



EDC COB &lt;edc.cob@edcgov.us&gt;

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**Fwd: PA19-0003**

3 messages

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

Mon, Sep 16, 2019 at 3:03 PM

To: EDC COB &lt;edc.cob@edcgov.us&gt;

Cc: Aaron Mount &lt;aaron.mount@edcgov.us&gt;, Rommel Pabalinas &lt;rommel.pabalinas@edcgov.us&gt;, Anne Novotny &lt;anne.novotny@edcgov.us&gt;, Tiffany Schmid &lt;tiffany.schmid@edcgov.us&gt;, Debra Ercolini &lt;debra.ercolini@edcgov.us&gt;

Board Clerk's office,

This is a public comment that was received for the Conceptual Review of PA19-0003/Town Center West Planned Department scheduled for the Board's September 24, 2019 meeting. Thank you.

**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)

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

From: **Planning Department** <[planning@edcgov.us](mailto:planning@edcgov.us)>

Date: Mon, Sep 16, 2019 at 2:58 PM

Subject: Fwd: PA19-0003

To: Charlene Tim <[charlene.tim@edcgov.us](mailto:charlene.tim@edcgov.us)>Cc: Aaron Mount <[aaron.mount@edcgov.us](mailto:aaron.mount@edcgov.us)>

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

From: **Rusty Everett** <[rusty@incipio.com](mailto:rusty@incipio.com)>

Date: Mon, Sep 16, 2019 at 2:38 PM

Subject: PA19-0003

To: [bosone@edcgov.us](mailto:bosone@edcgov.us) <[bosone@edcgov.us](mailto:bosone@edcgov.us)>, [bostwo@edcgov.us](mailto:bostwo@edcgov.us) <[bostwo@edcgov.us](mailto:bostwo@edcgov.us)>, [planning@edcgov.us](mailto:planning@edcgov.us) <[planning@edcgov.us](mailto:planning@edcgov.us)>, [bosthree@edcgov.us](mailto:bosthree@edcgov.us) <[bosthree@edcgov.us](mailto:bosthree@edcgov.us)>, [bosfour@edcgov.us](mailto:bosfour@edcgov.us) <[bosfour@edcgov.us](mailto:bosfour@edcgov.us)>, [bosfive@edcgov.us](mailto:bosfive@edcgov.us) <[bosfive@edcgov.us](mailto:bosfive@edcgov.us)>**BOS and Planning**

I wanted to write to you today to once again share my displeasure with the fact the county already allowed an incompatible use on the TCW property with the "medical facility" known as Oakmont to occupy land it was never zoned for.

This building which I am sure you have now toured with its grand opening is no more of a medical facility than I am a Dr.

But it's clear they are going to be the gift that keeps on giving to Mansour company if you and the Planning dept allow another massive set of changes to PD95-002 which has been at play over this area for some 25 plus years.

They are now of course requesting to do residential in some of our only flat developable commercial land with easy access to HWY 50. No surprise since they have been working feverishly in the background for years to build anything but the business park they themselves envisioned for this property and some 500 residents have built and live beside knowing we were not going to be locked in by more residential.

We have many issues that are worth noting here.

1. These uses were never allowed or envisioned in the PD95-002
2. The applicant is also looking for relief in their limited commercial retail they can install since much of it was eaten up with CVS
3. We continue to give away our commercial developable land and will never have business here if we pave everything over and built out residential further impacting our roads and quality of life
4. We continue to ignore Measure E which clearly shows from other projects like Saratoga Estates and the Apartments at Town Center that the surrounding roads are already at LOS F.
5. We continue to use negative mitigated environmental reports that don't even closely resemble the suggested usage nor consider the drastic changes since they were done more than 20 years ago.

Please stand up for the residents you purport to represent and stop allowing developers to wreck our plans.

Regards

Rusty Everett

16 year resident El Dorado County

El Dorado hills CA

**Rusty Everett | EVP Sales**

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Confidentiality Statement: <https://www.incipio.com/confidentiality>

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**The BOSONE** <bosone@edcgov.us>  
To: EDC COB <edc.cob@edcgov.us>  
Cc: rusty@incipio.com

Tue, Sep 17, 2019 at 9:30 AM

Please attach this public comment for item #19-1384 on the 9/24 agenda.

Kind Regards,

***Cindy Munt***

Assistant to Supervisor John Hidahl, District 1  
Board of Supervisors, County of El Dorado  
Phone: (530) 621-5650  
[CLICK HERE to follow Supervisor Hidahl on Facebook](#)  
[CLICK HERE to visit Supervisor Hidahl's web page](#)

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**Rusty Everett** <rusty@incipio.com>

Tue, Sep 17, 2019 at 2:02 PM

To: The BOSONE <bosone@edcgov.us>, EDC COB <edc.cob@edcgov.us>  
Cc: "bostwo@edcgov.us" <bostwo@edcgov.us>, "bostthree@edcgov.us" <bostthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

If I may also comment on another interesting detail that was not apparent to me until attorney's pointed out some slight of hand going on with regards to disclosures on the Pre Application compared to the Public Notice.

It appears that they are discussing 47 acres out of 116 acres in the pre application it discusses only 13 APN's impacted by these proposed changes of residential and retail commercial both of which are problematic with the current PD95-002 but in the actual public hearing notice it identifies 27 APN's and ALL 116 acres and ONLY talks about the Residential component and NONE of the Commercial they speak of in their Pre Application.

So it appears that they are in fact not just discussing this village idea on 47 acres but they mention the area is both north and south of White Rock Road and the total of 27 APN's is ALL of the area covered by PD95-002.

They are also suggesting some how that traffic counts will go down compared to what is approved for the site? Well the fact is right now it's vacant dirt with certain build outs expected and approved. They now want to remove those plans and impact us further with residential traffic but yet by asking to change the PD they are now clearly walking in to a conflict with Measure E based on LOS at the roadways surrounding this property and on EDH Blvd. The county must not allow them to ignore Measure E the Voter approved measure to limit residential build outs until Traffic can be mitigated.

So are we going to allow them to not disclose what the real plan is and make massive changes to the PD so they can put whatever they want in on this lot?

I am sad to once again point out what appears to be massive inconsistencies in being upfront about their intentions so the county and the residents can debate the actual plans vs what appears to be intentional misleading and leaving out of key details that were previously disclosed on pre application.

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