

12/14/2017

Edcgov.us Mail - Re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2



*(Distributed at hearing) PC 12/14/17 Item #6 (2 pages)*

Planning Department <planning@edcgov.us>

## Re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2

1 message

**Rommel Pabalinas** <rommel.pabalinas@edcgov.us>

Wed, Dec 13, 2017 at 8:01 PM

To: "hpkp@aol.com" <hpkp@aol.com>

Cc: Planning Unknown <planning@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>, Jon Vegna <jvegna@edcgov.us>, Gary Miller <gary.miller@edcgov.us>, Jeff Hansen <jeff.hansen@edcgov.us>, James Williams <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, Timothy White <tjwhitejd@gmail.com>, John Raslear <jjazz@sbcglobal.net>, John Davey <jdavey@daveygroup.net>, Ellison Rumsey <aerumsey@sbcglobal.net>, Jeremy Sutter <jsutter@jdaarch.com>, Dave Crosariol <dcrosariol@ctaes.net>

Correction:

APAC's comment letter is attached as Exhibit Legistar Item 9. 2I

On Wed, Dec 13, 2017 at 7:24 PM, Rommel Pabalinas <rommel.pabalinas@edcgov.us> wrote:

Kathy:

Your comment letter of March 13, 2017 is included in the staff report packet as Exhibit S and staff has provided formal response to your comments in the report. Please review staff's response in the staff report.

See legistar weblink <https://eldorado.legistar.com/LegislationDetail.aspx?ID=2736091&GUID=DF422E7C-354E-4E47-9A01-C02A0FB8764F&Options=&Search=>

Staff Report: Item 1. 2A

APAC Comment (March 13, 2017):Item 7. 2G

On Wed, Dec 13, 2017 at 6:51 PM, <hpkp@aol.com> wrote:

Hi Mel:

We have attached a copy of the second comment letter sent by the El Dorado Hills Area Planning Advisory Committee to El Dorado County regarding the El Dorado Hills Pavilion Memory Care Project. We would appreciate it if this letter would be included in the file sent to the Planning Commissioners. We realize it is a late addition but we were not aware it had not been included in the project files. It was originally sent on March 13, 2017.

Thank you.

Regards,

Kathy Prevost  
Secretary  
[www.edhapac.org](http://www.edhapac.org)  
[www.facebook.com/edhapac](http://www.facebook.com/edhapac)

-----Original Message-----

From: John Raslear <jjazzpub@sbcglobal.net>

16-0582 Public Comment  
PC Rcvd 12-14-17

12/14/2017

Edcgov.us Mail - Re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2

To: rommel.pabalinas <rommel.pabalinas@edcgov.us>  
Cc: Clerk of the Board <edc.cob@edcgov.us>; natalie.porter <natalie.porter@edcgov.us>; dave.spiegelberg <dave.spiegelberg@edcgov.us>; jsutter <jsutter@jdaarch.com>; matt.weir <matt.weir@kimley-horn.com>; dcrosariol <dcrosariol@ctaes.net>; mcox <mcox@edhfire.com>; 'Debbie Heise' <debbieheise@me.com>; bosone <bosone@edcgov.us>; 'Ellison ' <aerumsey@sbcglobal.net>; 'John Raslear ' <jjrazzpub@sbcglobal.net>; Kathy Prevost <hpkp@aol.com>; tjwhitejd <tjwhitejd@gmail.com>  
Sent: Mon, Mar 13, 2017 2:03 pm  
Subject: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project

County Planner Mel Pabalinas et al., please accept the attached APAC recommendations as per the revised Pavilion Plans Project .

John Raslear  
Vice Chair - El Dorado Hills Area Planning Advisory Committee

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=====  
**Rommel (Mel) Pabalinas, Principal Planner**  
**El Dorado County Community Development Services**  
**Planning and Building Department**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**

--

=====  
**Rommel (Mel) Pabalinas, Principal Planner**  
**El Dorado County Community Development Services**  
**Planning and Building Department**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
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Item # 6

Planning Department <planning@edcgov.us>

(4 pages)

## Re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2

1 message

Rommel Pabalinas <rommel.pabalinas@edcgov.us>

Wed, Dec 13, 2017 at 7:24 PM

To: "hpkp@aol.com" <hpkp@aol.com>

Cc: Planning Unknown <planning@edcgov.us>, Charlene Tim <charlene.tim@edcgov.us>, Jon Vegna <jvegna@edcgov.us>, Gary Miller <gary.miller@edcgov.us>, Jeff Hansen <jeff.hansen@edcgov.us>, James Williams <james.williams@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, Ray Nutting <bostwo@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>, Timothy White <tjwhitejd@gmail.com>, John Raslear <jjazz@sbcglobal.net>, John Davey <jdavey@daveygroup.net>, Ellison Rumsey <aerumsey@sbcglobal.net>, Jeremy Sutter <jsutter@jdaarch.com>, Dave Crosariol <dcrosariol@ctaes.net>

Kathy:

Your comment letter of March 13, 2017 is included in the staff report packet as Exhibit S and staff has provided formal response to your comments in the report. Please review staff's response in the staff report.

See legistar weblink <https://eldorado.legistar.com/LegislationDetail.aspx?ID=2736091&GUID=DF422E7C-354E-4E47-9A01-C02A0FB8764F&Options=&Search=>

Staff Report: Item 1. 2A

APAC Comment (March 13, 2017):Item 7. 2G

On Wed, Dec 13, 2017 at 6:51 PM, <hpkp@aol.com> wrote:

Hi Mel:

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Thank you.

Regards,

Kathy Prevost  
Secretary  
[www.edhapac.org](http://www.edhapac.org)  
[www.facebook.com/edhapac](https://www.facebook.com/edhapac)

-----Original Message-----

From: John Raslear <jjazzpub@sbcglobal.net>

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

Cc: Clerk of the Board <edc.cob@edcgov.us>; natalie.porter <natalie.porter@edcgov.us>; dave.spiegelberg <dave.spiegelberg@edcgov.us>; jsutter <jsutter@jdaarch.com>; matt.weir <matt.weir@kimley-horn.com>; dcrosariol <dcrosariol@ctaes.net>; mcox <mcox@edhfire.com>; 'Debbie Heise' <debbieheise@me.com>; bosone <bosone@edcgov.us>; 'Ellison ' <aerumsey@sbcglobal.net>; 'John Raslear ' <jjazzpub@sbcglobal.net>; Kathy

16-0582 Public Comment  
PC Rcvd 12-14-17

12/14/2017

Edcgov.us Mail - Re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2

Prevost <hpkp@aol.com>; tjwhitejd <tjwhitejd@gmail.com>

Sent: Mon, Mar 13, 2017 2:03 pm

Subject: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project

County Planner Mel Pabalinas et al., please accept the attached APAC recommendations as per the revised Pavilion Plans Project .

