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12/5/17 BOS agenda item #36, file #13-0561

BOS 12/5/2017

1 message

Lori Parlin <loripar@yahoo.com>

Sun, Dec 3, 2017 at 9:12 PM

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Dear Supervisors,

We request that you continue to support the time and effort that has already been made toward a Shingle Springs Community Plan. Please direct staff to work with Shingle Springs to create a Community Plan as outlined in our November 7, 2017 comments, which are attached.

Thank you,

Lori Parlin on behalf of

**Shingle Springs Community Alliance, No San Stino's Mill Creek, and Stop Tilden Park**


*Keeping Shingle Springs rural*

[www.ShingleSpringsCommunityAlliance.com](http://www.ShingleSpringsCommunityAlliance.com)

[www.StopTildenPark.com](http://www.StopTildenPark.com)

[www.NoSanStino.com](http://www.NoSanStino.com)

[www.facebook.com/ShingleSpringsCommunityAlliance](http://www.facebook.com/ShingleSpringsCommunityAlliance)

 11-7-17 SSCA comments on LRP matrix File 16-0069.docx  
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Dear Supervisors,

Please support staff's recommendation for the Long Range Planning Projects matrix to make community planning a Priority 1.

As stated in Dave Defanti's April 4, 2016 Staff Report (attached for your reference), Shingle Springs residents are ready to initiate the process immediately. Here is an excerpt from the Staff Report:

**Shingle Springs (Community Region)**

Staff met with a small group of Shingle Springs residents multiple times over the last few months to discuss community planning. The same residents also hosted a community meeting in March to discuss community planning and other topics. The message communicated at this community meeting was consistent with discussions with staff and the scope described below as staff understands the intent.

General Scope: Create design standards for commercial and multi-family zoned land and a formal process to ensure that new and renovated buildings comply with the standards. The standards would likely address building design and architectural elements (e.g., style, color, materials, etc.) and land use compatibility (e.g., buffers between these uses and adjacent single family residential development). There was also discussion about having tailored standards for the train depot located on Mother Lode Drive, East of South Shingle Road. Other issues raised included undergrounding overhead utilities and removing illegal signs.

Process: The Shingle Springs residents that staff spoke with anticipate seeking a Board adopted community plan and want to initiate it immediately. They anticipate the plan would be created consistent with the County's adopted General Plan and no General Plan Amendment would be required. They do not anticipate any changes to "base" zoning, but may want to rezone commercial and multi-family zoned lands to add an overlay that would require design review to ensure consistency with proposed Design Standards.

Potential Staffing/Funding Requirements: Potentially annual 0.3-0.5 FTE, anticipated 1-2+ year process. May include professional services assistance for creating design standards (e.g., architectural renderings, graphics, prototypes, etc.). Staff anticipates a Negative Declaration with a chance for an EIR. A Negative Declaration would be prepared by staff, but may require additional technical studies that may need to be outsourced, whereas an EIR would be conducted by a consultant, with a cost estimate of \$100,000.

In addition to what was included in the Staff Report, additional issues have been raised since that time and are appropriate and necessary for Shingle Springs to maintain its identity as "a peaceful country community with ranches and homes on acreage." These include:

Signs: Residents participated in the Sign Ordinance update process and many of their concerns were addressed in the final ordinance, but several were not. Including restrictions beyond the Sign Ordinance within the Shingle Springs Community Plan would make signage less impacting to the environment, and therefore not require further CEQA.

Oak Trees: Residents participated in the Biological Policies Update and many of their concerns were not addressed in the final ordinance. Due to this, Supervisor Novasel stated at one of the hearings that communities could include Oak Tree policies in Community Plans. It is anticipated that Shingle Springs will include Oak Tree restrictions in their Community Plan that are more stringent than what has been adopted by the County, which would be less impacting to the environment, and therefore not require further CEQA.

Community Region Boundary Line: Shingle Springs residents have made ongoing efforts to contract or remove the Shingle Springs CRL. Due to the differing opinions from attorneys as to whether or not this item can be pursued without further CEQA analysis, the issue of contracting or removing the CRL will be set for a future phase of the Shingle Springs Community Plan.

Economic Development: The potential for economic development in Shingle Springs is exciting! Working in conjunction with the El Dorado Western Railroad will bring the vision for a rail station parkway to fruition and create a hub for economic and social activity near the existing train station. With support from the Community and Economic Development Advisory Committee and talented community members with specialized skills, we anticipate that we will be able to complete much of work on the Community Plan ourselves to minimize the workload on County staff.

With your support, the residents of Shingle Springs are ready to move forward and continue the process of creating a much-needed Community Plan that will bring clarity to both residents and developers for both land use and economic development in our community.

Please support the staff's recommendation to make Community Planning a Priority 1 in the Long Range Planning Project matrix.

Thank you,

Lori Parlin  
on behalf of the Shingle Springs Community Alliance