the lower supply of housing. Instead of increasing the population with apartment dwellers, why not push to increase tourism and wait for a luxury hotel (instead of Holiday Inn). I know this was in the works until the economy crashed, but why not wait for a project like that to come along instead of the quick fix?

I sincerely hope you consider these comments and I strongly discourage you from allowing this monstrous complex to be put in.

-

=====
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.



Proposed EDH Apartments, Town Center

Wayne Haug <whaug@yahoo.com>

Sun, Jun 22, 2014 at 10:22 PM

Reply-To: Wayne Haug <whaug@yahoo.com>

To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>
Cc: "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>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Planning Commissioners:

The impact of this project has not been adequately analyzed. *Please vote to require an Environmental Impact Report.*

The Mitigated Negative Declaration (MND) prepared for this project does not contain any viable mitigation measures to avoid the potentially significant effects addressed in the initial study. The cumulative environmental impacts of this project are not adequately addressed by the boilerplate findings using data that needs to be updated by a full environmental impact report (the current traffic and water issues are just a start). I would also incorporate by reference the El Dorado Hills Area Planning Advisory Committee's comments of June 15, 2014 and echo their concerns. In addition, to allow the proposed densities for any infill project sets an untenable precedent without a full environmental review.

Thank you,

Wayne H. Haug

Law Office of Wayne H. Haug
3720 Mesa Verdes Drive
El Dorado Hills, CA 95762
(916) 933-6549

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EDH Apartments, Item 14-0769

bonitajean@comcast.net <bonitajean@comcast.net>

Mon, Jun 23, 2014 at 6:25 AM

To: To Planning Commissioners <charlene.tim@edcgov.us>, brian.shinault@edcgov.us, dave.pratt@edcgov.us, tom.heflin@edcgov.us, walter.mathews@edcgov.us, rich.stewart@edcgov.us, cc <bosone@edcgov.us>, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, edc.cob@edcgov.us

Subject: Public Comment for 6/26/14 Planning Commission, EDH Apartments, Item 14-0769

To Planning Commissioners:

I have just recently heard about, and seen pictures of, the proposed apartment complex being planned for the El Dorado Hills Town Center. I'm appalled at the size of this project and the traffic it will bring.

Smaller and fewer apartments located above local businesses would serve our community without causing the many problems that this kind of addition is going to cause. I don't believe that you have adequately analyzed the impact of this project and what it will do to the daily lives of people already living in this area.

Please rethink this project and don't ruin the first class town we have with the addition of this oversized project.

Bonita Grant

Four Seasons Resident

Alan Day – *President*
Division 5

George W. Osborne – *Director*
Division 1

Greg Prada – *Director*
Division 2



El Dorado Irrigation District

Bill George – *Director*
Division 3

Dale Coco, MD – *Director*
Division 4

Jim Abercrombie
General Manager

Thomas D. Cumpston
General Counsel

In Reply Refer To: EEO 2014-294

June 23, 2014

VIA EMAIL AND FIRST-CLASS MAIL

Rommel Pabalinas
Planning Department
El Dorado County
2850 Fairlane Court
Placerville, CA 95667

Subject: Comments on El Dorado Hills Apartments Project Draft Subsequent Initial Study/Mitigated Negative Declaration

Dear Mr. Pabalinas:

Thank you for the opportunity to review and comment on the draft Subsequent Initial Study/Mitigated Negative Declaration (IS/MND) for the El Dorado Hills Apartments Project (Project). The El Dorado Planning Department is proposing to amend both the County General Plan and the El Dorado Hills Specific Plan to allow for the development of a 250-unit residential apartment complex within the El Dorado Hills Town Center. The El Dorado Irrigation District (EID) provides water and sewer services to the El Dorado Hills area. EID's comments are as follows:

- Page 43, Utilities and Service System: The analysis provided in this section does not include a discussion regarding how the Project would incorporate recycled water service in conformance with EID's Recycled Water Design and Construction Standards. EID provided a Facility Improvement Letter (FIL), dated April 24, 2014, stating design drawings for the Project must be in conformance with EID's requirements for recycled water service.
- Page 44, Utilities and Service System: The analysis provided in the section discussing water services does not include the necessary onsite system improvements, i.e. the 12-inch loop line for water services identified in Exhibit 8.
- The IS/MND should include a review of both onsite and offsite improvements, as applicable, for water, recycled water, and sewer facilities that may be constructed in support of the proposed Project. Inclusion of all known improvements would eliminate the need of future supplemental environmental documentation as stated within the FIL.

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 16 of 20

Letter No.: EEO 2014-294
To: Rommel Pabalinas



June 23, 2014
Page 2 of 2

Thank you for the opportunity to comment on the draft IS/MND.

If you have any questions regarding these comments or clarifications, please contact me at (530) 642-4006 or email kschaeffer@eid.org.

Sincerely,

A handwritten signature in cursive script that reads 'Kristin Schaeffer'.

Kristin Schaeffer
Environmental Review Analyst

cc: El Dorado Irrigation District
Daniel Corcoran, Environmental Division Manager
Elizabeth D. Wells, P.E., Engineering Division Manager

2890 Mosquito Road, Placerville CA, 95667 (530) 622-4513

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 17 of 20

14-0769 | 46 of 89

Subject: EDH Apartments, item 40-0769

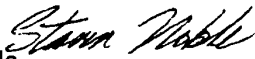
Dear Planning Commissioners:

The impact of this project has not been adequately analyzed.

