

Appendix A

Notice of Preparation and Comment Matrix



County of El Dorado
Notice of Preparation of a Draft Environmental Impact Report
and Notice of Public Scoping Meeting for the
Central El Dorado Hills Specific Plan

Date: February 20, 2013

To: Interested Parties

From: Rommel (Mel) Pabalinas, Senior Planner, County of El Dorado

Subject: Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting for the Central El Dorado Hills Specific Plan (File No. SP12-0002)

The County of El Dorado (County) will be the lead agency under the California Environmental Quality Act (CEQA) for preparation of an Environmental Impact Report (EIR) for the Central El Dorado Hills Specific Plan in El Dorado County. The purpose of this 30-day Notice of Preparation (NOP) and notice of public scoping meeting is to solicit comments from public agencies and interested persons regarding the scope and content of the environmental information and analyses, including the significant environmental impacts, reasonable alternatives, and mitigation measures that should be included in the Draft EIR (pursuant to CEQA Guidelines Section 15082). The location, project description, proposed entitlement requests, and potential environmental effects of the proposed Central El Dorado Hills Specific Plan are summarized in the attached materials.

Please provide written comments to **Mr. Rommel (Mel) Pabalinas, Senior Planner, at the address shown, by 5:00 p.m. on March 22, 2013**. Keep in mind that there will be another opportunity to submit detailed comments when the draft EIR is released for public review. Please mail, email or fax your comments to:

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Development Services Department, Planning Division
2850 Fairlane Court, Building C
Placerville, CA 95667
Email: rommel.pabalinas@edcgov.us
Fax: (530) 642-0508

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written comments.

Date: Thursday, March 14, 2013

Time: 6:30 p.m. to 8:30 p.m.

Where: Oak Meadow Elementary School, Multipurpose Room, 7701 Silva Valley Parkway, El Dorado Hills, CA 95762

The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide comments.

NOTICE OF PREPARATION OF
A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR)
AND NOTICE OF PUBLIC SCOPING MEETING
FOR THE
CENTRAL EL DORADO HILLS SPECIFIC PLAN

Project Information

Location: The proposed project is located in El Dorado Hills, California, an unincorporated area of El Dorado County (County) that is approximately 23 miles east of Sacramento and 20 miles west of Placerville (Figure 1, Regional Location). The proposed Central El Dorado Hills Specific Plan (CEDHSP) (project) includes two planning areas, as shown in Figure 2, Project Location: the Serrano Westside planning area east of the intersection of El Dorado Hills Boulevard and Serrano Parkway, and the Pedregal planning area west of El Dorado Hills Boulevard between Wilson and Olson Way, adjacent to the Ridgeview subdivision.

Serrano Westside is immediately north of U.S. Highway 50 (US 50) and less than 2 miles south of Folsom Lake. Existing land uses adjacent to the Serrano Westside planning area include office and retail uses to the south and west (Raley's and La Borgata) and single-family residential uses at the Serrano Community to the east. The proposed Serrano Westside development would surround the El Dorado Hills Fire Station (located on Wilson Way east of El Dorado Hills Boulevard) to the north, east, and south. Undeveloped land, an archery range, and two schools (Oak Ridge High School and Silva Valley Elementary School) are located north of the project.

The Pedregal planning area is less than 1 mile north of US 50 and less than 2 miles south of Folsom Lake. The Pedregal planning area is immediately adjacent to low-density residential uses (the existing Ridgeview neighborhood) to the west and three existing multi-family developments (the Copper Hill Apartments, El Dorado Village Apartments, and Sterling Ranch Apartments) along El Dorado Hills Boulevard to the east.

Project Description: The proposed CEDHSP, which would occur in the Serrano Westside Planning Area and Pedregal Planning Area, includes the development of up to 1,028 dwelling units, 11 acres of public facility/recreational use or 50,000 square feet of commercial use, 15 acres of public village park, and 85 acres of public parks and open space in the center of the El Dorado Hills Community. The proposed project also includes implementation of the CEDHSP and an amendment to the existing El Dorado Hills Specific Plan (EDHSP) approved in 1987 to transfer the density at Serrano Village D-1, Lots C and D to the proposed project. The approximately 155-acre Serrano Westside planning area would be an extension of the existing Serrano development with gated residential neighborhoods and would include approximately 763 dwelling units, civic or commercial, and village park development. The approximately 102-acre Pedregal planning area would include residential neighborhoods of approximately 265 dwelling units, which may or may not be gated. Table 1 shows the proposed land use designations in the Serrano Westside and Pedregal planning areas. These designations are also shown in Figure 3, Proposed Land Use Designations.

Table 1. Proposed Land Use Summary (Acres)

Land Use	Serrano Westside (% of total area)	Pedregal (% of total area)
Residential		
LDR: Low-Density Residential (1.5 Du/Ac)	-	43 (17%)
MDR-L: Medium-Density Residential – Low (5 - 8 average Du/Ac)	23 (9%)	-
MDR-H: Medium-Density Residential – High (9 - 14 average Du/Ac)	36 (14%)	-
HDR: High-Density Residential (15 - 24 average Du/Ac)	16 (6%)	13 (5%)
Civic – Limited Commercial		
C-LC: Civic Limited Commercial	11 (4%)	-
Public Facilities		
VP: Village Park	15 (6%)	-
Open Space		
OS: Open Space	46 (18%)	39 (15%)
Roads and Landscaped Lots	8 (3%)	6 (2%)
Total	256 (100%)	
Du/Ac = dwelling units per acre - = no acres		

The proposed project includes onsite and offsite infrastructure to serve the development. The EIR will analyze any related offsite infrastructure. Buildout will likely occur over several years and ultimately the timeframe be determined by housing market conditions.

Proposed Entitlement Requests: The proposed project includes an amendment to the existing EDHSP to transfer the density at Serrano Village D-1, Lots C and D to the project. Specifically, the proposed entitlements that would be required to implement the CEDHSP include: amendments to the EDHSP and County general plan, adoption and implementation of the CEDHSP, and rezoning. In addition, the project would require the County’s approval of a development agreement, financing plan, and subsequent development permits and entitlements including a Development Plan and Tentative Maps. The proposed CEDHSP consists of the following requests.

- Amendment to the El Dorado Hills Specific Plan (EDHSP) consisting of: A) Transfer a total of 58.53 acres and associated EDHSP-vested density affecting portions of APN 121-040-20, 121-040-29, 121-040-31 and 121-120-22 from EDHSP area to CEDHSP area; B) Transfer a total of 1.89 acres affecting portions of APN 121-160-03 from CEDHSP area to EDHSP area.
- General Plan Amendment to:
 - Amend the General Plan Land Use Map designation of subject lands within CEDHSP from High-Density Residential (HDR) (1 - 5 Du/Ac), Multi-Family Residential (MFR) (5 - 24 Du/Ac), Commercial (C), Open Space (OS) and AP-EDHSP to Adopted Plan-Central El

Dorado Hills Specific Plan (AP-CEDHSP) and CEDHSP land use designations Low-Density Residential (LDR) (1.5 average Du/Ac), Open Space (OS), High-Density Residential (HDR) (15 - 24 average Du/Ac), Medium-Density Residential-High (MDR-H) (9 - 14 average Du/Ac), Medium-Density Residential-Low (MDR-L) (5 - 8 Du/Ac), Civic-Limited Commercial (C-LC), and Village Park (VP).

- Amend General Plan Land Use Map designation of transferred lands within AP-EDHSP as Open Space (OS).
- Rezoning to:
 - Amend zone districts from One-Family Residential District (R1), One-Family Residential-Planned Development District (R1-PD), Limited-Multi-Family Residential District (R2), Recreational Facility (RF), and Open Space (OS) to CEDHSP zone districts Multi residential-Planned Development (RM1-PD, RM2-PD, RM3-PD), One-Family Residential-Planned Development District (R1-PD), Civic-Limited Commercial-Planned Development (C1-PD), Village Park-Planned Development (RF1-PD), Private Open Space- Planned Development (OS1-PD) and Corps Restricted-Planned Development (OS2-PD).
 - Amend zone designation of transferred lands within AP-EDHSP as Open Space (OS).
- Specific Plan for the proposed Central El Dorado Hills Specific Plan for the development of a 256-acre project site consisting of up to 1,028 dwelling units, 11 acres of public facility/recreational use or 50,000 square foot of commercial use, 15 acres of public village park, and 85 acres of private parks and open space.

Environmental Effects

Probable Environmental Effects: Based on a preliminary environmental analysis of the CEDHSP, the County has determined that the full range of issues identified in the CEQA Guidelines, listed below, shall be addressed in the EIR.

- | | |
|---|--|
| ● Air Quality | ● Land Use Planning and Agricultural Resources |
| ● Biological Resources | ● Noise and Vibration |
| ● Cultural Resources | ● Population and Housing |
| ● Geology, Soils, Minerals, and Paleontology | ● Public Services and Utilities |
| ● Greenhouse Gas Emissions | ● Recreation |
| ● Hazards and Hazardous Materials | ● Traffic and Circulation |
| ● Hydrology, Water Quality, and Water Resources | ● Visual Resources |

In addition to the above areas, the Draft EIR will also evaluate the potential cumulative and growth-inducing effects of the project, as required by CEQA. Reasonably foreseeable future projects will be considered in the Draft EIR, including, but not limited to, the proposed Village of Marble Valley Specific Plan, the proposed Lime Rock Valley Specific Plan, and the proposed Dixon Ranch Residential Project. Applications have been submitted to the County for these projects, and they are currently undergoing CEQA review.

Comments and suggestions are requested regarding the environmental issues that will be analyzed in the EIR during the 30-day public comment period for the NOP.

Potential Alternatives to be addressed in the EIR: In accordance with section 15126.6 of the State CEQA Guidelines, an EIR must “describe a range of reasonable alternatives to the Project, or to the location of the Project, which would feasibly attain most the basic objectives of the Project, but would avoid or substantially lessen any of the significant effects of the Project, and evaluate the comparative merits of the alternatives.” As required by CEQA, the EIR will evaluate a No Project Alternative, which will assume development of the proposed project site under the currently adopted general plan and zoning designations. Aside from the no project alternative, the County has not yet determined what additional alternatives to the project will be evaluated in the EIR. These will be identified during the environmental review process. Once selected, the alternatives will be analyzed at a qualitative level of detail in the Draft EIR for comparison against the impacts identified for the proposed project, consistent with the requirements of CEQA.

Public Scoping Meeting

The County will hold a public scoping meeting to provide additional information about the project and to receive verbal and written input on Thursday, March 14, 2013 from 6:30 p.m. to 8:30 p.m. at Oak Meadow Elementary School, Multipurpose Room, 7701 Silva Valley Parkway, El Dorado Hills, CA 95762. The scoping meeting format will be an open house; interested parties may arrive at any time during the 2-hour window to receive information on the project or provide input.

Requests for Additional Information

If you have any questions, please contact Rommel (Mel) Pabalinas at the County of El Dorado, Development Services Department, Planning Division, 2850 Fairlane Court, Building C, Placerville, CA 95667, by telephone at (530) 621-5363, or by email to rommel.pabalinas@edcgov.us.