John Raslear


Vice Chair - El Dorado Hills Area Planning Advisory Committee

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=====  
**Rommel (Mel) Pabalinas, Principal Planner**  
**El Dorado County Community Development Services**  
**Planning and Building Department**  
**Planning Division**  
**2850 Fairlane Court**  
**Placerville, CA 95667**  
**Main Line 530-621-5355**  
**Direct line 530-621-5363**  
**Fax 530-642-0508**

---

 **APAC Comments Revised Pavilion Plan 3.13.17 .docx**  
323K



**El Dorado Hills Area Planning Advisory Committee**  
1021 Harvard Way  
El Dorado Hills, CA 95762

2017 Board Chair  
Tim White  
vice Chair  
John Raslear  
Secretary  
Kathy Prevost

March 13, 2017

El Dorado County Community Development Agency  
Development Services Department, Planning Division

Attn: County Planner Mel Pabalinas et al,

2850 Fairlane Court  
Placerville, CA. 95667

**Subject: APAC Recommendations, Revised Plan Pavilion Project**

County Planner Mel Pabalinas et al.

The El Dorado Hills Area Planning Advisory Committee (APAC) and community members want to thank you again for holding the recent meeting at which the revised plans for the Pavilions project were discussed.

This was very helpful to both the APAC members and the residents who attended. Subsequently, the Pavilions was reviewed by APAC at its March 8 meeting, with a number of other residents present who expressed continuing concerns about disruptions during construction and traffic, both vehicular and pedestrian.

APAC members voted unanimously to send this letter listing concerns and requesting they be addressed:

1. Right-out to Francisco: Please send to APAC and to the Francisco Oaks representatives an explanation why the RIGHT – OUT onto Francisco Drive would not be acceptable.
2. Parking during construction: To minimize congestion on Cambria Way, the developer should give priority to grading a parking area on the property and directing that Cambria not be used for parking.
3. Entry to Francisco Oaks Community : To prevent project related traffic from using streets within the gated area for a turn around, temporarily post a “left turn only” sign at the construction site exit onto Cambria
4. Entry from Francisco: To minimize construction traffic on Cambria, the developer should create the entry from Francisco as early as possible and direct suppliers to use that access.

5. Pedestrian/bicycle path: For pedestrian and cyclist safety the developer should quickly extend the existing path north from Cambria to the corner where Francisco intersects with Green Valley Road.
6. Crosswalk striping: As soon as path is extended north, the crosswalk at the entry to Cambria from Francisco should be striped.

Thank you for providing APAC the opportunity to comment on the proposed revisions to the Pavilions project.

APAC appreciates having the opportunity to provide comments. If you have any questions please contact Tim White , 2017 APAC Chair at [tjwhitejd@gmail.com](mailto:tjwhitejd@gmail.com) , John Raslear, Vice Chair at [jjrazzpub@sbcglobal.net](mailto:jjrazzpub@sbcglobal.net) , Secretary Kathy Prevost at [hpkp@aol.com](mailto:hpkp@aol.com)

Sincerely,

Tim White , APAC Chair

John Raslear , APAC Vice Chair

Ellison Rumsey , Former APAC Chair

CC:  
2017 APAC Committee Chair  
Cc: EDCO Planning Commission  
EDCO BOS  
APAC read file

12/14/2017

Edcgov.us Mail - re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2



(Distributed at hearing)

pc 12/14/17  
Item #6

Planning Department <planning@edcgov.us>

(4 pages)

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## re: El Dorado Hills Area Planning Advisory Committee / Revised Plan Pavilion Project - Letter 2

1 message

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hpkp@aol.com <hpkp@aol.com>

Wed, Dec 13, 2017 at 6:51 PM

To: rommel.pabalinas@edcgov.us, planning@edcgov.us, charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tjwhitejd@gmail.com, jjrazz@sbcglobal.net, jdavey@daveygroup.net, aerumsey@sbcglobal.net, hpkp@aol.com

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Secretary  
www.edhapac.org  
www.facebook.com/edhapac

-----Original Message-----

From: John Raslear <jjrazzpub@sbcglobal.net>

To: rommel.pabalinas@edcgov.us

Cc: Clerk of the Board <edc.cob@edcgov.us>; natalie.porter <natalie.porter@edcgov.us>; dave.spiegelberg <dave.spiegelberg@edcgov.us>; jsutter <jsutter@jdaarch.com>; matt.weir <matt.weir@kimley-horn.com>; dcrosariol <dcrosariol@ctaes.net>; mcox <mcox@edhfire.com>; 'Debbie Heise' <debbieheise@me.com>; bosone <bosone@edcgov.us>; 'Ellison ' <aerumsey@sbcglobal.net>; 'John Raslear ' <jjrazzpub@sbcglobal.net>; Kathy Prevost <hpkp@aol.com>; tjwhitejd <tjwhitejd@gmail.com>

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16-0582 Public Comment  
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**APAC Comments Revised Pavilion Plan 3.13.17 .docx**  
323K





**El Dorado Hills Area Planning Advisory Committee**  
1021 Harvard Way  
El Dorado Hills, CA 95762

2017 Board Chair  
Tim White  
vice Chair  
John Raslear  
Secretary  
Kathy Prevost

March 13, 2017

El Dorado County Community Development Agency  
Development Services Department, Planning Division

Attn: County Planner Mel Pabalinas et al,

2850 Fairlane Court  
Placerville, CA. 95667

**Subject: APAC Recommendations, Revised Plan Pavilion Project**

County Planner Mel Pabalinas et al.

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Sincerely,

Tim White , APAC Chair

John Raslear , APAC Vice Chair

Ellison Rumsey , Former APAC Chair

CC:  
2017 APAC Committee Chair  
Cc: EDCO Planning Commission  
EDCO BOS  
APAC read file

12/14/2017

Edcgov.us Mail - re: Pavilions at El Dorado Hills Phase II

*PC 12-14-17*

*Item # 6*

*Pages 1*

*Distributed at hearing*

Planning Department <planning@edcgov.us>



**re: Pavilions at El Dorado Hills Phase II**

1 message

hpkp@aol.com <hpkp@aol.com>

Wed, Dec 13, 2017 at 5:24 PM

To: rommel.pabalinas@edcgov.us

Cc: planning@edcgov.us, charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tjwhitejd@gmail.com, jjrazz@sbcglobal.net, jdavey@daveygroup.net, aerumsey@sbcglobal.net, hpkp@aol.com

Hi Mel:

Attached is a copy of the neighbors' letter of concern from February 10, 2017 regarding the Pavilions at El Dorado Hills Phase II Memory care unit which was mentioned in my earlier letter. Please attach it to the files for this project that are going to the Planning Commission.

