



EDMUND 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

Mel 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.

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.

A handwritten signature in black ink, appearing to read "Trevor Cleak". The signature is fluid and cursive, with the first name "Trevor" and last name "Cleak" clearly distinguishable.

Trevor Cleak
Environmental Scientist

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



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@msrlegal.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



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



2014 Jun 22 10:15 AM

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

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

Thank you for you attention to my concerns.

Sincerely,

Maria Martin

Scenic Ct.

El Dorado Hills

<matagot@sbcglobal.net>

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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.



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



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

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

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
Fax 530-642-0508

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Thank you.



Date: 06/23/2014 10:22 AM

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



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

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 black ink that reads 'Kristin Schaeffer'. The signature is written in a cursive, flowing style.

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

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
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 IGNORED ARE THE CONSIDERATION AND IMPACT ON THOSE RESIDENTS WHO LIVE IN CLOSE PROXIMITY OF ALL THE BUILDINGS 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
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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 an 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.

Make the green lot a community open space with a 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
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14-0769 Public Comment
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