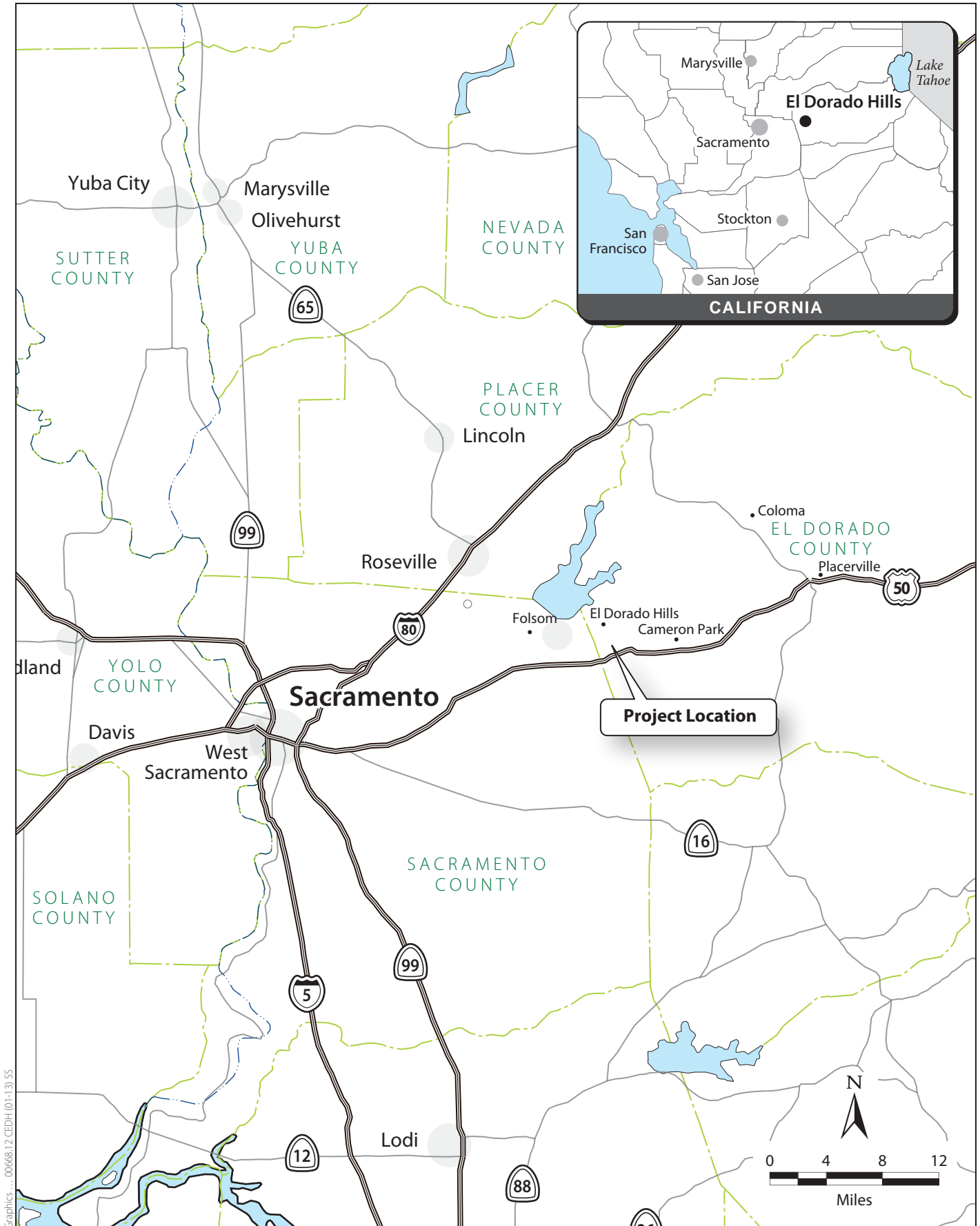
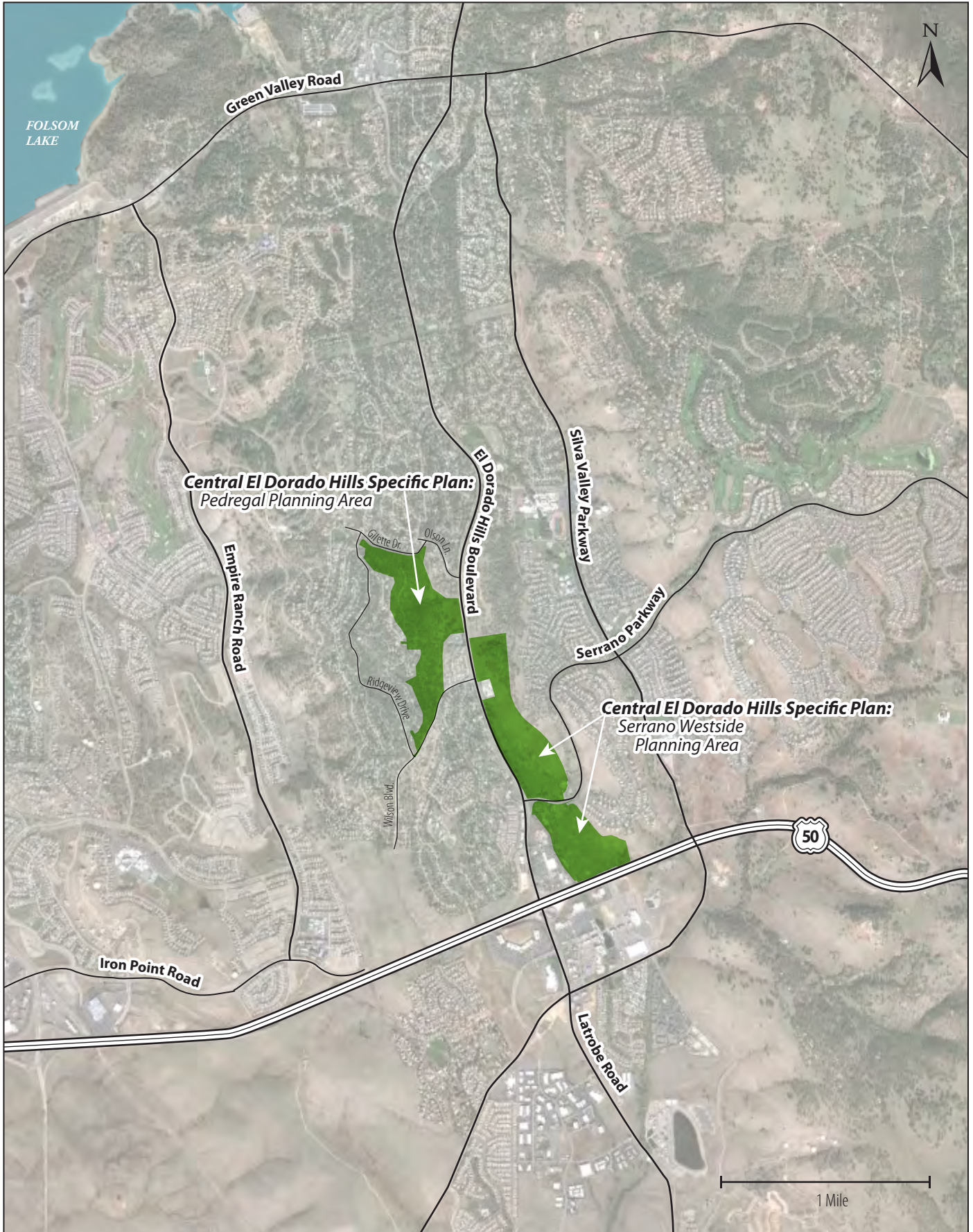


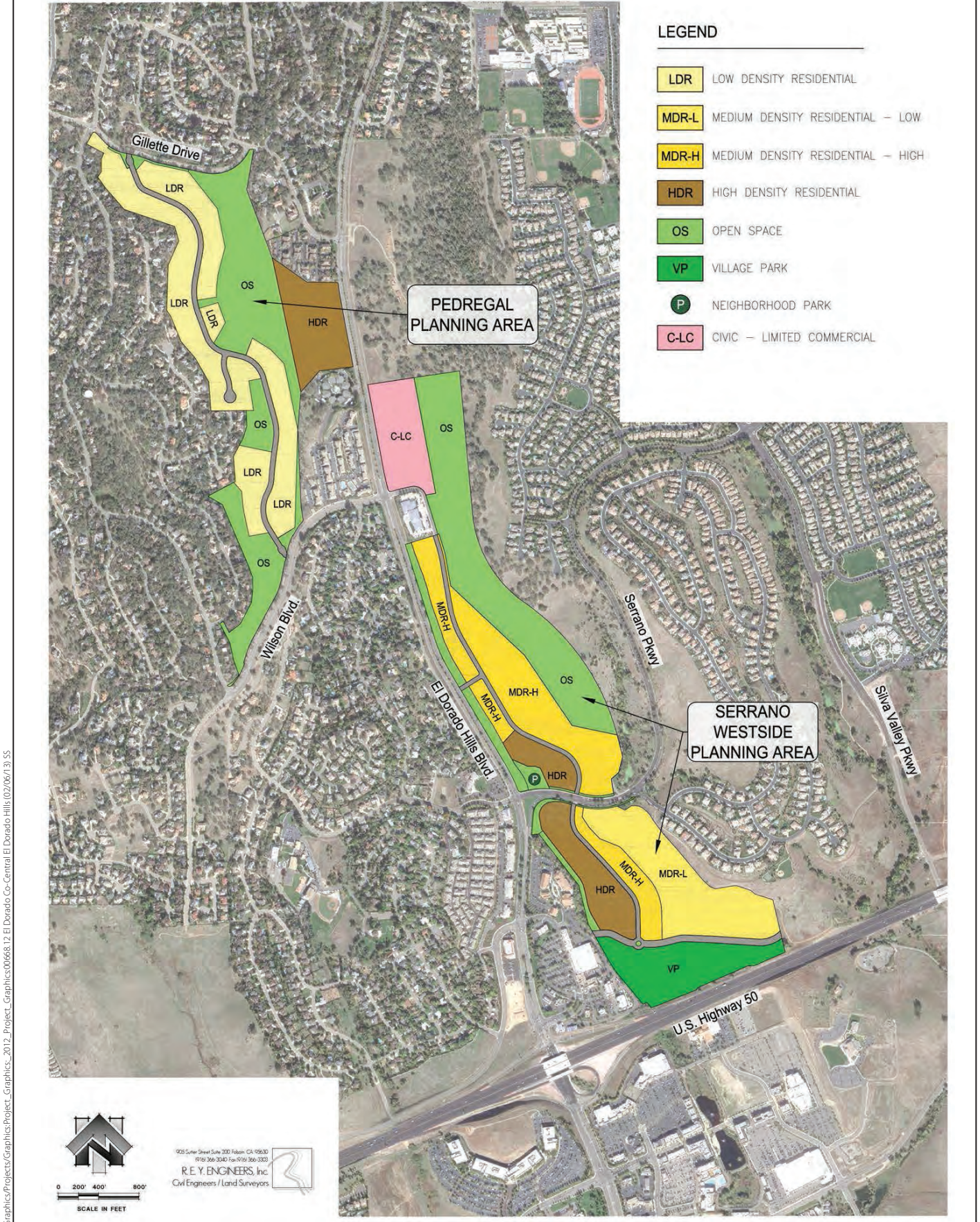
Figure 1
Regional Location



Graphics ... 0066812 El Dorado Co. - Central El Dorado Hills EIR (01-14-2012) SS



**Figure 2
Project Location**



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Figure 3
Proposed Land Use Designations

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Aguilar, Alicia	5/8/2013	IP132	Economy	smaller market means homes will take longer to sell/rent	Not a CEQA issue	
Aguilar, Alicia	5/8/2013	IP132	Public Services	concern there are not enough fire/police - and lack thereof will increase insurance rates	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Insurance rates are not a CEQA issue.	
Aguilar, Alicia	5/8/2013	IP132	Public Services	schools already filled to capacity	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
Aguilar, Alicia	5/8/2013	IP132	Transportation	increased schools cause increased traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Aguilar, Alicia	5/8/2013	IP132	Public Services	thinks developer will need to pay for services and wonders where money will come from	Not a CEQA issue	
Aguilar, Alicia	5/8/2013	IP132	Quality of Life	prefers open spaces, parks, trails to residential developemnt	The project includes 16 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. See Section 3.13 Recreation for discussion of parks.	
Adams Hoppe, Laura	3/22/2013	IP061	Form Letter A		See below	
Adams, Dan	3/22/2013	IP030	Biological Resources	new housing will displace wildlife	Mitigation for impacts to any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Adams, Dan	3/22/2013	IP030	Public Services	schools are already over capacity and project will make it worse	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
Adams, Dan	3/22/2013	IP030	Public Services	already stretched, will make it worse	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
Adams, Dan	3/22/2013	IP030	Crime	increased crime	Not a CEQA issue	
Adams, Dan	3/22/2013	IP030	Crime	increased crime	Not a CEQA issue	
Adams, Dan	3/22/2013	IP030	Recreation	green space will be reduced	The proposed project will establish open space and active recreational opportunities. Impacts to aesthetics of open space are addressed in Section 3.1 , Aesthetics (Impact AES-3). The project includes 16 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails.	Mitigation Measure AES-2
Adams, Dan	3/22/2013	IP030	Transportation	traffic will increase to unacceptable levels	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Adams, Dan	3/22/2013	IP030	Visual/Aesthetics	negative aesthetic effects	Addressed in Section 3.1, Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5) CANT FIND LETTER?	Mitigation Measure AES-2
Aguilar, Lisa	3/19/2013	IP024	Zoning	concerned about change in zoning requesting notice of this review be mailed to all EDH residents and an additional 60 days response time be added	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA	
Aguilar, Lisa	3/19/2013	IP024	Notification			
Aguilar, Lisa	3/19/2013	IP024	Public Services	HDR will result in overuse of schools and emergency services	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
Aguilar, Lisa	3/19/2013	IP024	Quality of Life	HDR will negatively affect quality of life	Not a CEQA issue	
Aguilar, Lisa	3/19/2013	IP024	Transportation	HDR will result in increased congestion	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Aguilar, Lisa	3/19/2013	IP024	Visual/Aesthetics	HDR will result in negative aesthetics	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	Mitigation Measure AES-2

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Aguilar, Lisa	3/21/2013	IP024a	Notification	The right thing to do would be individual notification to all EDH residents; because it isn't the law, doesn't mean it shouldn't be done	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA; individuals requesting individual notification will be notified.	
	3/21/2013	IP024a	Notification	500 feet was inadequate radius	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA; individuals requesting individual notification will be notified.	
	3/21/2013	IP024a	Notification	would like to be notified of future meetings	Individuals requesting individual notification will be added to the email list and notified.	
	3/20/2013	IP127	Public Services	schools not conducive to apts/houses being built behind Raley's	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
Andrews, Rita R.	3/20/2013	IP127	Transportation	traffic not conducive to apartments/homes being built behind Raley's	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
					The project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. See Section 3.13 , Recreation. Impacts to animals and habitat addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Atkinson, Chrys and Doug	3/22/2013	IP031	Biological Resources	loss of open space and animal habitat	See below	
Avanova, Pavel and Ericka	3/22/2013	IP032	Form Letter A		See below	
Bean, Jacob	3/22/2013	IP034	Form Letter A		See below	
Bean, Wes	3/22/2013	IP033	Zoning	opposed to medium and high density dwellings	A reduced density alternative was considered. See Chapter 4.	
			Fiscal Impact	Add to fiscal burden	Not a CEQA issue	
					A reduced density alternative was considered. See Chapter 4.	
Bean, Wes and Sue	3/22/2013	IP033a	Zoning	will only consider single family dwellings	See below	
Bertram, Chris	3/22/2013	IP035	Form Letter A		See below	
					Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Bluette, Jennifer	3/22/2013	IP036	Biological Resources	wildlife would be affected		
			Visual/aesthetics	HDR in the project will change EDH to undesirable cookie cutter image like Folsom and Roseville	Impacts to Visual Resources are addressed in Section 3.1 , Aesthetics (Impact AES-2, AES 3).	
	3/22/2013	IP036	Design/Zoning	suggests encouraging LDR development that preserves trees and landscaping	The project is required by the County General Plan oak protection polices to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Section 3.3 , Biological Resources (Impact BIO-1 and BIO-11).	Mitigation Measures BIO-1a, BIO-1b, BIO-1c
Bodas, Amit	3/20/2013	IP026	Public Services	concerned about impact on schools	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	
	3/20/2013	IP026	Visual/aesthetics	concerned about beauty, rolling hills	Addressed in Section 3.1 , Aesthetics (Impact AES-3)	Mitigation Measure AES-2
	3/20/2013	IP026	Transportation	concerned about increased traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Braile, William and Margaret	3/22/2013	IP037	Economy	project would reduce property values	Not a CEQA issue	
	3/22/2013	IP037	Public Services/Utilities	existing services are stretched thin	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)	