Please vote to require an Environmental Impact Report.

Thank You,

Staven Noble



EDH Resident

14 JUN 23 AM 11:37
RECEIVED
PLANNING DEPARTMENT

El Dorado Hills

Town Center Apartments

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

Comment Card



Comments: AS A RESIDENT WHO LIVES ON MONTE VERDE DR., MY CONCERNS ARE ALL OF THOSE LISTED ON THE ENVIRONMENTAL IMPACT LIST: AIR QUALITY, TRAFFIC IMPACT, NOISE, WATER USAGE, WATER QUALITY AND LETS NOT FORGET THE WATER SHORTAGE! ALSO, THE GREENHOUSE GAS EMISSIONS / CLIMATE CHANGE.

THIS AREA HAS BECOME WAY TOO CONGESTED IN JUST A FEW SHORT YEARS. PLEASE DON'T ADD TO IT BY BUILDING AN APARTMENT COMPLEX.

MAJOR ISSUES CONSTANTLY BEING RAISED ARE THE CONSIDERATION AND IMPACT ON THOSE RESIDENTS WHO LIVE IN CLOSE PROXIMITY OF ALL THE BUILDING AND CONSTRUCTION. WHEN I MOVED HERE 13 YRS. AGO, IT WAS QUIET, IT WASN'T CONGESTED. I COULD SEE THE HILLS FROM MY BACK YARD. NOW ALL OF THAT IS GONE. MY HOME VALUE IS DRIPPING DUE TO ALL THE NOISE AND CONGESTION AND MAJOR TRAFFIC ISSUES. I CAN'T GET OUT OF MY STREET ANYMORE. NOBODY CARES ABOUT THE RESIDENTS WHO ALREADY LIVE HERE. THIS BUILDING NEEDS TO STOP! IT'S OUT OF CONTROL

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

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PLANNING DEPARTMENT
14 JUN 23 AM 11:38

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 19 of 20

El Dorado Hills
Town Center Apartments

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

Comment Card



Comments: We do not need another strain on our water supply.
We do not need the additional 200+ cars flooding the area.
The traffic situation is already on over load. The
proposed complex will definitely add to the over crowding.
We have grown from a nice peaceful rural area to a
mis planned over crowded city with no way to undo all
the damage that is ~~done~~ done.
Make the vacant lot a community open space with a ^{stage} stage
for concerts etc. The present concert area is already too small
to accommodate.

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

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14 JUN 23 AM 11:40

14-0769 Public Comment
PC Rcvd 06-19-14 to 06-23-14 20 of 20

6/24/2014

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



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

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b9659658af&view=pt&cat=EDH%20AppI&search=cat&msg=146cb114e0f617c&siml=146cb114e0f617c>

1/2

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 1 of 31

14-0769 | 50 of 89

6/24/2014

Edcgov.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



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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"

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 3 of 31

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

"Caltrans improves mobility across California"

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 4 of 31

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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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If you receive this e-mail in error please contact the sender by

6/24/2014

Edcgov.us Mail - Fwd:



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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If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

-

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

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&cat=EDH%20Appl&search=cat&msg=146cb1862ea30b92&siml=146cb1862ea30b92>

1/2

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 6 of 31



https://mail.google.com/mail/u/0/?ui=2&ik=b8659658af&view=pt&cat=EDH%20Appt&search=cat&msg=146cb1a9a654eeb2&siml=146cb1a9a654eeb2

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-



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

This email may contain information that is confidential or



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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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,

6/24/2014

Edgov.us Mail - Fwd: The Spanos Corporation - El Dorado Hills Apartments/Town Center

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

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&msg=146cee6d0a0e4a8e&siml=146cee6d0a0e4a8e>

2/3

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 11 of 31

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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,

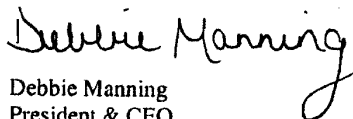
The El Dorado Hills Chamber of Commerce would like to take a formal position of support for the El Dorado Hills Apartment project in Town Center as proposed by The Spanos Corporation. The Chamber feels this is an important project to Town Center, El Dorado Hills, and El Dorado County as it will support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



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]

6/24/2014

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



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

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&msg=146cff81ed689461&siml=146cff81ed689461>

1/2

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 14 of 31

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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

RECEIVED
JUN 11 2014

BY:

If you would like to mail your comments, please send them to: **Mel Paballnas**, 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.Paballnas@edcgov.us

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 16 of 31

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 north hand, north to the
back entrance of target; or put a stop light
w/crosswalk same place. It makes it impossible
for residents ^{of Dupont} 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 freeway interchange
just makes it impossible! Take care of the
existing residents before sparging more residents to
the area. Thank you.

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JUN 11 2014

BY:

15 JUN 14 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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 17 of 31

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 with out
Any way to get out of the Park
AT Rush Hour. A STOP sign is needed
Badly

11 JUN 24 PM 3:27
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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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 18 of 31

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.

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
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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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 19 of 31

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 on smack road since that light work the one on Vine street
(Final 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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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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 20 of 31

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:

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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 21 of 31

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.

