

Comment on Draft General Plan Initiation Policy - File #13-0793

1 message

Cheryl Southerland <frenchcreekheaven@sbcglobal.net>

Wed, Aug 7, 2013 at 7:58 AM

Reply-To: Cheryl Southerland frenchcreekheaven@sbcglobal.net

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>,

"bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us"

<bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us"

<edc.cob@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs

Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Please don't allow developers to destroy our beautiful Shingle Springs.

Thank you,

Cheryl Southerland French Creek Road, Shingle Springs



San Stino Housing Project

1 message

 Wed, Jul 31, 2013 at 6:23 PM

This email is an open letter to the Board of Supervisors to immediately approve the Draft General Plan Initiation Policy, File #13-0793 with the revisions made by the Shingle Springs Community Alliance.

I live on French Creek Road, across the road from the Schieber Ranch house. It is my hope that if any of the Board of Supervisors are living in a rural area & enjoy the quietness of our area & who enjoy the beautiful wildlife we are privileged to see and hear, surely they understand this community's vehement opposition to the possibility of neighborhoods like the one we moved from in Sacramento.

I have no problem with 5 acre parcels being bought by home owners who desire this rural way of life. I am one of the homes who have a big, bold sign on my property. That sign will be removed only when the proposed San Stino housing project is denied by the Board of Supervisors.

I have never failed to vote & can assure each Supervisor that if this housing proposal is approved, allowing 1,000+homes to be built, I will vote for the opponent of that Supervisor.

I implore the Board to deny this horrendous housing project. Remember all you Board Supervisors that we, who live near the proposed site, will be watching your votes on this.

Respectfully,

Bettie J. Srader 4646 French Creek Road

Sent from my iPad



Fwd: Public Comment: Draft General Plan Amendment Initiation Process Policy

1 message

The BOSTHREE

to: EDC COB <edc.cob@edcgov.us>

Thu, Jul 25, 2013 at 4:24 PM

Hi.

They have asked that this be posted to the agenda item. Please see below.

Thanks! Kathy

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp District Three - El Dorado County 530.621.5652

----- Forwarded message

From: John & Kelley <bugginu@sbcglobal.net>

Date: Thu, Jul 25, 2013 at 4:11 PM

Subject: RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

To: The BOSTHREE <bosthree@edcgov.us>

Ms Witherow,

Can you please make sure that this is attached as public comment. Perhaps to item 13-0793 from the June 27th, 2013 agenda,

Kind regards,

Kelley & John Garcia

From: The BOSTHREE [mailto:bosthree@edcgov.us]

Sent: Thursday, July 25, 2013 11:04 AM

To: John & Kelley

Subject: Re: Public Comment: Draft General Plan Amendment Initiation Process Policy

Thanks Kelley,

Kathy

Kathy Witherow

Assistant to Supervisor Brian K. Veerkamp

District Three - El Dorado County

530.621.5652

On Thu, Jul 25, 2013 at 11:00 AM, John & Kelley < bugginu@sbcglobal.net> wrote:

July 25, 2013

Shawna Purvines

Community Development Services

2850 Fairlane Ct

Placerville, CA 95667

RE: Public Comment: Draft General Plan Amendment Initiation Process Policy

Dear Ms. Purvines:

I support the requirement for a pre-review process by the Board of Supervisors of any residential development project needing General Plan amendments, which would include currently proposed but not yet approved projects (EDC project list, document: 13-0793 B 1 of 1).

We believe that this pre-review process should also include any projects that are proposing zoning changes or community region adjustments.

We believe that the public should be noticed for these pre-review meetings and the board should receive public input early and often. The notice to the public should not be based on the current process of 500 feet but rather a number of effected residents. Perhaps 200 to 500 residents within a certain radius of the proposed project would be more appropriate.

Policy language should clearly state that any pre-approval by the board shall in no way constitute an approval of the project or an obligation by the county to approve the project in the future.

Sincerely,

Kelley & John Garcia

El Dorado Hills

www.greenspringsalliance.org

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Any retransmission, dissemination or other use of the information by persons other than the intended recipient or entity is prohibited.

If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.

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If you receive this e-mail in error please contact the sender by return e-mail and delete the material from your system.

Thank you.



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve clark < jsclark 58@gmail.com>

Fri, Jul 26, 2013 at 3:39 PM

Courtes Excuses and Rese

To: shawna.purvines@edcgov.us

Cc: bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, edc.cob@edcgov.us, Lori at Shingle Springs Community Alliance <info@shinglespringscommunityalliance.com>

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793 and John Comment on Draft General Plan Initiation Policy, File #13-0793

Dear Ms. Purvines and Board Members.

