

PC 10-10-13
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Oct. 8, 2013

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El Dorado County Planning Commission
2850 Fairlane Court, Placerville, CA 95667
Fax: (530) 642-0508

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PLANNING DEPARTMENT

Dave Pratt, Chair, District 2
Walter Mathews, First Vice-Chair, District 4
Tom Heflin, Second Vice-Chair, District 3
Rich Stewart, District 1
Brian Shinault, District 5

Re. the Commission's Oct. 10, 2013 meeting and the General Plan Amendment for the
A13-0007/2013-2021 Housing Element.

I have read the Housing Element and would like to express my concerns related to Policy HO-1.5 "The County shall direct higher density residential development to Community Regions and Rural Centers."

I don't think community regions and rural centers are the correct location for higher density residential development and I do not understand why you would set this as your goal. It seems to me there is opportunity within already developed areas to accommodate higher density residential development. For example, there are some sites along Cameron Park Drive that are now zoned commercial that might be better for higher density housing – it seems like even as new strip malls or offices are built, there is similar space for lease nearby. There may be similar commercial proposals located near Highway 50, which serves as a main corridor for commuters. I believe locating higher density housing in areas such as this will reduce traffic in rural areas and would also support current and future public transit since there already is higher density in surrounding neighborhoods. Public transportation is most effective in more urbanized areas.

Thank you for your consideration of my comment.

Sincerely,

Susan McClurg
1871 Carl Road
Rescue, CA 95672