Thank you.

Respectfully,

Kathy Prevost  
El Dorado Hills Area Planning Advisory Committee  
www.edhapac.org  
www.facebook.com/edhapac

021017 Pavilion concern letter to APAC.pdf  
109K

12/14/2017

Edcgov.us Mail - Fwd: Please attend Planning Commission mtg 12/14/17: Memory Care-Pavilions is on the agenda



(Distributed at hearing) PC 12-14-17  
Item # 6

Serena Carter <serena.carter@edcgov.us>

Pages 6

## Fwd: Please attend Planning Commission mtg 12/14/17: Memory Care-Pavilions is on the agenda

1 message

Char Tim <charlene.tim@edcgov.us>

Thu, Dec 14, 2017 at 7:31 AM

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

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

From: **Debbie Heise** <debbieheise@me.com>

Date: Wed, Dec 13, 2017 at 6:58 PM

Subject: Please attend Planning Commission mtg 12/14/17: Memory Care-Pavilions is on the agenda

To: Timothy White <tjwhite510@icloud.com>, Debbie #1117 Heise <debbieheise@me.com>, Claire LaBeaux <claire\_labeaux@yahoo.com>, Lorena Rucker <lirucker@att.net>, Barb Yeadon <yeawalk@aol.com>, John Hitchcock - Luminary <jbhfinancial@comcast.net>, Shannon Clark <sgclark01@comcast.net>, Jacqueline Tarry <tarryj@me.com>, Susan Watts <cwocnrrn@gmail.com>, "Susan (and Lee) Johnson" <susan@lkjconsulting.net>, Cheri Kilby <cherikilby@gmail.com>, David Watts <david.watts@orange-ftgroup.com>, Mike Mawson <mike.mawson@zurichna.com>, Jaclyn Weise <jaclynweise@hotmail.com>, Alex LaBeaux <alabeaux@yahoo.com>, Theresa Piercy <theresafp@hotmail.com>, Shannon Hoff - Luminary <shannonhoff01@gmail.com>, "richshepard@yahoo.com Shepard" <richshepard@yahoo.com>, "Danielle Delvo (Ron Flores)" <danidelvo1@gmail.com>, "Annie Wong (Mike) Lim" <annie.wong@ucdmc.ucdavis.edu>, "Mike (Annie) Lim" <limm@fca.gov>, "Deanna (Tutor) Stanchek" <dstanchek@comcast.net>, Kristin France <kristin@kfrancelearning.com>, "Laura Gratt (Paul/husband)" <flgatorlh@aol.com>, Carmen Richards <carmenrichards@hotmail.com>, Michelle Parmar <michelle\_parmar@yahoo.com>, "Kari (husband Joe) Irwin (Kolton & Kasen)" <Kari.irwin@hotmail.com>, Claudette Greene <rob\_claudie@yahoo.com>, Nicole Marie <N1colesly@yahoo.com>, Karen Romanick Gregory <karengregory21@sbcglobal.net>, Janet Mawson <jgmawson@yahoo.com>, "Tamara Vukojevic (2 Houses Down)" <tamaravukojevic@gmail.com>, "Lucy (neighbor across)" <lucyb63@comcast.net>, "Darrell (across street)" <gvc352@yahoo.com>, "Paul (Regan's Dad) Gratt" <psgratt@aol.com>, "Stephanie Taylor (Morgan's Mom)" <steph@taylorgolf.net>, "Dee (neighbor) Pearson" <dpearsonassoc@surewest.net>, "Sylvia (neighbor) McIntyre" <sylviamcintyre@comcast.net>, Sarah Scatton <sarah@esbnb.com>, Lindsay Anderson <lja6176@gmail.com>, Beamer Christy <beamer.christy@gmail.com>, Brett Taylor <brett@taylorgolf.net>, Ania Korzeniewski <korzfam@msn.com>, "Eileen C." <jesjake@aol.com>, John Bolton <jbolt\_1@yahoo.com>, Lorraine Price <lsp0222@yahoo.com>, Eddie Javaid <eddiejavaid@gmail.com>, Kimberley Book <4books@sbcglobal.net>, Wendy & Dick Kreutz <kreutz9@gmail.com>, Bob Gregory <bob.gregory@sbcglobal.net>, Leah Shepherd <leah1home@yahoo.com>, Dave Anderson <dave.anderson@us.astellas.com>, Rosetta Li-Woo <rosetta.li5@gmail.com>, Andrea Price <andiep1101@gmail.com>, Vicki Crozier <vicki\_crozier@yahoo.com>, "eligionavarro@gmail.com" <eligionavarro@gmail.com>, catherine blakemore <catherine.blakemore@gmail.com>, "gdclark01@yahoo.com" <gdclark01@yahoo.com>, Don Pearson <pearson1@surewest.net>, Jim France <jim\_france@bio-rad.com>, "Tom (Deanna) Stanchek" <testanche@comcast.net>, Cynthia & Cleon Wellington <cleonandcynthia@sbcglobal.net>, Amazing Tans <amazingtans@comcast.net>, Janet O'Malley <janomaly@hotmail.com>, Sandi Honaker <shonaker2@att.net>, eldorv@sbcglobal.net, "Mike (HOA Board) Frazzetta" <mlfrazzetta@prodigy.net>, "Brandon (wife Christy) Beamer" <brandon.beamer@gmail.com>, "Sharon (nextdoor) Boyd" <sharonboyd111@comcast.net>, David Boyd <davidboyd111@comcast.net>, Chuck Piercy <chuck.piercy@hotmail.com>, Heather & Eric Houer <hsmarie448@gmail.com>, Jeanette Hitchcock - Luminary <jhitch2012@gmail.com>, Bob Parmer <Amazingtans@comcast.net>, planning@edcgov.us, jvegna@edcgov.us, james.williams@edcgov.us, charlene.tim@edcgov.us, brian.shinault@edcgov.us, jeff.hansen@edcgov.us

Hi Everyone,

Just a reminder that the Memory Care - The Pavilions is on the agenda tomorrow morning at the El Dorado County Planning Commission. If you haven't already written a letter, then please consider attending tomorrow's meeting and let your voice be heard.

The Pavilions is agenda item #6, but they can be rearranged agenda items if they choose.

