

Cool-Pilot Hill Advisory Committee

Post Office Box 22
Pilot Hill, CA 95664

January 29, 2011

El Dorado County Board of Supervisors
330 Fair Lane
Placerville, CA 95667

COPY SENT TO BOARD MEMBERS
FOR THEIR INFORMATION

DATE

2/1/11

cc: *Dev-Services
Agenda Clerk*

Re: Sundance Subdivision
Pilot Hill, CA

Dear Members of the Board,

The Cool-Pilot Hill Advisory Committee (CPHAC) has been following the proposed Sundance Subdivision since Mr. Beauchamp began his plans to subdivide his parcels. At first, there appeared to be a real benefit to the community in supporting the subdivision plan as was originally proposed by Mr. Beauchamp. Not only was Mr. Beauchamp proposing open space and an equestrian trail through the parcels, which would allow for critical trail connections in the future, the prospect of bringing GDPUD water into the area to serve not only his new subdivision but adjacent parcels that were (and are), quite literally running out of water, all helped to mitigate our ongoing concerns of converting agricultural land to residences and the added traffic burdens on our local roads.

Over time, for a variety of reasons, Mr. Beauchamp's plans changed. He has now presented a project that is quite different than the original plan. There is no open space or equestrian trail. There is no GDPUD water being brought into the area to serve the subdivision. Instead, he proposes to drill wells in an area where existing residents' wells are failing and give nothing back to our community for the privilege of subdividing.

Mr. Beauchamp bought the property as agricultural land. In fact, the Agriculture Commission has consistently found this property to be agricultural in nature and has recommended a denial of its conversion from agricultural land to residences. Whether Mr. Beauchamp bought the property with an intent to preserve its agricultural heritage or whether he hedging his bet that he'd get a re-zone and density change so he could reap a huge profit from his investment, he is now seeking to subdivide the property for his profit alone.

The subdivision proposal that is now before the Board has changed so much over the past few years that now it only takes from our community. It takes water from

its neighbors. It adversely impacts our roads. And it forever removes agricultural land from our county and our children's futures. The community gets nothing and Mr. Beauchamp reaps the profits.

Subdividing property is a privilege, particularly when it entails a change in zoning and land use from the zoning and land use that was in place at the time the property was purchased. We believe that, in order to support such a proposal, our community must get something back in return for the privilege of subdividing. With Mr. Beauchamp's Sundance proposal, we get nothing - except negative impacts, which we will be mitigating for decades after Mr. Beauchamp sells his last lot and moves on to another development project.

Because this project adversely impacts our community and we receive no benefit whatsoever from the discretionary action in approving the project, the Cool-Pilot Hill Advisory Committee has voted unanimously against the subdivision. We ask that each one of you honor our community's interests and vote to deny the project.

Thank you for your thoughtful consideration.

Sincerely,

A handwritten signature in black ink, appearing to be 'Larry Ring', written over a horizontal line.

Larry Ring, Chairperson