<u>Party Name (Last name, First name; Agency or Organization name)</u>	<u>Date Received</u>	<u>Party Type/ Letter</u>	<u>Comment Topic</u>	<u>Refined Topic</u>	<u>Section</u>	<u>Mitigation Measure (if applicable)</u>
				moved to EDH because it was an upscale neighborhood NOT in proximity to apartment complexes	Not a CEQA issue	
Braile, William and Margaret	3/22/2013	IP037	Quality of Life	project would have traffic impacts, creating bottleneck on EDH Blvd and Serrano Pkwy	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Braile, William and Margaret	3/22/2013	IP037	Transportation	project would have negative aesthetic impacts	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	Mitigation Measure AES-2
Braile, William and Margaret	3/22/2013	IP037	Visual/Aesthetics			
Brandon, Eric and Becky	3/22/2013	IP038	Cutlural Resources	have Native Americans been contacted and will Parker pay for this or will the County?	In order to comply with SB 18 and Section 106 of the NHPA, consultation with Native Americans regarding the project has been ongoing since 2005. See Section 3.4 , Cutlural Resources for discussion. Funding is not a CEQA issue	
Brandon, Eric and Becky	3/22/2013	IP038	Haz/AQ	potential exposure to asbestos?	Addressed in Section 3.2 , Air Quality (Impact AQ-5)	Mitigation Measure AQ-4a
Brandon, Eric and Becky	3/22/2013	IP038	Noise/Pollution	[nothing further]	Noise is addressed in Section 3.10 , Noise (Impact NOI-1 and NOI-3)	Mitigation Measures NOI-1a and NOI-1b
Brandon, Eric and Becky	3/22/2013	IP038	Notification	Developers have not shared plan openly with and elicited input from the entire community	This EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA	
Brandon, Eric and Becky	3/22/2013	IP038	Public Services	Oak Ridge HS is already over capacity; response at public meeting from Parker was that the new HS was built in wrong location. Will Parker fund another HS.	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Brandon, Eric and Becky	3/22/2013	IP038	Public Services	with new housing "units" there is bound to be additional crime - can Sheriff's Dept handle this	Police protection is addressed in Section 3.12 , Public Services and Utilites (Impact PSU-1)	
Brandon, Eric and Becky	3/22/2013	IP038	Public Services	who will fund additional police and fire services?	Impacts to police and fire services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Police and fire services are usually funded through local taxes.	
Brandon, Eric and Becky	3/22/2013	IP038	Recreation	Park location is next to freeway - kids playing next to freeway - smog and traffic?	Air quality and pollutant impacts from construction and operation are addressed in Section 3.2 , Air Quality (Impact AQ-1 - AQ-5)	
Brandon, Eric and Becky	3/22/2013	IP038	Taxes	[nothing further]	Not a CEQA issue	
Brandon, Eric and Becky	3/22/2013	IP038	Transportation	Increased population will increase already congested roads and highway ramps; intersection of EDH Blvd and Serrano Parkway is dangerous	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Brandon, Eric and Becky	3/22/2013	IP038	Visual/Aesthetics	EDH Blvd will become an eyesore with multiple apartment complexes and townhomes	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Brandon, Eric and Becky	3/22/2013	IP038	Water	[nothing further]	This comment is unclear; not able to address. water quality is addressed in Section 3.8 , Hydrology, Water Quality, and Water Resources. Water supply is addressed in Section 3.12 , Public Services and Utilities.	
Brandon, Eric and Becky	3/22/2013	IP038	Biological Resources	impact on wildlife	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
				As reps of community, county is obliged to hold their best interests above all others - Developers plan is not in the best interest of the citizens		
	Brandon, Eric and Becky	3/22/2013	IP038	County responsibility		Not a CEQA issue
Brown, Dale	Brown, Dale	3/22/2013	IP039	Notification	requests to be notified of public meetings and when DEIR is released	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA; individuals requesting individual notification will be notified.
	Brown, Dale	3/22/2013	IP039	Transportation	construction equipment and materials will have a negative impact on roadways densities greater than 8Du/ac should not be allowed - would impact security and housing value	Impacts from construction on roadways will be minimized. Impacts on traffic during construction are addressed in Section 3.14 , Traffic and Circulation.
	Brown, Dale	3/22/2013	IP039	Design/Zoning	proposed zoning changes would have negative impact on environmental degradation	Not a CEQA issue
Brown, Karen	Brown, Karen	3/22/2013	IP040	General	proposed zoning changes would have negative impact on noise	This document discusses environmental impacts and includes discussions of all resource areas required by CEQA.
	Brown, Karen	3/22/2013	IP040	Noise	proposed zoning changes would have negative impact on schools	Addressed in Section 3.10 , Noise (Impact NOI-1 and NOI-3) Mitigation Measure NOI-1b
	Brown, Karen	3/22/2013	IP040	Public Services	proposed zoning changes would have negative impact on crime	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).
	Brown, Karen	3/22/2013	IP040	Crime	proposed zoning changes would have negative impact on loss of opportunity to create a community space	Not a CEQA issue
	Brown, Karen	3/22/2013	IP040	Recreation	proposed zoning changes would have negative impact on traffic	The CEDHSP includes development of 15 acres of parks for the recreational enjoyment of the community. Impacts related to parks are discussed in Section 3.13 , Recreation.
	Brown, Karen	3/22/2013	IP040	Transportation	proposed zoning changes would have negative impact on aesthetics	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	Brown, Karen	3/22/2013	IP040	Visual/Aesthetics	requests to be notified of public meetings and when DEIR is released	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)
	Brown, Karen	3/22/2013		Notification		EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA; individuals requesting individual notification will be notified.
Buckmaster, David	Buckmaster, David	3/25/2013	IP119	Biological Resources	this area is one of the last dense oak population in EDH and is habitat to deer, turkeys, hawks; mitigation planting elsewhere has failed in the past.	The project is required by the County General Plan oak protection polices to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Chapter 3.3, Biological Resources (Impact BIO-1 and BIO-11). Mitigation Measures BIO-1a, BIO-1b, BIO-1c
	Buckmaster, David	3/25/2013	IP119	General	strongly against Pedregal proposal	Comment noted
	Buckmaster, David	3/25/2013	IP119	Transportation	Vehicle Circulation Plan is unsafe for drivers and pedestrians - access point at Gillette is unsafe.	No new access is proposed at Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
	Buckmaster, David	3/25/2013	IP119	Transportation	additional traffic will overload intersection of Olson and EDH Blvd.	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Burke, Paul	Burke, Paul	3/22/2013	IP041	Form Letter A		
Canez, Marilyn	Canez, Marilyn	3/25/2013	IP118	Biological Resources	wildlife has been forced into populated areas in the last 34 years	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9) Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
					Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	Canez, Marilyn	3/25/2013	IP118	Transportation	HDR will lead to increased traffic	
	Canez, Marilyn	3/25/2013	IP118	Visual/Aesthetics	consider effect of HDR on beautiful area	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)
Clanton, Heather	Clanton, Heather	3/22/2013	IP042	Public Services	EDH already has a problem with schools being close to capacity and additional housing would make it worse	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).
	Clanton, Heather			Transportation	traffic on EDH Blvd is already bad, development would make this worse	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.
Cortez, Anthony and Lori	Cortez, Anthony and Lori	3/19/2013	IP023	Design	strongly oppose specific plan; no more building in the Ridgeview area	Comment noted
Costello, Stacy	Costello, Stacy	3/22/2013	IP017	Design/Transportation	if project is approved, require developer to put in sidewalks, bikepaths,etc	The project proposes pedestrian and bicycle facilities that will connect and integrate with existing and planned facilities adjacent to the project. In addition, elements of the proposed project will complete planned pedestrian and bicycle facilities. Impacts and mitigation are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-6)
	Costello, Stacy	3/22/2013	IP017	Quality of Life	development and HDR took away charm/sense of community/increase crime in Los Banos	Not a CEQA issue
	Costello, Stacy	3/22/2013	IP017	Utilities	Additional residences will add more stress to water supply, with climate change - dreading increase in EID rates	Impacts to water supply are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-5).
	Costello, Stacy	3/22/2013	IP017	Visual/Aesthetics	open space is attractive - people want to invest in existing homes with good views	The project includes approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. Impacts to aesthetics addressed in Section 3.1 , Aesthetics (Impact AES-3)
	Costello, Stacy	3/22/2013	IP017	Design/Zoning	recommends alternative uses for space - equestrian facility, sand volleyball courts, tennis courts, ped trails, dog park	Several project alternatives that were considered but not taken forward for evaluation in this document are discussed in Chapter 4 .
	Costello, Stacy	3/22/2013	IP017		request right to apply future damages to developer if studies are inadequate	Not a CEQA issue
Crockett, John H.	Crockett, John H.	3/21/2013	IP044	Recreation	Golf course was marketed as an amenity; developers should not be allowed to modify the use	Not a CEQA issue
	Crockett, John H.			Visual/Economy	Plan would have negative impact on home values and aesthetics	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)
Czernedi, Katherine and David	Czernedi, Katherine and David	3/21/2013	IP126	Biological Resources	what about wildlife using open space?	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)
	Czernedi, Katherine and David	3/21/2013	IP126	Design	why not build at top of Serrano Pkwy - traffic can use Bass Lake Road?	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .
	Czernedi, Katherine and David	3/21/2013	IP126	Transportation	will increase traffic - already bad	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.
Davis, Linda	Davis, Linda	3/21/2013	IP124	Design	HDR should be senior housing - low crime, lower traffic, proximity of services	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Davis, Linda	3/21/2013	IP124	Design	HDR for all ages should be on south side of 50.	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Davis, Linda	3/21/2013	IP124	Transportation	No HDR until Silva Valley Parkway interchange is complete	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	
DiMauro, Rich	3/4/2013	IP008	Quality of Life	Q of L will be diminished	Not a CEQA issue	
DiMauro, Rich	3/4/2013	IP008	Transportation	suggests on/off ramps at SR 50/Silva Pkwy to mitigate traffic on EDH Blvd	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	
Doyel, Pat and Bob	3/22/2013	IP045	Form Letter A			
Dryer, David	3/22/2013	IP046	supports plan	Looks great, well planned out	Comment noted	
Dryer, David			General	forwarded Brandon e-mail - NIMBY problem	Comment noted.	
Eide, Mr. and Mrs. Keith	3/14/2013	IP022	Design	suggest senior center, healthcare, community facility - not apartments	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Eide, Mr. and Mrs. Keith	3/14/2013	IP022	Visual/aesthetic	HDR will be a blight on open space	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5). Additionally, the project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails.	
Eide, Mr. and Mrs. Keith	3/14/2013	IP022	Transportation	HDR will increase traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Eitel, Joe	3/22/2013	IP048	Noise	sound levels are above allowed decibels and no mitigation was done during last round of building; sound walls and noise dampening pavement should be required for entire length of development on both sides EDH Blvd	Exterior and interior noise levels at new proposed uses will be in compliance with County noise standards. Impacts related to noise are addressed in Section 3.10 , Noise (Impact NOI-1)	Mitigation Measures NOI-1a and NOI-1b
Eitel, Joe	3/22/2013	IP048	Recreation	loss of opportunity to develop regional park; need a park for EDH residents	The CEDHSP includes development of 15 acres of parks for the recreational enjoyment of the community. Parks are discussed in Section 3.13 , Recreation.	
Eitel, Joe	3/22/2013	IP048	Transportation	Interchange at Silva Valley must be completed before any buildings are allowed on EDH Blvd	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	
Eitel, Joe	3/22/2013	IP048	Design/Transportation	only outlet for any housing on Wilson should be on the north end and not on Wilson; sidewalks should be constructed and ditches must be covered on both sides of EDH Blvd; pkg lot should be required for Bowmen's park	Comment noted. Traffic and Circulation is discussed in Section 3.14 .	
Eitel, Joe	3/22/2013	IP048	Design/Visual/zoning	no 2-story HDR should be allowed; should be 1-story 2 or 4-plex with large lawns	Comment noted.	
Eitel, Joe	3/22/2013	IP048	Design/Zoning	last flat open space north of US50, should be preserved as zoned	The project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails.	
Eitel, Joe	3/22/2013	IP048	Form Letter A +	additional comments above		