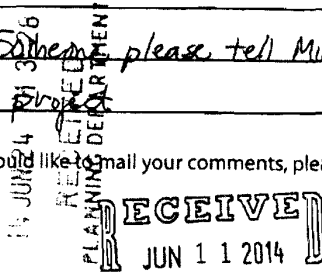
A hotel (currently the anticipated use for this site) would create traffic at off-peak hours.

* 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.

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

If you would like to email 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



BY:.....

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 22 of 31

El Dorado Hills
Town Center Apartments

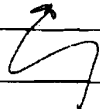
Informational Open House - June 11, 2014 6:30 PM

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 3:26

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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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 23 of 31

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!

RECEIVED
JUN 11 2014

Leany Patax
El Dorado Hills

BY:

14 JUN 24 PM 3: 26
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If you would like to file 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

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 24 of 31

El Dorado Hills
Town Center Apartments

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

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 1257 residents.*

*Thank you!
Cheryl Manning*

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JUN 11 2014

BY:.....

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

If you would like to email 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

11 JUN 24 PM 5:30
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PLANNING DEPARTMENT

14-0769 Public Comment
PC Rcvd 06-23-14 to 06-24-14 25 of 31



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
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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.

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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.





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: bosthree@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,

6/24/2014

Edgov.us Mail - Fwd: EDH Town Center Apartments: Public Comment in Support of Project Approval

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

<https://mail.google.com/mail/ca/u/0/?ui=2&ik=b8659658af&view=pt&search=inbox&msg=146d0239829da26d&siml=146d0239829da26d>

2/3

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6/24/2014

Edg.gov.us Mail - Fwd: EDH Town Center Apartments: Public Comment in Support of Project Approval

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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Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
<i>Traffic</i>					
	P	Project will make it more difficult for mobile home community residents to turn onto White Rock Rd., which is already a problem; stop sign is needed.	X	X	<p>The traffic analysis (Attachment E, Figure 5 - MND) identify that primary project access would be from Town Center Boulevard, Post Street, and Vine Street.</p> <p>Residents of the subject mobile home park use Sunset Mobiles Lane and the Keagles Lane (i.e., opposite the Target entrance) to access White Rock Road. Both intersections are side-street stop controlled, which means that drivers exiting the mobile home park must stop and travelers on White Rock Road do not. This segment of White Rock Road includes a center two-way left-turn lane that provides residents a refuge area (when entering and exiting White Rock Road) before crossing or entering White Rock Road.</p> <p>During field observations, vehicles were observed exiting both the Sunset Mobiles Lane and the Keagles Lane (i.e., opposite the Target entrance) intersections with White Rock Road. Sufficient gaps were available in White Rock Road traffic that existing vehicles were not substantially delayed. However, residents exiting at Keagles Lane experienced more delay due to eastbound left-turn movements into Target.</p> <p>The County's 10-year CIP includes the widening of White Rock Road from Monte Verde to the US 50/Silva Valley Parkway interchange from two to four lanes (Project No: 72374). The design of this improvement has not been completed. However, this project will improve the access for residents of the mobile home park.</p> <p>A review of the accident data in the vicinity of Keagles Lane/Target dwy. indicate 5 accidents have occurred between 2008 and 2013 (1 in 2008, 1 in 2009, 2 in 2010 and 1 in 2013). Target opened in 2008. The accident rate for this location is low and at this time does not warrant additional intersection traffic control. County staff will continue to monitor the area for traffic safety.</p>
	P	Traffic to/from Target on White Rock is a vehicle and pedestrian safety problem; needs a signal and crosswalk.	X	X	Comment noted. See response above regarding driveway at near of Target.
	P	More and more delivery trucks using the Target "back entrance/exit" on White Rock by mobile park.	X		Comment noted.
	P	Traffic on Town Center Blvd will be worse.	X		The traffic analysis in the MND and Attachment E of the MND addresses traffic operations on Town Center Boulevard associated with its intersections with Latrobe Road and Post Street. The intersection of Town Center Boulevard and Post Street would have acceptable operations under existing and cumulative conditions. While the intersection of Town Center Boulevard and Latrobe Road would operate deficiently under cumulative conditions in the PM peak hour (i.e., without the project), the project would result is less traffic using the intersection compared to approved land uses for the site that allow for commercial and hotel uses under the El Dorado Hills Town Center East.
	P	Hotel traffic would be off-peak compared to project.	X		General Plan Circulation Element Policy Policy TC-Xd, specifies the traffic analysis methods that are to be used to determine General Plan consistency. Policy TC-Xd specifies the use of the latest edition of the Highway Capacity Manual, which based on peak hour conditions. Peak hour operations are conducted for the peak hour of adjacent street traffic and not for the peak hour of the generator, consistent with the analysis completed for the General Plan. The peak hour of adjacent traffic represents a worst case analysis period, relative to traffic volume on adjacent roadways.
	P	Highway 50 traffic is terrible.	X		The traffic impact analysis (TIA) (Attachment E in the MND) concludes project would not adversely affect US 50 mainline or ramps.

