



The BOSONE <bosone@edcgov.us>

Green Valley Corridor Community Region boundary line

John & Kelley <bugginu@sbcglobal.net>

Tue, May 7, 2013 at 12:45 PM

To: The BOSONE <bosone@edcgov.us>

Michelle,

Somehow our request (below) did not get added to the public comment. Can you please make sure that this gets attached to the agenda item for today?

Kelley & John Garcia

www.greenvalleyalliance.org

From: John & Kelley [mailto:bugginu@sbcglobal.net]**Sent:** Wednesday, May 01, 2013 10:59 AM**To:** 'The BOSONE'; 'The BOSFOUR'**Subject:** Green Valley Corridor Community Region boundary line**Chairman Briggs and Supervisor Mikulaco,**

I understand that this is an extremely tight deadline, however if there is a Community Region Line modification being discussed May 7th Green Valley Alliance would like to be part of those discussions.

Green Valley Alliance has received word that Supervisor Nutting has agreed to put an item on the May 7th Board Agenda reviewing the Shingle Springs Community Region Line. You received a short presentation yesterday (4-30-13) during public comment from Ellen Van Dyke and Green Valley Alliance regarding our community region proposal.

On January 29, 2013 Chairman Briggs had a brief discussion with Kim Kerr and Roger Trout about this very issue. Kim Kerr suggested that the community regions be built into the Draft EIR being prepared for the TGPA process. She stated that she could come back to the board with recommendations in 3 weeks. The conversation went something like this:

Watch the BOS video from 1-29-13 from 2:25:35 to 2:40

13-0510 B 1 of 2

Kim Kerr: Build into our draft EIR....do the leg work and come back

Kim Kerr says: TGPA may help facilitate a smaller version EIR.

TGPA integrate what the public is bringing to you. It is a priority in a priority.

Green Valley Alliance is asking that we be included in this community region discussion. We have provided you with proposed maps as was suggested by multiple county staff members.

Why waste a good EIR? Chairman Briggs tasked Lori Parlin and I to work on this issue and we have followed through on Chairman Briggs request.

If there is a Community Region Line modification being discussed May 7th Green Valley Alliance would like to be part of those discussions.

Please add the attached information to the public record and add Green Valley Alliance to the agenda item as well.

Kind Regards,

Kelley & John Garcia

On Behalf of Green Valley Alliance.



CommunityRegion ROI.pdf
1384K

Members of the Board:

Please consider our request to adopt an ROI to amend the General Plan. We wish to revise the Community Region boundary to exclude the rural parcels on the Green Valley Road corridor which are currently designated LDR/MDR. We are specifically concerned with the corridor section which includes the proposed Wilson Estates, Dixon Ranch, and Equestrian Springs projects (map attached).

Facts for consideration:

