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EL DORADO COUNTY

REQUEST FOR CONSIDERATION OF GENERAL PLAN LAND USE DESIGNATION
SITE SPECIFIC REQUEST

APPLICANT INFORMATION:

Property Owner's Name: ANN WILSON

Mailing Address: 4150 FOXWOOD LANE Shingle Springs

Telephone Number: (916) 677-1894

Agent (if applicable): _____

Address: _____

Telephone Number: (_____) _____

PROPERTY IDENTIFICATION:

Street Address (if applicable): N/A

*Assessor's Parcel Number(s): 067.270 - 22, 23, AND 30

Parcel Size/Total Acreage: 28 ACRES

REQUESTED LAND USE:

Summary description of proposed use of property: PLEASE SEE ATTACHED LETTER.

Statement of appropriateness of the proposed land use: PLEASE SEE ATTACHED LETTER.

SIGNATURES: Owner: Ann Ryan Wilson Date: 3/7/95

Agent: _____ Date: _____

*Attach a copy of the Assessor's Parcel Map indicating the subject property.
Please deliver or mail completed forms to: El Dorado County Planning Department,
Attention: Pierre Rivas, 2850 Fairlane Court, CA 95667.

95682

March 28, 1995

Mr. Pierre Rivas
2850 Fairlane Court
Placerville CA 95667

RE: Wilson Estates, Assessor's Parcel Numbers 067-270-23, 067-270-22, 067-270-30.

Dear Mr. Rivas,

This letter provides additional information to the site-specific request on the above mentioned parcels.

This site is one of the top sites in the County for supporting high density land use. Based on the existing infrastructure and the location of this site, the site is more capable of supporting higher density than most. A preliminary plan has been done, and higher density would allow for a more creative use of the property, with fewer environmental impacts and more benefit to the community at large, while at the same time serving the need for some high density areas within the county.

This letter addresses two items on the attached "REQUEST FOR CONSIDERATION OF GENERAL PLAN LAND USE DESIGNATION -- SITE SPECIFIC REQUEST"

1. Summary description of proposed use of property:

The site currently has a land use designation of medium density residential. The site is currently proposed for HDR, High Density Residential Land Use designation. According to Sedway & Cooke's million dollar study, this area was proposed as high density. Later, due to Bill Center's political agenda, this property was changed back to medium density residential and is currently medium density residential according to the public review draft, the alternative, and the project description.

2. Statement of appropriateness of the proposed land use:

The alternative to the requested land use designation is the current land use designation, medium density residential, and the current zoning, R1A. For infrastructure, environmental, and aesthetic reasons, R1A is less environmentally sensitive and less economically feasible to the County as a whole than the proposed R1 would be.

Infrastructure

This site is among the few remaining areas in the County suitable for higher density from an infrastructure perspective. It is close to the western edge of the County, where higher densities are occurring due to significant economic and social forces of a larger context. It is in the proximity of other higher density estates, such as Sterlingshire, which is right down the road. It is bordered by Green Valley Road on one side and Malcom Dixon Road on the other, suitable roads from a capacity standpoint.

Furthermore, this subdivision could provide an access between these roads. No houses would have driveways on this connector, avoiding mistakes that have crippled the development of suitable parcels in other parts of the County. This would be a substantial improvement to the secondary roads that are becoming more strategically important alternatives to major transportation routes as proposed not only by the County but also the nation as a whole -- notice the recent transportation act passed by Congress, which allocated funds toward secondary roads as opposed to highways.

Water and sewer infrastructure run right up to the site. It is part of an area that is already planned for service by the El Dorado Irrigation District. As part of the AD3 Assessment district created in 1985, the

owner has been paying assessments for this service. It would seem a shame to require extensive pipelines built in more remote areas of the County when these already exist.

Environment/Aesthetics

From a superficial analysis, it may appear that medium density is always better than higher density in terms of environmental and aesthetic concerns. However, a project has been developed based on a slightly higher density than that of medium density residential, and there are a number of reasons that support eventual R1 zoning instead of R1A zoning for this property.

First, R1A encourages a grid-like subdivision of this beautiful 28 acre site into 28 one-acre parcels, with little open space, a fenced off atmosphere, and park in lieu fees instead of dedicated land for parks. By allowing a smaller parcel size, a more suitable design can be achieved from an environmental and aesthetic standpoint. If one-third acre parcels were allowed, 55 lots would still leave almost twelve acres for open space and a community park. The value of this land, at a conservative \$50,000 per acre, is over half a million dollars, which would be a valuable asset to the Community. Compare this to areas such as Wild Oak Park, which was sold to the community at a price of over \$150,000 per acre!