The Planning Commission meeting starts at **8:30AM** on **Wednesday, 12/14/17** at:

El Dorado County Government Center  
330 Fair Lane, BUILDING C - Hearing Room

16-0582 Public Comment  
PC Rcvd 12-14-17

12/14/2017

Edcgov.us Mail - Fwd: Please attend Planning Commission mtg 12/14/17: Memory Care-Pavilions is on the agenda

Placerville, CA 95667

Attached is a letter written by a Francisco Oaks neighbor who relayed most of our concerns (and he has given me permission to forward.) This is an important meeting, so I hope everyone can attend.

Debbie Heise  
1080 Cambria Way (Francisco Oaks)  
El Dorado Hills, CA 95762

--

**Char Tim**  
Clerk of the Planning Commission

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
charlene.tim@edcgov.us



**Pavillions Dave Boyd ltr.pdf**

67K

El Dorado County Planning Commission  
2850 Fairlane Ct, Placerville, CA 95667

El Dorado Hills – Area Planning Advisory Committee  
C/O El Dorado Hills Community Services District  
1021 Harvard Way  
El Dorado Hills, California 95762

Francisco Oaks Residents

I apologize for not getting this to you sooner. I have been very busy at the office. Unfortunately, I cannot attend the Planning Commission meeting regarding Memory Care, The Pavilions. I would appreciate if you pass this on to Neighbors who might be interested and the Planning Commission, as you see fit.

As you know, I have attended two APAC meetings and one County meeting for the Pavilions project. APAC has been very helpful. (Please copy them on this email.) However, when I have raised the issues discussed below with the county and the developer representatives, I was left with the impression that they did not take these concerns seriously.

I only speak on my own behalf and for neighbors who share my concerns. Francisco Oaks is a small but closely knit community with many families with small children. Unlike Serrano, our neighborhood does not have the protection of an HOA that can effectively control and penalize subcontractors who spill paint or damage curbs or gutters. etc. Based on what I have seen and heard so far, there is no reason to believe that the developer cares to take any responsibility for the impact on our neighborhood. I am familiar with the contractual arrangements between owner/developers, architects,

general contractors and subcontractors. Subs do the work on a schedule and budget, and everyone else up the contract chain has an indemnity clause to avoid responsibility. That simply means that we must look out for ourselves with the assistance of the Planning Commission and elected officials.

I do believe that most residents at Francisco Oaks will be comfortable with The Pavilions as a neighbor once build-out is complete. Residents raised serious questions with APAC, the developer and County officials about safety concerns with increased traffic at the uncontrolled intersection of Cambria and Francisco Oaks. I continue to share in those concerns. However, my primary concern relates to the construction phase and, in particular, ingress and egress of construction vehicles on Cambria way. The planners have decided that Cambria way will be the *only* egress from The Pavilions, and it will most likely be the primary ingress.

### **Security and Safety Concern #1**

The developers representative has made it clear that during build-out subcontractor vehicles will be parked on both sides of Cambria between the gate and Francisco Oaks. Assuming for the sake of discussion that there may be eight to ten subcontractor vehicles on each side of Cambria way, it is obvious that each of those vehicles will be required to make a U-turn at the gates in order to exit the project, unless the subcontractor vehicles drive-thru the gate and into our neighborhood. This raises a concern. There is enough room for passenger vehicles to make a U-turn at the gates. However, larger construction vehicles or those with trailers will have a problem with a U-turn and, if they do, the gate will likely be blocked in both directions to FO residents until they get it figured out. Shortly after the build-out begins the subcontractors will know the gate code and / or will troll residents to gain access to the community and drive through the neighborhood because it is convenient and there is simply no way to stop them. The usefulness of the gates to provide security and safety

will be impacted. Our community has no sidewalks and children are often in the streets playing. This is both a security and safety problem. We have recently had a rash of mailbox break ins, and personal information stolen. An ineffective gate will not be helpful, and increased traffic during after school hours is a safety risk.

### **Security and Safety Concern #2**

It is clear that Cambria Way will be a point of ingress and egress for 18 wheel tractor-trailers for delivery of building supplies, heavy equipment, and occasionally over-wide earth movers. Returning to the fact that subcontractor vehicles will be parked on either side of the road, there is a safety hazard. The site plan is careful to require a 20 foot drive aisle and minimum turn radius emergency vehicles. A neighbor measured the pavement on Cambria at about 24 feet. So here are some questions: 1. Who takes responsibility for making sure there is at least a 20 foot drive aisle on Cambria, knowing that vehicles may be parked on both sides of the road? 2. With vehicles on the side of the road, is there sufficient room for the turn radius of a tractor trailer with an over-wide earth mover? A tractor trailer turning onto Cambria from the project will be tight, and will definitely block both lanes in and out of the FO gates during the process.

Whether coming or going, a tractor trailer negotiating Cambria with vehicle parked on both sides will be in tight quarters, and may have difficulty in negotiating turns into or out of Cambria. Traffic jams with FO residents trying to enter or leave outside the Cambria gate could cause a situation where vehicles may be backed up or are stuck in the intersection at Francisco Oaks. Not good. The County traffic engineer emphasizes that Cambria up to the gate is a public road. FO's residents are also members of the public.

### **Security and Safety Concern #3**

All residents of FO are aware of the blind spot turning left off Cambria



onto NB Francisco Oaks toward Safeway. Looking to the right (SB) there is a dip in roadway on Francisco Oaks, such that cars moving NB at a high rate of speed pop into view as just as you enter the roadway in a left turn. I know that when I make that turn I make sure that I am looking to the right as I start out to avoid a surprise. If there is a tractor trailer moving into the left turn lane while a resident (of subcontractor) is making a left turn the view to the right will be blocked. This is an uncontrolled intersection, but there seems to be reluctance to install a light.

**A suggestion that the developer may not like:**

The developer could provide a security guard/flag man during hours of construction to promote free flow of traffic in and out of the gate and reroute construction vehicles away from the gates. This would be especially helpful during rush hours, when children are being taken to and from school, and when heavy equipment is moving on and off the site. The theory here is the construction is an inconvenience to the homeowners; whereas it is the livelihood of the constructors.

Thank you for the opportunity to address these issues.