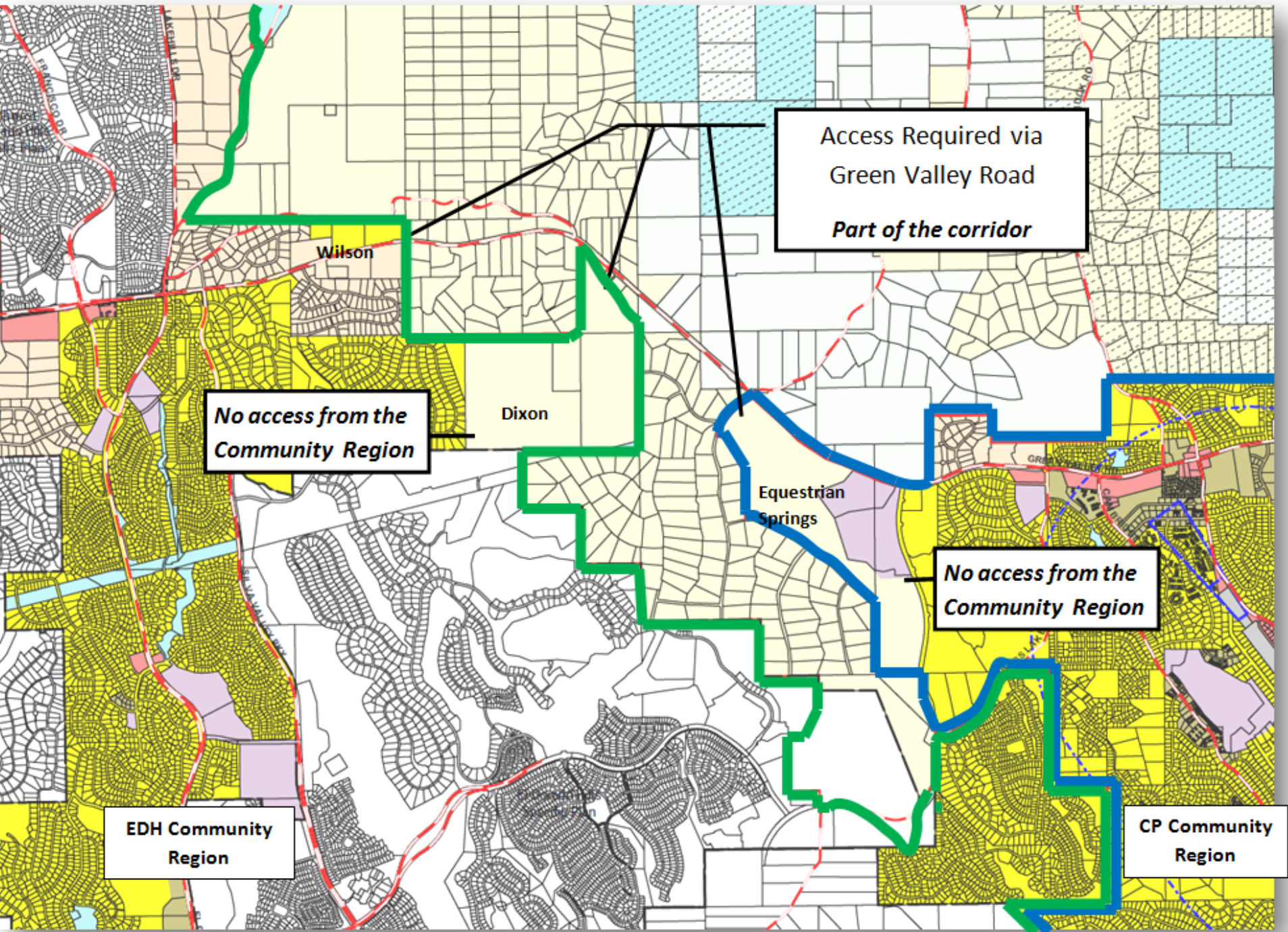
- The subject parcels require access via Green Valley Road; they may border the Community Region, but they are actually part of the rural Green Valley corridor.
- The subject parcels are transitional buffers between high & low density, as required by the General Plan (**GP 2.2.1.2**). Maintaining the Community Region designation suggests that the parcels are appropriate for HDR, and the transitional buffer may be lost.
- General Plan policy calls for *protecting the rural character of a community* (**GP 2.4**). The inclusion of the Wilson Estates, Dixon Ranch, and Equestrian Springs parcels within the Community Region disregards that policy.
- The General Plan requires that Community Regions be reviewed every 5 years (**GP 2.9.1.2** and **2.9.1.4**). The 2004 General Plan is well past this point, and the current boundaries require review. This issue must be addressed under the current TGPA.
- The addition of the subject parcels into the Community Region was done via site specific requests put before the Board, without public review and seemingly outside the scope of the EIR. Hence, reverting to the previous boundaries should not require an EIR.

