

2/12/2019

Edcgov.us Mail - Fwd: Tilden Park Comments

PC 2-14-2019
Item # 3
(4 pages)



Planning Department <planning@edcgov.us>

Fwd: Tilden Park Comments

1 message

Andy Nevis <andynevis@gmail.com>

Tue, Feb 12, 2019 at 9:45 AM

To: jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, tiffany.schmid@edcgov.us, charlene.tim@edcgov.us, planning@edcgov.us

Planning Commissioners,

Commissioner Williams has already seen this, but wanted to make sure you all had a chance to review our comments on the Tilden Park project before Thursday's workshop. I will not be able to attend in person but am following the proposed project closely.

Sincerely,

Andy Nevis

Sent from my iPhone

Begin forwarded message:

From: Andy Nevis <andynevis@gmail.com>

Date: January 28, 2019 at 3:27:47 PM PST

To: Evan Mattes <evan.mattes@edcgov.us>

Cc: lori.parlin@edcgov.us, bostwo@edcgov.us, Anne Novotny <anne.novotny@edcgov.us>, tiffany.schmid@edcgov.us, shelley.wiley@edcgov.us, james.williams@edcgov.us, Lori Parlin <info@shinglespringscommunityalliance.com>, Laura Nevis <laura.e.f.nevis@gmail.com>

Subject: Tilden Park Comments

Dear Mr. Mattes,

Attached are comments from my wife and I on the Tilden Park project NOP. Thanks for your assistance in this process.

Sincerely,

Andy Nevis

Nevis Tilden Park Comments (1).pdf
110K

Andy and Laura Nevis
4040 Jackpine Rd
Shingle Springs, CA 95682
andynevis@gmail.com

Evan Mattes, Associate Planner
El Dorado County Planning and Building Department
2850 Fair Lane Court, Building C
Placerville, CA 95667

RE: Tilden Park Commercial-Residential Development Project Supplemental Notice of Preparation

Dear Mr. Mattes,

Thank you for the opportunity to provide comments in advance of the preparation of an Environmental Impact Report (EIR) for the Tilden Park Commercial-Residential Project. We appreciate the lengthy comment period and additional open house held near the project site on January 17.

As residents approximately one mile from the project site, we have significant environmental concerns with the proposed project which span several resource areas. In short, **we believe that the Focused EIR contemplated in the Notice of Preparation is inadequate. Instead, the county should require a Full EIR.**

In addition to traffic and greenhouse gas emissions, below are the resource areas that need review. This should not be seen as an exhaustive list as other commenters may fear impacts on other resources, thus the county should require a full EIR.

Aesthetics, Light and Glare: The project will create a dramatic visual change from the current open field and wetland (or medium sized residential parcels as allowed under current zoning) to a parking lot, four story structure, box supermarket, and office buildings. There will no longer be a tranquil rural scene welcoming residents and visitors home to Shingle Springs, but a large commercial development which will remind them of Folsom or El Dorado Hills.

Regardless of proposed mitigation, light and glare will significantly impact the surrounding community. The development itself will presumably have extensive lighting, both in the parking lot and within buildings. This lighting will be visible to the public from surrounding streets and medium density residential developments. Additionally, headlights from increased vehicular traffic in parking lots and surrounding streets will illuminate neighboring properties.

Hydrology and Water Quality: Residents near the project site report that it is frequently flooded during rainfall events. Under current conditions, this moisture typically can be absorbed into the soil. As noted

in the initial study, the project will increase water runoff amounts and create impervious surface at the project site. This may be exacerbated by climate change which is expected to increase the frequency of high-intensity rainfall events. Careful study should be done to ensure the project does not degrade runoff patterns and negatively affect surrounding parcels.

Population and Housing: The 2011 initial study prepared for a previous iteration of this project (“initial study”) found that the increase of 14 residences will not significantly increase the local population. Presumably, a new study would find that the impact of three residences is even less significant. However, the study fails to consider the impact of the four-story hotel. The applicant provides no details on the quality or affordability of the hotel, and thus an analysis should consider the possibility that the hotel could provide long-term housing. With 80 rooms, this would significantly increase local population.

Hazards and Hazardous Materials: The initial study reports that hazardous materials would be used only during construction and infrequently during normal operation. It is difficult to see how the study authors arrived at this conclusion given that the project applicant provides no details on the nature of the commercial buildings on site apart from the hotel, restaurant and supermarket. Some of the tenants who arrive on the property after it is rezoned to commercial could use hazardous materials in their course of business.

The initial study also minimizes the risk of wildlife, both in terms of the project causing a fire and of increased danger from a local fire start. In light of fast moving and devastating fires which other foothill communities have experienced over the last several years, this conclusion is clearly out of date. Two-lane Wild Chaparral Drive is the only exit point from a neighborhood with over 100 homes. In an emergency situation, these residents would pass directly in front of the project site and would be evacuating along with hotel guests and restaurant and supermarket patrons. This dramatically increases the risk that not everyone will be able to evacuate safely.

Further, rezoning the parcels from residential to commercial increases the risk of illegal and illicit activity at the site, which in turn increases the risk of a fire start or other crimes which would impact the surrounding community.

Noise: This project would clearly increase noise in the surrounding community compared to current residential zoning. Even with the best technology and sound walls, neighboring residents would likely be subject to increased noise and loss of tranquility at all hours of the day and night. A hotel would operate 24 hours per day and would have patrons coming and going at all hours.

Public Services: The project would transform a residential area into a commercial area. This would inevitably create additional demand for public services, especially police and fire. As noted in the hazards section, a commercial site is more likely to experience criminal and/or dangerous activity than a residential site.

The project also would cause significant disruption to El Dorado Transit's public bus service. El Dorado Transit vehicles stop at a California Department of Transportation park and ride facility located at the corner of Wild Chaparral Drive and Ponderosa Road. As the project creates additional traffic demand at this intersection, it can be expected to cause delays in El Dorado Transit service. These delays would not just impact those in the immediate vicinity, but riders through the entire transit system as routes are delayed.

Utilities and Service Systems: According to the Initial Study, the El Dorado Irrigation District has an existing four-inch sewer force main which would serve the project site. Given that the existing area consists primarily of medium density residential housing, it is difficult to see how a large hotel, restaurant, and other commercial buildings could be served by the existing sewer infrastructure.

Additionally, the Shingle Springs area experiences spotty cellular telephone and data service at best. This project could add significant demand to cellular and data networks and degrade performance.

Thank you for reviewing and considering our comments. Once again, we request that a full environmental impact report be prepared given the significant potential impacts across several resource areas.

Sincerely,

Andy and Laura Nevis