

PC 9/11/14
#4

El Dorado Town Center Apartments

Ashley Blinn <ashleyblinn@yahoo.com>
Reply-To: Ashley Blinn <ashleyblinn@yahoo.com>
To: "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Sat, Sep 6, 2014 at 12:56 PM

Dear Commissioners:

I oppose the El Dorado Town Center Apartments project. My strongest opposition is based upon the effects of the drouth. It makes no sense to build more roofs when the current residents must operate under water restrictions, and there is no promise of a wet winter. We must view development in light of long range planning and existing infrastructure. Morning and late afternoon traffic congestion in the Town Canter is already problematic.

Ashley Blinn
Cameron Park, CA



PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

charlet burcin <charlet331@gmail.com>

Sat, Sep 6, 2014 at 9:47 AM

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

Dear Commissioners:

We OPPOSE the Town Center Apartments project in it's current form.

Joe and Charlet Burcin

El Dorado Hills



PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Tim Schiro <tschiro@sbcglobal.net>

Sat, Sep 6, 2014 at 12:09 PM

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

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form.

Signed,

Tim Schiro
Rescue

PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Mary Gorden <greenhatranch@wildblue.net>

Sat, Sep 6, 2014 at 1:56 PM

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

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form. I support most of the concerns that have been raised by others who have commented on this project.

Signed,
Mary Gorden
Greenwood

9/8/2014

Edcgov.us Mail - town center apt project



PC 9/11/14
#4

town center apt project

carole braverman <cgbraverman@comcast.net>
To: charlene.tim@edcgov.us

Sat, Sep 6, 2014 at 9:34 PM

Dear Ms. Tim,

I wanted to let you know, as a member of the Planning Commission, (and in the hope that constituent opinion has some significance) that I oppose the Town Center Apt Project, at least in its present form.

Regards,
Carole Braverman
Four Seasons, EDH

PC 9/11/14
#4



apartments in Town Center

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

Sun, Sep 7, 2014 at 6:07 AM

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

I very strongly disapprove of this action. This plan, if implementedj is going to cause round the clock congestion.

Bonita Grant
El Dorado Hills resident



PC 9/11/14
#4

opposing EDH Town Center Apartments East project

Richard Boylan PhD <drboylan@outlook.com>

Sun, Sep 7, 2014 at 1:32 PM

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

EDC Planning Commissioners:

I oppose the proposed EDH Town Center Apartments project, to be presented to you at this Thursday's 9/11 Commission meeting.

This proposed project violates county design standards, and would induce high-rise visual blight in the EDH community.

It would induce increased traffic burdens on already at-capacity roads (Load Level F).

It would put a major increase in demand on our already-fully-committed water supply, as current drought rationing makes clear.

It is incompatible with the zoning for this area.

The EDC Sheriff's Office submitted a report concluding that they will need additional officers and staff due to this project.

For all these reasons, the proposed project violates our General Plan.

Please reject this proposed urban-encroachment project, El Dorado Hills Town Center East Apartments.

Richard Boylan, Ph.D.

Richard Boylan, Ph.D., LLC
drboylan@outlook.com
Diamond Springs, CA 95619



PC 9/11/14
#4
2 pages

Opposed to EDH Town Center Apartments East project

Jon Jakowatz <edh@jakowatz.net>

Sun, Sep 7, 2014 at 2:13 PM

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

EDC Planning Commissioners:

I agree with and underline all of Dr. Boylan's comments below.

We live less than a mile from the site of the proposed project and find it an insult and a monstrosity that will ruin Town Center. Almost certainly, the vision for Town Center never included a five story parking structure encircled by a 4 story apartment complex.

If the EDC Planning Commission approves this project, it will be directly responsible for increases in crime and traffic in the EDH Town Center complimented by a loss of revenues by Town Center businesses. Regardless of what promises are offered by developers, the Town Center Apts project is bad on all counts.

Please reject big out-of-town developer money and influence by denying this project.

Jon & Linda Jakowatz

El Dorado Hills

From: Richard Boylan PhD [mailto:drboylan@outlook.com]

Sent: Sunday, September 07, 2014 1:33 PM

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

Subject: opposing EDH Town Center Apartments East project

EDC Planning Commissioners:

9/8/2014

Edcgov.us Mail - Opposed to EDH Town Center Apartments East project

I oppose the proposed EDH Town Center Apartments project, to be presented to you at this Thursday's 9/11 Commission meeting.

