



Fwd: Public Comment for 9/30/13 meeting of the Board

2 messages

The BOSFOUR <bosfour@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Fri, Sep 27, 2013 at 10:44 AM

----- Forwarded message -----

From: **Ellen Van Dyke** <gvralliance@gmail.com>

Date: Fri, Sep 27, 2013 at 10:12 AM

Subject: Public Comment for 9/30/13 meeting of the Board

To: Ron Mikulaco <bosone@edcgov.us>, Ron Briggs <bosfour@edcgov.us>, Brian Veerkamp <bosthree@edcgov.us>, Norma Santiago <bosfive@edcgov.us>, Ray Nutting <bostwo@edcgov.us>

Cc: Green Valley Alliance <gvralliance@gmail.com>

Please find our public comment attached for the Supervisors review prior to the Board meeting Monday.

It is a quick read! - If you oh-so-capable assistants are able to confirm your Supervisor has seen it, we may not feel compelled to take up time on a busy agenda to formally 'present' it!


Thank you so much! -Ellen Van Dyke

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Thank you.

 **GVA PublicComment to BOS Sept 30th [Autosaved].pdf**
419K

The BOSTWO <bostwo@edcgov.us>
To: Jim Mitrisin <jim.mitrisin@edcgov.us>, EDC COB <edc.cob@edcgov.us>

Fri, Sep 27, 2013 at 1:26 PM

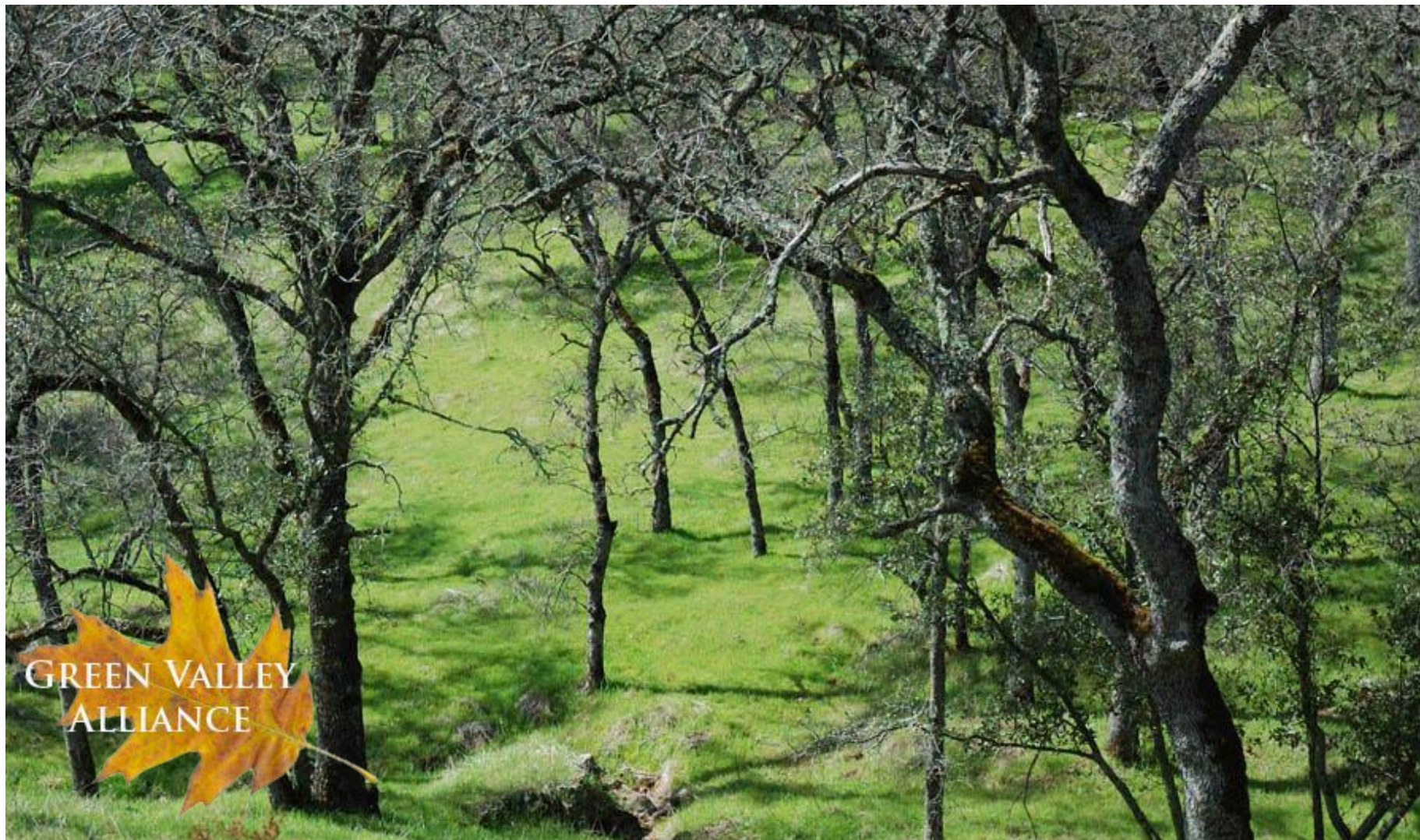
Thank you.