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Evans, Chris and Mimi	3/22/2013	IP049	Form Letter A			
Fair, Letha	3/22/2013	IP116	Design	concerned about a gate on Gillette - road is poorly maintained, noise and light would increase	The Pedregal planning area may or may not be gated and no access from Gillette Drive is proposed. See figure 3.14-1 in Section 3.14 , Traffic and Circulation. Noise impacts are addressed in Section 3.10 , Noise, and light impacts are addressed in Section 3.1 , Aesthetics	
Fair, Letha	3/22/2013	IP116	Hydrology	drainage issues	Drainage issues are addressed in Section 3.8 , Hydrology and Water Quality (Impact WQ-3, WQ-4, WQ-5)	Mitigation Measure WQ-3 and WQ-4
Fair, Letha	3/22/2013	IP116	Transportation	would increase traffic congestion	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Fair, Letha	3/22/2013	IP116	Visual/Aesthetics	Serrano West would be an eyesore - should be open space or parks - already have blighted commercial space in the business parks	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5). Additionally, the project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails.	
Fair, Letha	3/22/2013	IP116	Design/Zoning	HDR is not appropriate use of such a visual and busy area	Comment noted.	
Forbes, Michael	3/22/2013	IP050	Form Letter A			
Frisch, Thomas	3/20/2013	IP051	Transportation	would expect that this development would trigger completion of the Silva Valley I/C	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	
Fultz, Jeff	3/22/2013	IP015	Economy	HDR would diminish home values	Not a CEQA issue	
Gallo, Sherie	3/21/2013	IP052	Public Services	impacts on Oakridge HS and elementary schools; suggests maybe building a high school and park on property	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Gallo, Sherie	3/21/2013	IP052	Quality of Life	need to consider impact holistically, family, culture, values	Not a CEQA issue	
Gallo, Sherie	3/21/2013	IP052	Transportation	congestion on EDH Blvd, Serrano Parkway, Bass Lake Road	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Geddes, Jennifer	3/22/2013	IP053	Form Letter A			
Ghio, Jenny and Dominic	3/22/2013	IP054	Form Letter A			
Gomann, Stephen	3/22/2013	IP055	Quality of Life	project in middle of this community will ruin it	Not a CEQA issue	
Gomann, Stephen	3/22/2013	IP055	Taxes	taxes will leave the community; more than will be generated from this project	Not a CEQA issue	
Gretzinger, Dale	3/22/2013	IP112	Transportation	No development should be reviewed or proposed until current traffic conds are resolved	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Gretzinger, Dale	3/22/2013	IP112	Transportation	50/Silva Valley Pkwy interchange should be completed prior to any further development	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	
Gretzinger, Dale	3/22/2013	IP112	Visual/Aesthetics	this zoning (below) would provide more aesthetic entry point to EDH	Comment noted	
Gretzinger, Dale	3/22/2013	IP112	Design/Zoning	HDR is okay south of Serrano Pkwy and east of Raley's but the other 2 should be MDR-L; larger parcel should be LDR - densities more appropriate to surrounding area.	Comment noted	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Gunter, Tanya and Del	Gunter, Tanya and Del	3/22/2013	IP056	Form Letter A		
				stongly opposed to apartments; crime will go up; already have Section 8 on south side of 50	Not a CEQA issue	
Haney, Ikey Sal	Haney, Ikey Sal	3/22/2013	IP057	Crime		
	Haney, Ikey Sal	3/22/2013	IP057	Economy	taxes will go up	Not a CEQA issue
	Haney, Ikey Sal	3/22/2013	IP057	Public Services	sheriff dept, schools, water department, roadways will be impacted	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).
Hauser, Nancy	Hauser, Nancy	3/25/2013	IP058	Form Letter A		
				roads and schools and public services would be impacted by increased population	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Heaphy, Bob	Heaphy, Bob	3/23/2013	IP059	Public Services	increased population will decrease quality of life	Not a CEQA issue
	Heaphy, Bob	3/23/2013	IP059	Quality of Life		
Holloway, Mark and Jean	Holloway, Mark and Jean	3/22/2013	IP060	Transportation	Access off Gillette doesn't seem reasonable	No new access is proposed at Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
	Holloway, Mark and Jean	3/22/2013	IP060	Transportation	Gillette is a 2-lanes, dangerous, in lousy shape	No new access is proposed at Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
	Holloway, Mark and Jean	3/22/2013	IP060	Transportation	Olson is in terrible shape	No new access is proposed at Olson Lane or Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
	Holloway, Mark and Jean	3/22/2013	IP060	Transportation	Olson and Gillette are county maintained roads; cannot support additional wear and tear; would need to be improved	No new access is proposed at Olson Lane or Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
	Holloway, Mark and Jean	3/22/2013	IP060	Transportation	access point at Gillette would be dangerous	No new access is proposed at Gillette Drive. Access is proposed from Wilson. See Figure 3.14-1. Traffic and Circulation are discussed in Section 3.14 .
Howard, Eric and Heidi	Howard, Eric and Heidi	3/21/2013	IP062	Public Services	consider negative impact on already crowded schools	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).
	Howard, Eric and Heidi	3/21/2013	IP062	Quality of Life	unsightly housing on former golf course would diminish QoL	Not a CEQA issue
	Howard, Eric and Heidi	3/21/2013	IP062	Transportation	concerned about traffic, noise, air pollution	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Noise impacts are addressed in Section 3.10 , Noise and Vibration and air quality impacts are addressed in Section 3.2 Air Quality.
Hughey, Shirley	Hughey, Shirley	3/22/2013	IP063	Form Letter A		
Immer, Diane	Immer, Diane	3/22/2013	IP064	Form Letter A		
Jain, Vijay	Jain, Vijay	3/21/2013	IP029	everything	HDR will have negative effects on - traffic, public resources, noise, air quality, water, wildlife, recreation, taxes	This document discusses environmental impacts and includes discussions of all resource areas required by CEQA. See responses to comments on Letter IP 25 * see IP25 - From Eric and Becky Brandon e-mail
	Jain, Vijay	3/21/2013	IP029	Public Services/Utilities	ensure adequate infrastructure exists	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1, PSU-3, PSU-4, PSU-6, PSU-7) The CEDHSP includes proposed development of 15 acres of parks. Impacts related to parks are discussed in Section 3.13 , Recreation.
	Jain, Vijay	3/21/2013	IP029	Recreation	already limited supply of parks will be overcrowded	
	Jain, Vijay	3/21/2013	IP029	Transportation	off-highway roads to Folsom should be prioritized	Not within the scope of this EIR
	Jain, Vijay	3/21/2013	IP029	Transportation	schools have horrible traffic for pick up and drop off	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.
						Mitigation Measure TRA-1a, TRA-1b, and TRA-2

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Jain, Vijay	3/21/2013	IP029	Transportation	traffic will be worse - and crime, noise, etc	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Noise impacts are discussed in Section 3.10 , Noise and Vibration. Crime is speculative and is not a CEQA issue.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Jain, Vijay	3/21/2013	IP029	N/A	forwarding e-mail from Rebecca Brandon encouraging public participation to oppose project	Not a comment on this project.	
Johnson, Denise M.	3/22/2013	IP065	Form Letter A			
Johnson, Rod (Capitol Partners Developm	3/22/2013	IP066	Design/Public Services	density level should be reduced to limit impact on schoold and services	Impacts to schools and services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1, PSU-3, PSU-4, PSU-6, PSU-7)	
Johnson, Rod (Capitol Partners Developm	3/22/2013	IP066	Quality of Life	PD needs to be more reflective on quality of life and environment	Not a CEQA issue	
Johnson, Rod (Capitol Partners Developm	3/22/2013	IP066	Design/Transportation	density level should be reduced to limit impact on traffic	Impacts to traffic are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2)	Mitigation Measure TRA-1 and TRA-2
Joseph, Victoria	3/22/2013	IP067	Biological Resources	would disturb wildlife	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Joseph, Victoria	3/22/2013	IP067	Crime	Crime in the area is increasing; apartment complexes attract crime; Sheriff's dept not getting more funding	Not a CEQA issue. Speculative; law enforcement partially funded through taxes	
Joseph, Victoria	3/22/2013	IP067	Public Services	schools are at capacity - not getting funding	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). The school district will determine impact fees.	
Joseph, Victoria	3/22/2013	IP067	Transportation	EDH doesn't need more traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Joseph, Victoria	3/22/2013	IP067	Visual/Aesthetics	don't replace rolling hills with concrete jungle	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Joyer, Rick	3/21/2013	IP068	Air Quality	Pollution from increased traffic	Existing (2012) and cumulative (2033) traffic conditions were modeled to evaluate CO concentrations relative to the state and federal air quality standards (see Table 3.2-4). Impacts to air quality are addressed in Section 3.2 (Impact AQ-1, AQ-3, and AQ-5)	
Joyer, Rick	3/21/2013	IP068	Biological Resources	impacts on wildlife	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9)	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Joyer, Rick	3/21/2013	IP068	Demand	doesn't seem like housing is in short supply	Not a CEQA issue	
Joyer, Rick	3/21/2013	IP068	Economy	reduced property values	Not a CEQA issue	
Joyer, Rick	3/21/2013	IP068	Noise	Noise from increased traffic	The applicant will coordinate with the construction contractor and/or engineering team to ensure that exterior and interior noise levels at new proposed uses are in compliance with County noise standards. Impacts from noise are addressed in Section 3.10 , Noise (Impact NOI-1, NOI-3)	Mitigation Measure NOI-1b

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
				EDH doesn't have capacity to accommodate more students into schools; at public meeting, Parker said "you'll have to build new schools"; no funding is available	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). The school district will determine impact fees.	
Joyer, Rick	3/21/2013	IP068	Public Services			
Joyer, Rick	3/21/2013	IP068	Transportation	increased traffic from 1000+ new housing units, each with 1-3 cars	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Joyer, Rick	3/21/2013	IP068	County responsibility	County is "obligated to hold our best interests above all others"	Not a CEQA issue.	
Kaur, Kiren	3/31/2013	IP133	Transportation	EDH Blvd can not handle more traffic from HDR. Don't see how it is possible to add lanes	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	
Kaur, Kiren	3/31/2013	IP133	Economy	Don't see demand for more housing. Not many jobs in the area.	Not a CEQA issue	
Kaur, Kiren	3/31/2013	IP133	Design	Not enough greenery proposed - at corner of EDH and Serrano. Houses should be moved back so they are not as visible to the street.	Section 3.1 , Aesthetics, addresses aesthetic impacts.	
Kaur, Kiren	3/31/2013	IP133	Design	Condos for empty nesters and new families is good, but not as many as are proposed	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Kaur, Kiren	3/31/2013	IP133	Recreation	including park is a good idea	Comment noted. The CEDHSP includes proposed development of 15 acres of parks for the community.	
Kaur, Kiren	3/31/2013	IP133	Transportation	walking area and pedestrian access is a good idea	Comment noted.	
Kaur, Kiren	3/31/2013	IP133	Design	Leaving C&D as open space and adding new development is a good idea	Comment noted	
Keenan, Larry	3/21/2013	IP122	Design	project is too big - 1000 units is unacceptable	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Keenan, Larry	3/21/2013	IP122	General	approve this plan and you will rue the day as voter will not stand for it	Comment noted	
Keenan, Larry	3/21/2013	IP122	Public Services	schools are at peak enrollment	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Keenan, Larry	3/21/2013	IP122	Transportation	traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Keenan, Larry	3/21/2013	IP122	Design	way too much density	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Kelley, Teresa	3/22/2013	IP069	Form Letter A			
Kernazitskas, David	3/7/2013	IP009	Alternatives	wants reasonable alternatives proposed - but they don't exist	CEQA requires that an EIR contain a reasonable range of feasible alternatives that meet most or all project objectives while reducing or avoiding one or more significant impacts of the project. CEQA Section 15126.6 defines a reasonable range. Chapter 4 describes the alternatives to the proposed project.	
Kernazitskas, David	3/7/2013	IP009	Biological Resources	oak trees (heritage oaks)	The project is required by the County General Plan oak protection polices to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Chapter 3.3 , Biological Resources (Impact BIO-1 and BIO-11).	Mitigation Measures BIO-1a, BIO-1b, BIO-1c