This proposed project violates county design standards, and would induce high-rise visual blight in the EDH community.

It would induce increased traffic burdens on already at-capacity roads (Load Level F).

It would put a major increase in demand on our already-fully-committed water supply, as current drought rationing makes clear.

It is incompatible with the zoning for this area.

The EDC Sheriff's Office submitted a report concluding that they will need additional officers and staff due to this project.

For all these reasons, the proposed project violates our General Plan.

Please reject this proposed urban-encroachment project, El Dorado Hills Town Center East Apartments.

Richard Boylan, Ph.D.

Richard Boylan, Ph.D., LLC
drboylan@outlook.com
Diamond Springs, CA 95619

PC 9/11/14
#4



EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Helm, Gordon <GordonHelm@helmttech.com>

Sun, Sep 7, 2014 at 3:37 PM

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

Dear Commissioners:

I SUPPORT the Town Center Apartments project in its current form. I think this will give people who work in Town Center and in the business park an affordable option for their residence while also alleviating traffic in the Town Center area. Moreover, it also should help stimulate additional business in El Dorado Hills, creating additional tax revenues for this County.

Furthermore, if these are built following in the footsteps of what Mr. Mansour has already built, or had built, I am sure they will be beautifully designed and in very good taste.

Thanks you for accepting my comments.

Signed,

Gordon Helm

El Dorado Hills Resident & Business Owner

EDH Residential & Commercial Property Owner

EDH Community Foundation Member

Former CEDAC member

PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Melody Lane <melody.lane@reagan.com>

Sun, Sep 7, 2014 at 5:32 PM

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

Dear Commissioners:

For the better part of a year now the lack of proper oversight has been the primary topic of monthly meetings with Chairman Norma Santiago. We say NO to Sustainable Development and accordingly oppose the Town Center Apartments project in its current form. It does not represent the quality of rural life that the majority of EDC citizens envisioned when they moved here in the first place.

Sincerely,

Melody Lane

Coloma

"It does not take a majority to prevail... but rather an irate, tireless minority, keen on setting brushfires of freedom in the minds of men." ~ Samuel Adams ~



PC 9/11/14

#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

francesca duchamp <francescaduchamp@att.net>

Sun, Sep 7, 2014 at 6:13 PM

Reply-To: francesca duchamp <francescaduchamp@att.net>

To: "rich.stewart@edcgov.us" <rich.stewart@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>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Dear Commissioners:

I oppose the town center Apartment project in it's current form. I would really like to know where the **water** is supposed to come from...since there are big clouds of dirt flying around here in Pollock Pines --due to the **drought**.

Thank You,
Fran DuChamp
Pollock Pines



PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Julie Rasmussen <lilolrhino@hotmail.com>

Sun, Sep 7, 2014 at 7:36 PM

To: "rich.stewart@edcgov.us" <rich.stewart@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>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

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

Subject: **EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769**

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form.

Signed,
Julie Rasmussen
Pollock Pines, CA



PC 9/11/14
#4

Proposed Town Center apartments

dgordon622@aol.com <dgordon622@aol.com>

Sun, Sep 7, 2014 at 9:03 PM

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

PLEASE DO NOT APPROVE THE TOWN CENTER APARTMENTS. I AM TOTALLY OPPOSED TO THE CURRENT PLAN FOR THESE APARTMENTS.

David A. Gordon, El Dorado Hills



PC 9/11/14
#4

Subject: EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Patricia Chelseth <Farmers@mysistersfarm.com>

Sun, Sep 7, 2014 at 11:50 PM

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

Cc: charlene.tim@edcgov.us

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form.

Signed,

Patricia Chelseth,

Shingle Springs



PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Martin Morrison <mandrewmorrison@gmail.com>

Mon, Sep 8, 2014 at 2:06 AM

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

To Planning Commissioners:

Subject:

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form.

Signed,
Martin Morrison
El Dorado



PC 9/11/14
#4

Town Center Apartments

Karen Schiro <knschiro@sbcglobal.net>

Mon, Sep 8, 2014 at 6:34 AM

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

Subject: **EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769**

Dear Commissioners:

I oppose the Town Center Apartments project in it's current form.

