



El Dorado Hills Area Planning Advisory Committee

1021 Harvard Way
El Dorado Hills, CA 95762

2014 Board Chair

John Hidahl

Vice Chair

Jeff Haberman

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Kathy Prevost

March 14, 2014

El Dorado County Planning Services
Attn: Rommel Pabalinas, Project Planner
2850 Fairlane Court
Placerville, CA 95667

Subject: PD 94-004-R/A 14-0001Z 140001SP 86-0002-R – El Dorado Hills Apartments – Spanos Corporation/Chris Schulze – TSD Engineering – A General Plan Amendment to amend policy text increasing the maximum residential density allowed in the General Plan, to amend the El Dorado Hills Specific Plan (Village T) to include residential use coincide with the proposed 250 unit apartment complex ...

The full APAC committee met on March 12 to review and discuss the proposed project and voted **4 to 3 for non - support** of the project **overriding the recommendation** of its project subcommittee.

The APAC majority members believe the project impacts cannot be mitigated and would cause short and long term problems for the Town Center retail and hotel components. Listed below are some of the concerns the APAC majority has with the project:

- 1 The 250 apartment complex would cause a major traffic impact in the town center and major roads and highway 50 in EDH.
- 2 The apartment density is over twice the County zoning for multifamily housing and would create environmental impacts to one of the County's largest retail and hotel centers.
- 3 The apartments could suffer a high vacancy rate and rents could be lowered to attract tenants that would not be ideal for the town center and cause a loss of retail shops and restaurants.
- 4 Mixing apartment type features (patio's and barbeque equipment) would conflict with shoppers walking between retail outlets.
- 5 The County would lose a large income from sales and TOT tax if the parcel is converted to residential use.
- 6 The economy is starting to recover and loss of commercial and retail sites will further contribute to sales tax leakage out of the county.
- 7 This type of project should be Mixed Use as done in most other communities with the enclosed apartments above the first floor allowing retail at the street level.

APAC's minority members who voted **for conditional-support** of the project if the conditions listed below are implemented as part of the approval conditions for the project.

APAC's Minority members concerns and conditions for conditional support:

1. A traffic study/analysis must be prepared that demonstrates that there are zero negative impacts on traffic into and within Town Center after the defined mitigation measures are implemented.
2. A CEQA document, which at the very least would be a mitigated negative declaration, must be prepared to analyze and mitigate noise, air quality, lighting, safety aspects, and parking that is directly associated with the project.
3. The appearance of the proposed project should be consistent/compatible with the design aesthetic of the existing structures within Town Center.
4. Assurances must be provided by County that the Building Code Compliance Office (or other County entity) will enforce the rules and obligations of the original developer for exterior maintenance of the property should the developer default on their obligation. This County enforcement shall also apply should ownership or management of the property change.
5. The El Dorado Hills Fire Department must approve the project to ensure that emergency vehicle access within the Town Center boundaries is not compromised.
6. No other high density multi-family residential projects which exceed the current General Plan limit (24 DU/acre) may be built within a 5 mile radius of this apartment complex.
7. The County must quantify the loss of sales tax and TOT tax due to elimination of the hotel site when evaluating the impacts on County revenue. The added cost for County services that are required to support the 250 unit apartment site shall also be quantified.

APAC appreciates having the opportunity to comment on this project. If you have any questions about any of these conditions, please contact Norm Rowett, subcommittee chair at arowett@pacbell.net or 916-933-2211; or John Hidahl, APAC Chairman at Hidahl@aol.com or 916-933-2703. The full APAC committee will review the Subcommittee's recommendation and vote on the project at our March 12th meeting.

Sincerely,

John Hidahl

John Hidahl,
APAC Chairman

Cc: APAC file