



Charlene Tim <charlene.tim@edcgov.us>

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## Fwd: Attn: Mel Pabalinas

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**Planning Unknown** <planning@edcgov.us>

Thu, Jun 26, 2014 at 8:24 AM

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

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

From: **Tim Downs** <t\_downs@sbcglobal.net>

Date: Wed, Jun 25, 2014 at 6:50 PM

Subject: Fw: Attn: Mel Pabalinas

To: "planning@edcgov.us" <planning@edcgov.us>

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Another threat from developers! Did you know that A.G. Spanos is working hard to convince county planners and the Board of Supervisors to re-zone land in El Dorado Hills Town Center to accommodate 250 apartments on just 4.56 acres of land? The proposed project would be located between the Mercedes car dealership and the Regal Theaters. I don't have to tell you what a negative impact this would have on noise, traffic, and congestion in Town Center.

County staff is recommending the Planning Commission approve this project claiming that all impacts have been mitigated to a 'less than significant' level, but all impacts have NOT been addressed. Analysis of traffic, water, aesthetics, and more, are severely lacking.

Please join us at the public comment meeting on Thursday 6/26/14, 8:30 AM, at the Planning Commission (2850 Fairlane Court, Building C, Placerville) on the purposed EDH apartments, item 14-0769. This is a chance to make your voice heard. If you cannot be at the meeting, you may submit written comments to:

Mel Pabalinas, Senior Planner  
Community Development Services

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.

Thank you,

Terry Downs  
El Dorado Hills Resident



PLANNING COMMISSION

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## Fwd: Attention Mel Pabalinas

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**Planning Unknown** <planning@edcgov.us>

Thu, Jun 26, 2014 at 8:25 AM

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

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

From: **francesca duchamp** <francescaduchamp@att.net>

Date: Wed, Jun 25, 2014 at 11:21 PM

Subject: Attention Mel Pabalinas

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 analyzed. The impacts on water and traffic of an apartment complex of this size should be analyzed in a full Environmental Impact Report because the proposed density is 55 units per acre, which is more than allowed in the Specific Plan for Town Center, and more than the density allowed in the county's mixed-use and multi-family land uses. The scale of this project is not compatible with our county's policies of 16 units per acre in a mixed-use project or 24 units per acre in a multi-family project. *Please vote to require an Environmental Impact Report.*

Im not sure what people are thinking down the hill...but up here we use the dogs old water to feed what flowers we have. And my grandson takes a five min. shower--instead of a ten min. one. Is anyone paying attention to the drought <---or is the "drought" just a lie? They would need water to build a **monstrosity** such as this. Are you really going to sell the county out to developers.

Thank you,

Fran DuChamp  
Pollock Pines

[Quoted text hidden]



2014 Jun 26 10:33 AM

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## Fwd: El Dorado Hills Town Center Housing

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

Thu, Jun 26, 2014 at 10:33 AM

FYI

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

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

From: **Beth Southern** <beth@lifestepsusa.org>  
Date: Thu, Jun 26, 2014 at 10:15 AM  
Subject: El Dorado Hills Town Center Housing  
To: "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Hello,

I wanted to take a brief moment as an El Dorado Hills resident to ask that you continue to support the new housing development proposed by A.G. Spanos. I love Town Center and everything about living in El Dorado Hills, but I also recognize we do not have enough housing for our seniors that is within the town center. This project could be a viable option for them. I think this would be a wonderful addition to our community to have homes so close to so many amenities while supporting our local business. I also love the planned garage and how the apartments block the unattractive potential for the center. More people, more shopping, more housing can be a good thing if it is well planned. I feel as if this is a positive project for doing just that.

Also, just a little feedback. One of the wonderful things I also love about living in El Dorado Hills is the early planned development to reduce lighting so that we in this county can enjoy the stars at night. I live in a residential place where we have no street lights. Whoever had that brilliancy should be thanked. As I have watched Folsom build up the hill I see less stars at night. I hope that your continued planning and development takes into account the "light pollution" that so many of us want to protect our communities from. Personally, I enjoy teaching my children about the stars and planets and I know they have grown closer to God from the experience.

Thank you each for the many hours of community service you do for all of El Dorado

County.

Peace, b.

Beth Southorn, MACP  
Executive Director  
LifeSTEPS  
beth@LifeSTEPSusa.org  
www.LifeSTEPSusa.org  
(916)965-0110 ex207  
(916)730-8721



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EDCgov.us Mail - Fwd: EDHTCE Urgent Email to Planning Department - Planning Commission

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## Fwd: EDHTCE Urgent Email to Planning Department - Planning Commission

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Planning Unknown <planning@edcgov.us>

Thu, Jun 26, 2014 at 1:31 PM

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

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

From: **Kathy Butlin** <kbutlin@comcast.net>

Date: Thu, Jun 26, 2014 at 11:48 AM

Subject: EDHTCE Urgent Email to Planning Department - Planning Commission

To: planning@edcgov.us

Cc: Craig Woolmington <wsi1@comcast.net>, legaldent@aol.com, bsbarnes@landlawbybarnes.com, katy@katyschardt.com

We are sending this email on behalf of Dr. Charles Syers.