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Kernazitskas, David	3/7/2013	IP009	Biological Resources	wildlife; particularly address migration corridors, birds, road kill, driving habits of MDR and HDR dwellers	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9). Impacts to midgratory wildlife are discussed in Impact BIO-10.	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Kernazitskas, David	3/7/2013	IP009	Biological Resources	heritage oak mitigation - no removal of heritage trees or permitting cutting of only 5%	The project is required by the County General Plan oak protection polices to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Chapter 3.3 , Biological Resources (Impact BIO-1 and BIO-11).	Mitigation Measures BIO-1a, BIO-1b, BIO-1c
Kernazitskas, David	3/7/2013	IP009	Design	reduce planned expansion	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Kernazitskas, David	3/7/2013	IP009	Design	limit single family homes to 10-20 per year; create more retail space instead of HDR	Comment noted.	
Kernazitskas, David	3/7/2013	IP009	Economy	economy can't support more home building	Not a CEQA issue	
Kernazitskas, David	3/7/2013	IP009	General	developer is trying to sneak in impacts - env impacts should be evaluated as if all units will be available now	CEQA requires that the full project be analyzed - that the project not be "piecemealed" (Section 21159.27). The analysis presented here assumes full build out.	
Kernazitskas, David	3/7/2013	IP009	Recreation	consult City to determine if pool can be upgraded or if additional pool/parks will be necessary	Impacts related to park are discussed in Section 3.13 , Recreation. Alternatives considered but not carried forward are discussed in Chapter 4 .	
Kernazitskas, David	3/7/2013	IP009	Transportation	increased traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Kernazitskas, David	3/7/2013	IP009	Transportation	increased traffic on highways	Results for freeway facilities, which are presented in Table 3.14-9, indicate that all studied freeway facility segments will operate acceptably. Traffic impacts are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2).	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Kernazitskas, David	3/7/2013	IP009	Design/Transportation	add lanes to accommodate increase traffic; make ped and bike lanes safer	Analysis of traffic impacts and discussion of pedestrian and bicycle circulation, is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	
Kernazitskas, David	3/7/2013	IP009	Design/Transportation	extend trains and widen freeway	Not within the scope of this EIR	
Kernazitskas, David	3/7/2013	IP009	Utilities	are sewers, waste management, utilities designed to handle an additional 5000 people	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-2, PSU-3, PSU-6)	
Kernazitskas, David	3/7/2013	IP009	Utilities	developer should be responsible for upgrading phone, sewer, electric, gas, telecom	Utilities are discussed in Section 3.12 , Public Services and Utilities. Connections to infrastructure are presented as part of the project.	
Kernazitskas, David	3/22/2013	IP009a	Public Services	how will this affect schools, crime, infrastructure	Impacts to schools and infrastructure are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1, PSU-2, PSU-3, PSU-4, PSU-6). Crime, however, is subjective and not a CEQA issue.	
Kernazitskas, David	3/22/2013	IP009a	Transportation	will put 2000 more cars on EDH Blvd - already congested	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
					Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5). Additionally, the project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails.	
Kernazitskas, David	3/22/2013	IP009a	Visual/aesthetic	will destroy look and feel of EDH, replace open space with tracts and apts.		
Killian, Jaenalyn Jarvis	3/2/2013	IP136	Notification	requested addition to mailing list	Added to list	
Kiskinen, Michael and Virgina Young	3/22/2013	IP070	Form Letter A			
Koontz, Eric	3/21/2013	IP071	Economy	tax increase	Not a CEQA issue	
				impact on schools; funding to build additional schools	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). The school district will determine impact fees.	
Koontz, Eric	3/21/2013	IP071	Public Services			
Koontz, Eric	3/21/2013	IP071	Crime	HDR brings increase of crime	Speculative; not a CEQA issue	
					included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14.	
Koontz, Eric	3/21/2013	IP071	Transportation	no proposal to address traffic increase on EDH Blvd		Mitigation Measure TRA-1a
				On vehicle circulation plan, roads highlighted blue are not adequate for construction and new home traffic and many are private roads which are not accessible to the general public	Traffic impacts are addressed in Section 3.14 , Traffic and Circulation	
Koontz, Eric	3/21/2013	IP071a	Design/Transportation			
Kriz, Patricia	3/27/2013	IP113	Notification	requests to receive future updates	Added to list	
					Impacts and mitigation proposed for Naurally Occuring Asbestos are addressed in Section 3.2 , Air Quality (Impact AQ-4)	Mitigation Measure AQ-4a
Lauren, Nadine	12/18/2012	IP004	Haz/AQ	NOA		
Learned, Drew and Denise	3/22/2013	IP072	Form Letter A			
Lee, David		IP115	Economy	HDR will adversely affect property values	Not a CEQA issue	
					The project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. Parks are discussed in Section 3.13 , Recreation.	
Lee, David		IP115	Land Use	HDR will destroy open space		
					Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Lee, David	3/22/2013	IP115	Transportation	HDR will increase traffic		
				HDR will negatively affect the beauty of the area	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Lieber, Joe	3/22/2013	IP073	Form Letter A			
				more public activity greenspace or recreation space should be placed at gateway to EDH	The project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. Parks are discussed in Section 3.13 , Recreation.	
Link, Doug	3/21/2013	IP121	Design/Recreation	wall of apartments/rowhouse is not pleasing to eye/does not a good representation of EDH	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Long, Scott	3/22/2013	IP074	Form Letter A			
Lowrence, Kate	3/22/2013	IP075	Form Letter A			
				HDR will have negative effects on - traffic, public resources, noise, air quality, water, wildlife, recreation, taxes	Impacts to these resources are addressed in Section 3.14 (Traffic and Circulation), 3.12 (Public Services and Utilities), 3.10 (Noise), 3.2 (Air Quality), 3.8	
Marcale, Susan and Marcel	3/20/2013	IP025	everything	opposed to seeing small town ruined like Elk Grove	Speculative; not a CEQA issue	
				more population = more crime; HDR correlated with crime	Speculative; not a CEQA issue	
Marcale, Susan and Marcel	3/20/2013	IP025	Quality of Life			
Marcale, Susan and Marcel	3/20/2013	IP025	Crime			

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Matson, Gregory	3/22/2013	IP077	Form Letter A+	additional comments below already seeing an increase in petty crime - scoping out houses, unlicensed solicitors; will need to move to more secure area		
	3/22/2013	IP077	Crime		Speculative; not a CEQA issue	
McIntosh, Patrick and Toby	3/22/2013	IP076	Form Letter A			
Miesner, Michele and Todd	3/22/2013	IP078	Form Letter A+	additional comments below		
	3/22/2013	IP078	Recreation/Visual	open air area that this project impacts is the last beautiful piece of land left in the city; could be our own little Central Park development would be first thing visitors see - need to rebuild and maintain property values	The CEDHSP includes proposed development of 15 acres of parks for the community. Aesthetic impacts are addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5).	Mitigation Measure AES-2
Misso, Paul	3/21/2013	IP123	Economy		Not a CEQA issue	
	3/21/2013	IP123	Public Services	schools - has capacity analysis been done	School capacity is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Mitigation for traffic impacts are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2).	
	3/21/2013	IP123	Transportation	traffic - any plans must address and remediate		Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Mitchell, Winifred & Roy T. Nielsen	3/22/2013	IP043	Biological Resources	concerned about tree removal; animal habitat - deer and smaller creatures	The project is required by the County General Plan oak protection polices to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Section 3.3 , Biological Resources (Impact BIO-1 and BIO-11). Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9).	Mitigation Measures BIO-1a, BIO-1b, BIO-1c, BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
	3/22/2013	IP043	Construction Impacts	concerned about construction disruptions; noise, traffic, views	Noise impacts from construction are addressed in Section 3.10 , Noise (Impact NOI-1, NOI-2, NOI-4, and NOI-7), aesthetic impacts from construction are addressed in Section 3.1 , Aesthetics (Impact AES-1). Impacts on traffic from construction are temporary and is expected to have a less that significant impact on emergency access (Impact TRA-5). See Section 3.14 , Traffic and Circulation for complete discussion.	Mitigation Measures NOI-1a, AES-1
	3/22/2013	IP043	Public Services	concerned about impacts on schools	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	3/22/2013	IP043	Transportation	concerned about increased traffic concerned about destruction of the rural environment; removal of trees and impacts to existing views		
	3/22/2013	IP043	Visual/Aesthetics		Impacts to scenic resources including trees are addressed in Section 3.1 , Aesthetics (Impact AES-3)	Mitigation Measure AES-2
Moreno, John	3/19/2013	IP021	Biological Resources	suggests "shading/tree mitigation - 50% coverage within 5 yrs of all roadways and rooftops"	Mitigation for removal of blue oak woodland is discussed in Section 3.3 , Biological Resources (Impact BIO-1, BIO-11 and BIO-13). County General Plan policy requires replacement for the loss of up to 14.15 acres of oak woodland at a 1:1 ratio.	Mitigation measure BIO-1a, BIO-1b, BIO-1c
	3/19/2013	IP021	Design	suggests keeping club house as equestrian center	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Moreno, John	3/19/2013	IP021	Design	suggests Senior living north of Serrano Parkway	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	Buildout of the project would likely occur over several years and would ultimately be dictated by housing market conditions. It is anticipated construction would be phased within each planning area.
Moreno, John	3/19/2013	IP021	Phasing	Require phasing of development		
Moreno, John	3/19/2013	IP021	Design	suggests studying HDR on EDH Blvd vs. other development sites (Marble Valley)	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	Buildout of the project would likely occur over multiple years and would ultimately be dictated by housing market conditions. It is anticipated construction would be phased within each planning area. The EIR addresses full build out of the Specific Plan.
Moreno, John	3/19/2013	IP021	Phasing	Phasing plans to include 75 -80% buildout		
Moreno, John	3/19/2013	IP021	Design	suggests LEED, CalGreen and Title 24	Comment noted. See Sustainability Section of Specific Plan.	
Moreno, John	3/19/2013	IP021	Design	would like to see "sketch up" model including plan view and elevation	Plans and elevations will be available at a later date. General plans and guidelines are in the Specific Plan and have been used for evaluation of impacts in this EIR.	
Moreno, John	3/19/2013	IP021	Crime	suggests crime rate study	Not a CEQA issue	
Moreno, John	3/19/2013	IP021	Public Services	will there be a school impact fee?	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1); however, fees are determined by the school district and are not addressed in this document.	
Moreno, John	3/19/2013	IP021	Quality of Life	suggests keeping rural living	Not a CEQA issue	
Moreno, John	3/19/2013	IP021	Transportation	suggests maintenance of streets impacted	The County remains responsible for maintenance of streets	
Moreno, John	3/19/2013	IP021	Design/Transportation	suggests realign Wilson Blvd; include turn lanes and bike lanes	Comment noted. Transportation and bicycle lanes are addressed in Section 3.14 , Traffic and Circulation.	
Moreno, John	3/19/2013	IP021	Design/Utilities	suggests undergrounding all utilities	According to the Specific Plan, all new distribution facilities will be underground, with the exception of facilities such as transformers, switches, and other pedestal and pad-mounted equipment.	
Moreno, John	3/29/2013	IP021a	Form Letter B+ attached			
Moreno, John	3/29/2013	IP021a	Zoning	existing zoning has ided park use only east of Knight Lane - verify protocol for rezoning to housing	The existing zoning of the Pedragal planning area is residential and is discussed in Section 3.9 , Land Use and Agriculture, and in the project description, Chapter 2 .	
Moreno, John	3/29/2013	IP021a	Cumulative	assure CEQA reports will include new developments within 10 mile radius - using Wilson, EDH Blvd, Green Valley	Cumulative conditions addressed in the EIR are General Plan Buildout, plus reasonably foreseeable projects. See Section 5.2.1 , Cumulative Scenario for discussion.	
Moreno, John	3/29/2013	IP021a	Request for info	requests info on how to have plan come to a public vote; # of signatures needed; process to get public ballot	Not a CEQA issue	
Moreno, John	3/29/2013	IP021a	Design	Consider green design standards	Not a CEQA issue, but see Sustainability Chapter of Specific Plan.	
Moreno, John	3/29/2013	IP021a	Economy	high resident turn over will not result in taxes/fees to County; will shop at convenience - in Folsom	Speculative; not a CEQA issue	
Moreno, John	3/29/2013	IP021a	Economy	Can they request a study on tax base implications of plan?	Not a CEQA issue.	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
				List of issues to discuss with Sup. Mikulaco - including process to put all development plans (current and future) on November ballot; economic impact report; revenue generation; taxes		
	3/31/2013	IP021b	General		Not a CEQA issue	
Mulligan, Robert	3/11/1988	IP129	Form Letter B			
Narnajo, Edward and Nancy	3/22/2013	IP079	Form Letter A			
						Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2 - BIO-10, BIO-15 - BIO-21).
Neher, Donn	12/27/2012	IP005	Biological Resources	negative effect on wildlife - owls, hawks, turkeys, etc		Mitigation Measure BIO-1a, BIO-1b, BIO-1c, BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9, BIO-15a, BIO-15b, BIO-16a, BIO-16-b, BIO-17a, BIO-17b)
	12/27/2012	IP005	Noise	increased traffic leads to more noise	Addressed in Section 3.10 , Noise (Impact NOI-1 and NOI-3)	Mitigation Measure NOI-1b
	12/27/2012	IP005	Public Services	overcrowded schools	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
	12/27/2012	IP005	Public Services	stress on emergency services	Impacts to fire and police protection is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
	12/27/2012	IP005	Transportation	increased traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	12/27/2012	IP005	Air Quality	increased pollution	Addressed in Section 3.2 , Air Quality (Impact AQ-1, AQ-2, AQ-3, AQ-4)	Mitigation Measure AQ-2a, AQ-2b, AQ-2c, AQ-4a)
				suggests open space on north and south sides of Serrano Parkway intersection for visibility/aesthetics	Visual resources are discussed in Section 3.1 , Aesthetics	
Neher, Donn	3/14/2013	IP005a	Design	Replace MDRH on EDH Blvd with HDR to keep consistent with other apts on EDH Blvd		
	3/14/2013	IP005a	Design/Zoning		Comment noted.	
Neher, Donn	3/15/2013	IP005b	General	requests number of units	The Specific Plan proposes a total of 1,000 residential units. See Chapter 2 .	
	3/15/2013	IP005b	Public Services	school overcrowding; funds should be set aside	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1); however, fees are determined by the school district and are not addressed in this document.	
	3/15/2013	IP005b	Public Services	police/medical/fire; funds should be set aside	Impacts to fire and police protection is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). These services are generally funded through taxes.	
	3/15/2013	IP005b	Design/Transportation	suggests right-hand turn pocket from EB Serrano Pkwy to Vila Flor Pl.	This intersection is outside of the project area. Not within the scope of this EIR.	
Nielsen, Lorene	3/20/2013	IP027	Form Letter B+	comment sheet with instructions for use attached		
			Zoning	Pedregal not zoned for residential units - per CC&Rs; land use atty says CC&Rs stand at the County level and must be followed	The Pedregal planning area is currently zoned for residential uses. See Table 3.9-1 in Section 3.9 , Land Use and Agriculture.	
O'Bryan, Mike and Kay	3/22/2013	IP080	Form Letter A			
Otero, Eddie and Tonita	3/22/2013	IP081	Form Letter A			
Palmer, Heather	3/22/2013	IP082	Form Letter A+	additional comments below		
	3/22/2013	IP082	Public Services	schools already overcrowded; growth will be a burden on law enforcement; dense construction will make EDH like everywhere else	Impacts to schools and police services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
	3/22/2013	IP082	Quality of Life		Not a CEQA issue	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Palmer, Heather	3/22/2013	IP082	Recreation	zone changes and building will limit recreation and open space opportunities	The CEQHSP includes proposed development of 15 acres of parks for the community and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. See Section 3.13 , Recreation for discussion.	
Palmer, Heather	3/22/2013	IP082	Transportation	traffic is already bad	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Palmer, Heather	3/22/2013	IP082	Zoning	fast growth of previously carefully planned community is not good - see Natomas	Comment noted.	
Patane, Lenny	3/14/2013	IP013	Zoning	opposes high density development	Comment noted.	
Patane, Lenny	3/14/2013	IP013	Notification	suggestion to expand notification of residents	The EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals who request to be notified will be notified of any meetings and when the EIR is available for public review.	
Patane, Lenny	3/14/2013	IP013	Transportation/Noise	increased traffic and noise on EDH Blvd	Traffic impacts are addressed in Section 3.14 , Traffic and Circulation (TRA-1 and TRA-2), Noise impacts are addressed in Section 3.10 , Noise (Impact NOI-1, NOI-3, and NOI-7)	
Patane, Teresa	3/24/2013	IP130	Design	Horrible Plans, no high density please	Comment noted.	
Patane, Teresa	3/24/2013	IP130	Traffic	EDH has too much traffic already; new residents would be driving on EDH Blvd, not just getting on hwy at Silva Valley	The interchange at Silva Valley/White Rock Road is included in the cumulative conditions transportation analysis. The US 50/Silva Parkway/White Rock Road interchange will be constructed over the next few years. Traffic and Circulation is discussed in Section 3.14 .	Mitigation Measure TRA-1a
Patane, Teresa	3/24/2013	IP130	Public Services	Oak Ridge HS Is already impacted; don't need more residents in the area	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Patane, Teresa	3/24/2013	IP130	Public Services	More crime, more police needed, more fire services	Impacts to fire and police services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Crime is not a CEQA issue; speculative.	
Patane, Teresa	3/24/2013	IP130	Open space	Loss of open space	The project includes 15 acres of parks and approximately 169 acres of open space, Class I bikeways, and paved and unpaved trails. See Chapter 2 , Project Description, and Section 3.13 , Recreation.	
Patane, Teresa	3/24/2013	IP130	Design	Ugly plans including med and high density	Subjective. Aesthetic impacts are addressed in Section 3.1 , Aesthetics (Impact AES-2 and AES-4).	Mitigation Measure AES-2
Patane, Teresa	3/24/2013	IP130	Biological Resources	wildlife being pushed out	Mitigation for impacts to on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9).	Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
Patane, Teresa	3/24/2013	IP130	Haz/AQ	health risk to residents with construction	Air quality and pollutant impacts from construction are addressed in Section 3.2 , Air Quality (Impact AQ-1 - AQ-5)	Mitigation Measure AQ-2a, AQ-2b, AQ-2c, AQ-4a)
Patane, Teresa	3/24/2013	IP130	General	what is the environmental impact?	This EIR addresses the full range of impacts outlined in the CEQA guidelines.	
Patane, Teresa	3/24/2013	IP130	Notification	Expand notification area - 500 feet not far enough	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Paullin, Suzanne and Art	3/21/2013	IP083	Transportation	Traffic on EDH Blvd and surrounding streets would be unacceptable.	Traffic impacts are addressed in Section 3.14 , Traffic and Circulation (TRA-1 and TRA-2).	
Plachy, Kris	3/21/2013	IP084	Transportation	traffic patterns can't accept additional burden	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	
	3/21/2013	IP084	Schools	schools and services can't accept additional burden; concerned about school overcrowding	Impacts to schools and other public services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
	3/21/2013	IP084	QOL	Came to EDH for quiet neighborhoods and close community; additional housing would compromise these qualities	Not a CEQA issue	
	3/21/2013	IP084	Notification	concerned this project has not been widely communities.	There have been various meetings with the County and the developers. EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.	
Platt, John	3/22/2013	IP085	Transportation	apartment complexes will have a negative impact on traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	3/22/2013	IP085	Visual/Aesthetics	apartment complexes will be the first thing that visitors see - negative visual impact	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Plummer, Lisa	11/26/2012	IP003	Biological Resources	need more open space	Impacts to biological resources are addressed in Section 3.3 , Biological Resources (Impacts BIO-1 - BIO-22); however, larger lots and lower density do not reduce impacts on wildlife or their habitat. The project includes 16 acres of parks and approximately 169 acres of open space.	
	11/26/2012	IP003	Economy	loss of tax revenue	Not a CEQA issue; speculative	
	11/26/2012	IP003	Economy	housing market unstable	Not a CEQA issue: speculative	
	11/26/2012	IP003	Economy	new people will shop outside County	Not a CEQA issue; speculative	
	11/26/2012	IP003	Haz/AQ	NOA	Impacts and mitigation proposed for Naturally Occurring Asbestos are addressed in Section 3.2 , Air Quality (Impact AQ-4)	Mitigation Measure AQ-4a
	11/26/2012	IP003	Public Services	increased need for police	Impacts to fire and police protection is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Increase in need for police is speculative and not a CEQA issue.	
	11/26/2012	IP003	Transportation	traffic safety/congestion	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	11/26/2012	IP003	Transportation	road maintenance/car speeds	Road maintenance remains the responsibility of the County.	
Price, Jamie	3/21/2013	IP135	Public Services	how will high school accommodate all these students?	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
	3/21/2013	IP135	Transportation	traffic is already bad	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	3/21/2013	IP135	Quality of Life	things he loved about EDH (no big tacky bldgs or signs, natural landscape, community founded on single-family homes) will be ruined by this project	Not a CEQA issue	
	3/21/2013	IP135		Not in favor of the project	Comment noted	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Price, Lindell	3/22/2013	IP086	Air Quality	suggests reviewing environmental impacts of gated communities on air quality, greenhouse gas emissions	This is outside the scope of the project; impacts on air quality for the project are addressed in Section 3.2 , Air Quality (Impacts AQ-1 - AQ-5)	Mitigation Measure AQ-2a, AQ-2b, AQ-2c, AQ-4a)
Price, Lindell	3/22/2013	IP086	Design	requests an alternative that provides more housing, jobs, retail and services while perserving usable open space and providing public amenities - for Open Space area	Alternatives are discussed in Chapter 4 . The No-Project Alternative and the Reduced-Wetland-Impact Alternative result in more open space. Alternatives and those considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Price, Lindell	3/22/2013	IP086	Design	consider alternative that reduce the need to travel out of county	analyze arrangement of proposed Civic-Limited commercial for long-term economic viability	Not a CEQA issue.
Price, Lindell	3/22/2013	IP086	Economy			Housing is addressed in Section 3.11 , Population and Housing. Where residents will work is not a CEQA issue.
Price, Lindell	3/22/2013	IP086	Pop and Housing	Address impacts to jobs/housing balance - where will residents work		
Price, Lindell	3/22/2013	IP086	Public Services	suggests reviewing environmental impacts of gated communities on mail delivery, emergency response, etc	Impacts of the proposed project on fire and police protection is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Emergency access is addressed in Section 3.14 , Traffic (Impact TRA-5) Mail delivery is not a CEQA issue.	
Price, Lindell	3/22/2013	IP086	Transportation	suggests reviewing environmental impacts of gated communities on traffic and circulation; assess potential of project to preclude future traffic circulation	The traffic analysis included gated communities where they are proposed. Traffic impacts are addressed in Section 3.14 , Traffic and Circulation (TRA-1 and TRA-2)	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Price, Lindell	3/22/2013	IP086	Transportation	address year round pre-dawn and after dark, low-stress pedestrian and bicycle access to public transit	Bicycle and pedestrian circulation and public transportation are addressed in Section 3.14 , Traffic and Circulation.	
Price, Stanley	3/22/2013	IP087	Cultural	Include cultural resources in EIR review community	Cultural resources are addressed in Section 3.4 , Cultural Resources	
Price, Stanley	3/22/2013	IP087	Land Use	benefits/disadvantages of transfer of density	Section 3.9 , Land Use discusses zoning	
Price, Stanley	3/22/2013	IP087	Public Services	review water supply and sewer availability; include responsible party for infrastructure and ongoing costs	Impacts to water supply and sewers are addressed in Section 3.12 , Public Services and Utilites (Impact PSU-2, PSU-3, PSU-5, PSU-6).	
Price, Stanley	3/22/2013	IP087	Recreation	community value of closing municipal golf course; references report prepared by Florida Golf Course Consultant; consider if use of recycled water would make a difference in viability of the golf course	The golf course has been closed for 10 years and is currently not in use.	
Price, Stanley	3/22/2013	IP087	Design/Recreation	Consider alternative community recreation use - skateboard park, velodrome, etc.	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .	
Price, Stanley	3/22/2013	IP087	Transportation	review pedestrian, bicycle, and traffic circulation plan; determine good connectivity	The project proposes pedestrian and bicycle facilities that will connect and integrate with existing and planned facilities adjacent to the project. In addition, elements of the proposed project will complete planned pedestrian and bicycle facilities. More detail is located in Section 3.14 , Traffic and Circulation.	