ATTACHMENT C

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	E	MND statements that US 50 eastbound and westbound segments in the TIA study currently operate acceptably is incorrect as Caltrans has stated that the westbound segment from El Dorado Hills Boulevard to the County line operates at LOS F during the peak hour.		X	Both the TIA associated with the MND and the El Dorado County TGPA/ZOU Draft EIR traffic analysis (see DEIR Table 3.9-13 on page 3.9-43) show US 50 currently operating at LOS B-D in the project area. Caltrans letter dated 9-25-13 does state that the System Planning Program identifies LOS F on US 50 from the Sacramento/El Dorado County line. However, Caltrans Operations staff has stated that LOS exists in the AM Peak hour at the merge/diverge of the westbound on-ramp at El Dorado Hills Blvd. The traffic study does identify this condition and provides mitigation. Caltrans staff in a letter dated June 25, 2014, commenting on the project traffic impact analysis, concurs that the proposed mitigation is acceptable.
	E	The cumulative impact analysis fails to include already approved 10,000 Folsom homes south of US 50 (as well as several other proposed projects south of US 50), which will further degrade US 50, White Rock Road and Latrobe Road. Caltrans modeling shows that by 2035 the entire segment from the Sacramento/El Dorado County line to Cameron Park Drive will at LOS F.		X	The El Dorado County travel demand forecasting (TDF) model was used to develop forecast for the transportation impact analysis. The TDF model has a forecast year of 2035 and includes commensurate level of development and roadway improvements with assured funding outside El Dorado County, consistent with SACOG's MTP/SCS, including planned land use growth in the Folsom SOI area and the Capital Southeast Connector.
	E	The vast majority of freeway improvements listed in the Traffic Impact Study (TIA) will not be completed until 2035. Even then, there is little certainty of this as funding sources and priorities change. Assuming the project were to be approved, and assuming that the proposed mitigations actually mitigate the traffic, that leaves 20 years of decreased LOS before the listed mitigations might be in place. CEQA requires that there is a "reasonable expectation of mitigation.		X	<p>It is assumed that this comment is in reference to improvements assumed in the cumulative analysis in the TIA shown in Table 9 of the TIA (Attachment E in the MND). These are projects funded by El Dorado County's 2013 Capital Improvement Program and improvements (with assured funding) in the SACOG MTP/SCS.</p> <p>The County's traffic impact mitigation fee program provides a mechanism for collecting development impact fees that fund improvements in the 2013 CIP. The 2013 CIP is fully funding. In addition, the 2013 CIP is evaluated annually in response to planned growth to ensure that transportation improvements are implemented consistent with General Plan Policy TC-Xb and TC-Xf.</p> <p>There is no information provided by the commenter that supports the concern that these improvements would not be funded.</p> <p>Key roadway improvements in the project area that would improve area traffic operations include the completion of the El Dorado Hills Boulevard/US 50 Interchange improvements (currently under construction), the Silva Valley Parkway/US 50 Interchange (currently under construction), Latrobe Road widening to six lanes (by 2035 CIP #66116), and US 50 improvements (aux lanes, HOV lanes and mainline improvements - CIPs 71323, 53115, 53110, 71328, 53122, 53116, 53116 and 53120).</p>
	E	Traffic counts for US 50 were taken on Tuesday, August 20, 2013. Area schools were not in session at that date. Caltrans specifically requested that traffic counts be taken in the spring or fall when school is in session. Any traffic modeling/projections made on the basis of these counts will lead to underestimation of future traffic.		X	<p>As documented in the traffic analysis (Attachment E, Figure 5 - MND), US 50 traffic counts were collected on Tuesday, August 20, 2013. All area elementary, middle, and high schools were in session when the traffic counts were collect.</p> <p>Collecting traffic counts when schools are open is important so that analysis locations near schools account for school-area traffic and that commute travel patterns are representative of non-summer/non-holiday conditions.</p>

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	E	Cumulative impact analysis lists the intersection of El Dorado Hills Boulevard/Saratoga Way as well as the intersection of Latrobe Road/Town Center Boulevard as being at LOS F. The MND then goes on to justify the project by stating "implementation of the proposed project would result in fewer trips using the intersection during the AM and PM peak hour compared to the land use currently approved for the project site. Although the intersection would continue to operate at LOS F, the reduced volume would result in lower delay with the proposed project, which would be a benefit of the project. However, no specific project is currently being considered for the parcel in question, and the increased traffic due to this project meets the definition of "significantly worsen" in the general plan.		X	While the intersection of Town Center Boulevard and Latrobe Road would operate deficiently under cumulative conditions in the PM peak hour, the project would improve the operation of this intersection as compared to approved land uses for the site that allow for a specific mix of commercial and hotel uses under the El Dorado Hills Town Center East project. This current approved land use mix for the site could be constructed today without any discretionary approvals from the County and thus is the appropriate baseline condition for the analysis of cumulative impacts.
	E/P	The MND and TIA do not state the gross daily trips generated from this project. The trip generation factor for the ITE LU 220 would yield about 1,900 daily trips on Town Center Boulevard and Vine Street, which would significantly deter local shoppers that do not live on site, such as the nearby Four Seasons development. This "trade-off" was not considered relative to the number of apartment residents who would presumably shop within the Town Center. Additionally, the code descriptions and gross daily trips should be included in the MND.		X	LU 220 - Apartment - Average Daily rate is 6.65 trips per dwelling unit or 1,663 trips (6.65 x 250). The El Dorado Hills Apartments project presents a unique opportunity in the El Dorado Hills Town Center to promote a mixed-use concept where future residents have access to shopping, employment, and recreation, supported by existing public facilities and services. Although it would displace potential new commercial development in the Town Center, which had been planned to create more opportunities for jobs, retail, and services, its development could foster numerous goals and policies of the General Plan and the El Dorado Hills Specific Plan in the creation of a fully integrated and self-sustaining community.
	E/P	Project will significantly increase traffic in the area and will result in the Town Center no longer being a local destination servicing the needs of the area residents. Will worsen operation of the El Dorado Hills Boulevard Interchange.		X	The traffic analysis in the MND and Attachment E of the MND addresses traffic operations of the project on the area roadway system, including the El Dorado Hills Boulevard/US 50 Interchange. The analysis identifies that the project would generate fewer trips during the PM peak hour (i.e., the highest hour of trip generation for the Town Center commercial uses), compared to approved land uses for the site that allow for a specific mix of commercial and hotel uses under the El Dorado Hills Town Center East project. This current approved land use mix for the site could be constructed today without any discretionary approvals from the County. With the payment of TIM fees for the improvement of the El Dorado Hills Boulevard/Park Drive/Saratoga Way intersection and the El Dorado Hills Boulevard/US 50 Westbound Ramp intersection, traffic impacts of the project are mitigated to less than significant.
	E/P	A traffic study is required.		X	Traffic study was prepared and is included as Attachment E of the MND.
	E	Use of mixed use traffic model methodology results in the TIA being fatally flawed as it would not be mixed use.		X	The project is located within a commercial center and that would provide services within close proximity that would alter normal travel patterns of a multi-family project located elsewhere. Thus, use of the MXD model was considered appropriate.