Dr. Charles Syers, owner of The Marketplace at Town Center East urges the El Dorado County Planning Commission and Board of Supervisors to deny Staff's recommendation that the Town Center Apartments should be approved as a Negative declaration. Dr. Syers asks that the Planning Commission or Board require further analysis related especially to traffic which will consider at a minimum: the effects of anticipated traffic from the apartments on updated traffic throughout the Center and safety issues related to fire and emergency vehicles. Staff appears to be relying on an Infill Exemption in approving this project. However, the underlying environmental review dates back to the early 1990s and does not reflect the policies adopted in 2004 with the updated General Plan and especially Measure Y. Since the Development Agreement for Town Center East and West has now expired, Measure Y's requirements apply in full force to further development throughout the centers. Dr. Syers does object to the Town Center Apartments development and will comment further before the Board of Supervisors.

Kathy Butlin, Property Manager for Marketplace at Town Center

6/27/2014

Edcgov.us Mail - Fwd: EDHTCE Urgent Email to Planning Department - Planning Commission

Woolmington-Smith Ventures LLC

120 Village Square #100

Orinda, CA 94563

Tel: 925-253-9696

Fax: 925-253-9797

Email: kbutlin@comcast.net

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Printed on: 6/27/2014 1:43 PM

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## Regarding File # 14-0769

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sue-taylor@comcast.net <sue-taylor@comcast.net>  
To: charlene tim <charlene.tim@edcgov.us>

Thu, Jun 26, 2014 at 1:43 PM

To the Planning Commission regarding:

Town Center Apartments: Planning Commission Agenda of June 26, 2014

Agenda 4. File # 14-0769; Alexandro Economou / Spanos Corporation, Applicant

I am asking this commission to deny this project today as proposed.

El Dorado county's most important asset is it's rural nature. Even though El Dorado Hills has been building out with higher density and not much opposition, they are still an unincorporated part of El Dorado County. Being part of a rural county there is still an expectation that our rural nature will be protected by the standards and guidelines that are in place today. There have been years if not decades that these standards have been debated and fought over. This project is a slap in the face to most of our county's standards. First, according to the Mountain Democrat we are not sure if this project qualifies as multi-family or mixed use. When the 2004 general plan was approved by the voters it was decided mixed use would be 10 units per acre. Then a group of real estate brokers, backed by out of county developers, pushed for 20-24 units per acre of residential units in mixed use. After years of very heated debate, the Board of Supervisors settled on 16 residential units per acre for mixed use. Multi-family currently allows 24. This project is proposed for 55 units per acre! Mostly in order for Spanos Corporation, an out of county corporation, to make the highest profit for their investors.

This project is more than just over-sized, it is an intrusion on everything El Dorado County stands for when we talk about the quality of life here. It is opposite of the rhetoric we hear from our politicians about needing more jobs than rooftops. Aside from the size, this project will have an enormous impact on our resources. The farming communities on the east side of the county are already feeling it with the drought. El Dorado Hills needs more water. It is an arid part of our county so when they cannot pump from Folsom they demand it comes down from the farmers an others up the hill. As was seen in February, EID can no longer count on Folsom Lake to provide the water needed in El Dorado Hills. The water is an impact that cannot be mitigated without impacting existing water sources, therefore there needs to be a full EIR in order to fully study that impact.

Not only does this project not meet El Dorado County's standards for traffic, size, height and open space, it also violates the standards of the existing specific plan for town center. Because the impact of this project is not included in any previous plan a full EIR is required.

Contrary to statements that this is a work, live and play project, there is nothing in the plan to guarantee that outcome. In reality the employees that currently work in town center will not afford to live in these proposed apartments. The residents will more likely be driving down the hill for employment or if retired will be very active seniors heavily impacting our current infrastructure and services. This impact needs to be fully studied, therefore a full EIR is required.

For this commission to be creditable you need to send these developers back to the drawing board and require them to adhere to the existing standards of this county. If you are not willing to do that then this project must go through a full EIR in order to fully give the public understanding of the full un-mitigated impact to the county's water, air, scenic, infrastructure and cultural resources.

The Planning Commission needs to be responsible and hold developers to El Dorado County standards, policies, zoning, and land use designations and stop allowing bad projects to move forward that require residents to file lawsuits in order to rectify significant impacts that can not be mitigated.

Respectfully,

Sue Taylor  
Save Our County  
P. O. Box 961  
Camino, Ca 95709