

LUPPU Update 10/30/12

1. TGPA & Zoning Ordinance Update

- a. The Notice of Preparation public comment period closes on October 31, 2012. We have received two (2) public agency comments, one from Caltrans and the other from the Native American Heritage Commission. We have also received two (2) public comments regarding the project description.
 - i. Purpose of Scoping
 1. To solicit verbal/written comments on the scope of the project, and
 2. Bring focus to the analysis of the EIR
- b. The Public Scoping Meeting was held at the Planning Commission on October 25, 2012 and four (4) members of the public commented on the project. Summary of those comments are as follows:
 - i. Valerie Zentner provided a summary of Agricultural related revisions made to the document following the initial release of the NOP and the Joint workshop of the Board and Planning Commission. She supported the project in its current draft moving forward into the analysis phase.
 - ii. Noah Brial discussed options for supporting wineries on Residential Estate zoned properties outside of the Community Regions.
 - iii. Kathye Russell supported the project moving forward for analysis.
 - iv. Tara McCann discussed the option of including into the project description an El Dorado Hills Community Plan prior to the project being released for analysis.
- c. An item to discuss next steps, including possible revisions to the project description and draft alternatives based on comments received, is scheduled for November 13, 2012 at 2pm.
- d. It is important to remember that NO DECISIONS are being made at this time. Final decisions will not take place until AFTER the environmental review.

2. A discussion on nonconforming uses is being continued until December 4, 2012.

With other items necessary to be completed in order to move the project forward and with the upcoming Board holiday break, staff recommends moving this discussion to December 4th in conjunction with the next LUPPU monthly update.

3. Travel Demand Model - Staff has received the draft land use forecast numbers from BAE Urban Economics. We are currently evaluating the methodologies for employment and housing (overall numbers and its distribution) as compared to Department of Finance, El Dorado County trends, Census, SACOG, and the Achievable Development methodology discussed by KHA at the Tuesday, May 1, 2012 Board of Supervisors hearing.

4. Due to the November holidays, we will return to the Board on December 4th for our next update which will include:

- a. LUPPU
- b. Travel Demand Model
- c. Housing Element
- d. Standard Plans
- e. Nonconforming Workshop