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Update plan

Jeanette <bjpowell@directcon.net>

Mon, Aug 25, 2014 at 4:13 PM

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Please do not make any decisions regarding the Master Plan until all of the studies are complete and the impact has been published. We do not want to increase density nor do we want to change the rural nature of the area.
Jeanette Powell, Placerville, 621 3808



Long Range Planning - August 19, 2014

PC hearing Public Comment 8/27/14, item 11-0356

Ellen Van Dyke <vandyke.5@sbcglobal.net>

Tue, Aug 26, 2014 at 11:38 AM

To: Char Tim <charlene.tim@edcgov.us>, Brian Shinault <brian.shinault@edcgov.us>, Dave Pratt <dave.pratt@edcgov.us>, Tom Heflin <tom.heflin@edcgov.us>, Walter Mathews <walter.mathews@edcgov.us>, Rich Stewart <rich.stewart@edcgov.us>

Cc: Ellen Van Dyke <vandyke.5@sbcglobal.net>

Dear Commissioners:

We would urge you not to recommend a blanket approval of the project, along with the many changes you cannot be aware of. Please read our attached comments for this final session, and include them in the public record.

Our understanding is that your project recommendations to the BOS will be made after responses to the dEIR are complete, and that there will be another meeting of the Commission at that time, estimated for October.

Ellen Van Dyke

Long Range Planning -August 19, 2014



You are subscribed to Long Range Planning News and Updates for El Dorado County. This information has recently been updated:

On Wednesday, August 20th at 8:00 am to Noon, the Planning Commission will continue a final review of the Targeted General Plan Amendment - Zoning Ordinance Update (TGPA-ZOU) Project including public comments in preparation of a tentative recommendation for the Board.

Wednesday, August 27, 2014, 8:30 am to 12:30 pm has been added for the Planning Commission to continue their final review of the TGPA-ZOU and to prepare a tentative recommendation for the Board.

Once the Final EIR is complete, the Planning Commission will review the FEIR and finalize their recommendation and forward to the Board of Supervisors. The Project hearing is anticipated to be held in October 2014. For more information on the TGPA-ZOU Project, [click here](#).

 PubComment PC 8.27.14_.pdf
24K

Public Comment - Planning Commission 8/27/14, final session item 11-0356, TGPA/ZOU

Dear Commissioners:

Do not "generally assume approval" of the TGPA/ZOU in its entirety, with unknown changes and impacts. Await the DEIR response, then base your recommendations to the Board only on items that you have publicly heard. Otherwise, the default position should be 'denial'.

Last week's meetings used the 'flagged items' list as an agenda, which was not posted prior and did not include time allotted for 'unlisted' items. Flagged items could only be added by you Commissioners, and our submitted issues were not added. Public input is critical in this process, especially when a truly comprehensive list of the proposed changes has not been provided. Residents have shared some very legitimate concerns.

Please remember, that when we started these hearings:

- a. Staff stated NO entitlements would be granted through this process. *[that's incorrect: the elimination of the AE zone district alone with mass rezoning to 10 acre minimum parcel size grants entitlements, and there are others.]*
- b. Staff stated that per the ROI, construction activities were to have a blanket exemption to noise policy 6.5.1.11. *[That was incorrect and will now be revised.]*
- c. Staff said no parcels within Specific Plans are being rezoned through this process. *[There are a number of examples showing this is not true; apn's 115-400-12, 123-030-75, 119-090-45]*

Partial list of issues brought up for these hearings that have NOT been added to the flagged list:

- the HOO (Home Occupancy Ordinance)
- the TDM (Travel Demand Model)
- water quality
- biological resource concerns
- rezoning of Bass Lake
- 'no mapping changes' creating entitlements and new inconsistencies
- LDR in Community Regions as 'holding zones'
- Community Region boundary review
- Removal of table TC-2
- Expansion of uses in all zones & into the rural regions

Here's a new one: ordinance 17.12.030 allowing penalties for non-compliance with the ordinance is proposed for removal from the ZOU. Is that good or bad, and does anyone besides the author know about it? Note, you are about to recommend that the Board approve that change.

Again, based on these hearings, please revise your presumed course of action: ***Do not "generally assume approval" of the TGPA/ZOU in its entirety, with unknown changes and impacts. Base your recommendations only on those items that you have publicly heard.***

Regards,

Ellen & Don Van Dyke
Rescue