David Boyd  
[davidboyd111@comcast.net](mailto:davidboyd111@comcast.net)

12/14/2017

Edcgov.us Mail - Fwd: Pavilions at El Dorado Hills Phase II

PC 12-14-17

Item # 6

Pages 8



(Distributed at hearing)

Serena Carter <serena.carter@edcgov.us>

## Fwd: Pavilions at El Dorado Hills Phase II

2 messages

Char Tim <charlene.tim@edcgov.us>

Thu, Dec 14, 2017 at 7:29 AM

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

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

From: <hpkp@aol.com>

Date: Wed, Dec 13, 2017 at 5:08 PM

Subject: re: Pavilions at El Dorado Hills Phase II

To: rommel.pabalinas@edcgov.us

Cc: planning@edcgov.us, charlene.tim@edcgov.us, jon.vegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bostthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tjwhitejd@gmail.com, jjrazz@sbcglobal.net, jdavey@daveygroup.net, aerumsey@sbcglobal.net, hpkp@aol.com

Dear Mel:

It has come to our attention that none of the letters submitted regarding the Pavilions at El Dorado Hills Phase II were attached to the files submitted to the Planning Commission for review. Following is letter number one and another email will follow with comments submitted to APAC by the nearby residents at that time. There is a third letter which was submitted by APAC which we will send later.

Thank you for your assistance,

Kathy Prevost  
Secretary  
El Dorado Hills Area Planning Advisory Committee  
www.edhapac.org  
www.facebook.com/edhapac

EL DORADO HILLS AREA PLANNING ADVISORY COMMITTEE ("APAC")

Dear Mr. Pabalinas,

APAC had its February 8, 2017 meeting and over 30 residents attended, many of them there to hear a presentation from the Pavilions representative, Jeremy Sutter, the Director of Entitlements for JDA, the architects for the Pavilions project. There were many questions asked and concerns raised about the Phase 2 "minor revisions" to the site plan, mainly dealing with the proposed relocation of the main entrance and egress to the Pavilions from Green Valley Road to Cambria Drive. The words "minor revisions" are in quotes as those words are used in the Notice, dated January 20, 2017, addressed to all concerned Agencies, sent by your office. APAC does not believe that the proposed changes for ingress and egress to the Pavilions are a "minor revision" but are in fact a significant change that has real consequences to the residents of El Dorado Hills in general but more specifically to the residents and neighbors who live in Francisco Oaks Village. They are the ones who will bear the brunt of the proposed change, and their concerns are valid and should be addressed in the TAC meeting scheduled on February 13, 2017.

On February 10, 2017, APAC received a very detailed and well written letter from Debbie Heise and David Boyd, which letter sets forth with specificity their issues and concerns about public safety, traffic safety and the residents use and quiet enjoyment of their property. I am attaching a copy of that letter because, as it is written by and on behalf of the residents of Francisco Oaks Village, it expresses their concerns and issues much more eloquently and passionately than I could.

That being said, when APAC originally reviewed the Pavilions project, APAC's concerns with the Green Valley ingress and egress dealt with the posted speed limits on Green Valley and the lack of a deceleration lane leading to the entrance of the project, so there would be sufficient space to adjust speed when entering and leaving the project. What APAC and the neighbors have not heard from the County is WHY it now favors the change of main ingress and egress from Green Valley to Cambria, and WHY the proposed new plan is considered a sufficient enough improvement that it

12/14/2017

Edcgov.us Mail - Fwd: Pavilions at El Dorado Hills Phase II

would outweigh the legitimate concerns of the Francisco Oaks residents and property owners. A meeting between the residents, the traffic planner who prepared the traffic analysis report, the developers representatives and County DOT officials is strongly suggested so that everything can be explained and discussed.

One other area APAC would like to be addressed at the TAC meeting is the developers compliance with the proposed new EDC Oak Resources Management Plan and the Oak Resources Conservation Ordinance. It is my understanding that in addition to the new trees and plantings that are shown on the landscaping plans, the developer will be making an in-lieu fee payment to the county Oak Woodland Conservation Fund. Perhaps the funds from that payment could be rebated to the developer and directed specifically to additional plantings and landscaping improvements requested in Section 4 of the residents letter?

As always, APAC appreciates having an opportunity to review these matters and appreciates the attention paid to our responses by the Development Services Division and yourself as the Project Planner.

Sincerely,

Timothy J. White  
APAC Chair

--

**Char Tim**  
Clerk of the Planning Commission

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
charlene.tim@edcgov.us

---

**Char Tim** <charlene.tim@edcgov.us>

Thu, Dec 14, 2017 at 7:30 AM

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

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

From: <hpkp@aol.com>

Date: Wed, Dec 13, 2017 at 5:24 PM

Subject: re: Pavilions at El Dorado Hills Phase II

To: rommel.pabalinas@edcgov.us

Cc: planning@edcgov.us, charlene.tim@edcgov.us, jvegna@edcgov.us, gary.miller@edcgov.us, jeff.hansen@edcgov.us, james.williams@edcgov.us, brian.shinault@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, tjwhitejd@gmail.com, jjrazz@sbcglobal.net, jdavey@daveygroup.net, aerumsey@sbcglobal.net, hpkp@aol.com

Hi Mel:

Attached is a copy of the neighbors' letter of concern from February 10, 2017 regarding the Pavilions at El Dorado Hills Phase II Memory care unit which was mentioned in my earlier letter.

Please attach it to the files for this project that are going to the Planning Commission.

Thank you.

16-0582 Public Comment  
PC Rcvd 12-14-17

12/14/2017

Edcgov.us Mail - Fwd: Pavilions at El Dorado Hills Phase II

Respectfully,


Kathy Prevost  
El Dorado Hills Area Planning Advisory Committee  
[www.edhapac.org](http://www.edhapac.org)  
[www.facebook.com/edhapac](http://www.facebook.com/edhapac)

--

**Char Tim**  
Clerk of the Planning Commission

**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
[charlene.tim@edcgov.us](mailto:charlene.tim@edcgov.us)

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 **021017 Pavilion concern letter to APAC.pdf**  
109K

El Dorado Hills Area Planning Advisory Committee  
Timothy White, Chair [tjwhitejd@gmail.com](mailto:tjwhitejd@gmail.com)  
John Raslear, Vice Chair [jjrazzpub@sbcglobal.net](mailto:jjrazzpub@sbcglobal.net)  
Kathy Prevost, Secretary (530) 672-6836  
1021 Harvard Way  
El Dorado Hills, CA 95762

Friday, February 10, 2017

Dear APAC Committee,

We write to you on behalf of our family and neighbors at Francisco Oaks who attended and spoke at the APAC meeting on Wednesday, February 8, 2017, in regards to Phase II of the Pavilions in El Dorado Hills. The Phase II proposal makes major changes to the Phase I plan, which in our view would negatively affect public safety, traffic safety, and the residents' quiet use and enjoyment of their property.