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	E	El Dorado Hills Boulevard/Park Drive/Saratoga Way Intersection would operate at LOS F with or without the project during the PM peak hour. This violates Measure Y. The MND notes that the project would worsen operation, but no evidence is provided that the intersection impacts from interchange construction are temporary and would be mitigated by interchange improvements that are in process.		X	The conclusions of the MND are based on the TIA and its modeling results provided in Attachment E of the TIA. As noted in the MND on page 40, these improvements are planned to be completed this summer by the County.
	E	Latrobe Road/Town Center Boulevard Intersection would operate at LOS F with or without the project. Reference to the Latrobe Road Connection (CIP Project Number 66166) as mitigation is not appropriate as no funding or design has been identified for this improvement.		X	While the intersection of Town Center Boulevard and Latrobe Road would operate deficiently under cumulative conditions in the PM peak hour, the project would improve the operation of this intersection as compared to approved land uses for the site that allow for a specific mix of commercial and hotel uses under the El Dorado Hills Town Center East project. This current approved land use mix for the site could be constructed today without any discretionary approvals from the County and thus is the appropriate baseline condition for the analysis of cumulative impacts.
	E	The El Dorado Hills Boulevard/US 50 Westbound Ramps Intersection would worsen to LOS F operations with the proposed project in the AM peak hour.		X	See comment above regarding improvements to the El Dorado Hills Boulevard/US 50 Westbound Ramp intersection being completed by this summer.
	E	The MND states that all study area freeway segments would operate acceptably under existing plus project conditions and that the impact to the freeway would be less than significant. Caltrans has provided data that US 50 would not meet general plan requirements for LOS in the future.		X	Both the TIA associated with the MND and the El Dorado County TGPA/ZOU Draft EIR traffic analysis (see DEIR Table 3.9-13 on page 3.9-43) show US 50 operating at LOS B-D west of Latrobe Road, with the exception of the El Dorado Hills Boulevard On-Ramp to Empire Ranch Off-Ramp (LOS F). The County 2013 CIP identifies this facility for improvement and payment of TIM fees would address the impact.
	E	The MND states that the project would generate less traffic volume than land uses approved for the site. This is incorrect as no other land uses have been proposed for the site at this time and the allowable uses under Town Center East (Table 2) would not generate as much peak hour traffic as the project.		X	Compared to approved land uses, the project would generate 29 trips during the AM peak hour and 65 fewer trips during the PM peak hour. Approved land uses for the site that allow for a specific mix of commercial and hotel uses under the El Dorado Hills Town Center East project. This current approved land use mix for the site could be constructed today without any discretionary approvals from the County and thus is the appropriate baseline condition for the analysis of cumulative impacts.
		The MND traffic analysis fails to consider future projects such as the Elk Grove to El Dorado Hills Connector.		X	The El Dorado County travel demand forecasting (TDF) model was used to developed forecast for the transportation impact analysis. The TDF model has a forecast year of 2035 and includes the Capital Southeast Connector.

