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Town Center Apartments- Request for Delay in Planning Commission Hearing

Timothy White <tjwhitejd@gmail.com>

Thu, Dec 7, 2017 at 8:57 PM

To: Roger Trout <roger.trout@edcgov.us>

Cc: Rommel Pabalinas <rommel.pabalinas@edcgov.us>, Char Tim <charlene.tim@edcgov.us>, jvegna@edcgov.us, gary.miller@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, jeff.hansen@edcgov.us, bosone@edcgov.us, hpkp@aol.com, aerumsey@sbcglobal.net, John Davey <jdavey@daveygroup.net>, jjrazzpub@sbcglobal.net, bostwo@edcgov.us, bosfive@edcgov.us, bosfive@edcgov.us

El Dorado Hills Area Planning Advisory Committee

Dear Mr. Trout.

On behalf of the El Dorado Hills Area Planning Advisory Committee, and as an individual, I am requesting you and the Planning Commission to reschedule the public hearing scheduled for the Town Center Apartments Project on December 14, 2017, to a later date in December 2017 or until the first available date in January 2018.

This request for rescheduling is not made with respect to the merits of the Project, but solely with respect to the scheduling of the Project for hearing on December 14, 2017. Specifically, the FEIR for this Project was not posted on the EDC Planning website until Wednesday, December 6, 2017, just 8 days before the scheduled hearing. As you know, during the review process on a project, most people only read and make comments on the DEIR during the 45 day time required by law- when a FEIR is available people typically review that document to see how their comments were addressed by the Planning Department.

I do not believe that 8 days is sufficient time for the public to read the FEIR for the Town Center Apartments Project- the document is over 200 pages long! In fact, in the Notice of Public Hearing, dated November 13, 2017, and signed by you as the Executive Secretary of the County of El Dorado Planning Commission, you state that "Staff Reports are available TWO WEEKS (capitalization added) prior..." for review. Eight days is almost 50% less than 14 days!

A delay of less than 30 days for the Planning Commission to have the public hearing will not in any material way hurt the Project- in fact, if the public believes it has had adequate time to review the FEIR, and make comments to the Planning Commission and the Planning Department, then the public is more likely to accept the final recommendation of the Planning Commission. They may not agree with the recommendation, but can't complain about the timing of the process.

In final, 8 days to review the 200+ pages of the FEIR for the Town Center Apartments Project is an inadequate period of time- it flies in the face of transparency, in full and timely disclosure, and in good governance.

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The requested delay is warranted, and I hope you and the Planning Commissioners will grant it.

Respectfully yours,

Tim White

Chair- El Dorado Hills Area Planning Advisory Committee

Tim





A16-0001

McCollough, Michelle <Michelle.McCollough@blueshieldca.com>

Fri, Dec 8, 2017 at 1:47 PM

To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

Cc: "planning@edcgov.us" <planning@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>

Regarding El Dorado Hills Apartments at Town Center East

I want to express my enormous concern and dissatisfaction with this proposal! EDH Town Center should be, first and foremost, just that... a town center for the entire community. Town center benefits residents with their shopping and dining needs and desires. This should be a gathering place and a commercial area for everyone's benefit. We like the concerts, farmers markets, 4th of Julys and other celebrations, etc. It is like a version of the past with town centers or town squares. Apartments (or residences of any kind) are not part of the profile that benefits the EDH residents.

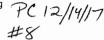
The impacts to aesthetics (taller buildings and parking structure) is just plain ugly, regardless of any commitments on what the architecture and grounds would look like! Additionally, the traffic is already bad on all sides of this area, during commute hours and various other times of day and during celebrations. I work near the center and must face this traffic daily. The residents of this community enjoy the sense of community, entertainment, convenience and attractiveness that the Town Center provides.

Since it won't be coming to a vote by EDH residents, wouldn't it be timely and refreshing in these days of growth, to actually listen to existing residents and keep this important aspect of the community intact for what they desire? If apartments are needed in the community, surely there are far better locations. Can we focus on the real community planning benefits vs the tax benefits in this case; can't we wait for the lot to be used for other commercial space or just leave it?

Michelle McCollough

Serrano homeowner

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Charlene Tim <charlene.tim@edcgov.us>

Town Center Apartments- Request for Delay in Planning Commission Hearing

Timothy White <tjwhitejd@gmail.com>

Fri, Dec 8, 2017 at 2:37 PM

To: Char Tim <charlene.tim@edcgov.us>

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bosfour@edcgov.us>, Debra Ercolini <debra.ercolini@edcgov.us>, Serena Carter <serena.carter@edcgov.us>

Hi Roger

As you point out, the December 14, 2017 Meeting is a legally advertised public meeting. However, that same legal advertisement does state that the staff reports on the Project will be available 2 weeks in advance of the PC hearing on the Project, and that was not true with respect to the FEIR. The DEIR and the FEIR are often the only documents that the public reviews for a project - the DEIR allows the public 45 days to read, analyze and make comments. Surely in the interest of transparency and full and timely disclosure, more than 8 days should be allowed to read the FEIR. One obvious question is why wasn't the FEIR available with all the other documents 2 weeks in advance? The Town Center Apartments Project is a controversial and contentious one here in EI Dorado Hills. There are passionate people in favor of the Project, and equally passionate people against the Project. However, whatever side they are on, they should have adequate time to read the final documents. Everyone is aware that lawsuits have been filed about this Project- why not delay the public hearing as requested? Then no one could complain about inadequate notice and time to read the documents. My concern is about the process, and I think that the 210 page FEIR being available only 8 days before the hearing is a failure in the process.

Even though the Meeting has been legally advertised and scheduled, I have seen both the PC and BOS agendas changed, modified and rescheduled up to the last minute. What is accomplished by having the PC have this on their agenda on the 14th, and then continue it to a later date? Why not poll the Planning Commissioners and if they want to reschedule, do it sooner rather than later?

Respectfully.

Tim White, Chair- EDHAPAC

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