**1. PROPOSED RELOCATION OF THE PRIMARY INGRESS/EGRESS FOR THE PROJECT FROM GREEN VALLEY ROAD TO CAMBRIA DRIVE:**

Although the notice for the January 11, 2017 meeting stated that the proposed change was merely a "minor change" that would relocate site access from Green Valley Road to Francisco Drive (and erroneously suggested that our community benefit thereby), the notice failed to mention that the developers intended that Cambria Drive would then become the *only* connector providing both ingress and egress from the facility. A comparison between the positive attributes of the Green Valley access and the negative safety issues posed by the developer's proposed changes, will explain our concerns.

Green Valley Road is a primary thoroughfare with traffic controls at the intersection of Francisco Drive. As previously approved in Phase I, the physical location of the Green Valley Road driveway provides a safe route both in and out of the facility and was designated by the Planning Commission as Approval Condition #13 on June 8, 2016. In addition, the traffic lights at the intersection permit a U-turn with a minimum of inconvenience and a maximum degree of safety.

By comparison, Cambria Way at Francisco Drive is an *uncontrolled four-way intersection* with a well-deserved reputation for high speed traffic and *dangerous conditions during cross-traffic turns*. Crossing Cambria at the intersection are *pedestrian and bike trails* that run the length of Francisco Oaks. ***Cambria Way is not a through street at Francisco Drive.*** Almost the entire length of Cambria Way is a gated, private road with restricted access.

- (a.) The distance from Francisco Drive to the private gate is a few hundred feet at most. On entering Cambria from Francisco Drive, the right side of the road borders a deep ravine in the direction of the proposed development. [photos] As a result, the

developer was required to move the proposed access onto Cambria as close as possible to the gated entrance to Francisco Oaks. The developers proposed access on Cambria Way is only 47 feet from the private call box for the gated entrance to Francisco Oaks. In fact, if two or three cars are waiting at the call box, the proposed access road would either be completely blocked or the driver exiting onto Cambria would be blind to traffic exiting Francisco Oaks.

- (b.) A seriously dangerous condition will arise if traffic backs up on the short length of roadway before the gates. Northbound traffic on Francisco Drive that is turning left across-traffic onto Cambria Way will be unaware of the hazard until crossing onto the intersection, due to the fact that the road bends sharply to the left to the gate which faces the South.
- (c.) The left turn from Cambria Way onto Francisco Oaks is notorious due to a blind spot that obscures fast-moving northbound traffic until into the intersection. A left turn onto Francisco Oaks must be executed with great caution. There has been recent accidents as noticed by the neighbors.
- (d.) Our neighborhood, Francisco Oaks was designed by the same who are developing the commercial Pavilions lot. Cambria Way was created as the main entrance to a private, gated neighborhood which, per the developers Traffic Analysis dated 1/11/17, is currently a Level of Service (LOS) E in the morning with a 36.2 second delay EB and a LOS D in the evening with a 34.5 second delay. Adding commercial ingress and egress to Francisco Drive/Cambria Way further reduces it to a LOS E in the evenings with a 36.8 second delay, causing it to be more dangerous. It was discussed at the previous Planning Commission meeting we attended regarding this lot, that the Cambria Way exit was already an existing concern due to the blind approach of oncoming southbound traffic when taking a left turn out of our main gate.
- (e.) On 2/8/17 at the APAC meeting, it was discussed that many Green Valley corridor developments in the works will load westbound traffic on Green Valley: Vineyards - estimated 500 additional trips, La Canada already approved, Altos 23 - new homes, Chartreux, & Dixon Ranch estimated 600 homes which the Board of Supervisors may consider for final approval on 2/14/17. El Dorado Hills is projected to have approximately 4,200 additional trips (72% of vehicles turning westbound, towards Francisco Drive). This adversely impacts our already existing LOS D, Cambria Way main neighborhood entrance and exit to Francisco Drive.

Green Valley road provides a safe means of both ingress and egress from the Pavilions. Per the 1/11/17 Supplemental Traffic Analysis, Green Valley Road is currently a LOS A in the AM and PM

with a zero second delay. Green Valley Road is also noted in the study as project site access. In contrast, Cambria Way is a restricted access road unsuitable as the only means of both ingress and egress from the Pavilions. In particular, the use of Cambria Way as a connector for heavy construction vehicles, flat beds, earth movers, etc. to enter the project would pose both a traffic hazard and dangerous roll-over hazard in view of the narrow roadway and steep terrain to the right.

In that regard, **the proposed entrance southbound on Francisco Drive for construction vehicles makes sense, in addition to the (already approved) ingress and egress at Green Valley. Cambria Way should not be used as an access point for the reasons stated.**

**As a public safety issue, vehicles should not be permitted to exit the facility onto Cambria Way. Unauthorized vehicles seeking to troll the neighborhood for purposes of burglary or other crimes would only need to stop and wait for a resident to open the gate and then drive right in. Because access is now restricted to only those entering and exiting Francisco Oaks, vigilant neighbors can control unauthorized access and monitor unauthorized vehicles. The developer does not appear to be concerned about this. The neighbors are understandably concerned, and we depend on our public officers to provide adequate restrictions to protect our gated community.**

**2. COMPLIANCE OF FINAL CONDITIONS OF APPROVAL PD15-0003/EL DORADO HILLS MEMORY CARE (THE PAVILIONS) AS APPROVED BY THE PLANNING COMMISSION ON JUNE 9, 2016**

Condition of Approval #13, On-Site Road Improvements states:

The applicant shall construct and encroachment onto Green Valley Road and Cambria Way. The driveway encroachments shall be constructed per County Standard 103G modified to comply with current ADA requirements. (Timing/Implementation – Improvement Plan Submittal or Prior to Issuance of Grading Permit(s) Whichever occurs first.)

Plans recently submitted to the county website dated 1/20/17 are NOT in compliance of the 6/9/16 Planning Commission Final Conditions of Approval to use Green Valley Road as a driveway. The developer is attempting (what they describe as a minor change) relocating the Pavilion entrance/exit from the already documented Planning Commission requirement #13 of Green Valley Road (currently a LOS A) to Cambria Way (currently a LOS E) as their main ingress and egress. This proposed non-compliance is unsafe as stated in Concern #1 and is entirely unacceptable as demonstrated with the large community turnout speaking against this at the APAC meeting earlier this week.

