

PC 8/28/14
#3

EL DORADO HILLS BUSINESS PARK OWNERS ASSOCIATION

August 18, 2014

Mel Pabalinas
El Dorado County Planner
rommel.pabalinas@edcgov.us

RE: Proposed El Dorado Hills Town Center Apartments

The Board of Directors of the El Dorado Hills Business Park Owners Association SUPPORTS the proposed El Dorado Hills Town Center Apartments. We represent all property owners in the business park and firmly believe that more rental apartments are needed in El Dorado Hills.

The addition of this type of rental housing will be an asset to all businesses in the El Dorado Hills Business Park as it will provide another option for employees. The close proximity of this project to the many businesses in the business park will greatly reduce commute times and may encourage walking or biking to work.

We are in support of the proposed project.

Sincerely,



Bob Dorr
President
El Dorado Hills Business Park Owners Association

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August 21, 2014

Supervisor Ron Mikulaco
Supervisor Brian Veerkamp
Supervisor Ron Briggs
Supervisor Norma Santiago
County of El Dorado
330 Fair Lane
Placerville, CA 95667

Re: The Spanos Corporation – El Dorado Hills Apartments/Town Center

Dear Members of the Board of Supervisors:

My business, o1 Communications is a part of the El Dorado Hills Business Park and the community, would like to take a formal position of support for the El Dorado Hills Apartment project in Town Center as proposed by The Spanos Corporation. I feel as a business leader this is an important project to Town Center, El Dorado Hills, and El Dorado County as it will support both existing retail in addition to providing the foundation for future commercial development and assist in housing opportunities for employees of the El Dorado Business Park businesses.

Placing a luxury apartment project in Town Center builds on and strengthens the existing uses already in place. The new use will complete the walkable village environment by creating a place for people to Live, Work, and Play. The walkable nature of the project will bring more shoppers and diners and encourage local spending as opposed to furthering the sales tax bleed to other parts of the region. More shoppers and diners will help grow the sales tax base coming from Town Center and the immediate surrounding area. This positive impact come with fewer cars on the road than if the units were placed elsewhere in the county.

The project will also offer a housing type not currently available in El Dorado Hills. Prospective employers look for a variety of housing options for their employees in the immediate area and this project, unique to El Dorado Hills, would further business growth and development in the area. Furthermore, contractors, and other employees from my organization or others may find it as a place to live or for long term housing. Given that we have a shortage of hotel space and high quality apartments in El Dorado Hills, this is an excellent solution. Unfortunately, many end up in locations in Folsom and out of our community that results in a loss of vital taxable revenue our County could benefit from.

We are hopeful the Board of Supervisors sees the value in the project to the business community and community at large. It is important to take a proactive approach with all agencies to be assured of their engagement if this project is to have an opportunity of moving forward.

Respectfully,
Brad Jenkins
President
O1 Communications



El Dorado Hills Apartment project in Town Center

Mary Lou Giles <mlgiles18@yahoo.com>

Sat, Aug 23, 2014 at 3:00 PM

Reply-To: Mary Lou Giles <mlgiles18@yahoo.com>

To: "rich.stewart@edcgov.us" <rich.stewart@edcgov.us>, "dave.pratt@edcgov.us" <dave.pratt@edcgov.us>, "tom.heflin@edcgov.us" <tom.heflin@edcgov.us>, "walter.mathews@edcgov.us" <walter.mathews@edcgov.us>, "brian.shinault@edcgov.us" <brian.shinault@edcgov.us>, "charlene.tim@edcgov.us" <charlene.tim@edcgov.us>
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To: El Dorado County Planning Commission

The hearing for the above named project will be held on Sept. 11. I urge you to stand by your previous decision to require a full EIR, or to deny the recommendation for approval.

This project trades prime job creating commercially zoned land for high density residential in order to benefit a single out of county developer. There is no need for this kind of housing in our county; there is, however, a dire need for commercial development that will create jobs.

Moreover, setting a precedent for residential density of 55 units per acre in our county is absolutely unacceptable.

I will remind you that you are public servants, and bound to act in the public interest. Also, I will remind you that every land use and planning decision is now under close and jaundiced scrutiny. I suspect that there is great pressure by developers to rush projects through before the people speak in November. You will be judged by how well you withstand this pressure, and adhere to the processes designed to protect residents from those seeking profit at the expense of the public good.

Yours very truly,
Mary Lou Giles
Cameron Park