

PC 8-27-15
#2
(8 pages)



Julie Saylor <julie.saylor@edcgov.us>

Fwd: Comments to Planning Commission re: TGA-ZOU Project; Hrg. 8/27/2015

1 message

Planning Unknown <planning@edcgov.us>

Thu, Aug 20, 2015 at 2:17 PM

To: Charlene Tim <charlene.tim@edcgov.us>, Julie Saylor <julie.saylor@edcgov.us>

FYI...

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

From: <Knolls50@aol.com>

Date: Thu, Aug 20, 2015 at 1:34 PM

Subject: Comments to Planning Commission re: TGA-ZOU Project; Hrg. 8/27/2015

To: planning@edcgov.us

Cc: shawna.purvines@edcgov.us, tom.dougherty@edcgov.us, tom.purciel@edcgov.us

Pursuant to published notice, the attached comments are being submitted by several interested parties via e-mail -- as requested by August 20, 2015. Please forward the attached to the members of the Planning Commission.

6 attachments



CurrentMapExB.jpeg
502K



GPmap,Exh.A.jpeg
479K


8/20/2015


Edcgov.us Mail - Fwd: Comments to Planning Commission re: TGA-ZOU Project; Hrg. 8/27/2015


ProposedzoneEx.C.jpeg

495K

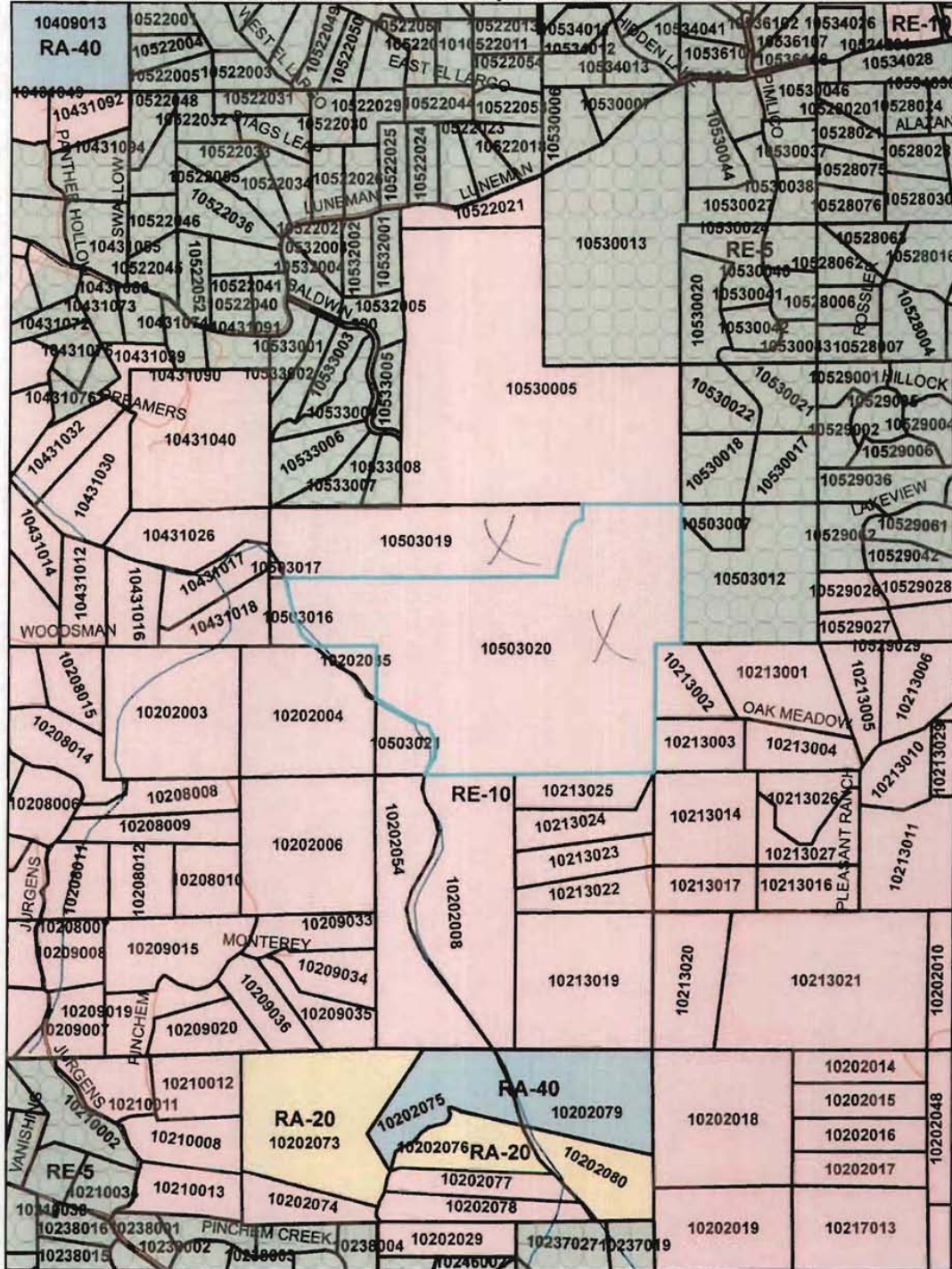


 **16M-ExhibitJ-ErrataSheetp.10-Parcels105-03016,17,19,20.pdf**
126K

 **Written.Comments.to.Planning.Commission.re.Zoning.Update.Exh.D.pdf**
7K

 **Written.Comments.to.Planning.Commission.re.Zoning.Update.pdf**
71K

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 No representation is made as to the accuracy of this information.
 Parcel boundaries are particularly unreliable.
 Users make use of this depiction at their own risk.

