



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

2013 Board
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February 20, 2013

Roger Trout
Development Services Director
2850 Fairlane Court
Placerville, CA 95667

Subject: Revised Initial Study/Mitigated Negative Declaration for the project General Plan Amendment A11-003/Rezone Z11-0004/Planned Development PD11-0002 Parcel Map P11-0003/Green Valley Center

Reference: APAC letters submitted on July 13, 2011, February 20, 2012, March 16, 2012, October 15, 2012 and November 26, 2012 Subject: Winn Commercial project at Green Valley Road and Francisco Drive

The Green Valley Corridor Subcommittee (GVC) met on Wednesday February 20, 2013 and reviewed the Revised Mitigated Negative Declaration for the rezone from Single Family Residential (R1 PD) to Commercial with the Planned Development (C-PD) overlay as required by General Plan Policy 2.2.6.1. The property, identified by APN 124-140-339, consists of 6.85 acres, and is located at southeast corner of Green Valley Road and Francisco Drive in the El Dorado Hills area.

The GVC subcommittee reiterates APAC's Non-Support for the proposed General Plan Amendment. The Mitigated Negative Declaration (MND) is not adequate for a General Plan Amendment from residential to commercial where the specific uses of the commercial project are undefined.

The Mitigated Negative Declaration submitted on February 6, 2013 fails to identify any mitigation measures for the potentially significant impacts that the change in land use will cause to the environment. The MND's mitigation measures are future studies which are not adequate mitigation measures for the significant impacts. The MND should evaluate the worst case environmental impact scenario that could be achieved if a commercial plan is not available when considering a land use change. In previous letters, APAC has formally requested that a full EIR be prepared before the General Plan Amendment is considered and all of the impacts are fully evaluated before approval of the land use change.

It's the subcommittee's opinion that the location, traffic circulation patterns and small parcel size is not appropriate for commercial land use for this parcel. The previous commercial plan for the parcel had a multitude of significant impacts with inadequate mitigation measures.

The GVC subcommittee will submit its recommendation to the full APAC committee at the regular March APAC meeting.

If you have any questions regarding this letter, please contact John Hidahl at 916-933-2703 or Norm Rowett GVC subcommittee chairman 916 933-2211

Sincerely,

John Hidahl

John Hidahl
APAC Chairman

cc: El Dorado County Planning Department
APAC Read File