**3. CHANGE IN LOCATION OF TRASH ENCLOSURE**

Phase 2 as described on the County website reflects the Trash Enclosures moved from the north side (Green Valley Road/Francisco Corner) to the south side Cambria Way. We are concerned with this change as expressed by neighbors at the 2/8/17 APAC meeting. Jeremy Sutter, Director

of Entitlements, addressed in a conversation with a neighbor after the meeting, indicating the Trash Enclosures can remain on the Green Valley/Francisco corner of the development (as shown on the County website: Phase 1 Tree Preservation Plan dated April 2016) if angled appropriately so the trucks have a direct line in. We would like to ensure this happens.

**4. WE CANNOT FIND AN ARTIST RENDERING OF THE BACK SIDE OF THE MEMORY CARE FACILITY AS IT WOULD APPEAR FROM CAMBRIA WAY – WE REQUEST THAT LANDSCAPE MATCH EXISTING FRANCISCO OAKS LANDSCAPE ON CAMBRIA WAY**

We are unable to discern what the back side of the Pavilion will look like on Cambria Way, which is 47' away from the Francisco Oaks call box, main neighborhood entrance/exit. Francisco Oaks has extensively landscaped south side of Cambria Way outside the neighborhood gate and all the way around the perimeter wall on Francisco Drive. The area outside the gate is maintained by the El Dorado Hills Community Services District. We would like to ensure that the Pavilion development provides landscaping equivalent to what exists. We do not want to see mowed weeds and a cliff as we currently do upon entry and exit of Cambria Way. The Preliminary Landscape Plan posted on the County website reflects no landscaping improvements on the north side of Cambria Way.

**5. THE PRELIMINARY GRADING AND DRAINAGE PLAN ON THE COUNTY WEBSITE DATED JANUARY 2017 SHOWS AN EARTHWORK BALANCE AREA NEXT TO CAMBRIA WAY FROM THE INGRESS/EGRESS ALL THE WAY TO FRANCISCO OAKS RESIDENTIAL PRIVATE PROPERTY.**

Allowing an Earthwork Balance Area less than 30' from the Francisco Oaks residential neighborhood private gate call box that runs from the Pavilion proposed ingress/egress all the way to a private residence is concerning. Cut and fill for construction to avoid the costly hauling of materials should not be adjacent to the main entry of a private residential neighborhood. At a minimum, this location impacts residents, with excessive dust and debris, noise from heavy equipment such as dozers and loaders, and negatively impacts the existing Francisco Oaks landscape immediately outside the main private gate which is maintained by the CSD.

The Memory Care project consists of a total of 6.85 acres. We request a more appropriate designation for the Earthwork Balance Area, other than what is proposed.

In conclusion, we apologize for this hastily comprised summary of our concerns and thank APAC in the guidance in voicing our concerns from the 2/8/17 APAC meeting. Six of the many community members/neighbors had only found out from the developer that it was slated for the Tuesday 2/7/17 APAC agenda the night prior to the meeting. We hope our concerns are considered in time for APAC to prepare for the TAC meeting next week. We did our best and may have more concerns which as directed will be submitted to Mel Pabalanas at the County Planning Department.



This letter has been written by David Boyd and Debbie Heise and supported with input from: Sharon Boyd, Claire LaBeaux, Jim France, Tony Segura and Susanne Segura, all who voiced their concerns at the most recent APAC meeting held 2 days ago.

12/14/2017

Edcgov.us Mail - Fwd: PD16-0003 - The Pavilions - El Dorado Hills Memory Care Facility (Pavilions)\_County Comment\_2017\_12\_13



(Distributed at hearing)

PC 12-14-17

Item # 6

Serena Carter <serena.carter@edcgov.us>

pages 6

**Fwd: PD16-0003 - The Pavilions - El Dorado Hills Memory Care Facility (Pavilions)\_County Comment\_2017\_12\_13**

1 message

Char Tim <charlene.tim@edcgov.us>

Thu, Dec 14, 2017 at 7:34 AM

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

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

From: **Rommel Pabalinas** <rommel.pabalinas@edcgov.us>

Date: Wed, Dec 13, 2017 at 10:18 PM

Subject: Fwd: PD16-0003 - The Pavilions - El Dorado Hills Memory Care Facility (Pavilions)\_County Comment\_2017\_12\_13

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

Cc: Jeremy Sutter <jsutter@jdaarch.com>

fyi

**Forwarded conversation**

Subject: **PD16-0003 - The Pavilions - El Dorado Hills Memory Care Facility (Pavilions)\_County Comment\_2017\_12\_13**

From: **Tauni Fessler** <tfessler@edhcsd.org>

Date: Wed, Dec 13, 2017 at 10:12 PM

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

Good evening Mel –

I understand the above referenced project is going before Planning Commission tomorrow, Dec. 14. The District wanted to submit its comments in advance of the meeting, attached.

Should you have any questions, please do not hesitate to contact me.

Thank you,

Tauni Fessler

**Director of Parks & Planning**

1021 Harvard Way, El Dorado Hills, CA 95762

office: 916.614.3236

mobile: 916.825.3691

tfessler@edhcsd.org

12/14/2017 Edcgov.us Mail - Fwd: PD16-0003 - The Pavilions - El Dorado Hills Memory Care Facility (Pavilions)\_County Comment\_2017\_12\_13  
www.edhcsd.org

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From: **Tauni Fessler** <tfessler@edhcsd.org>  
Date: Wed, Dec 13, 2017 at 10:14 PM  
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>

--

=====  
**Rommel (Mel) Pabalinas, Principal Planner**  
**El Dorado County Community Development Services**  
**Planning and Building 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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**Char Tim**  
Clerk of the Planning Commission

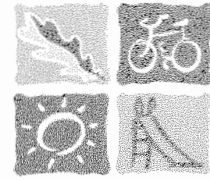
**County of El Dorado**  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667  
(530) 621-5351 / FAX (530) 642-0508  
charlene.tim@edcgov.us

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**2 attachments**

 **PD16-0003 - The Pavilions - Memory Care Facility at Francisco\_County Comment\_2017\_12\_13.doc**  
105K

 **PD16-0003 - The Pavilions - Memory Care Facility at Francisco\_County Comment\_2017\_12\_13.pdf**  
90K



El Dorado Hills  
COMMUNITY SERVICES DISTRICT

December 13, 2017

Mel Pabalinas, Project Planner  
El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

RE: **PD16-0003 – EL DORADO HILLS MEMORY CARE (THE PAVILIONS)**  
*(Family Real Property, LP/JDA Architects)*

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) appreciates this opportunity to respond to the request for comments on the above referenced project.

#### **PARK IMPACTS AND PARK DEVELOPMENT FEES**

The District previously provided comments related to park development fees in a letter dated June 30, 2015, yet has since been informed by County Staff that the current and proposed project site zoning is for commercial uses. El Dorado County Subdivision Ordinance Section 120.12.090 does not permit park development fees for commercial properties at this time. Should the District and the County make changes that would result in park development fees being applicable to this project then the previously submitted comments would, at that time, be applicable.