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	E	<p>The TIA for the project does not provide the gross trip rates, and I'm having trouble finding them online for the Institute of Transportation Engineers Trip Generation (9th Edition 2012).</p> <p>I'd like to see both the impact on those private roads that are not being evaluated, as well as the basis for the AM/PM projections given, as well as look at the trip distribution percentages - everything boils back down to the gross daily trip rates</p> <p>General Plan Policy TC-Xe (B) defines "worsen" via daily trips added. Also, I would like to know the traffic impact overall - not just between 8-9 am before the stores are open - on the area of Town Center where people like me who do not live there might shop.</p>		X	<p>The analysis is based on AM and PM peak hour operations (consistent with County analysis procedures), so daily trip generation is not necessary. The AM and PM peak hour trip generation (including trip rates) for the proposed project are summarized in Table 5. Table 10 summarizes the trip generation (including trip rates) for the approved land use. Table 11 compares AM and PM peak hour trip generation for the proposed project to the trip generation of the approved land use.</p> <p>The following figures from the transportation impact analysis provide the trip distribution for the proposed project and approved land use:</p> <ul style="list-style-type: none"> Figure 5 - Project trip distribution under existing conditions Figure 9 - Project trip distribution under cumulative conditions Figure 10 - Approved land use trip distribution under cumulative conditions. <p>Policy TC-Xd, specifies the analysis methods that are to be used to determine General Plan consistency. Policy TC-Xe just defines "worsen" relative to Policy TC-Xd and provides volume threshold for peak hour and daily conditions. However, while a threshold for daily trips is provided in TC-Xe, the roadway analysis conducted for the General Plan and the analysis procedures specified in TC-Xd (i.e., latest edition of the Highway Capacity Manual) are based on peak hour conditions. For these reasons and based on the scoping of the transportation analysis conducted by DOT, daily traffic operations were not conducted. DOT determined that for the type and location of the project, analysis of peak hour conditions is appropriate and that there was not a compelling reason to deviate from Highway Capacity Manual methods specified in TC-Xd or a need for the analysis of daily conditions.</p>
	E	<p>Is there a problem with sharing the daily trips generated, and the ITE Code definition for LU 220? and LU 223?</p>		X	<p>LU 220 - Apartment - Average Daily rate is 6.65 trips per dwelling unit or 1,663 trips (6.65 x 250)</p> <p>LU 223 - Mid-Rise Apartment</p> <p>Does not provide a trip generation rate for average weekday conditions. LU 223 only provides trip generation rates for AM and PM peak hour conditions. In addition, the trip generation rates are only based on only seven studies (compared to 78+ studies for LU 220, depending on the period). The trip generation rates for the AM and PM peak hours are considerably lower than the rates applied in the TIS. The average rates listed for the peak hours does not any reduction for pass-by, linked or internal trips.</p> <p>Average Rate for Peak Hr. of Adjacent Street Traffic, One Hour between 7 and 9 a.m. = 0.30</p> <p>Average Rate for Peak Hr. of Adjacent Street Traffic, One Hour between 4 and 6 p.m. = 0.39</p>
<i>Land Use/Visual</i>					
	P	<p>Apartments/apartment complex not appropriate/good use of site.</p>	X	X	<p>The El Dorado Hills Apartments project presents a unique opportunity in the El Dorado Hills Town Center to promote a mixed-use concept where future residents have access to shopping, employment, and recreation, supported by existing public facilities and services. Although it would displace potential new commercial development in the Town Center, which had been planned to create more opportunities for jobs, retail, and services, its development could foster numerous goals and policies of the General Plan and the El Dorado Hills Specific Plan in the creation of a fully integrated and self-sustaining community.</p>
	P/E	<p>will overwhelm nearby locations in terms of height, site coverage, lighting and mass</p>	X	X	<p>There are no state or county designated scenic roadways or vistas in the project area. The Town Center area is partially developed with a urban commercial and office land uses that consists of multiple story buildings on varied topography. While the project would be 60 feet in height, it is located on a lower elevation area of the Town Center as compared to uses adjacent to Latrobe Road and east of the site such as the movie theater site. The height of the building would complement the existing buildings in the area (see MND pages 10 and 11). Site lighting is addressed on MND pages 11 and 12 and notes that it would avoid spillover lighting impacts.</p>

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	P	55 du/ac density too high for area	X		<p>Placement of residential use within land use patterns that includes employment- generating uses is supported by state and local policies. Government Code Section 65890.1 promotes the types of land use patterns so as to minimize commuting, reduce traffic congestion, and improve air quality. The construction of an urban residential infill project in the immediate vicinity of the restaurants, shops, stores, and offices that have been developed at the Town Center or in the nearby commercial areas such as the El Dorado Hills Business Park located approximately one 1 mile south on Latrobe road would further improve the jobs-housing balance.</p> <p>The proposed project would also be supported by and be consistent with various policies of the General Plan. As discussed in the Findings for Approval, high-intensity self-sustaining compact urban or suburban- type development that includes mixed-use development would be appropriate within the Community Region of the County where it can utilize existing public infrastructure and services necessary to serve the development while minimizing potential construction costs.</p> <p>Multifamily residential use in the vicinity of commercial uses would enhance and stimulate businesses in the Town Center East. Residents of the apartment complex would have convenient access to surrounding retail shops and a variety of recreational amenities in the area. The apartment complex would add to the variety of residential types in the area that would cater to the needs of the community residents who differ in age, household size, and lifestyle.</p> <p>Placement of residential use within land use patterns that includes employment- generating uses is supported by state and local policies. Government Code Section 65890.1 promotes the types of land use patterns so as to minimize commuting, reduce traffic congestion, and improve air quality. The construction of an urban residential infill project in the immediate vicinity of the restaurants, shops, stores, and offices that have been developed at the Town Center or in the nearby commercial areas such as the El Dorado Hills Business Park located approximately one 1 mile south on Latrobe road would further improve the jobs-housing balance.</p>
	P	Will increase congestion in Town Center and locals won't want to shop there, will drive customers away, not bring them in	X	X	See response above. Traffic is address in the MND on pages 37-43 and MND Attachment E.
	P	Need mixed use with fewer units.	X		See response above regarding project compatibility with Town Center and General Plan policies.
	P	Out of character with EDH	X		Site design and architectural compatibility is address on MND pages 10 and 11. The MND concludes that with the implementation of the standards and architectural design elements of the project-proposed Residential Design Guidelines and Development Standards, the project would not substantially degrade the visual character of the site and its surroundings.
	P	Nice building that belongs somewhere else	X		See response above regarding project design and project compatibility with Town Center and General Plan policies.
	P	This type of project should go in the business park with adequate setbacks and road access, with pedestrian linkage to Town Center.		X	See response above regarding project compatibility with Town Center and General Plan policies.
	P	Would eliminate the 'open' feel, people sitting outside at restaurants would have apartment occupants looking at them from balconies, wouldn't be as relaxing as it is now		X	See response above regarding project compatibility with Town Center and General Plan policies.
	P	What is point of having General Plan if there is no intention of following it; site should be left commercial	X		As noted in the staff report, the proposed General Plan amendment is limited to this specific project and would not establish a precedence or entitlements for additional multi-family residential projects in the County.
	P/E	Impacts of setting a precedence of changing the General Plan and Specific Plan and increasing density have not been addressed.		X	As noted in the staff report, the proposed General Plan amendment is limited to this specific project and would not establish a precedence or entitlements for additional multi-family residential projects in the County.

