Subject: Fw: TGPA, OZU

To The El Dorado County Board of Supervisors:
I am asking that the Board not approve the Chief Administrative Officers recommendations to:
1) Authorize staff to revise Attachment 4E, Draft Zoning Ordinance to include items identified on ERRATA Sheet #2 dated May 15, 2012;
2) Authorize staff to release the Notice of Preparation to inform of the County's intent to prepare an Environmental Impact Report (EIR) for the Targeted General Plan Amendment and Comprehensive Zoning Ordinance Update (CEQA Guidelines, Section 15082) and solicit preliminary comments from the public and public agencies; and
3) Approve the following schedule for next steps in the process:
– Weeks of June 18, 2012 and June 25, 2012 - Scoping Meetings within the Communities of; North County, South County, Myers, Camino/Pollock Pines, El Dorado/Diamond Springs, Cameron Park and El Dorado Hills.
– June 28, 2012 Planning Commission workshop for Public Agency Comments.
– Early July 2012 - Close Public Comment Period for NOP (45 days from release.)
– Week of July 16, 2012 - Board Zoning Ordinance Workshop.
– End of July 2012 - Board authorization to release project to consultant for preparation of final Project Description and draft Alternative.
(Refer 5/1/12, Item 38) (Est. Time: 90 Min.)
FUNDING: General Fund.
County
The public should understand more fully the logic and motivation behind these proposed GP Amendment changes and Zoning Ordinance changes.The ROI adopted by the Board back in Nov. 2011 and used as the framework of the scope for the TGPA & ZOU is heavily developer skewed and has not provided for public input regarding a balanced scope to be analyzed. There has not been any public scoping workshop meetings yet in El Dorado Hills as we've formality asked for and as the Board directed staff to do back in Feb. BOS Meeting. Only a initial outreach meeting held at the El Dorado Hills CDD March 5th, 2012 identifying the TGPA & ZOU process we were told by Shawna Purvines and Kim Kerr of the CAO's office that El Dorado Hills would get a public scoping meeting in April. It didn't happen. The last two BOS meetings we have made clear we want to have input on scope before approved to go to an EIR. The recommendation by the CAO have the scoping meeting after the approval and moving forward with analysis of the limited scope. This makes no sense and is not fair to the people. This being an election year and I would think it would be so important to show balance and inclusion especially when a focused group of residents looking to protect the interests of existing residents are so heavily involved and asking for transparency, fairness and representation. The CAO's office wants the Board to approve this description for the scope of the EIR of the TGPA on May 15th. This should not be hurried to the Board for approval before a more transparant and inclusive scope is included for analysis to achieve a more representative and balanced TGPA & ZOU.
There are many people voicing a concern that the CAO's office is rushing ahead with the process to put in place policies that will take away or lessen transportation requirements for developers of large projects in the Community Regions such as El Dorado Hills and as a way of encouraging them the County is looking for ways to reduce their costs by reduction in standards, reducing the requirement for when offsite traffic improvements are required, or not requiring any transportation off site improvements at all at occupancy, pushing out long term improvements from the 10 year CIP to 20 years to name a few. These are requests put forth by EDAC that will be analyzed in the TGPA & ZOU process . We also want our fair representation of the following to be included in the scope for analysis in the EIR of the TGPA & ZOU.

Submitted by *Tara McCann*

at Board Hearing of 5-15-12

12-0267.5N.1

1. A Community Overay of El Dorado Hills inclusive of some localized Historic overlay/s to analyze zoning structure, compatibility's, required traffic safety improvements tied to discretionary projects that are site specific for Community Region needs as a result of the more dense community region corridors. Analyze worsen conditions and develop specific policy for mitigation's that are realistic and timely when approved for projects. Analyze densities in the Community Region of El DOrado Hills that still retain the character of Community Identity and Compatibility of existing Land Uses so that we don't end up with 8 houses per acre right along side the rural region or 5 acre parcels. Analyze Community Region specific Transportation Circulation Elements as a mechanism for determining when offsite improvements are warranted or needed for public safety such as left turn lanes and two way turn lanes in the middle between two lane of opposing traffic.

2. Standards overlay of El Dorado Hills.

3. Planned Development Policies to keep character of El Dorado Hills

4. Open Space requirement of 30% for all Planned Developements and not 86ing planned developments in the Community Regions. And no in lue of fees. More open space for higher densities.

5. Analyze no build on ridgelines and slopes over x%.

6. Analyze no unilateral zoning changes just because they are not consistant with the General Plan. The law states The General Plan and Zoning ordinance shall be consistant it does not state the Zoning Ordinace has to be consistant with the General Plan. If zoning can not be changed to make General Plan valid due to incompatibilty with existing land use or worsen conditions that can not be mitigated in a realistic time frame or are monetarily unrealistic then analyze a chnage in land use designation for the General Plan.

7. All Transportation Element changes, deletions, and reductions to be clearly identified as to why this benefits the impacted regions and who authored such change. (i.e. was it a Design Firm who also is doing the Engineerng and or acting as an Owners Agent for a large multi family Planned Development that would stand to benefit from such reductions in elements and standards.)

9. Add to page 19 of the Zoning Ordinance El Dorado Hills Community Plan Zones as is done with Meyers Community Plan Zones.

10. Recommend Design standards in final form (not Draft) before General Plan is approved and not move elements or policy's into any Draft documents.

11. Analyze economically by expanding Research & Development opportunity develop able sites in areas throughout the County. A large Industrial and R&D would be well suited for the Meyers area.

12. We are not in agreement with #1 of the Draft Zoning Ordinance's pg 54 17.24.010 definition to further the implimention of the Gerneal Plan Community Region by distributing the residential growth in to this vague sentence they mean El Dorado Hills. We want a clearer definition and an equitable distribution. We now have HOV lanes to Placerville there is no reason not to distribute High Density.Placerville is 12 miles away.

14. How does pg 54 17.24.010 hold consistent for imposing the Community Regions with the highest intesity clustered densities ? That is inconsistant with doing away with planned developement, open space, reduced riparian setbacks, removal wildlife corridor protections not to mention one of the biggest issue of how are you funding and adaquately assuring the transportation improvements are being met especially safety improvements at occupancy.

15. Pg 73 Draft ZO 17.27.010 It is the intent of this Chapter to protect historic building and areas, enhance turism and the economy of the county by preserving the scenic resources along specified routes and define and maintain a sense of community identity. This is our basis for EDH historic overlay to be incorporated in the EL Dorado HIlls COmmunity Overlay. .

16. Design Review Community - provide for individual DRC to develop design review standards for the protection, enhancement and use of places, sites buildings and structures in order to ensure sense of community.

17. Provide project review procedures which by its character or location requires special site design to minimize asthetic impacts on adjacent properties.

Tara Mccann