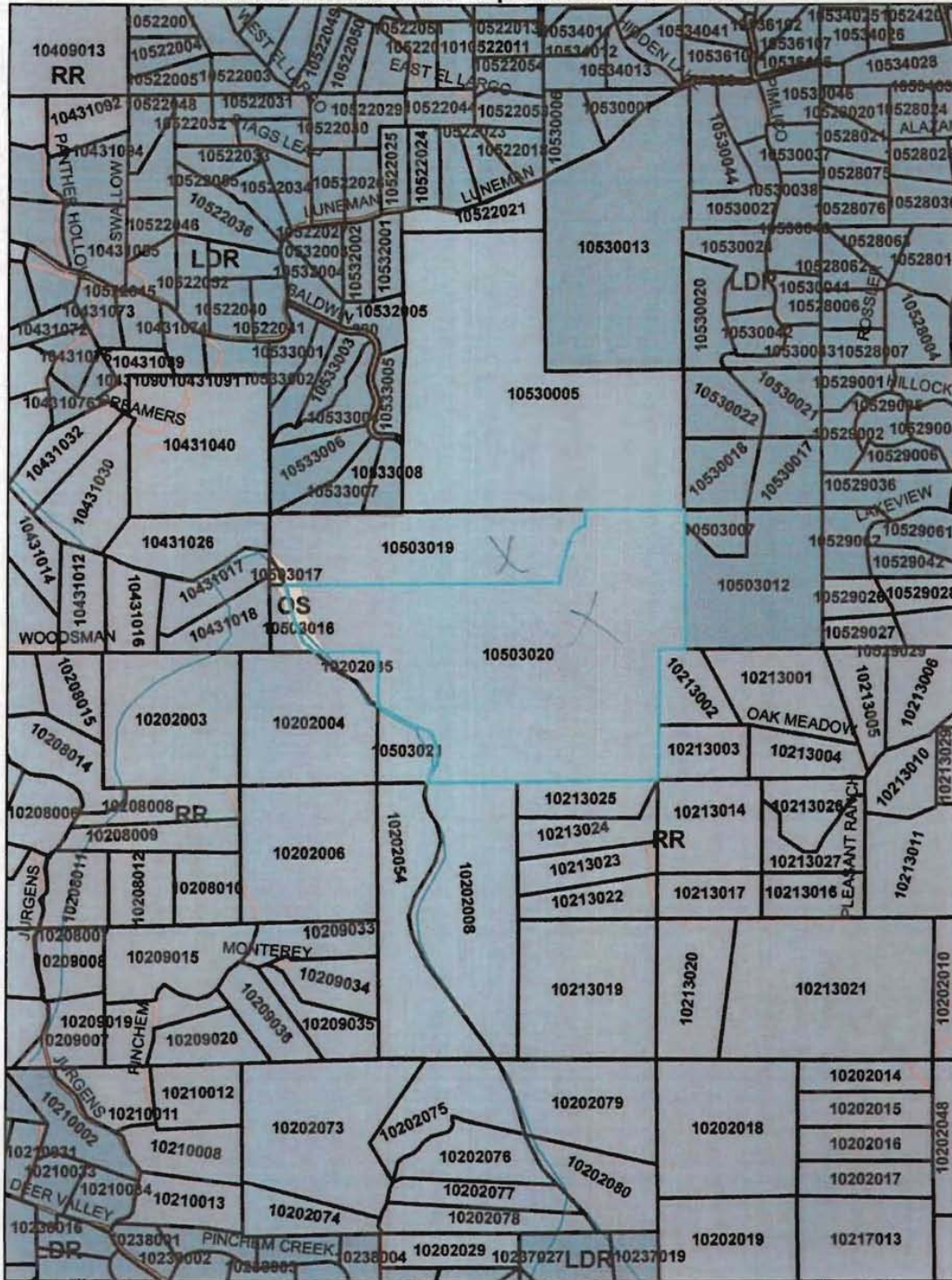


Current Zoning

Exhibit B

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General plan