Kitty Miller on behalf of
Ray Nutting
El Dorado County Board of Supervisors
530) 621-5651

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 **GVA PublicComment to BOS Sept 30th [Autosaved].pdf**
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GREEN VALLEY ALLIANCE - Public Comment

Special Meeting of the Board: Sept 30, 2013

Green Valley Corridor Study

- The Board voted on July 30th to move forward with the Green Valley corridor study. Direction to staff was to return with an identified funding source, schedule, and draft scope of work.
- The 9/30/13 staff report indicates funding will be via the General Fund, and a schedule which includes time frames for community input is provided.

Thank you!

Due to the many residents we anticipate would like to have input, we would recommend increasing initial public outreach period to 4 weeks, or 11/1/2013, rather than the date of 10/16/2013 currently shown in the proposed schedule.

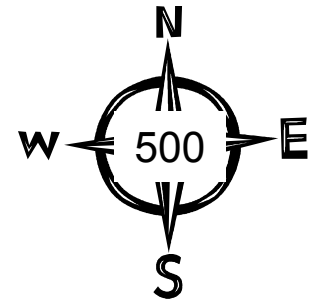
Measure Y and RCU

- We support Measure Y and are participating in the Rural Communities United (RCU) coalition efforts.
- Page 8 of the ‘Measure Y response’ staff report indicates county staff acknowledges Highway 50 is at Level of Service F, but Measure Y constraints continue to be ignored
 - There currently exists 12,000 homes in El Dorado Hills (EDH)
 - 6400 entitled parcels exist that could be built on today in El Dorado Hills alone
 - This is a 50% increase in traffic... 50% more cars headed to Hwy 50 from EDH without approving another subdivision...and Hwy 50 is at LOS F during peak hours *now*. This is only one piece of the big picture.
 - No additional residential projects can be approved before we understand the full impact of 50% more cars on Hwy 50.

County staff and the Board must accept and enforce the constraints of Measure Y on future development.

Recommendations for policy expansion:

- Sign on property site with link to county website.
 - Required for any subdivision.
- Use GIS (Geographic Information System) for a cross section of the effected population.
 - Use N, S, E, W until GIS finds a minimum of 500 residents.
- Developer should pay all mailing costs for noticing; currently the county pays these costs
- Mailings to effected residents should happen at project application
 - Current 10 day requirement prior to BOS should be increased to 30 days
- Home Owners Associations should be notified when applicable.
- Pre-approval project would be subject to notification requirements



Community Regions

- Board directed staff June 27th to provide “a work plan pertaining to costs and next steps on Community Region(CR) lines.” But here we are yet again, with staff recommending to defer action.
- The ‘*low-density-residential-in-the-CR*’ problem:
 - Vacant LDR land in the CR is a target for high density development
 - The transition areas between high and low density are being sacrificed, and islands of high density created
 - We are a rural county and fighting to keep it that way, per General Plan policy 2.4 (“*protect the rural character of a community*”)
 - Waiting until 2016 to correct this problem leaves residents vulnerable to the next proposed project, which could be tomorrow!