Issue Area	Type of Comment (P) project merits/design (E) CEQA document (comment specifically references IS/MND)	Summary of Comment	Written comment received at open house	Written comment received by mail/email	County response
	P/E	No setbacks for the project result in significant impact.		X	See response above regarding project design and project compatibility with Town Center and General Plan policies.
	P	Loss of job opportunities needs to be addressed.		X	A fiscal analysis is in process and will be available for review and consideration by the Board of Supervisors.
	E	Nighttime lighting impacts of the project from multiple windows.		X	The Town Center already includes major sources of night time associated with existing commercial uses such as the Mercedes dealership, Target and movie theater site and the introduction of the proposed project would not substantially increase nighttime lighting conditions in the area. Window glazing for the project would also reduce the lighting effect the apartments.
		Significant impact on population growth from increased density of site and setting precedence for changing the General Plan.			As noted in the staff report, the proposed General Plan amendment is limited to this specific project and would not establish a precedence or entitlements for additional multi-family residential projects in the County. In addition, the project would not exceed the total residential unit allocation under the El Dorado Hills Specific Plan.
	E	Visual impact associated with balconies and apartment users of balconies on the ambiance of the Town Center.		X	See response above regarding project design and project compatibility with Town Center and General Plan policies. The project would include restrictions on materials and decorations on balconies.
Parking					
	P	Is parking on-site adequate with garage?		X	Project garage is intended to address project parking demands.
Water, Wastewater and Storm Drainage					
	P	Apartment water demand would be more than what it would be for commercial, doesn't seem right when EDH residents are being asked to conserve water.	X	X	As identified in the MND on page 44, EID has 4,687 EDUs of available water supply in the El Dorado Hills Water Supply Region. The project's water demand of 191.50 EDUs would be within this available water supply.
	P	Does project water supply consider current drought conditions, where is the analysis available for review? This project is inconsistent with General Plan Policy 5.2.1.7.		X	As identified in the MND on page 44, EID has 4,687 EDUs of available water supply in the El Dorado Hills Water Supply Region. The project's water demand of 191.50 EDUs would be within this available water supply. EID's IWRMP identifies water supplies and anticipated water needs for future development of the County for normal, single drought year and multiple drought year water conditions.
	E	The MND states that EID currently has 4,687 EDUs available to serve the project from existing entitlements in the El Dorado Hills Water Supply Region, but fails to identify that most of this water has been spoken for by previously approved subdivisions.		X	The 4,687 EDUs have not been reserved for any approved development. They are available on a first-come first-served basis. EID's IWRMP identifies water supplies and anticipated water needs for future development of the County for normal, single drought year and multiple drought year water conditions.
	E	Sewer impacts in the MND are not adequately addressed associated with existing capacity issues in the area. The project should identify any off-site infrastructure improvements needed.		X	The project would connect to existing water, wastewater and recycled water infrastructure that exists along parcel boundaries. No off-site improvements are required for the project to obtain utility service. As identified on page 44 of the MND, there are current capacity issues with the El Dorado Hills Boulevard gravity trunk sewer line and EID is in the process of determining the remaining capacity of line and needed improvements, which will be addressed in EID's Capital Improvement Program. Mitigation measure MM UT-1 requires that adequate sewer line capacity be verified prior to issuance of certificates of occupancy for the project.
	E	Are drainage facilities adequate to accommodate the project?		X	Master drainage facilities for the Town Center would provide adequate drainage facilities to accommodate the project as development of the project site was assumed in the infrastructure design. The project is required to submit a final drainage study as part of grading plan submittal to confirm adequacy of drainage system by the County.