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance,. The policy will give the public a much needed opportunity to engage at an early stage of the application process. As a property owner next to the proposed San Stino development I was Amazed that my neighbors just 700 feet from the fence line got no notification of the plan to put 1000 + homes right next to me, that's not even to the road on our drive way, yes not even to Old French Town rd. 2 of us next to the fence got a letter form you guys ,Nice don't you think? Hundreds of people more than 600 feet from the project heard nothing! Thank God for the Shingle Springs Community Alliance We need to stop things early that make no sense. The Board knows our streets can't handle it, but they still let the developer move forward ,Why? In 2004 I and a few of my neighbors wanted to rezone from 10Ac. Down to just 5 Ac to match the 400+ Ac right behinds us that is zoned all 5 ac. We were told that the General Plan would not be changed and we were out of luck! Wow guess it was in the counties best interest to keep 4 families locked into 1 House per 10Ac and let their Parents not be able to move up here with the families and put a house in their names on the books. Talk about feeling Discriminated by.

I hope that the county will open their eyes to what the citizens of Shingle Springs want and not just how much money they are going to make by doing you know what to us. I ask you to Keep the Zoning as is 5 Ac 1 house, do not bring in anything more!

Thank you,

Steve Clark

Shingle Springs Ca.



Comment on Draft General Plan Initiation Policy, File #13-0793

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1 message

Bob Caldwell <rcic4@sbcglobal.net>

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Fri, Jul 26, 2013 at 1:59 PM

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To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

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Thank you.

Robert H. Caldwell

Shingle Springs CA 9568i2



Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve-koss@comcast.net < steve-koss@comcast.net >

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Fri, Jul 26, 2013 at 1:32 PM

To: shawna.purvines@edcgov.us

Cc: bosone@edcgov.us, bosthree@edcgov.us, bosfive@edcgov.us, bosfour@edcgov.us, bostwo@edcgov.us,

edc.cob@edcgov.us

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Thank you,

Steven R. Koss Shingle Springs, Ca 530-651-3842



Proposed Housing Developments

1 message

mjcturner@comcast.net <mjcturner@comcast.net>
To: edc.cob@edcgov.us

Tue, Jul 30, 2013 at 6:36 AM

Please forward my comments regarding the proposed housing developments to the Board of Supervisors...

I moved to Shingle Springs a year ago after spending my entire life in the suburbs. I was thrilled to finally make a move to such a beautiful, rural area and leave the traffic and congestion behind. Now I hear that there are two proposed housing developments planned for Shingle Springs. Please do not allow this development in Shingle Springs.

I have seen this pattern in Orange County, Seattle, Rocklin and now Shingle Springs. The houses are built with the intention of "keeping with the rural lifestyle". Well, the people who choose to live in suburban-like developments do not want a rural lifestyle. They will complain that shopping is inconvenient and ask for more retail. They will want streetlights and sidewalks and soccer fields for their children. They will complain about animal smells and roosters waking them up too early and start campaigns to remove these nuisances from the area. They will be unhappy with the traffic and ask for wider and more roads. It will go on and on until Shingle Springs completely loses it character and becomes yet another suburb of Sacramento. If you allow one large development, it will be impossible to turn future developers away.

I know it is your job to consider this development with a rational, objective eye. However, also please consider the people who currently live in Shingle Springs. They are people who moved out here to get away from the city and suburbs, so please do not force the suburbs on them. Please do not let the promise of a larger tax base destroy this wonderful community.

Thank you, Michelle Turner 2361 Sleepy Hollow Drive Shingle Springs, CA 95682



Comment on Draft General Plan Initiation Policy, File #13-0793

i message

Phil Prelsnik <pprelsnik@hotmail.com>

Tue, Jul 30, 2013 at 10:15 AM

Harris Francisco

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>,

"roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>,

"bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfive@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

John Prelsnik 4301 Vega Loop Shingle Springs, CA 95682



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Elizabeth Prelsnik bprelsnik@sbcglobal.net

Tue, Jul 30, 2013 at 10:10 AM

Reply-To: Elizabeth Prelsnik bcglobal.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bostwo@edcgov.us" <bostwo@edcgov.us", "bosthree@edcgov.us" <bostwo@edcgov.us", "bosfive@edcgov.us", "bosfive@ed

"roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us"

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Thank you,

Elizabeth Prelsnik 4301 Vega Loop Shingle Springs, CA 95682

Beth Prelsnik

Independent Consultant 530.409.5745

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Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Thelma White <wytrose@pacbell.net>

Mon, Jul 29, 2013 at 8:16 PM

Reply-To: Thelma White <wytrose@pacbell.net>

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>,

"bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines:

Our family are residents of Shingle Springs, having moved here from the Bay Area to get away from the traffic congestion, school overcrowding, smog, bright lights, and crime. The absolute last thing we want is for all of what we'd purposely left behind to follow us to our lovely community! We heartily encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. Approval of this policy would give the public a much needed opportunity to engage in the growth activities of our community and voice our comments at an early stage of the application process in order to keep the integrity of our communities in tact.

