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Fwd: Article 3 4 Day Zoning Ordinance Workshop July 16-20, 2012

2 messages

EDC COB <edc.cob@edcgov.us>

Fri, Jul 20, 2012 at 8:36 AM

To: Cindy Johnson <cynthia.johnson@edcgov.us>

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From: Tara McCann <mccannengineering@sbcglobal.net>

Date: Fri, Jul 20, 2012 at 8:32 AM

Subject: Article 3 4 Day Zoning Ordinance Workshop July 16-20, 2012

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4 Day Zoning Ordinance Workshop July 16 - July 20, 2012

COMMENTS AND RECOMMENDATIONS

ARTICLE 3

17.30.030 C. Projections into required setbacks

3.a. Swimming Pools (3) Pool Equipment All setbacks required by zone.

Recommendation: Needs clearer definition and be expanded upon. All setbacks required by zone would that include CC&R setbacks? Is the County requiring sign off by the Homeowners Association if applicable to confirm applicant has submitted to it's local HOA Board. What is the physical measurement for pool equipment setback. A specific number needs to be given.

17.30.030 H Riparian Setbacks 1. (c) "... while providing a process for the County to consider and authorize exceptions in order to allow reasonable use of property."

This is vague, what is the County defining as reasonable use of property. Who's is setting the litmus test for reasonable use the developer?

Recommendation: Riparian setbacks should be a standard required of all development equally and not subject to exceptions. The reason for the setback is to protect the riparian water course. Issuing an exception would negate that for a development benefit. In a rare case where a riparian setback might be warranted the exception should be signed off by a Registered Civil Engineer competent in Hydraulics and be accompanied by stated reasons and kept with project files. Change 6. Site Plan Requirements Optional Review

to delete " and as needed, the conclusion of qualified professional to read: "Any waiver or exception to a riparian setback shall be signed off by a Registered Civil Engineer competent in Hydraulics and be accompanied by stated reasons and filed with the project documents."

17.31.020 Eligibility for Bonus Incentives and or Concessions B.6.

This is allowing the developer to essentially pay for a reduction in design standards and or County conditions. **Recommendation:** The developer should not be allowed to pay for design standard or condition reductions. Any reductions to a project for a density bonus should be noticed in the paper and clearly specify the reduction in standards or conditions. Any reduction to design standards

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or County Conditions should be signed off by a County Licensed Engineer and the local Area Planning Advisory Committee with stated reasons for exceptions. Additionally this reduction exception process should be subject to a full EIR and comply with the CEQA mitigation process for proving significant mitigations created or existing due to exception should have to be mitigated to below significant. No incentive or exception should be allowed that adds to cumulative impacts and/ or eliminates or reduces at occupancy traffic safety infrastructure. This section needs to be analyzed in detail and rewritten to protect and benefit the residents and existing businesses of El Dorado County.

17.31.040 D. Affordable Housing In Lieu Fee:

Recommendation: The developer should not be allowed to pay in lie fee to pay for concessions afforded in a density bonus, incentives and concessions without a clear benefit to the area and concurrence from the Area Planning Advisory Committee.

17.38 Oak Woodland Conservation

What is the status ?

Zoning Ordinance Workshop should be help every 2 months as process and Draft progresses.

Draft Zoning Ordinance Update needs to presented so that reviewers can determine the changes from the old Tile 16 to what is being proposed. This has been voiced as a significant problem in reviewing a very important County document.

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Clerk of the Board
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Thank you.

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Fri, Jul 20, 2012 at 9:33 AM

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Sincerely,

Judi McCallum

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