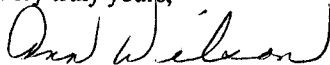
A continuous open space would allow pedestrian access from one end of the site to the other, and a community space common to all residents, maintained by a homeowner's association. This dedication is more than just lip service regarding non-vehicular transportation in this County, and is very flexible. From a community standpoint, this space is a much higher use as park land than as mere backyard. From an aesthetic standpoint, it would create a buffer on the site from Green Valley Road, protecting residents while at the same time reducing the visual impact on Green Valley Road to almost nil. Witness past mistakes such as Green Valley Hills, with unavoidable visual impacts from Green Valley Road and other parts of the County.

Second, this community, especially with the lower impacts associated with higher density rather than medium density, has no substantial opposition from the neighbors or the community. The only exception would be the large out-of-county landowners who try to limit development outside their own monopolies.

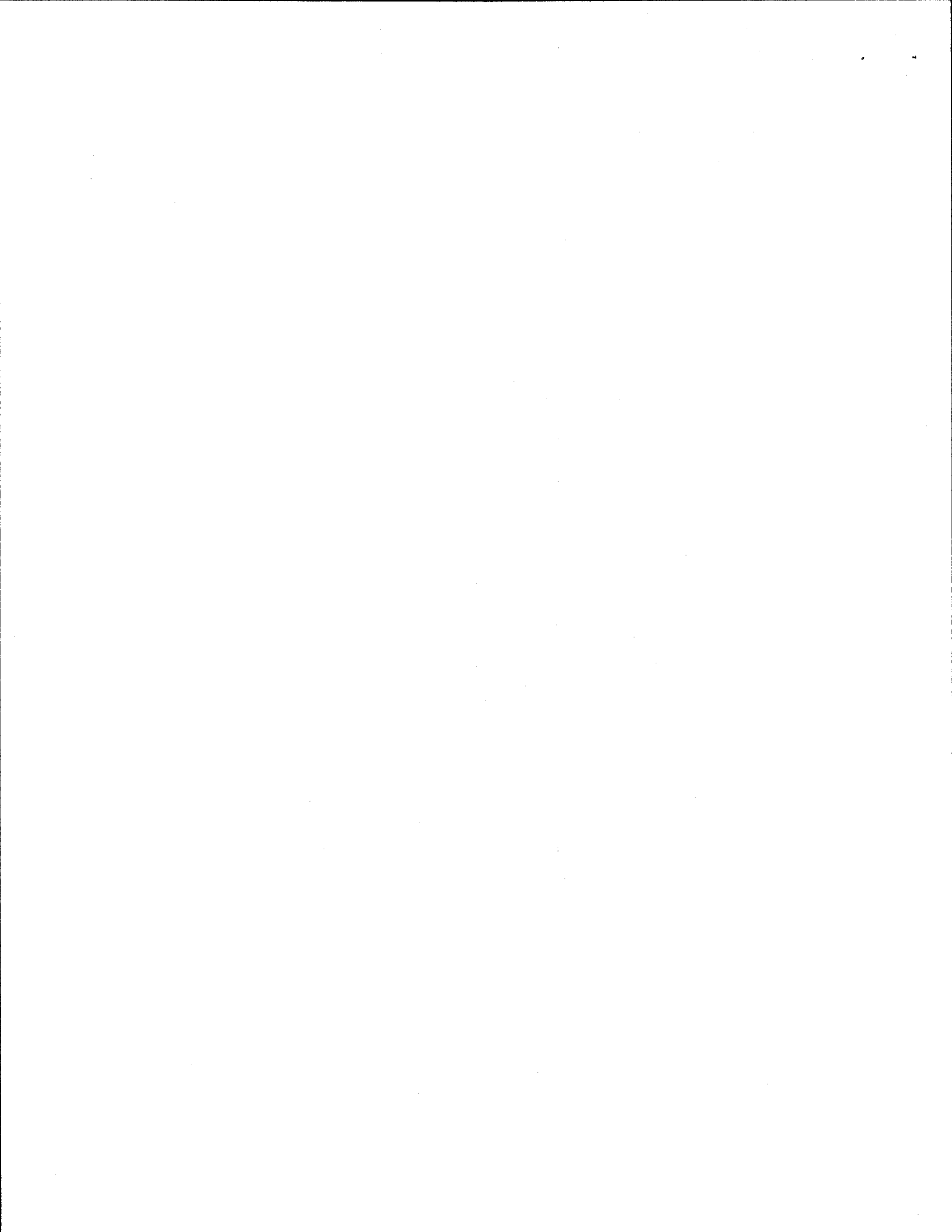
Third, the impacts to the environment would be less with higher density than medium density, because of the ability to better cluster the development in the suitable part of the site, while leaving the creek area to the eastern part untouched and additional contiguous open space throughout the site. This parcel is being designed with the utmost regard to site compatibility, to a degree that is rare in this county. No substantial trees will be impacted, and by allowing a park-like setting for twelve of the site's twenty acres, more natural vegetation will exist and more trees can be planted in these buffer areas. EID water means no local ground water pumping and EID sewer means no impacts to ground water from septic systems.

