



The BOSFOUR <bosfour@edcgov.us>

EDHAPAC TGPA & ZOU letter for 2/27 BOS meeting

1 message

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Sun, Feb 26, 2012 at 10:14 PM

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Dear EDCo BOS, Planning Commissioners and Planning Department staff,

Attached please find a letter from the El Dorado Hills Area Planning Advisory Committee (EDHAPAC) in reference to the time specific 1:30 PM TGPA/ZOU Board agenda item for tomorrow. Regrettably I will not be able to attend the meeting personally, but our Vice Chair Jeff Haberman and John Raslear plan to be in attendance. Jeff plans on speaking to the Board on this item. Please ensure that our correspondence is included in the meeting documentation package.

Sincerely,

John Hidahl
EDHAPAC Chairman

 **BOS2.27.12TGPA-ZOUletter.pdf**
1460K



El Dorado Hills
Area Planning Advisory Committee
1021 Harvard Way
El Dorado Hills, CA 95762

2011/12 Board
Chair
John Hidaht
Vice-chairman
Jeff Haberman
Secretary/Treasurer
Alice Klinger
Kathy Prevost

February 27, 2012

John Knight
Chairman of the EDCo BOS and
District 1 Supervisor
2850 Fairlane Court
Placerville, CA 95667

Subject: El Dorado County Tentative General Plan Amendment (TGPA) and Zoning Ordinance Update (ZOU)

Dear Supervisor Knight,

As you may know, the El Dorado Hills Area Planning Advisory Committee (EDHAPAC) was founded in 1981 by Supervisor Bob Dorr to provide public input for the then 'new' area plan for the El Dorado Hills and Salmon Falls area. The original EDHAPAC committee consisted of about 30 volunteers from the EDH and Salmon Falls. Since 1990, the EDHAPAC has been operating as a standing committee of the El Dorado Hills Community Council (EDHCC), which was created by former Supervisor Sam Bradley. Although several APACs were created in the 1981 timeframe, the El Dorado Hills APAC has the unique distinction of being the only surviving and continuously operative APAC over the 31 years since its inception. While the EDHAPAC is only an advisory committee to the County, over the years, its recommendations have made a difference in helping ensure that an effective balance between developer interests and community/regional infrastructure needs are achieved.

With the County's recently adopted 'Resolution of Intention' to change the General Plan and the Zoning Ordinance and separately establishing a Travel Demand Model, APAC has formed three new subcommittees to analyze the County's proposed changes and provide comments/concerns related to the impacts and benefits that the proposed changes will likely have on EDH. The APAC TGPA& ZOU subcommittee will focus on the overall proposed changes to EDH at large and is co-chaired by John Hidaht (APAC Chairperson) and Jeff Haberman (APAC Vice Chairperson). The second is the Green Valley Road Corridor (GVC) subcommittee which will focus on the specific impacts of the proposed changes in this EDH area (especially traffic/circulation impacts) and is Chaired by Norm Rowett (EDHCC Chairperson). The third subcommittee is the Latrobe/White Rock Road corridor (LWRC) which will focus on the specific impacts of the proposed changes in this EDH area (especially traffic/circulation impacts) and is Chaired by John Raslear (long standing APAC member).

We herewith request that the County include the EDHAPAC in all correspondence related TGPA & ZOU that affects El Dorado Hills. We are aware of and commend the County for establishing a dedicated website for the purpose of communicating general information to the public, but APAC fully recognizes as the saying goes, 'the devil is in the details'. We support a clear and timely communication process and the dissemination of 'complete' packages of information that go beyond what County typically provides to APAC for project reviews. We further suggest that the County identify a location on the website where individual and group comments (i.e. EDHAPAC folder) can be posted. By sharing information/ideas across the entire County spectrum of communities, we believe that comprehensive mitigation measures can be identified as part of the CEQA initial study process.

Several of the specific CAO recommendations for consideration of changing some of the key tenets of the current General Plan are disturbing to say the least. For example, the proposed reductions in the Open

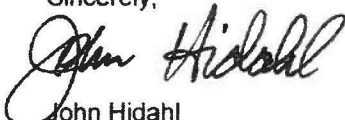
Space requirements within high density residential parcels are incompatible with the current villages/subdivisions in EDH. Furthermore, the proposed changes to the requirements for a Planned Development (PD) application to increase densities within HDR and multi-family above the current maximums is ill-advised, based upon the desires of the vast majority of residents within EDH. Similarly, proposed revisions to allow narrower streets and roadways must be carefully analyzed from a public safety and emergency vehicle accessibility/resident evacuation perspective. The current road standards were established because they meet the minimum requirements for a viable village/subdivision. Arbitrarily changing well proven community design standards to facilitate higher density subdivisions would be irresponsible.

The influence that Measure Y ultimately had on the 2004 General Plan was very significant to the residents of El Dorado Hills and many other communities. The County expended significant taxpayer's dollars to incorporate the 'voice of the voters' into the approved General Plan. We hope that this past experience will help preclude the recurrence of a similar situation through open and constructive dialogue on the proposed changes.

In closing we would like to express our appreciation to the BOS and County staff for conducting the series of Land Use meetings, with the 1st of six being held at the El Dorado Hills Community Services District Pavilion a week from today on Monday March 5th from 6-8 PM. We hope that this will be an effective start for the community dialogue to follow and help ensure that the 'voice of EDH' and all of the other communities within El Dorado County is clearly understood throughout this extended process.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703.

Sincerely,



John Hidahl
APAC Chairman

cc: El Dorado County Board of Supervisors Districts 2 thru 5
El Dorado County Planning Commission
El Dorado County Planning Department
APAC Read File