Signed,

Karen Schiro

Green Springs Ranch

Rescue, CA

PC 9/11/14
#4

Town Center Apartments

Stan Stailey <ststailey@sbcglobal.net>

Mon, Sep 8, 2014 at 10:34 AM

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

Cc: Brian Veerkamp <bosthree@edcgov.us>, Ron Mikulaco <bosone@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ron Briggs <bosfour@edcgov.us>

Dear Commissioners,

I oppose the Town Center Apartment project for numerous reasons, most of which have been noted by others. Project density, height of structures, not properly covered by EIR. I'm also troubled by the report by future planning on the traffic impact being reduced. When I see one calculation in a report that is invalid, it makes me question everything in the report. The report states that under the currently approved use a hotel of 100 rooms would generate :

"Daily rate: 8.92 trips per occupied room= 892 daily trips". What is the average occupancy rate of hotels in El Dorado County?/or Folsom/ or Sac. Region? I guarantee it's not 100% as these calculations suggest. What else is wrong with the reports. The outside firm of Fehr & Peers used for the analysis. Who commissioned them and paid for their services?

The planning department is obviously pushing very hard for this project that asks for extreme exceptions to the General Plan as well as the Specific Plan. Please deny this project and confirm the proper process of following the General Plan and completing Specific Plans as previously approved.

Thank You

Stan Stailey



PC 9/11/14
#4

Sept 11 agenda item 14-0769

Susan McClurg <smcc6286@icloud.com>

Mon, Sep 8, 2014 at 1:00 PM

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

Subject: Sept. 11 agenda item 14-0769

To Planning Commissioners:

Subject: **EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769**

Dear Commissioners:

I oppose the Town Center Apartments project in its current form. It will add too much traffic to the Highway 50 corridor/El Dorado Hills Blvd/Latrobe Road interchange.

And due to its size and height, it violates the current General Plan and should be required to conduct a full EIR.

Signed,

Sue McClurg

Rescue, CA

PC 9/11/14
#4



4363 Town Center Blvd Suite 110, El Dorado Hills, CA 95762
www.itsKidsTime.com (916) 932-8463 (TIME)

I would like to support the proposed El Dorado Hills Town Center Apartments. As a business owner in Town Center, it would be a great benefit to us and the families that would be living there. My child care is open 7 days a week and would help those families that need to go to work or have errands to do. We also offer preschool and transportation. We would be able to take kids to and from school nearby schools. I think it would be amazing to have the apartments in Town Center and I do support it.

Thank you,
Jonna Keledjian
Owner
It's Kids Time

PC 9/11/14
#4

EDH Apartments in Town Center, Agenda 9/11/14, item 4 file no. 14-0769

Jeff Mikkelsen <jmikkelsen15@gmail.com>

Mon, Sep 8, 2014 at 4:00 PM

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

Dear Commissioners:

I strongly oppose the Town Center Apartments project in it's current form.

In addition to my first statement, I'd like to add: do we as citizens need to "bird-dog" every proposed development that comes up? Are there not already restrictions in place to prohibit a high density project like this in our area? If so, then why would anyone even entertain this notion? I would like to think that the people who are in the position to make such decisions would consider the citizens over big money interests. Otherwise, we no longer have any rule of law.

Signed,
Jeff Mikkelsen
Shingle Springs

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PC 9/11/14
#4

My issues with the El Dorado Town Center Apartment complex

Kathy McCoy <kathy@mccoypartners.com>

Mon, Sep 8, 2014 at 4:13 PM

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

I think the idea of putting in apartments on the Highway side of Town Center really makes sense. I have talked to several residents of El Dorado Hills who think it would really add to the amenities offered by El Dorado Hills.

However, I am opposed to the number of units planned which push the elevation of both the apartment blocks and the parking structure to heights that are unacceptable. I have spent some time looking at the site from the movie theater, the Thai restaurant, the walkway and from across the freeway. If it were to be 120 units, bringing the number of floors down to no more than 3, it would be acceptable. There must be a way to meet the communities housing needs and not end up with such a sight (as well as site) blocking development.

Kathy McCoy

4877 Jacks Peak.

El Dorado 95623.