In closing, the current design under medium density would allow 28 parcels, approximately 1 acre gross density, with no open or park space, and typifies the lack of flexibility and thought that characterize all too many projects in El Dorado County. The proposed design for the property should the land use designation be changed to high density envisions 55 parcels on 28 acres, approximately 1/2 acre gross density with 12 acres of open/park space, a real change from the mistakes of the past committed in this County. But this can only be achieved in R1, not R1A zoning, and hence a high density, not medium density, land use designation.

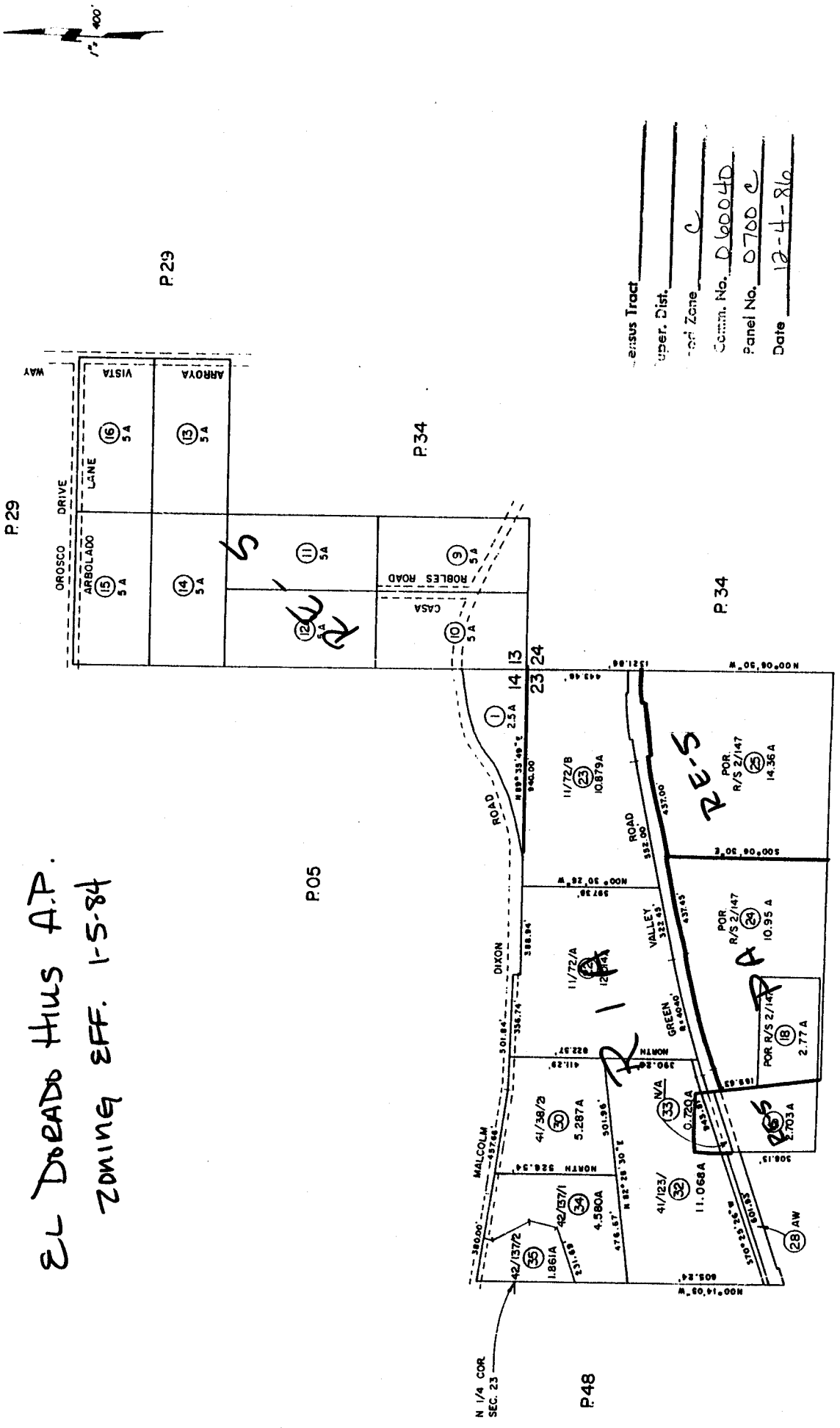
Very truly yours,



Ann Wilson



EL DORADO HILLS A.P.
ZONING EFF. 1-5-84



e-r-us Tract _____
 u-per. Dist. _____
 o-f Zone _____
 C-m-m. No. D 6004D
 P-anel No. 0700 C
 D-ate 12-4-86

1-30-95
 Assessor's Map Bk. 67 - Pg. 27
 County of El Dorado, California

NOTE Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

