

# **GREEN VALLEY ALLIANCE – Public Comment**

Special Meeting of the Board: Sept 30, 2013

# Green Valley Corridor Study

- The Board voted on July 30<sup>th</sup> to move forward with the Green Valley corridor study. Direction to staff was to return with an identified funding source, schedule, and draft scope of work.
- The 9/30/13 staff report indicates funding will be via the General Fund, and a schedule which includes time frames for community input is provided.

*Thank you!*

Due to the many residents we anticipate would like to have input, we would recommend increasing initial public outreach period to 4 weeks, or 11/1/2013, rather than the date of 10/16/2013 currently shown in the proposed schedule.



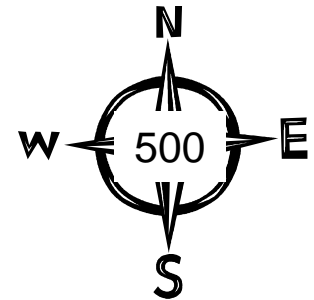
# Measure Y and RCU

- We support Measure Y and are participating in the Rural Communities United (RCU) coalition efforts.
- Page 8 of the 'Measure Y response' staff report indicates county staff acknowledges Highway 50 is at Level of Service F, but Measure Y constraints continue to be ignored
  - There currently exists 12,000 homes in El Dorado Hills (EDH)
  - 6400 entitled parcels exist that could be built on today in El Dorado Hills alone
  - This is a 50% increase in traffic... 50% more cars headed to Hwy 50 from EDH without approving another subdivision... and Hwy 50 is at LOS F during peak hours *now*. This is only one piece of the big picture.
  - No additional residential projects can be approved before we understand the full impact of 50% more cars on Hwy 50.

***County staff and the Board must accept and enforce the constraints of Measure Y on future development.***

## Recommendations for policy expansion:

- Sign on property site with link to county website.
  - Required for any subdivision.
- Use GIS (Geographic Information System) for a cross section of the effected population.
  - Use N, S, E, W until GIS finds a minimum of 500 residents.
- Developer should pay all mailing costs for noticing; currently the county pays these costs
- Mailings to effected residents should happen at project application
  - Current 10 day requirement prior to BOS should be increased to 30 days
- Home Owners Associations should be notified when applicable.
- Pre-approval project would be subject to notification requirements



# Community Regions

- Board directed staff June 27<sup>th</sup> to provide “a work plan pertaining to costs and next steps on Community Region(CR) lines.” But here we are yet again, with staff recommending to defer action.
- The ‘*low-density-residential-in-the-CR*’ problem:
  - Vacant LDR land in the CR is a target for high density development
  - The transition areas between high and low density are being sacrificed, and islands of high density created
  - We are a rural county and fighting to keep it that way, per General Plan policy 2.4 (“*protect the rural character of a community*”)
  - Waiting until 2016 to correct this problem leaves residents vulnerable to the next proposed project, which could be tomorrow!

*Enough. We have been patient, submitted maps, responded professionally...*

***Retract the Community Region lines –  
maintain the LDR/MDR transition to the Rural Regions***

# Pre-approval Process

## General Plan Amendment “Initiation” Policy draft

- Policy should apply to all projects requesting zoning change as well as a General Plan amendment. *Changes to commercial use should not be exempt.*
- Projects initially denied must have staff review to confirm substantive revision in addressing issues raised by the Board prior to resubmittal.
- Proposed project should help us meet our goals as a county, including review of jobs-to-housing ratio, and sales tax dollar leakage.
- Job-creating projects in the context of this policy must create jobs defined as ‘ongoing’ or ‘sustainable’.
- *No exemption* for proposals of 80 acres/100 units, as written into the first draft.
- If denied: applicant shall receive direction toward a more beneficial project;  
If approved: the applicant shall receive a reminder of ‘no obligation to approve’.