Exhibit A

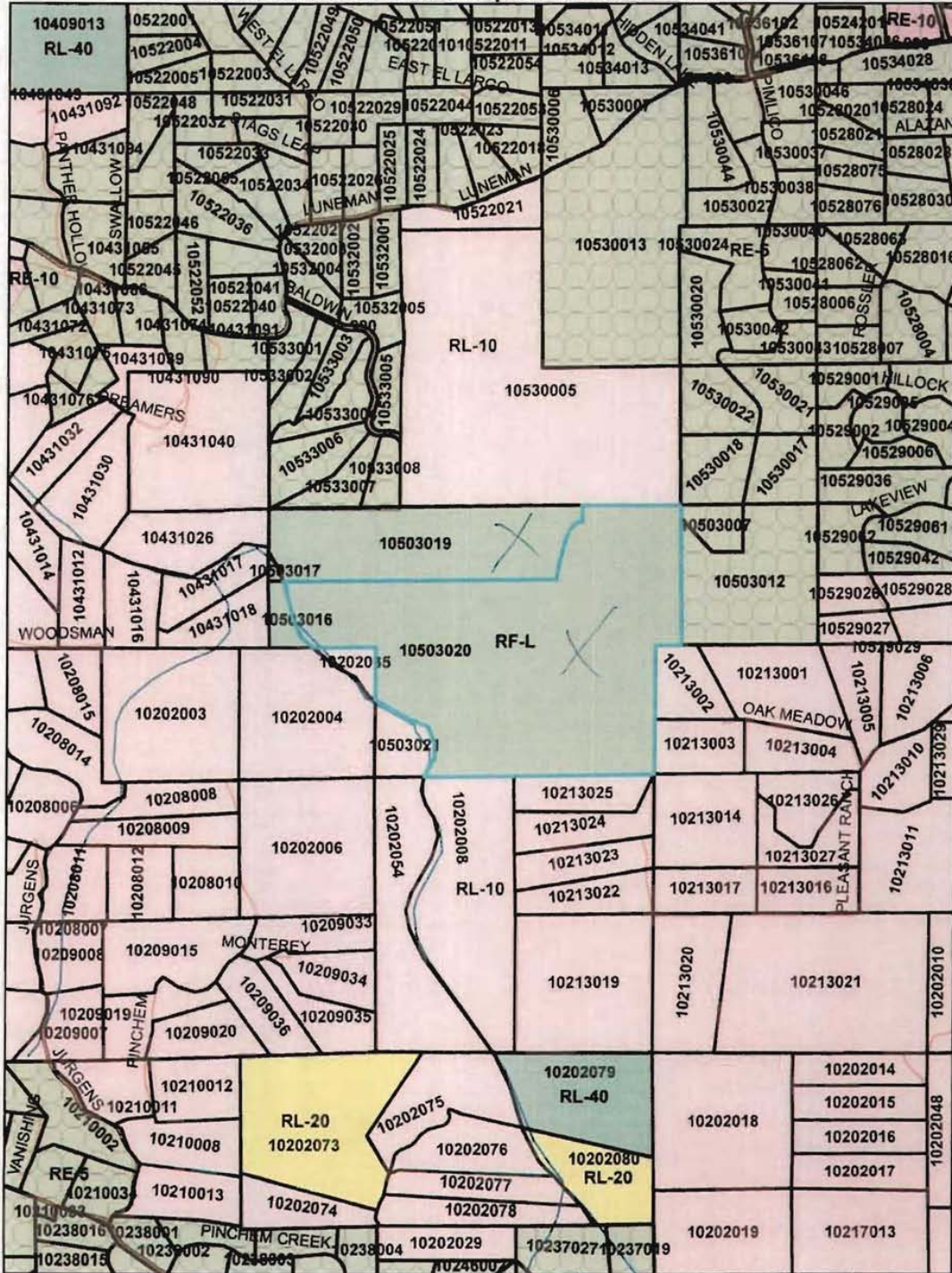
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Proposed Zoning

