

to Planning Dept
June 2, 2003
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RECEIVED
PLANNING DEPARTMENT

Planning Commission
El Dorado County Planning Department
2850 Fairlane Court, Placerville CA 95667

RE: El Dorado Hills Community Region: APN's 067-270-22, 067-270-23, and 067-270-30.

Dear Commissioners:

I once sat where you sit now. I was El Dorado County planning commissioner from March of 1994 to July of 1996. I worked on the plan that, in one form or another, sits before you now. From this experience, I know you have a job as thankless as it is necessary, and I applaud your efforts and thank you for your time. It is vital to the future of our community.

I am writing to request that the land use designation and zoning be preserved on the following parcels: 067-270-22, 067-270-23, and 067-270-30. They total approximately 30 acres.

Under two of the prospective general plan alternatives, the line of the El Dorado Hills Community Region would move to coincide with the western edge of our property – thereby barely excluding it. In turn, this small shift would result in a substantial land use change from HDR to LDR, and downzoning from current 1 ac parcels to 5-10 acre parcels. There are several reasons for preserving the existing land use designations.

First and foremost, this land is truly within the Region, whether the line is drawn there or not. (I love that old quote: don't confuse the map with the territory.) Future development of these parcels is appropriate and will not encourage sprawl or leapfrog development. They are surrounded by roads and nearby housing, and are near existing water and sewer and other development infrastructure. They are entitled to their fair share of water, and the meters are available. Over half of the County's 1,800 square miles are federally owned, or otherwise off limits to further development. Few spots in the county exist this close to development resources, and this should continue to be reflected in the Land Use Designation and Zoning.

We recognize that fairness dictates the same opportunities for future generations that we ourselves have had. The fact is that every house now sits on land that was once vacant. We purchased this land in 1989 with the reasonable expectation that the land use and zoning on the land would remain. That is, quite simply, all we request now.

Due to lawsuits and moratoriums, we can't develop now anyway. But the General Plan is a long term planning document, designed to accommodate 20 years of growth. By any reasonable, forward-looking planning doctrine, regardless of what side of the political spectrum one is on, this parcel should be part of that growth.

Thank you again for your hard work. Please call me directly at work at (415) 616-6152 to discuss this at your convenience should you wish to do so.

Sincerely,

B.W. Veit

Brian W. Veit and Katie Ryan
Also On Behalf of:
John & Lisa Vogelsang
Jim and Julie Beecher
Ann R. Wilson

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BOARD OF SUPERVISORS
EL DORADO COUNTY

Cc: El Dorado County Board of Supervisors: Charlie Paine, David Solaro, Rusty Dupray, Helen Baumann, Carl Borelli, 330 Fair Lane, Placerville, CA 95667, (530) 621-5390, FAX (530) 622-3645;
Mr. John Upton, City Councilman, South Lake Tahoe, 1052 Tata Lane, South Lake Tahoe CA 96150.