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				where would employees of bond-out (retail employees, gardeners, child care, home-care) would live, where they can afford to live and VMT; consider vehicle/fuel costs and compare to projected wages		
Price, Stanley	3/22/2013	IP087	Transportation??		Not a CEQA issue - speculative	
Price, Travis	3/21/2013	IP088	Air Quality	will add to emission	Addressed in Section 3.2 , Air Quality (Impact AQ-1, AQ-2, AQ-3, AQ-4)	Mitigation Measure AQ-2a, AQ-2b, AQ-2c, AQ-4a
Price, Travis	3/21/2013	IP088	Alternatives	Interested in the no-project and other alternatives	Alternatives are addressed in Chapter 4 .	
Price, Travis	3/21/2013	IP088	Economy	would have a negative impact on local housing market	Not a CEQA issue	
Price, Travis	3/21/2013	IP088	Public Services	schools currently at capacity; how does county plan to handle additional infrastructure requirements?	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation.	
Price, Travis	3/21/2013	IP088	Transportation	will add to traffic congestion	Impacts TRA-1 and TRA-2 address operational traffic. In 2008, the county's west slope had a jobs/housing ratio of 0.7 job per housing unit, indicating that many residents work outside El Dorado County (El Dorado County 2013).	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Price, Travis	3/21/2013	IP088	Pop and Housing	no new jobs for HDR residents		
Price, Travis	3/21/2013	IP088		If this is not approved, 1998 Marble Valley Master Plan should be reevaluated	Comments appears to be on Village of Marble Valley project	
Rahim, Claudia	3/22/2013	IP089	Form Letter A			
Rahim, Nazir	3/22/2013	IP090	Form Letter A			
Rausch, Dan	3/14/2013	IP016	Design/Biological Resources	protection of spring so wildlife will still have access	Biological resources are addressed in Section 3.3 .	
Rausch, Dan	3/14/2013	IP016	Cultural	concern for archaeo site; preservation for public	Addressed in Section 3.4 , Cultural Resources (Impacts CUL-1 - CUL-4)	Mitigation Measure CUL-1a, CUL-1b, CUL-1c, CUL-3 and CUL-4
Rausch, Dan	3/14/2013	IP016	Design/Transportation	suggests traffic from HDR be routed to EDH Blvd to avoid Olson Lane; concerned about LOS on Olson Lane	Traffic is addressed in Section 3.14 , Traffic and Circulation. LOS on Olson Lane is projected to remain acceptable (Table 3.14-7).	
Rausch, Dan	3/14/2013	IP016	Transportation/Rec	concerned about parking for open space if it open to the public	Open Space will be undeveloped and will not be fenced. See discussion in Section 3.13 , Recreation.	
Raveling, Paul	3/20/2013	IP028	Transportation	possible that development will produce enough trips to trigger GP policies associated with TC-X (Measure Y)	All impacts on traffic can be mitigated to a less than significant level with road improvements or through traffic impact mitigation fees. See Section 3.14 , Traffic and Circulation for discussion.	
Raveling, Paul	3/20/2013	IP028	Transportation	concerned about traffic in the Green Valley Corridor	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Raveling, Paul	3/20/2013	IP028	Transportation	County should recognize minimum standards of GP are not entirely sufficient	Not in the scope of this EIR	
Raveling, Paul	3/20/2013	IP028	Transportation	EIR should include other metrics, including delay time per vehicle and percentage of time spent following	Delays (measured in seconds) per vehicle with and without the project are depicted in Section 3.4 , Traffic and Circulation, Table 3.14-7. These are standard measures for discussin traffic impacts.	
Rogers, Kristen A.	3/22/2013	IP092	Form Letter A			
Rogers, Sean	3/22/2013	IP093	Form Letter A			
Rollins, Dave	3/22/2013	IP094	Form Letter A			
Rollins, Jennie	3/22/2013	IP095	Form Letter A			
Rose, Art and Pam	3/21/2013	IP125	Air Quality	what are plans for dust and asbestos mitigation during construction?	Mitigation for dust and asbestos during construction is addressed in Section 3.2 , Air Quality (Mitigation Measure AQ-2c and AQ-4a, respectively)	Mitigation Measure AQ-2c and AQ-4a