#### **PEDESTRIANS AND BIKEWAY CONNECTIVITY**

Through the Recreation and Facilities Needs Assessment, El Dorado Hills' residents have provided a resounding desire for enhanced pedestrian and bikeway connectivity. The District continues to contend that the applicant be required to provide both suitable pedestrian pathways and Class I bike lane improvements for the Francisco Drive frontage, which was also addressed in a letter dated June 30, 2015. The District requests the opportunity to join the review and approval process for the design of the pathways and Class 1 bike lanes.

#### **OAK TREES AND OAK TREE MITIGATION**

The original application for this project (PD15-0003) was submitted prior to the recent adoption of the Oak Resource Management Plan (ORMP). Based on the comments noted in El Dorado County Staff Report 2A-12-14-2017, attached to the County notification of this project, oak tree impacts will be handled as follows:

*Oak Impacts: Development of the proposed facility would involve the removal of a portion of the existing oaks. As discussed above, Phase 1 was approved in accordance with the current retention/replacement requirements under General Plan Policy 7.4.4.4 Option A. Since approval of Phase 1, the County recently approved the Oak Resource Management Plan (ORMP) which supplants the policy and provides for payment of an in-lieu fee as an alternative form of mitigation to the retention/replacement requirements under the above policy. Under the ORMP, the definition of the type of oak resource has been re-defined to be based on "oak woodland" instead of "oak canopy" under General Plan Policy 7.4.4.4 Option A. The effective date of the ordinance for the ORMP is November 23, 2017.*

*Consistent with the ORMP, a supplemental oak impact analysis has been prepared, and with the availability of in-lieu payment option, the project proposes to mitigate the entirety of its impacted oaks in compliance with the ORMP (Exhibit R- Attachment Q). As evaluated, the project would remove a total of 2.53 acres of the 5.13 acres of oak woodland, resulting in an in- lieu fee payment of \$20,961.05 due prior to issuance of building permit.*

*All unaffected oak trees shall be protected and preserved in accordance with the specific construction measures detailed in the submitted analysis which would be incorporated in the project construction and landscape plans.*

EDHCSD contends that oak trees are a vital characteristic to El Dorado Hills, and that mitigation within the District boundaries be sought. EDHCSD may be able to support such mitigation at Wild Oaks Park, a site merely 2,000 feet southward on Francisco Drive. It is also the request of the District to receive for review and comment the development's landscape plan prior to County approval.

### **ARCHITECTURAL REVIEW**

The applicant shall seek architectural review and approval from the District's Design Review Committee (DRC) and the local Area Planning Action Committee (APAC).

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Sincerely,

*Tauni Fessler*

Tauni Fessler  
Director of Parks and Planning  
El Dorado Hills Community Services District

December 13, 2017



Mel Pabalinas, Project Planner  
El Dorado County Planning Department  
2850 Fairlane Court  
Placerville, CA 95667

RE: **PD16-0003 – EL DORADO HILLS MEMORY CARE (THE PAVILIONS)**  
*(Family Real Property, LP/JDA Architects)*

Dear Mr. Pabalinas:

The El Dorado Hills Community Services District (District) appreciates this opportunity to respond to the request for comments on the above referenced project.

#### **PARK IMPACTS AND PARK DEVELOPMENT FEES**

The District previously provided comments related to park development fees in a letter dated June 30, 2015, yet has since been informed by County Staff that the current and proposed project site zoning is for commercial uses. El Dorado County Subdivision Ordinance Section 120.12.090 does not permit park development fees for commercial properties at this time. Should the District and the County make changes that would result in park development fees being applicable to this project then the previously submitted comments would, at that time, be applicable.

#### **PEDESTRIANS AND BIKEWAY CONNECTIVITY**

Through the Recreation and Facilities Needs Assessment, El Dorado Hills' residents have provided a resounding desire for enhanced pedestrian and bikeway connectivity. The District continues to contend that the applicant be required to provide both suitable pedestrian pathways and Class I bike lane improvements for the Francisco Drive frontage, which was also addressed in a letter dated June 30, 2015. The District requests the opportunity to join the review and approval process for the design of the pathways and Class 1 bike lanes.

#### **OAK TREES AND OAK TREE MITIGATION**

The original application for this project (PD15-0003) was submitted prior to the recent adoption of the Oak Resource Management Plan (ORMP). Based on the comments noted in El Dorado County Staff Report 2A-12-14-2017, attached to the County notification of this project, oak tree impacts will be handled as follows:

*Oak Impacts: Development of the proposed facility would involve the removal of a portion of the existing oaks. As discussed above, Phase 1 was approved in accordance with the current retention/replacement requirements under General Plan Policy 7.4.4.4 Option A. Since approval of Phase 1, the County recently approved the Oak Resource Management Plan (ORMP) which supplants the policy and provides for payment of an in-lieu fee as an alternative form of mitigation to the retention/replacement requirements under the above policy. Under the ORMP, the definition of the type of oak resource has been re-defined to be based on "oak woodland" instead of "oak canopy" under General Plan Policy 7.4.4.4 Option A. The effective date of the ordinance for the ORMP is November 23, 2017.*

*Consistent with the ORMP, a supplemental oak impact analysis has been prepared, and with the availability of in-lieu payment option, the project proposes to mitigate the entirety of its impacted oaks in compliance with the ORMP (Exhibit R- Attachment Q). As evaluated, the project would remove a total of 2.53 acres of the 5.13 acres of oak woodland, resulting in an in- lieu fee payment of \$20,961.05 due prior to issuance of building permit.*

*All unaffected oak trees shall be protected and preserved in accordance with the specific construction measures detailed in the submitted analysis which would be incorporated in the project construction and landscape plans.*

EDHCSD contends that oak trees are a vital characteristic to El Dorado Hills, and that mitigation within the District boundaries be sought. EDHCSD may be able to support such mitigation at Wild Oaks Park, a site merely 2,000 feet southward on Francisco Drive. It is also the request of the District to receive for review and comment the development's landscape plan prior to County approval.

### **ARCHITECTURAL REVIEW**

The applicant shall seek architectural review and approval from the District's Design Review Committee (DRC) and the local Area Planning Action Committee (APAC).

Should you have any questions or comments regarding the concerns expressed in this letter, please contact me at (916) 614-3236.

Sincerely,

*Tauni Fessler*

Tauni Fessler  
Director of Parks and Planning  
El Dorado Hills Community Services District