We thank you for your consideration.

The White Family Shingle Springs

Thank you for your consideration.



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Susan Statti <susanstatti@sbcglobal.net> To: edc.cob@edcgov.us

Mon, Jul 29, 2013 at 8:01 PM

Dear Clerk Of The Board,

I'm sending a quick note to encourage the Board to listen to the community and approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Susan Statti 1923 Desperation Drive Shingle Springs, CA 95682



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Bill Statti
bstatti@gmail.com>
To: edc.cob@edcgov.us

Mon, Jul 29, 2013 at 7:53 PM

Frank you

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Dear Clerk Of The Board,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you,

Bill Statti 1923 Desperation Drive Shingle Springs, CA. 95682



General Plan Amendment Initiation Process Proposed Policy, File #13-0793

1 message

Langley, Cheryl@CDPR < Cheryl.Langley@cdpr.ca.gov>

Mon, Jul 29, 2013 at 3:58 PM

To: "Shawna.purvines@edcgov.us" <Shawna.purvines@edcgov.us>

Cc: "bosfive@edcgov.us" <bosfive@edcgov.us>, "bosfour@edcgov.us" <bostour@edcgov.us>, "bosthree@edcgov.us" <bostour@edcgov.us>, "bosone@edcgov.us" <bosone@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Please see attached comments regarding the proposed General Plan amendment initiation proposed policy, File #13-0793.

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July 29, 2013

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RE: General Plan Amendment Initiation Process, File #13-0793

Dear Ms. Purvines:

I agree with—and support—adoption of a Board Policy that would provide a means for the Board of Supervisors to bring an early conclusion to General Plan amendment applications that are "premature" or are inconsistent with the goals and policies of the General Plan (especially those that are coupled with a request for zoning changes that increase residential densities).

I support the following aspects of the draft policy:

- The new policy should apply to amendment applications "...submitted prior to, but not yet approved as of the least of the policy."
- The policy should apply to Specific Plans and Specific Plan amendments.

I do not support the following:

- Exemptions for "certain qualified housing projects," presumably very low, low, and moderate income housing. My thought is that developers may promote a housing project under the auspices of providing all (or a percentage of) low and moderate income housing, even if the project would otherwise be deemed inappropriate for a given area. I also believe such housing developments could be placed in areas of the County that are disastrous—such as where there is no employment within a reasonable commute.
- Exemptions for commercial, industrial, R&D, or similar land uses. I would have to know more about this, but it seems this could cause some problems in some communities. For instance, there are some industrial (and R&D, I believe) zoned property close to my property, and I'm not sure this land should reasonably be designated as such. (These properties are surrounded by low-density residential on Greenstone Road; historically "commercial" on this road was comprised of a single feed store serving local farmers.) It seems to me exclusion from the proposed review process gives landowners of these properties the ability to proceed with plans to modify land use to uses even less suitable to the area without initial review (e.g., R&D to industrial or commercial, or vice versa).
- The possible exemption of "smaller" projects of "...less than 80 acres and/or an increase of fewer than 100 dwelling units." Even a project of this "small" size could be problematic for some communities. For instance, a project of 100 units would be considered a big project in Shingle Springs. However, I do understand the Board has to draw a line somewhere, and I have sympathy for this—there is a level at which the Board could become too bogged down by decision making at particular level. Because I don't see the number of amendment applications submitted to the County, I have no feel for how much time would be required (comparatively) if the criteria were dropped to say, less than 20 acres/20 housing units, etc. (That being said, I have to wonder if developers might shift strategies and submit proposals for multiple "small" projects much to the detriment of "good planning" and the vitality of the communities in which they operate.)

Shingle Springs Community Alliance (SSCA) Comments

I support the comments submitted by the SSCA; specifically those related to development/infrastructure. Evaluation of available—or reasonably achievable developer financed infrastructure—is critical, and language supporting this determination as a condition of initial amendment approval should be included in the Board Policy.

In closing, I support this policy because I believe it could solve some problems. I have sympathy for County staff, the Board, and County residents that have to spend time on projects so obviously not suited to their target communities. I can say without fear of contradiction that as a resident it is *really difficult* to take the time out of your personal life and away from your job and family to "fight" for denial or modification of development proposals—and it is especially aggravating when the proposals are so obviously wrong-headed in the first place. Implementation of this policy would save County staff, Board members, residents—and developers—a good deal of time and angst.