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Rose, Art and Pam	3/21/2013	IP125	Biological Resources	plans to preserve oak trees?	The project is required by the County General Plan oak protection policies to retain 85% of the existing canopy and replace the loss of up to 14.15 acres of oak woodland. Impacts and mitigation measures are discussed in Section 3.3 , Biological Resources (Impact BIO-1 and BIO-11).	Mitigation Measures BIO-1a, BIO-1b, BIO-1c
Rose, Art and Pam	3/21/2013	IP125	Construction Impacts	mitigation for noise? Parking limitations? Fencing requirements?	Mitigation for noise from construction is addressed in Section 3.10 , Noise (Impact NOI-1, NOI-4, and NOI-7)	Mitigation Measure NOI-1a
Rose, Art and Pam	3/21/2013	IP125	Design	will Pedregal adopt Ridgeview East CC&Rs?	Not within the scope of this EIR. Adoption of Ridgeview East CC&Rs is likely.	
Rose, Art and Pam	3/21/2013	IP125	Design	concerned about gate community to prevent traffic from Wilson to Olsen	There is currently no direct route between Wilson and Olsen and none is proposed. Section 3.14 addresses Traffic and Circulation.	
Rose, Art and Pam	3/21/2013	IP125	Design	add to CC&Rs - limits on solar panels, no composition roofs, no block walls	Comment noted. Not a CEQA issue.	
Rose, Art and Pam	3/21/2013	IP125	Hydrology	they are at top of hill; how will drainage from their property be handled?	Drainage issues are addressed in Section 3.8 , Hydrology and Water Quality (Impact WQ-3, WQ-4, WQ-5)	Mitigation Measure WQ-3 and WQ-4
Rose, Art and Pam	3/21/2013	IP125	Notification	Everyone in EDH is affected and should be included in meetings	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA	
Rose, Art and Pam	3/21/2013	IP125	Phasing	what part of project would start first?	It is likely the area south of Serrano Parkway would be the first portion of the project to be constructed. See Figure 9.1 in the Specific Plan.	
Rose, Art and Pam	3/21/2013	IP125	Transportation	what are plans to mitigate traffic on EDH Blvd?	Mitigation for traffic impacts are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2). T	Mitigation Measure TRA-1
Rose, Art and Pam	3/21/2013	IP125	Utilities	what are the easements?	Most new utility lines that would be required within the planning areas would be placed within the rights-of-way of existing roads in the planning areas, future roads that would be built as part of the proposed project, or within dedicated easements. Off-site improvements are addressed at a programmatic level. See Chapter 2 , Project Description.	
Rose, Art and Pam	3/21/2013	IP125	Design/Visual/aesthetic	what will be landscape requirements?	Impacts to the scenic vista are addressed in Section 3.1 , Aesthetics (Impact AES-2).	Mitigation Measure AES-2
Rose, Art and Pam	3/21/2013	IP125	Design/Zoning	recommend minimum lot size of 1 acre - to minimize traffic, preserve trees, reduce impacts	Comment noted. Impacts to traffic are addressed in Section 3.14 , Traffic and Circulation, and impacts to oak trees are addressed in Section 3.3 , Biological Resources	
Ruddy, David and Karen	3/22/2013	IP096	Crime	oppose project because of crime and below	Speculative; not a CEQA issue	
Ruddy, David and Karen	3/22/2013	IP096	Economy	negative effects on home values	Not a CEQA issue	
Ruddy, David and Karen	3/22/2013	IP096	Public Services	overcrowded schools	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Ruddy, David and Karen	3/22/2013	IP096	Transportation	increased traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Ruddy, David and Karen	3/22/2013	IP096	Visual/Aesthetics	negative effects on community aesthetics	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Sanders, Melissa	3/21/2013	IP097	Public Services	overcrowded high school	Impacts to schools is addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).	
Sanders, Melissa	3/21/2013	IP097	Visual/Aesthetics	EDH is most beautiful community in Sacramento area - please protect and preserve the beauty of the area	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)	
Santos, Roger and Laura	3/22/2013	IP098	Form Letter A			

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Schaefer, Adam and Colleen	Schaefer, Adam and Colleen	3/20/2013	IP128	Notification	request to be notified	Added to list
Schultz, Kim	Schultz, Kim	3/22/2013	IP099	Form Letter A		
Sedgwick, Steve	Sedgwick, Steve	3/25/2013	IP117	Zoning	opposed to apartments where old golf course was located	Comment noted.
Selk, Greg & Tricia	Selk, Greg & Tricia	2/18/2013	IP007	Design	rear setback limits; why 40 feet (20 feet less) adjacent to their property	Not a CEQA issue.
	Selk, Greg & Tricia	2/18/2013	IP007	Design	height setback; their view may be impeded with the smaller setback	Not a CEQA issue.
Selk, Greg & Tricia	Selk, Greg & Tricia	3/14/2013	IP007a	Design	rear setback limits; why 40 feet (20 feet less) adjacent to their property	Not a CEQA issue.
	Selk, Greg & Tricia	3/14/2013	IP007a	Design	height setback; their view may be impeded with the smaller setback	Not a CEQA issue.
	Selk, Greg & Tricia	3/14/2013	IP007a	Design	will electrical lines be placed underground?	Yes - see Specific Plan, Section 7.7, Dry Utilities
	Selk, Greg & Tricia	3/14/2013	IP007a	Design	would like to see a rendering	Not a CEQA issue. Visual impacts are addressed in Section 3.1, Aesthetics.
	Selk, Greg & Tricia	3/14/2013	IP007a	Fines	Can developer pay for damages/fines if studies are inadequate?	Not a CEQA issue.
Shaw, Rita K	Shaw, Rita K	3/22/2013	IP091	Form Letter A+	Forwarded husband's e-mail; additional comments below	
	Shaw, Rita K	3/22/2013	IP091	Crime	already seeing an increase in petty crime - scoping out houses, unlicensed solicitors; will need to move to more secure area	Speculative; not a CEQA issue
Simonelli, James	Simonelli, James	3/22/2013	IP100	General	concerned about proposed development of old golf course	Comment noted
	Simonelli, James	3/22/2013	IP100	Notification	would like to be notified of future meetings; feels all residents of EDH on the north side of US 50 will be affected by proposed project	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.
Smith, Geoff	Smith, Geoff	3/22/2013	IP101	Economy/Quality of Life	property values and quality of life will be significantly impacted	Not a CEQA issue
	Smith, Geoff	3/22/2013	IP101	Notification	would like to be able to view full EIR	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.
	Smith, Geoff	3/22/2013	IP101	Public Services	Proposed development will result in impacts to schools, grocery stores	Impacts to schools are addressed in Section 3.12, Public Services and Utilities (Impact PSU-1) . Impacts to grocery stores are not a CEQA issue.
	Smith, Geoff	3/22/2013	IP101	Recreation	Proposed development will result in impacts to sports fields	The 15 acres of VP land use designation and Recreational Facilities High zoning is applied to an area for a formal, developed active village park to be maintained by the El Dorado Hills CSD. Section 3.13 addressed Recreation facilities.
	Smith, Geoff	3/22/2013	IP101	Transportation	proposed development will make traffic intolerable	Analysis of traffic impacts is presented in Section 3.14, Traffic and Circulation . Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Sturch, Bill	Sturch, Bill	3/14/2013	IP014	Design/Transportation	EDH Blvd. 3 lanes both ways?	Analysis of traffic impacts is presented in Section 3.14, Traffic and Circulation . Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a
	Sturch, Bill	3/14/2013	IP014	Design/Transportation	Unclear on Pedregal unit access; safety concerns	VRLH is located on El Dorado Hills Boulevard. Operation of driveways providing access is discussed in Section 3.14, Traffic and Circulation .

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	Sturch, Bill	3/14/2013	IP014	Design/Transportation	suggests possibly ungating new connector between Gilette and Wilson	No connection between Gillette and Wilson is proposed. See Section 3.14 , Traffic and Circulation.
	Sturch, Bill	3/14/2013	IP014	Design/Transportation	Suggestions for traffic circulation in Serrano Westside	A local residential street is proposed paralleling El Dorado Hills Blvd. See Section 3.14 , Traffic and Circulation for discussion and analysis.
	Sturch, Bill	3/14/2013	IP014	Transportation/Noise	increased traffic/noise, soundwalls	Noise related to increased traffic is discussed in Section 3.10 , Noise, Impact NOI-1. Mitigation Measure NOI-1b
Stead, Karen	Stead, Karen	3/22/2013	IP102	Crime	Crime would increase	Speculative; not a CEQA issue
	Stead, Karen	3/22/2013	IP102	Economy	these problems would lead to increased funding in supporting the effects of new buildings	Not a CEQA issue
	Stead, Karen	3/22/2013	IP102	Transportation	Traffic congestion would increase	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Stone, John and LaDawn	Stone, John and LaDawn	3/22/2013	IP114	Public Services	High school is already impacted and has limited budget	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1). The school district will determine impact fees.
	Stone, John and LaDawn	3/22/2013	IP114	Recreation	not what community wants, especially when it takes the place of a recreation area, green belt or open land	Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .
	Stone, John and LaDawn	3/22/2013	IP114	Socio-economic	will bring socio-economic diversity that will have a negative impact	Speculative; not a CEQA issue
	Stone, John and LaDawn	3/22/2013	IP114	Transportation	HDR will increase traffic	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	Stone, John and LaDawn	3/22/2013	IP114	Visual/Aesthetics	HDR will not aesthetically cheapen EDH	Comment noted.
	Stone, John and LaDawn	6/7/2013		Notification	Requested addition of 10 people to notification list	Added to list
Swanson, Dolores	Swanson, Dolores	3/26/2013	IP120	General	has impact to ecology been considered	Impacts to biological resources are addressed in Section 3.3 , Biological Resources
	Swanson, Dolores	3/26/2013	IP120	Transportation	1000 residences in DH and 30,000 south of 50 - has impact to traffic been considered	Traffic impacts resulting from the project are addressed in Section 3.14 , Traffic and Circulation. Traffic impacts resulting from this proposed project, the full build out of the General Plan, and reasonably foreseeable development and transportation projects are discussed in Chapter 5 , Other CEQA Considerations, Section 5.2.2 .
Tam, Mary Kay	Tam, Mary Kay	3/22/2013	IP103	Form Letter A+	additional comments below	
	Tam, Mary Kay	3/22/2013	IP103	Crime	apartment type housing tends to attract lower income individuals - which has a correlation to increased crime	Speculative; not a CEQA issue
	Tam, Mary Kay	3/22/2013	IP103	Public Services	Sheriff's dept is already under-resources.	Impacts to fire and police services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1).
Thompson, Robert	Thompson, Robert	6/13/2013	IP134	Zoning/Recreation	Opposed to rezoning, there are not enough recreational fields in EDH	The project proposes a 15-acre park that will include athletic fields. See Section 3.13 , Recreation for a discussion of impacts to recreational facilities and parks.
	Tierney, David and Maura	3/19/2013	IP020	General	Opposes rezoning of golf course for high density housing; would like to see design that is more consistent with historical recreational use	The project proposes constructing a park with athletic fields on part of the golf course parcel. See Chapter 2 , Project Description. Also see Section 3.13 , Recreation for a discussion of impact to recreational facilities and parks.
	Tierney, David and Maura	3/19/2013	IP020	Demand	Is there a need for HDR units and if so, are there more appropriate locations?	Not a CEQA issue.

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	Tierney, David and Maura	3/19/2013	IP020	Public Services	Impact on school enrollment?	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)
	Tierney, David and Maura	3/19/2013	IP020	Transportation	effects on traffic?	Traffic impacts are addressed in Section 3.14 , Traffic and Circulation (TRA-1 and TRA-2). Mitigation Measure TRA-1 and TRA-2
	Tierney, David and Maura	3/19/2013	IP020	Visual/Aesthetics	concerned about character of EDH - HDR next to highway	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5) Mitigation Measure AES-2
Tuttle, Greg	Tuttle, Greg	11/22/2012	IP002	Biological Resources	increase in displaced predators	Mitigation for impacts to any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the CDFW or USFWS are addressed in Section 3.3 , Biological Resources (Impact BIO-2, BIO-3, BIO-4, BIO-5, BIO-6, BIO-7, BIO-8, BIO-9). Impacts to migratory wildlife are discussed in Impact BIO-10. Mitigation Measure BIO-2, BIO-3a, BIO-3b, BIO-4, BIO-5a, BIO-5b, BIO-5c, BIO-6, BIO-7, BIO-8a, BIO-8b, BIO-9)
	Tuttle, Greg	11/22/2012	IP002	Land Use	goes against EDH Master Plan	Most of the proposed project is outside of the EDH Specific Plan, and all development is outside the plan area. A discussion of the relationship of the CEDHSP to other plans is presented in Section 3.9 , Land Use and Agriculture and in Chapter 2 , Project Description.
	Tuttle, Greg	11/22/2012	IP002	Quality of Life	general diminished Q of L	Not a CEQA issue
Vakil, David and Karen	Vakil, David and Karen	3/22/2013	IP104	Form Letter A		
Van Dyke, Ellen	Van Dyke, Ellen	3/21/2013	IP105	Request for info	not much specific info in NOP - is there a plan/ difficult to compare what is proposed - is there a graphic?	More specific information can be found in the CEDH Specific Plan and this DEIR
Van Dyke, Ellen and Don	Van Dyke, Ellen and Don	3/22/2013	IP106	General	graphics in NOP do not clearly represent was trade is proposed; also a lot of detail in text that is not clarified in graphics	More specific information can be found in the CEDH Specific Plan and this DEIR
	Van Dyke, Ellen and Don	3/22/2013	IP106	Land Use	assume that 155-acre extension of Serrano Westside planning means physically-would otherwise have issues additional acreage being used to offset oak tree and open space req. in original development agreement	Comment noted. Chapter 2 , Project Description, includes figures and text describing the project. Oak mitigation is discussed in Section 3.3 , Biological Resources, Impact BIO-1. BIO-1d
	Van Dyke, Ellen and Don	3/22/2013	IP106	Land Use	commercial and HDR near freeway and other commercial uses makes sense	Comment noted
	Van Dyke, Ellen and Don	3/22/2013	IP106	Transportation	increased traffic should be addressed in EIR	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	Van Dyke, Ellen and Don	6/11/2013		Notification	requested addition of Green Valley Alliance to the mailing list	Added to list
Vanderwall, Coleen	Vanderwall, Coleen	3/22/2013	IP107	General	Opposes development on old golf course	Comment noted
	Vanderwall, Coleen	3/22/2013	IP107	Public Services	will make schools more overcrowded	Impacts to schools are addressed in Section 3.12, Public Services and Utilities (Impact PSU-1) *
	Vanderwall, Coleen	3/22/2013	IP107	Transportation	will make streets more congested	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	Vanderwall, Coleen	3/22/2013	IP107	Visual/Aesthetics	will replace beautiful land; discourage people from locating in EDH and encourage current residents to leave	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-3, AES-4, and AES-5)
Vanderwall, Mitch	Vanderwall, Mitch	3/22/2013	IP108	Form Letter A		
Vegh, Barbara	Vegh, Barbara	4/22/2013	IP131	Notification	requests future mailings	Added to list
Vorster, Daniel	Vorster, Daniel	3/22/2013	IP047	Design/Zoning	HDR should be MDR	Comment noted.

