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## Regarding Item #4 on the 9-11-14 agenda - File # 14-0769

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Re: 9-11-14, Agenda #4. File #14-0769; Alexandro Economou / Spanos Corporation, Applicant

In the applicants comments they state that, *"The project's RDGDS establish a maximum residential building height of 60 feet, up to a maximum of five stories, and maximum parking structure height of 60 feet with up to five tiers."* Yet the examples given for design of the apartments show a 4 story building. This needs to be corrected. Has the five stories been reduced or is the visual submitted an incorrect depiction of the project? Also stating that, *"The proposed project would be .......significantly lower than the highest point on the theater",* misleads the public into believing that the apartments would be not as tall as the theatre. The reason that the apartments are significantly lower than the theater, is due to the fact that the two properties are at different elevations. The theatre property sits much higher than the apartment property. Also the apartments do not match the architecture of Town Center. The design is cookie cutter to other high density apartment complexes built by this same company. The buildings within Town Center are unique to El Dorado Hills. This developer should not be given special favors to impact our resources and services with little to no benefit to the County.

I find that the Staff's responses to the applicants issues are extremely bias towards this developer. The responses should weigh the negative and positive aspects to the project in order for the Planning Commission, Board of Supervisors and the Public to make informed decisions. This project sets a precedence for violating about every standard practice for development allowed for within El Dorado County. What good are basic rules and standards if those with authority can allow out of county special interests to be exempt from those standards?

Another issue not adequately addressed in regards to this project is the water. The county should stop the practice of allowing projects based on water that is just on paper, or assumed to be acquired in the future.

The Staff response statement,*"By the year 2035, there would be approximately 42,995 acre-feet annually of surplus available water supply during a normal year, 7,225 acre-feet annually during a single dry year, and 12,404 acre-feet annually of surplus available water supply during Year 3 of a drought after meeting existing and anticipated development **as well as EID securing planned new water sources",*  is based on the County acquiring more water rights in the future. In the recent study by U C Davis Study it was discovered that the State has given away 5 times the water rights that California has the ability to produce;  See attached link: http://news.ucdavis.edu/search/news_detail.lasso?id=10999
The County cannot base it's approval of future projects on the possibility of acquiring future

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water rights.  Just because future water rights and infrastructure is in the Capital Improvement Plan does not mean that the County will ever acquire those rights.  There are too many assumptions in the previous statement from Staff.  What is the "anticipated" development? What if everyone that has a parcel they can develop by right, shows up to pick up their meter?  Since EID does not account for already by right properties that were previously approved based on the same available meters, the numbers in the report are not verifiable.

Also depending on the ability for EID's Drought Preparedness Plan to be implemented in order for the developers to be able to move forward with this project  is irresponsible to the health, safety and welfare of the existing residents, businesses and farmers of El Dorado County.  If the County plans to move forward with this project a full EIR must be done to determine whether this project will impact the health, safety and welfare of it's citizens.


Sue Taylor

for Save Our County

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