13-0793 2C 16 of 24



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Karen Schumann <karenschumann@sbcglobal.net>

Fri, Jul 26, 2013 at 5:19 PM

Reply-To: Karen Schumann < karenschumann@sbcglobal.net >

To: "shawna.purvines@edcgov.us cc:" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>, "bosthree@edcgov.us" <bostour@edcgov.us>, "bosfive@edcgov.us" <bostfive@edcgov.us>, "bosfive@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us" <edc.cob@edcgov.us>

Dear Ms. Purvines,

I encourage the Board to approve the Draft General Plan Initiation Policy, File #13-0793, as soon as possible, preferably with the suggested revisions made by Shingle Springs Community Alliance, Stop Tilden Park, and No San Stino. The policy will give the public a much needed opportunity to engage at an early stage of the application process.

Thank you, Karen Schumann 4161 Sottile Lane, Shingle Springs, CA 95682



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Dan DeJager <dddejager@yahoo.com>

Fri, Jul 26, 2013 at 8:43 PM

Reply-To: Dan DeJager <dddejager@yahoo.com>

To: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>,

"bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us"

<bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us"

<edc.cob@edcgov.us>, "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

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Thank you,

Dan DeJager Shingle Springs, CA



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Javad Tayebi <itayebi@gmail.com>

Sat, Jul 27, 2013 at 6:01 AM

To: shawna.purvines@edcgov.us

Cc: bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, Roger Trout <roger.trout@edcgov.us>, edc.cob@edcgov.us

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Thank you,

Javad Tayebi

5376 Marybelle Lane, Shingle Springs, CA 95682

"Not only in our deeds, but in our words we would do well to consider how what we say and do affects other people, particularly the people we care most about.



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Judy Eberlein <jmecoupons101@gmail.com>

Sat, Jul 27, 2013 at 10:16 AM

To: bosone@edcgov.us

Cc: edc.cob@edcgov.us, bosthree@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, bosfour@edcgov.us

Dear Board,

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Thank you, Judy Eberlein Shingle Springs, CA



To: shawna.purvines@edcgov.us

1 message

steve cogburn <roostercogburn99@gmail.com>

Sun, Jul 28, 2013 at 6:25 AM

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i - creir .

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

Subject: Comment on Draft General Plan Initiation Policy, File #13-0793 Dear Ms. Purvines,

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Thank you, Steve Cogburn 4628 French Creek Rd. Shingle Springs Ca.95682



Subject: Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

steve cogburn <roostercogburn99@gmail.com>

Sun, Jul 28, 2013 at 6:28 AM

To: shawna.purvines@edcgov.us, bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us, bosfour@edcgov.us, bosfive@edcgov.us, roger.trout@edcgov.us, edc.cob@edcgov.us

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Thank you, Maggie Cogburn 4628 French Creek Rd. Shingle Springs Ca.95682



Comment on Draft General Plan Initiation Policy, File #13-0793

1 message

Killeen, Kristine < kristine.killeen@intel.com>

Mon, Jul 29, 2013 at 10:09 AM

To: "shawna.purvines@edcgov.us" <shawna.purvines@edcgov.us>

Cc: "bosone@edcgov.us" <bosone@edcgov.us>, "bostwo@edcgov.us" <bostwo@edcgov.us>,

"bosthree@edcgov.us" <bosthree@edcgov.us>, "bosfour@edcgov.us" <bosfour@edcgov.us>, "bosfive@edcgov.us"

<bosfive@edcgov.us>, "roger.trout@edcgov.us" <roger.trout@edcgov.us>, "edc.cob@edcgov.us"

<edc.cob@edcgov.us>

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Thank you,

Kristine Killeen

Senior Graphic Designer

kristine.killeen@intel.com

5220 Old French Town Road

Shingle Springs



13-0793

Fwd: BOS meeting of Sept. 30

1 message

Mon, Sep 23, 2013 at 7:56 AM

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

From: Bob Caldwell <rcjc4@sbcglobal.net>

Date: Sat, Sep 21, 2013 at 11:32 AM Subject: BOS meeting of Sept. 30

To: bosone@edcgov.us, bostwo@edcgov.us, bosthree@edcgov.us.us, bosfour@edcgov.us, bosfive@edcgov.us

To EDC Board of Supervisors:

I cannot attend the BOS upcoming meeting of Sept. 30 however, should the occasion arise I urge you to take steps to deny the applications of the San Stino and Tilden Park projects. Aside from not complying with the plan they simply do NOT belong in Shingle Springs. We have too much congestion now so why add to it?

Thank you for your consideration.

Sincerely,

Robert Caldwell

4248 Lorrain St.

Shingle Springs 95682

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