Exhibit C

ERRATA SHEET

August 27, 2015

For the following Documents and Exhibits:

- 1) Proposed TGPA Revised 3/24/14, 2) ZOU Public Draft dated 3/24/14 (see Exhibit K),
3) Proposed Zoning Mapping Corrections after 3/24/14 (post release of the Draft EIR)

| Parcel ID | Current Zone | Proposed Zone | Current LUD | Changed To (LUD/Zone): | Reason for Revision |
|-----------|--------------|---------------|-------------|------------------------|--|
| 06104231 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 06104235 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 06104236 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 06104237 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 06104277 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 08502008 | U | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 08502015 | U | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 08720028 | RA-40 | RL-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 09303210 | RA-40 | PA-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 09502128 | RA-40 | PA-10 | RR | RL-40 | Revise zone designation for consistency with mapping criteria |
| 10510008 | RA-40 | PA-20 | RR | LA-40 | Revise zone designation for consistency with mapping criteria |
| 10510011 | AP | PA-20 | RR | LA-20 | Revise zone designation for consistency with mapping criteria |
| 09411011 | RE-5 | CC | C & RR | CC & RL-10 | Revise zone designation for consistency with RR and C LUD's |
| 10503016 | RE-10 | RF-L | OS/RR | OS & RL-10 | Revise zone designation for consistency with RR and OS LUD |
| 10503017 | RE-10 | RF-L | OS/RR | OS & RL-10 | Revise zone designation for consistency with RR and OS LUD |
| 10503019 | RE-10 | RF-L | OS/RR | OS & RL-10 | Revise zone designation for consistency with RR and OS LUD |
| 10503020 | RE-10 | RF-L | OS/RR | OS & RL-10 | Revise zone designation for consistency with RR and OS LUD |
| 10103032 | RE-5 | RE-5 & RA-40 | MDR & NR | RE-5 & FR-160 | Revise zone designation to reflect multiple LUD designation |
| 05146159 | R2/RE-5 | R3A/RE-5 | MFR/MDR | RM/RE-5 | Revise zone designation to reflect multiple LUD designation |
| 06324012 | A/C | CC | LDR/C | RE-5 and CC | Revise zone designation to reflect multiple LUDs. C LUD is in the Quintette RC, LDR is outside of RC |
| 09407013 | C, PA & RE-5 | PA-20 & RL-10 | C, AL & MDR | CC, PA-20 and RL-10 | Revise zone designation to reflect three LUDs on parcel |