Enough. We have been patient, submitted maps, responded professionally...

***Retract the Community Region lines –
maintain the LDR/MDR transition to the Rural Regions***

Pre-approval Process

General Plan Amendment “Initiation” Policy draft

- Policy should apply to all projects requesting zoning change as well as a General Plan amendment. *Changes to commercial use should not be exempt.*
- Projects initially denied must have staff review to confirm substantive revision in addressing issues raised by the Board prior to resubmittal.
- Proposed project should help us meet our goals as a county, including review of jobs-to-housing ratio, and sales tax dollar leakage.
- Job-creating projects in the context of this policy must create jobs defined as ‘ongoing’ or ‘sustainable’.
- *No exemption* for proposals of 80 acres/100 units, as written into the first draft.
- If denied: applicant shall receive direction toward a more beneficial project;
If approved: the applicant shall receive a reminder of ‘no obligation to approve’.



Fwd: Sept 30, 2013 Special Meeting of the Board of Supervisors

2 messages

The **BOSFOUR** <bosfour@edcgov.us>
To: EDC COB <edc.cob@edcgov.us>

Fri, Sep 27, 2013 at 1:53 PM

----- Forwarded message -----

From: **Bill Welty** <wmwelty@gmail.com>
Date: Fri, Sep 27, 2013 at 1:49 PM
Subject: re: Sept 30, 2013 Special Meeting of the Board of Supervisors
To: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosthree@edcgov.us" <bosthree@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, The BOSFOUR <bosfour@edcgov.us>, The BOSONE <bosone@edcgov.us>

Supervisors,

Regarding Ellen Van Dyke's letter to you regarding Monday's special meeting on special land use issues: it speaks volumes, and indeed represents the views of thousands of county residents; albeit, without truly venting the frustration they share in the fight to protect El **Dorado** County's rural communities.

My guess is... you share that same frustration. So many pressure points. So many contending interests. So many processes in play. But like all issues and challenges, land use may be simplified if we focus on desired outcomes. What's the old adage: start with the end in mind?

That's the thoughtful simplicity behind Measure Y. Not a perfect initiative. But it clearly set a well defined goal, in statute no less, for all of us to follow. As you are well aware, it prescribes that future residential developments must not exceed a traffic threshold, not just on county roads, but state highways as well.

As a result, land issues can be easily distilled. As El **Dorado** County Counsel Ed Knapp opined, "Under the law, the El **Dorado** County Board of Supervisors must adhere to the guidelines of Measure Y when approving future residential development projects. If a board action violates Measure Y, it violates a general plan policy. All discretionary actions must be in compliance with the general plan. " Indeed, GP Policy TC-Xa speaks volumes!

His point is well taken: "*All discretionary actions must be in compliance with the general plan.*" In other words, *will they Comply with Measure Y?* And given that Highway 50

and other county roadways already exceed the LOS F traffic threshold, with no relief in sight, the justification for adding even one more residential development becomes untenable.

So, as you continue to hear the endless stream of land use presentations, interpretations, lamentations, recommendations... you might reflect:

- Community regional boundaries? *Do they, will they Comply with Measure Y?* The **CRB's** should be set and/or rolled back to ensure that unsustainable traffic impacts

are prevented.

- New residential projects: *Will the project Comply with Measure Y?* Any pre-review of a project by the Board or by the Planning Commission should start with the assessment of traffic impacts. It's the law.
- **TGPA**: *Will the changes Comply with Measure Y?*
- **LUPPU**: *Will the updates Comply with Measure Y?*
- DIXON RANCH DEVELOPMENT: *Will the project Comply with Measure Y?*
- WILSON ESTATE **DEVELOPMENT**: *Will the project Comply with Measure Y?*
- MARBLE VALLEY: *Will the project Comply with Measure Y?*
- SAN **STINO**: *Will the project Comply with Measure Y?*

Perhaps I sound a bit naive, but it seems simply following the law will greatly facilitate land use decisions, fairly, while truly reflecting the interests and authorities of the people of El Dorado County.

Thanks for listening.

Bill

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