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						The project proposes the bicycle and pedestrian facilities. See Figure 2-7 and associated text in Chapter 2 , Project Description. Impacts related to pedestrian circulation are addressed in Section 3.14 , Traffic and Circulation, Impacts TRA-1 and TRA-6.
Vorster, Daniel	3/22/2013	IP047	Design	project should be designed around pedestrian access		
Vorster, Daniel	3/22/2013	IP047	Design/Recreation	Develop funded parks - sand volleyball courts		Comment noted.
Vorster, Daniel	3/22/2013	IP047	Quality of Life	don't compromise quality of life/vision would like to see renderings of what EDH Blvd would look like		Not a CEQA issue
Vorster, Daniel	3/22/2013	IP047	Visual/Aesthetics			More specific information can be found in the CEDH Specific Plan and this DEIR
Vorster, Daniel	3/22/2013	IP047	Design/Zoning	please do not rezone open space for residential		Comment noted. Section 3.9 , Land Use Planning and Agricultural Resources addressed impacts related to the rezoning of parcels.
Vorster, Daniel	3/22/2013	IP047	Design/Zoning	CEDH will remove open space at entrance to EDH; make it an overdeveloped suburb		The proposed project will result in no net loss of open space. See Section 3.9 , Land Use Planning and Agricultural Resources, and Section 3.1 , Aesthetics.
Vorster, Daniel	3/22/2013	IP047		commenter requests the right to apply future damages to the developer if the studies are inadequate		Not a CEQA issue
Wagner, Leslie	1/9/2013	IP006	Economy	decreased home values		Not a CEQA issue
Wagner, Leslie	1/9/2013	IP006	Haz/AQ	NOA		Impacts and mitigation proposed for Naurally Occuring Asbestos are addressed in Section 3.2 , Air Quality (Impact AQ-4) Mitigation Measure AQ-4a
Wagner, Leslie	1/9/2013	IP006	Noise	construction noise		Noise impacts from construction are addressed in Section 3.10 , Noise (Impact NOI-1, NOI-2, NOI-4, and NOI-7) Mitigation Measure NOI-1a
Wagner, Leslie	1/9/2013	IP006	Transportation	increased traffic; or construction traffic?		Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1, TRA-2, and TRA-5 address operational and construction traffic impacts. Mitigation Measure TRA-1a, TRA-1b, and TRA-2
Waller, Thomas and Carole	3/22/2013	IP109	Form Letter A			
Walters, Tammy & Jeremy	3/18/2013	IP018	Quality of Life	moved to EDH to get away from low-income housing		Not a CEQA issue
Wells, Michael	11/15/2012	IP001	Economy	decreased home values		Not a CEQA issue
Wells, Michael	11/15/2012	IP001	Public Services	school overcrowding		Impacts to schools are addressed in Section 3.12, Public Services and Utilities (Impact PSU-1)
Wells, Michael	11/15/2012	IP001	Transportation	increased accidents and traffic congestion		Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.
Wilde, Martin and Betsy	3/22/2013	IP110	Form Letter A			
Wise, Dawn	3/22/2013	IP111	Form Letter A			
Wiseman, Dylan	3/13/2013	IP011	Design	Pedregal CC&Rs would still allow for non-structures such as pools or sports courts to be built immediately adjacent to existing properties		Not a CEQA issue
Wiseman, Dylan	3/13/2013	IP011	Design	Pedregal residents might not adhere to CC&Rs; legal challenge would be only recourse		Not a CEQA issue
Wiseman, Dylan	3/13/2013	IP011	Design	proposes open space buffer on west side of Pedregal		Alternatives, including one that would reduce development along the western edge of the Pedregal planning area, are discussed in Chapter 4 .
Wornick, Michael	3/12/2013	IP010	Economy	opposes density increase, unfair to him and other property owners		Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
	Wornick, Michael	3/12/2013	IP010	Demand	already empty apartments in EDH, EDH 5% excess supply of apts.	Project housing needs are discussed in Section 3.11 , Population, Table 3.11-3.
Yamaguchi, Bob	Yamaguchi, Bob	3/19/2013	IP019	General	requests topographic map of proposed development east of EDH Blvd.	Comment noted.
	Yamaguchi, Bob	3/19/2013	IP019	Hydrology	will creek along EDH Blvd be natural and what about drainage?	Drainage issues are addressed in Section 3.8 , Hydrology and Water Quality (Impact WQ-3, WQ-4, WQ-5). Section 3.3 , Biological Resources, discusses impacts on biological resources.
	Yamaguchi, Bob	3/19/2013	IP019	Notification	Why did this not receive more publicity? Should be noticed in local newspaper	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.
	Yamaguchi, Bob	3/19/2013	IP019	Public Services	does Brooks elementary have capacity?	Impacts to schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)
	Yamaguchi, Bob	3/19/2013	IP019	Public Services	will additional capacity for sewer be necessary and will developer pay for it?	Addressed in Section 3.12 , Public Services and Utilities (Impact PSU-2, PSU-3, and PSU-6). Impacts on fire and police services are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)
	Yamaguchi, Bob	3/19/2013	IP019	Public Services	adequate law enforcement to respond to any type of criminal activity?	
	Yamaguchi, Bob	3/19/2013	IP019	Transportation	what are current traffic counts and how will this affect traffic flow to elementary school?	Traffic counts and traffic impacts are addressed in Section 3.14 , Traffic and Circulation
	Yamaguchi, Bob	3/19/2013	IP019	Transportation	will there be ped/bicycle access to Raley's?	Offsite improvements include two new pedestrian access points along the southwestern border of the Serrano Westside planning area to connect to the existing office and retail uses at Raley's and La Borgata. See Chapter 2 , Project Description.
	Yamaguchi, Bob	3/25/2013	IP019a	Notification	requests deadline for comments be extended to March 29, 2013; membership in their Google group exceeds 200.	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals requesting notification will be notified of any meetings and when the EIR is available for review.
	Yamaguchi, Bob	3/26/2013	IP019b	Design	upon examination of topographic maps provided by the County, Mr. Yamaguchi has the the following questions:	See below
	Yamaguchi, Bob	3/26/2013	IP019b	Design	elevation of MDR-H north of Serrano Pkwy?	Design standards provided in CEDH SP.
	Yamaguchi, Bob	3/26/2013	IP019b	Design	how tall would building be for MDH-H and the C-LC - in feet, or if that's not available, in stories?	Design standards provided in CEDH SP
	Yamaguchi, Bob	3/26/2013	IP019b	Design	Do Serrano CC&Rs include restrictions on height of cell towers or signage?	Design standards provided in CEDH SP

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Cal Fire	2/25/2013	PA1	Fire Safety	road width requirements	Impacts to emergency access are addressed in Section 3.14 , Traffic and Circulation (Impact TRA-5). Road widths are provided in the Transportation and Circulation section of the Specific Plan.	
Sacramento Co. DWR	3/5/2013	PA2	WQ/Hydro	Deer Creek drainage; County of Sacto will want to comment on drainage section of CEQA doc	Comment Noted	
CVRWQCB	3/8/2013	PA3	WQ/Hydro	SWPPP	Comment Noted	
	3/8/2013	PA3	WQ/Hydro	storm water permits	Comment Noted	
	3/8/2013	PA3	WQ/Hydro	industrial storm permits	Comment Noted	
	3/8/2013	PA3	WQ/Hydro	404 permit	Comment Noted	
	3/8/2013	PA3	WQ/Hydro	401 permit	Comment Noted	
	3/8/2013	PA3	WQ/Hydro	waste dischrge requirements	Comment Noted	
Caltrans, D03	3/27/2013	PA4	Transportation	anticipates potential significant impacts to US 50; anticipates project will generate enough trips to require Traffic Impact Study	This study was performed in accordance with the El Dorado County Department of Transportation's Traffic Impact Study Protocols and Procedures, and the scope for analysis was developed in collaboration with Caltrans. Impacts to traffic are discussed in Section 3.14 , Traffic and Circulation	
	3/27/2013	PA4	Transportation	would like opportunity to comment on scope of work for TIS prior to beginning of study; provides list of requests for study scope.	Comment Noted	
	3/27/2013	PA4	Transportation	requests inclusion of traffic analysis for cumulative scenarios	Cumulative impacts are discussed in Chapter 5 , Other CEQA Considerations.	
	3/27/2013	PA4	Transportation	County should consider studying potential new local road connection to 50 to reduce impacts	Results for freeway facilities, which are presented in Table 3.14-9, indicate that all studied freeway facility segments will operate acceptably. This analysis is presented in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2).	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	3/27/2013	PA4	Hydrology	requests hydrological analyses be conducted including review of topos, Drainage Master Plan and requests a copy of Drainage Master Plan with back up calculations	Hydrological analysis conducted	
	3/27/2013	PA4	Transportation	Traffic Mgmt Plan may be required if traffic restrictions or detours are needed on or affect state highways.	Results for freeway facilities, which are presented in Table 3.14-9, indicate that all studied freeway facility segments will operate acceptably. This analysis is presented in Section 3.14 , Traffic and Circulation (Impact TRA-1 and TRA-2).	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
	3/27/2013	PA4	Permits	Transportation Permit is necessary if project work requires oversize or excessive load vehicles on state roadways	Comment Noted	
	3/27/2013	PA4	Permits	Encroachment permit is necessary if any work or traffic control would encroach on state ROW	Comment Noted	
	3/27/2013	PA4	Advertising	advises that no advertising signs are allowed within state ROW	Comment Noted	
	3/27/2013	PA4	Notification	Requests to be notified of further actions; provided copies	Added to list	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Form Letter A						
			Noise	large amount of MDR and HDR will result in increased noise	Addressed in Section 3.10 , Noise (Impact NOI-1 and NOI-3)	Mitigation Measure NOI-1b
			Notification	requests developer be asked to inform all residents who live north of US 50 within 95762 zip code of meetings by US mail.	EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA. Individuals who request to be notified will be notified of any meetings and of the availability of the DEIR.	
			Notification	requests to be notified of public meetings and when DEIR is released	Individuals added to list	
			Quality of Life	large amount of medium and high multifloor dwellings will negatively affect quality of life, property values, rural/suburban character of EDH	Not a CEQA issue	
			Recreation	negative impact to community as a result of the loss of the opportunity to build a regional park/rec center	The project proposes a park that includes athletic fields - see Chapter 2. Section 3.13 , Recreation addresses impacts on parks and recreational facilities.	
			Transportation	large amount of MDR and HDR will result in increased traffic congestion	Analysis of traffic impacts is presented in Section 3.14 , Traffic and Circulation. Impacts TRA-1 and TRA-2 address operational traffic.	Mitigation Measure TRA-1a, TRA-1b, and TRA-2
			Visual/Aesthetics	large amount of MDR and HDR will result in increased light pollution	Addressed in Section 3.1 , Aesthetics (Impact AES-5)	
			Visual/Aesthetics	large amount of medium and high multifloor dwellings will negatively affect aesthetic appeal	Addressed in Section 3.1 , Aesthetics (Impact AES-1, AES-2, AES-4, and AES-5)	
			Zoning	Opposes zoning change especially HDR west of EDH Blvd and north of Wilson	Comment noted	
			Design/Zoning	this land should be developed as open space/recreation as it was originally zoned	Alternatives considered but eliminated from further analysis are addressed in Chapter 4 , Alternatives.	

Party Name (Last name, First name; Agency or Organization name)	Date Received	Party Type/ Letter	Comment Topic	Refined Topic	Section	Mitigation Measure (if applicable)
Form Letter B						
			Design	suggests requiring developer to abide by Cal Green Standards Tier 1 and/or 2	CEDH Specific Plan Section 8 addresses CALGreen and objectives.	
			Phasing	suggests phasing requirements	Duration of the project would likely occur over several years and would ultimately be dictated by housing market conditions. It is anticipated construction would be phased within each planning area. See Phasing Plan in Section 9 of the Specific Plan for details.	
			Transportation	suggests deferred maintenance program re roadways		Suggestion noted
			Design/Transportation	suggests realign Wilson Blvd; include turn lanes and bike lanes		Suggestion noted
			Utilities/Design	suggests all utilities be underground	All new distribution facilities will be underground, with the exception of facilities such as transformers, switches, and other pedestal and pad-mounted equipment, per Section 7 of the Specific Plan.	
			Public Services	suggests crime rate study, identifying cost and placing it on responsible party		Speculative; not a CEQA issue
				suggests requesting right to apply future damages to developer if studies are inadequate		Not a CEQA issue
			Public Services	concerned about school overcrowding		Impacts on schools are addressed in Section 3.12 , Public Services and Utilities (Impact PSU-1)
			Design/Zoning	suggests alternative - not allowing HDR within 5 miles of US 50		Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .
			Design/Zoning	suggests alternative - equestrian facility south of Serrano Parkway		Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .
			Design/Zoning	suggests HDR zoned for senior living only to reduce traffic and crime		Crime is speculative and not a CEQA issue. Alternatives considered but not carried forward for analysis in the EIR are discussed in Chapter 4 .
			N/A - instruction	reach out to all neighbors and supervisors		EIR will be advertised in local newspaper and on County website; notification is in compliance with letter and intent of CEQA.
			General	don't let EDH be a view of rooftops as Serrano		Comment noted
			Visual/aesthetic	request renderings		Design standards are provided in the CEDH Specific Plan
			N/A - instruction	don't let vultures compromise Quality of Life		Not a CEQA issue
			Economy	future burden will raise taxes not property values		Not a CEQA issue
			N/A - instruction	deadline is March 22		Noted
			Zoning	Pedregal not zoned for residential units - per CC&Rs; land use atty says CC&Rs stand at the County level and must be followed		The Pedregal planning area is currently zoned for residential uses. See Table 3.9-1 in Section 3.9 , Land Use and Agriculture.