From: shawna.purvines@edcgov.us
To: Knolls50@aol.com
Sent: 8/18/2015 7:03:16 P.M. Pacific Daylight Time
Subj: Re: Courtesy Copy: El Dorado County Planning Commission Agenda Update

Hi Bob,

The narrow sliver designated Open Space actually crosses over 4 separate parcels. All 4 of the parcels have dual land use designation including both Open Space (OS) and Rural Residential (RR). When the software applied the updated zone it only pick up the Open Space and spread the zone Recreation Facilities (RF) across the entire area of all 4 parcels. When the correction is complete the map will reflect/mirror the General Plan land use map with only the sliver being designated Open Space and the remainder of the area on all 4 parcels being zoned RL-10 consistent with the existing RE-10 zone.

You are correct, in that the Open space area of each of the parcels only runs just along the creek. It is very hard to see that the Open Space actually crosses all 4 parcels on the map because the area of Open Space is very small.

Hope this helps,
Shawna

Exhibit D

El Dorado County Planning Commission
c/o County of El Dorado Community Development Agency
Development Services Division –Planning Services
2850 Fairlane Court
Placerville, California 95667

August 20, 2015

Re: Targeted General Plan Amendment-Zoning Ordinance Update – Hearing August 27, 2015.

Dear Commissioners,

We write to bring to your attention a necessary correction to the maps that you are considering as part of the Zoning Ordinance Update (ZOU) project that is before you on August 27, 2015. We submit this written comment pursuant to the published notice for your hearing. We are neighbors of the group of parcels at issue. Some of us own contiguous property, others are in close proximity. Our entire area is rural in nature; we want to "Keep it Rural."

The parcels at issue are APN #'s 105-030-16; 105-030-17; 105-030-19; and 105-030-20.

Together they comprise nearly 200 acres of land, designated in the 2004 General Plan as Rural Residential (see colored map labeled "General Plan" attached as "Exhibit A") Current zoning is RE-10. Most of our properties are likewise currently zoned RE-10. The same is true for other neighboring properties. (See colored map labeled "Current Zoning" attached as "Exhibit B.")

Under the (ZOU) maps before you, all these neighboring properties would be reclassified to RL-10. However, the parcels at issue are shown as being rezoned to RF-L (Recreational Facility – Limited), a completely different and inconsistent category. (See colored map labeled "Proposed Zoning" attached as "Exhibit C.")

We have repeatedly been informed by planning staff that this anomaly is a GIS computer-generated error that needs to be corrected. To accomplish this, planning staff has developed an Errata Sheet that includes the parcels at issue along with others throughout the county for which similar errors have been discovered. (The Errata Sheet is in your meeting packet as Item 16M, "Exhibit J." The specific corrections are found on page 10 of the Errata Sheet, a copy of which is attached for your convenience.)

In particular, Shawna Purvines of the planning staff has stated that the white OS land use designation that appears on the map attached as "Exhibit A" is the only portion of the four lots that should be so zoned; whereas the remainder of land in the four lots should be RL-10, which would be consistent with current zoning and with the surrounding properties. (See attached "Exhibit D.") That would make the zoning consistent with the Rural Residential nature of the area as designated by the General Plan.

We wish to ensure that the correction is formally noted as this matter moves forward to the Board of Supervisors. In your recommendations to the Board, we ask that you note the need for this correction, so that it does not get overlooked.

Thank you.

/s/
Donna & Jim Sauber
APN 102-130-01

/s/
Bob & Barbara Leidigh.
APN 105-290-26

/s/
Caren & Boris Trgovcich.
APN 102-130-03

/s/
Dr. Robert & Marcia Shuman.
APN 105-030-07

/s/
Rev. Christine Leigh-Taylor & David Weber
APN 102-130-02