

12/5/2017

Edcgov.us Mail - Opposition to Town Center Apartments

PC 12/14/17
#8



Charlene Tim <charlene.tim@edcgov.us>

2 pages

Opposition to Town Center Apartments

charlet burcin <charlet331@gmail.com>

Sat, Dec 2, 2017 at 2:59 PM

To: rommel.pabalinas@edcgov.us, planning@edcgov.us

Cc: charlene.tim@edcgov.us

Planning Commissioners:
Mel Pabalinas

Please see my attachment listing bullet points why I am opposing this Spanos Town Center Apartment project.

Thank you,

Charlet Burcin
El Dorado Hills

 **Opposition to Spanos apt. project.pdf**
247K

Re: El Dorado Hills Town Center Apartment Project

December 4, 2017

To: Mel Pabalinas [rommel.pabalinas@edcgov.us]

Cc: Planning Commissioners planning@edcgov.us

Clerk of the Planning Commission, Char Tim [charlene.tim@edcgov.us]

From: Charlet Burcin, resident of El Dorado Hills

I am opposed to this project for the following reasons:

- Traffic will be at Level Service F in the Town Center Blvd. area due to increased 400 cars from future residents in the Town Center Apartments.
- Noise level resulting from motorcycles will not adhere to California noise standards and CEQA – this project has 22 motorcycle parking spaces. Motorcycle noise threshold for stopping and starting for one motorcycle is at dBA 110-120. (Moderate noise level is 45dBA-60dBA; high is above 60 dBA; painful threshold is over 85dBA) A jet taking off is 110dBA. Developer has not addressed this in their DEIR document at all.
- Due to court case related to Measure E passage, multifamily residences such as the Spanos Town Center project is now under same traffic service levels restrictions under Measure Y (which this project will cause traffic to be LOS F).
- Will be a tipping point for existing businesses as people will shop and dine elsewhere due to traffic and noise. Business revenue in Town Center will be lost then. Residents of Town Center apts. Will be commuting to work and shopping elsewhere most likely.
- Does not fit in EDH! Spanos has been building these apt. projects in Rancho Cordova, Houston, near the Interstate in state of Colorado, within large urban areas, and they also have been approved for a 296 apartment project in Natomas area of Sacramento. These are better locations as they are in industrial areas where residents can walk/bike to work. Residents in these apartments which are **NOT inexpensive** will need to commute to work ; thus, causing more traffic congestion.
- This project requires amendments to general plan – 1. rezoning from commercial to residential multi-family and 2. increase in high density residential parameters from 24 to an acre to 47 an acre.