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	E	The MND fails to address adequacy of water supply given proposed development and drought conditions that have involved EID requiring 30% reduction in customer water use.			As identified on MND page 44, the proposed project would have a water demand of approximately 106 acre-feet annually. EID currently has approximately 30,0406 acre-feet annually of water supply available under normal year conditions and 23,647 to 21,878 acre-feet during multiple year drought conditions after meeting existing water demands (Central El Dorado Hills Specific Plan Water Supply Assessment Table 5-1). EID estimates that by the year 2035 there would be approximately 42,995 acre-feet annually of available water supply during a normal year and 12,404 to 7,225 acre feet annually of available water supply during a multiple year drought after meeting existing and anticipated development in the County (this includes the proposed Central El Dorado Hills Specific Plan, Village of Marble Valley Specific Plan, Lime Rock Valley Specific Plan and Dixon Ranch project water demands) (Central El Dorado Hills Specific Plan Table 5-1). While current drought conditions and water cut-backs are acknowledged, there is adequate water supply available to meet the needs of this project currently and into the future.
<i>General Environmental Review Concerns</i>					
	E	The MND is inadequate and a full EIR is required.		X	The conclusions of the MND are supported by technical studies, field review and other substantial evidence. No commenters have provided and technical analysis to counter the conclusions of the MND and its technical studies.
	E	It is not appropriate for the MND to tier off of the 1986 Specific Plan EIR given the age of the previous EIR and that the Town Center MND did not consider non-commercial development.		X	The MND was prepared as a "Subsequent MND" utilizing both the El Dorado Hills Specific Plan EIR and Town Center MND. Based on review of these previous environmental documents, the MND concluded that agriculture/forestry resources, cultural resources, geology and soils, hazards, hydrology and water quality, and mineral resources were adequately addressed previously and no additional environmental review was required (see MND page 8). However, the MND did re-address the following environmental issues associated with this project: aesthetics, air quality, biological resources, greenhouse gases, land use, population and housing, public services, recreation, transportation and utilities.
<i>Miscellaneous</i>					
	P	Time spent by county staff to accommodate processing the proposed project could have/should have been spent on pressing issues staff claims to not have time to get to	X		Comment noted.
	E	A negative declaration suggests county must be hiding something	X		MND fully discloses environmental impacts of proposed project, incorporates technical studies, identifies mitigation measures.
	E	Couldn't find IS/MND on county website.		X	County staff replied and provided information.
	P	Could not locate staff report		X	County staff replied and provided information.
	P/E	The project would have significant law enforcement impacts to the Town Center that have not been addressed.		X	The project design was reviewed by the Sherriff's Department. The project site is located within a existing developed area of the County and would not enlarge the patrol area for law enforcement. The project would also not trigger the need to construct new law enforcement facilities that could result in a physical effect to the environment.
	E	Impacts associated with increased student generation and where they will go to school has not been addressed.		X	Project student generation estimates are provided on MND page 35 and would not result in a need for the construction of new school facilities. Traffic impacts from driving children to school was addressed as part of overall project trip generation in the traffic analysis for the project.
	P	General opposition to the project.		X	Comment noted.
	P	Need to address loss of income from sales tax and TOT tax from loss of commercial use.		X	A fiscal analysis is in process and will be available for review and consideration by the Board of Supervisors.
	P/E	Fire service impacts given the size and height of the project will require special equipment.		X	The project design was reviewed by the El Dorado Hills Fire Department and conditions of approval for fire protection measures have been provided in addition to required compliance with the Fire Code.
<i>Noise</i>					

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	E	Perceived conflict on data in noise analysis associated with Figure 3 and text discussions regarding ambient noise conditions.		X	Noise measurements were collected to determine the temporal distribution of traffic noise from US 50.
	E	Existing noise readings should be taken above 25 feet where measurements were taken.		X	Noise measurements were collected to determine the temporal distribution of traffic noise from US 50.
	E	Project would be exposed to US 50 transportation noise levels and Town Center noise in excess of General Plan noise standards.		X	Noise analysis addresses noise impacts to the project from area noise sources consistent with the requirements of the General Plan. No significant noise impacts were identified in the technical analysis (see MND pages 32 and 33).
	E	The noise analysis failed to address noise impacts from Mather Air Cargo flight path.		X	The project is outside of the 60 dB noise contour of Mather Airport. Based on noise analysis from the Draft EIR for the Mather Airport Master Plan, the potential for sleep disturbance from a single event noise level from airport operations is low (1% to 4%). There is no adopted standard of single event noise levels.
<i>Air Quality</i>					
	E	MND is incorrect that it complies with the standards of the Sacramento Regional Ozone Air Quality Attainment Plan as the project does require a General Plan change and the proposed change in land use would generate more ozone emissions.		X	The MND refers to Attachment C (Air Quality/Greenhouse Gas Emissions Analysis) for the analysis of compliance with the plan. Attachment C pages 2-16 through -18 identify that the project would involve a General Plan amendment, but generate fewer emissions than the current approved development potential of the site.
<i>Greenhouse Gases</i>					
	E	MND mitigation measure MM AQ1 would have a minimal effect on reducing GHG emissions and solutions such as solar power and transit is required.		X	MND page 25 identifies that the project would have a less than significant impact if it generated greenhouse gas emissions at or below a 21.7 percent of anticipated GHG emissions from year 2005 business as usual conditions. The project would result in 34.75 percent reduction in GHG emissions from year 2005 business as usual conditions.