Green Valley Alliance

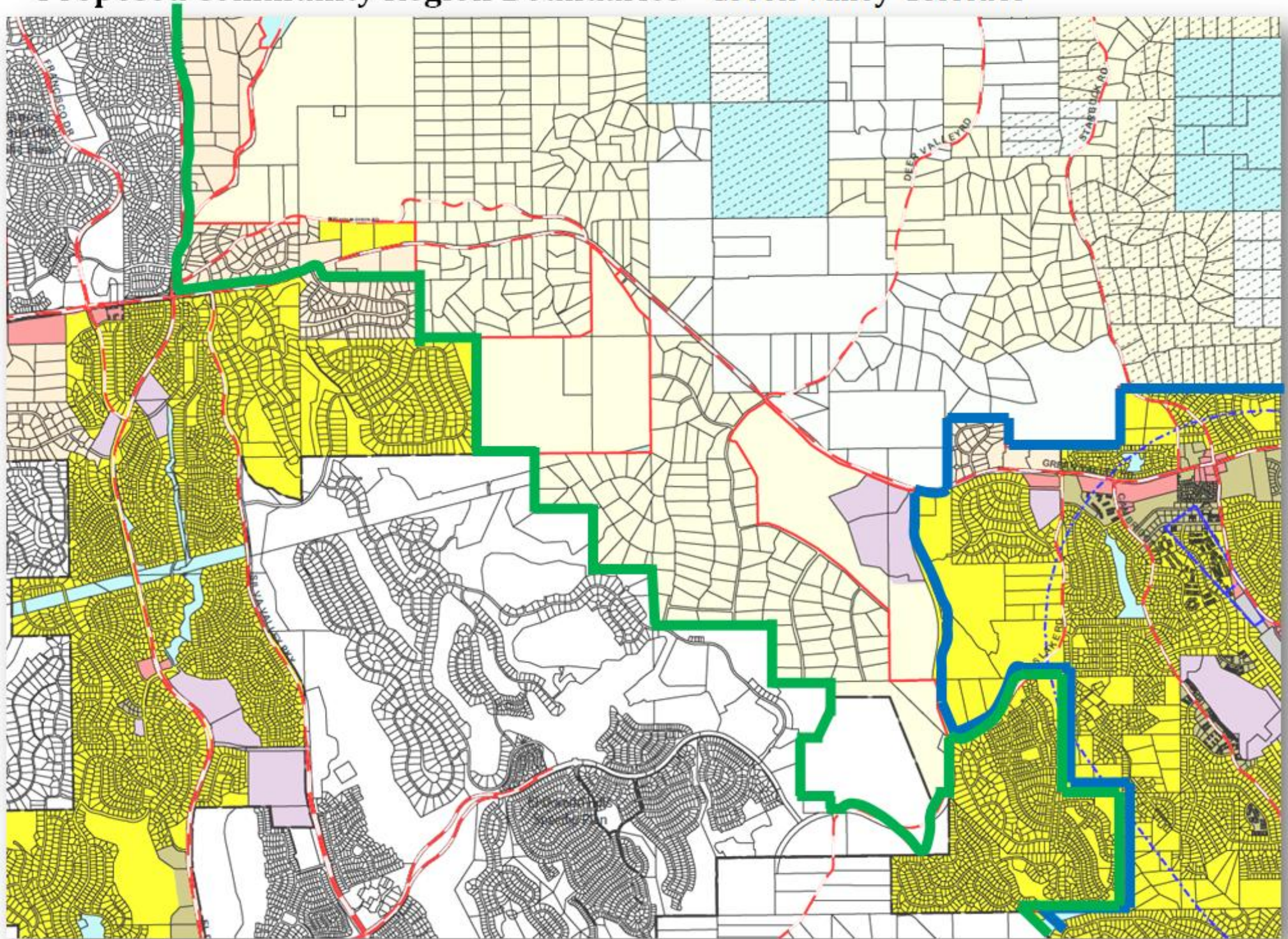
(Core Group: Don & Ellen Van Dyke; Kelley & John Garcia; Bill Welty; Claire LaBeaux; Cheryl McDougal; Tara McCann)

cc: Planning Commission; Roger Trout; Pierre Rivas; Peter Maurer; Shawna Purvines

Existing Community Region Boundaries - Green Valley Road Corridor



Proposed Community Region Boundaries - Green Valley Corridor



General Plan references:

Policy 2.9.1.4 The boundaries of Community Regions and Rural Centers may be changed and/or expanded every five years through the General Plan review process as specified in Policy 2.9.1.2.

Policy 2.9.1.2 Two years following the adoption of the General Plan and thereafter every five years, the County shall examine the results of the monitoring process for the previous period. If the results of this monitoring process indicate that the distribution of growth varies significantly from the major assumptions of this Plan, the County shall make appropriate adjustments to the Plan's development potential by General Plan amendment. Five year adjustments in the development potential may include either additions to or subtractions from this land supply and may result in policy changes.

Goal 2.4 - Existing Community Identity

Maintain and enhance the character of existing rural and urban communities, emphasizing both the natural setting and built design elements which contribute to the quality of life, economic health, and community pride of County residents.

Policy 2.2.1.2

Low-Density Residential (LDR): This land use designation establishes areas for single-family residential development in a rural setting. In Rural Regions, this designation shall provide a transition from Community Regions and Rural Centers into the agricultural, timber, and more rural areas of the County and shall be applied to those areas where infrastructure such as arterial roadways, public water, and public sewer are generally not available. . . . Within Community Regions and Rural Centers, the LDR designation shall remain in effect until a specific project is proposed that applies the appropriate level of analysis and planning and yields the necessary expansion of infrastructure.